15534/07 MP3

DIRECTOR
F-9 FEB 2011
04392
11 FEB

ABSTRACT

Local Planning Area – Modified Master Plan for Erode Local Planning Area – Approval under section 28 of the Tamil Nadu Town and County Planning Act, 1971 (Tamil Nadu act 35 of 1972) – Accorded.

==========

Housing and Urban Development 4(2) Department

G.O.Ms.No.32 **Dated : 07.02.2011**

Read :

1. In G.O.Ms.No.143, Housing and Urban Development Department, dated 04.06.2004.

Read also:

2. From the Director of Town and Country Planning, letter Roc.No.15534/07 MP3, dated 02.11.2010.

ORDER:

In the Government order first read above, the Government have accorded consent under sub-section (2) of section 24 of the Tamil Nadu Town and County Planning Act, 1971 (Tamil Nadu Act 35 of 1972) to the Erode Local Planning Authority to the publication of a notice of preparation of the modified Master Plan under section 26 of the said Act for Erode Local Planning Area. The Director of Town and Country Planning, in his letter second read above, has forwarded the modified Master Plan for the Erode Local Planning Area and requested the Government to accord approval to it under section 28 of the said Act.

2. The Government, after careful examination of the proposal of the Director of Town and Country Planning, have decided to approve the draft modified Master Plan for the Erode Local Planning Area. Accordingly, in exercise of the powers conferred by section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu, after consultation with the Director of Town and Country Planning, hereby approves the draft modified Master Plan for the Erode Local Planning Area. The copies of the modified Master Plan for the Erode Local Planning Area as approved by the Government are communicated to the Director of Town and Country Planning.

3. The following Notification will be published in the next issue of the Tamil Nadu Government Gazette. The Director of Town and Country Planning is requested to ensure that the Notification is republished in the manner prescribed in rules 12 and 15 of the Master Plan (Preparation, Publication and Sanction) Rules.

NOTIFICATION.

In exercise of the powers conferred by sub-section (1) of section 30 of the Tamil Nadu Town and County Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Government under section 28 of the said Act for the modified Master Plan for the Erode Local Planning Area submitted by the Director of Town and Country Planning.

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2. The modified Master Plan for the Erode Local Planning Area with all its enclosures shall be kept open to the inspection of the public in the office of the Erode Corporation during office hours.

(By order of the Governor)

ASHOK DONGRE
SECRETARY TO GOVERNMENT

To
The Works Manager, Government Central Press, Chennai – 79.
(for publication of notification of the Tamil Nadu Government Gazette)
The Director of Town and Country Planning, Chennai – 2.
The Commissioner, Erode Corporation, Erode.
The Member Secretary, Local Planning Authority, Erode.
(Through the Director of Town and Country Planning, Chennai-2)
The Regional Deputy Director of Town and Country Planning, Salem Region.
(Through the Director of Town and Country Planning, Chennai – 2)
The Commissioner, Municipal Administration, Chennai – 5.
The Law Department, Chennai – 9.
The Municipal Administration and Water Supply Department, Chennai-9.
SF/SC.

// Forwarded by Order //

G. Shanthi
Section Officer.

aew
8/2/11

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TAMIL NADU GOVERNMENT GAZETTE

PUBLISHED BY AUTHORITY

No. 7] CHENNAI, WEDNESDAY, FEBRUARY 23, 2011
Massi 11, Thiruvalluvar Aandu–2042

Part II—Section 2

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HIGHWAYS AND MINOR PORTS DEPARTMENT

Acquisition of Lands

[G.O.(2D) No.1, Highways and Minor Ports (HS.1), 25th January 2011, Thai 11, Thiruvalluvar Aandu-2042.]

No.II(2)/HWMP/84/2011.—The Governor of Tamil Nadu having been satisfied that the lands specified in the Schedule below are required for the purpose of widening and improvements to Vandular to Walajabad Road in 186. Thirvemputheri Village, Sriperumbudur Taluk, Kancheepuram Distrct and it having already been decided that the entire amount of compensation to be awarded for the lands is to be paid out of the funds controlled and managed by the Chief Engineer, (Construction and Maintenance), Highways Department, Chennai and having considered the cause shown by the owner or other person having interest in the said lands as the case may be do hereby publish the following notice under sub-section (1) of the Section 15 of the Tamil Nadu Highways Act, 2001 (Tamil Nadu Act 34 of 2002).

NOTICE

Under sub-section (1) of Section 15 of Tamil Nadu Highways Act, 2001 (Tamil Nadu Act 34 of 2002) the Governor of Tamil Nadu hereby acquires the lands specified in the schedule below and measuring an extent of 02140 Square Metres to the same, a little more or less are required for the purpose of widening and improvements to Vandular to Walajabad Road in 186. Thirvemputheri Village, Sriperumbudur Taluk, Kancheepuram District.

The plan of the lands is kept in the office of the Tahsildar, Sriperumpudur and may be inspected at any time during office hours.

SCHEDULE

Kancheepuram District, 186. Thirvemputheri Village, Sriperumbudur Taluk.

Ryotwari, wet, S.No.5/2 Part, now sub-divided as S.No.5/2B, belonging to patta No.6, Rabisons Pvt. Ltd bounded on north by S.No.5/2A, east by S.No.5/3B, south by S.No.8 and west by 187, Serapanancheri Village—00520 Square Metres

Ryotwari, wet, S.No.5/3 Part, now sub-divided as S.No.5/3B, belonging to patta No.6, Rabisons Pvt. Ltd., bounded on north by S.No.5/3A, east by S.No.7 south by S.No. 8 and west by S.No.5/2B—00300 Square Metres.

Ryotwari, manavari, S.No.9/1 Part, now sub-divided as S.No.9/1B, belonging to patta No.7, Shanmugasundaram, son of Subramani Aachari, bounded on north by S.No.8, east by S.No.9/2B, south by S.No.9/1A and west by 187, Serapanancheri Village—00820 Square Metres.

Ryotwari, manavari, S.No.9/2 Part, now sub-divided as S.No.9/2B, belonging to patta No.7, Shanmugasundaram, son of Subramani Aachari, bounded on north by S.No.8, east by S.No.9/3B, south by S.No.9/2A and west by S.No.9/1B—00100 Square Metres.

Ryotwari, manavari, S.No.9/3 Part, now sub-divided as S.No.9/3B, belonging to patta No.7, Shanmugasundaram, son of Subramani Aachari, bounded on north by S.No.8, east by S.No.9/5B, south by S.No.9/3A and west by S.No.9/2B—00170 Square Metres.

Ryotwari, manavari, S.No.9/5 Part, now sub-divided as S.No.9/5B, belonging to patta No.7, Shanmugasundaram, son of Subramani Aachari, bounded on north by S.No.8, east by S.No.9/6B, south by S.No.9/5A and west by S.No.9/3B—00600 Square Metres.

Ryotwari, Dry, S.No.9/6 Part, now sub-divided as S.No.9/6B, belonging to patta No.7, Shanmugasundaram, son of Subramani Aachari, bounded on north by S.No.8, east by 187, Serapanancheri , south by S.No.9/6A and west by S.No.9/5B—00430 Square Metres.

Total—2140 Square Metres.

G. SANTHANAM,
Secretary to Government.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

Approval of modified Master Plan for the Erode Local Planning Area under Tamil Nadu Town and Country planning Act.

[G.O.Ms.No. 32, Housing and Urban Development 4(2), 7th February 2011.]

No.II(2)/HOU/85/2011.—In exercise of the powers conferred by sub-section (1) of Section 30 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Government under section 28 of the said Act for the modified Master Plan for the Erode Local Planning Area submitted by the Director of Town and Country Planning.

The modified Master Plan for the Erode Local Planning Area with all its enclosures shall be kept open to the inspection of the public in the office of the Erode Corporation during office hours.

ASHOK DONGRE,
Secretary to Government.

LABOUR AND EMPLOYMENT DEPARTMENT

Declaration of "Industrial units established in the Special Economic Zones" as public utility Service under Industrial Disputes Act.

[G.O.(Rt). No. 71, Labour and Employment (D2), 8th February 2011, Thai 25, Thiruvalluvar Aandu-2042.]

No.II(2)/LE/86/2011.—Whereas, the Governor of Tamil Nadu is satisfied that public interest requires that "Industrial Units established in the Special Economic Zones" should be declared to be a public utility service for the purposes of the Industrial Disputes Act, 1947 (Central Act XIV of 1947).

Now, Therefore, in exercise of the powers conferred by sub-clause (vi) of clause (n) of Section 2 of the said Act, the Governor of Tamil Nadu hereby declares "Industrial Units established in the Special Economic Zones" to be a public utility service for the purposes of the said Act, for a period of six months on and from the date of publication of this Notification in the *Tamil Nadu Government Gazette*.

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Reference No: 609/2004/ELPA

Regional office: Salem 2720/2008 SR3

Directorate of Town & Country Planning Reference No. 15534/2007 MP3

ERODE MASTER PLAN (MODIFIED)

Approved in resolution
No. 9.Dt.17.2.10
of Erode Local
Planning Authority

Member – Secretary (I/C)
Erode Local planning Authority
Erode.

Approved in G.O.Ms.
H& UD Department
Dt.

Deputy Director of
Town and country planning (I/C)
Salem Region

Assistant Director of
Town and Country Planning
Chennai.

Joint Director of
Town and Country Planning
Chennai

Additional Director of Town and Country Planning

Director of Town and Country Planning

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

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ERODE MASTER PLAN (MODIFIED)

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ERODE MASTER PLAN (MODIFIED)

PART – 1

CHAPTER – 1 – INTRODUCTION

1.01 Generally over all frame work in the planning language is called as a Regional plan, Structure plan, Master plan, and Detailed Development Plan – Action plan as the case may be.

1.02 The plan at Macro level is called Regional planning which aims balanced growth of the region identifying a hierarchy of settlements from growth poles to central villages. That also identifies new areas for development called as New Towns.

1.03 Master plan concerns with the regulation and control of the "USAGE" of primary resource to the optimum benefit of the community. This is a form of physical planning attempting future size, pattern of growth, Direction of development and form etc., of a town or city.

1.04 The Master plan takes into consideration the needs of a town and suggests an urban policy or a perspective plan. This may be considered as a second level of planning. Master plan is an instrument of operation and enforcement of a set of identified goals which includes location, spatial allotment, land zoning channels of communication etc.

1.05 Before finalizing the Master plan for a town or metro city, the following have been kept in view.

(i) Improvement of the planning area as spaces for industry and commerce by making it more efficient with improved transportation facilities.

(ii) Improvement of the planning area as a place for living by making it healthful safe etc. by providing open spaces and appropriate community facility.

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(iii) Organization of principal functional parks of the city so that economic, social and cultural development furthered.

(iv) Co-ordination of the varied land uses for congenial functioning of residents, workers, visitors.

(v) Co-ordination of the varied land uses with the circulation routes and amenities requires for safe movement of people and goods.

1.06 Master plan provides for a system of transportation and communication net work to ensure convenient flow of traffic and there – fore Master Plan gives broad zoning of various uses. But Detailed Development Plan on the other hand are prepared based on master plan zonings. The Detailed Development Plans is for a specific extent or area with in the area of Master plan it suggests necessary access ways and roads etc. as per Master plan and also decides additional access ways and other ways & means to carry the proposals.

1.07 Detailed Development Plan are also action plans to complement master plan and they permit the same zoning, land use development controls with the provision of the Master plan. Detailed Development Plan are intended to accentuate the development potential of selected areas within the urban planning hence Detailed Development Plan is a micro level planning.

1.08 The Tamil Nadu Town and country planning Act- 1971 specifies Regional planning areas, urban areas New Town areas and areas for specific detailed planning. Planning authorities are declared for respective territorial extents and their constitutions, functions and powers are indicated in the Act.

1.09 The said Act 1971 also has given provision to review Master plan once in five years to analyze the quantum, transformation of proposals contemplated in the prepared master plan.

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1.10 Government have appointed members to the Erode local planning authority according in G.O.No.434 and 435 Housing and Urban Development (UD4-2) department dated 14.12.1998

1.11 Erode district was created bifurcating Coimbatore District during 1979. Erode is the District head Quarters of Erode District. In order to control haphazard physical developments erode Master plan was prepared and approved by the Government under section 28 of Tamil Nadu Town and Country planning in Tamil Nadu Government Gazette in issue No 8 Part II section 2 Dt.28.2.90.

1.12 The Master plan covers a specified geographical space, for planning the land use pattern as existing and the zoning as of today is initially indicated with both the pattern of land use and zoning at a particular point of time in future. The proposals are conceived over a pre specified time – horison.

1.13 According to section 32(2)(b) of the Act the local planning authority may and if so directed by the Government after carrying out fresh surveys as may be considered necessary to review the Master plan and prepare and submit a modified Master plan to Government for approval. As Erode Master Plan was approved in the year 1990, and the developments are taking place fast, it is imperative to review Master plan after carrying out fresh land – use surveys and to prepare modified master plan for approval of the Government.

1.14 An evaluation was made with the land use plan approved during 1990 with the land use plan, prepared in 1996 carrying fresh land and building use survey. Following changes are noticed with reference to the land use map 1996.

1) **Road between Salem and Karur road.**
   a) Only the industrial developments have taken place in the proposed residential uses.
   b) In the proposed residential zones the developments are very slow and most of the areas are still lies as Agricultural lands.

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2) **Road between Karur Road and Muthur road**

In this sector fast development have taken place some residential development have taken place in the Agricultural zone also and through no Industrial use has been specified in the stretch, five industries have come up in the areas reserved for agricultural purpose.

3) **Road Between Muthur Road and Kangeyam Road**

In this, some residential development have taken place in the public & semi public use zones as per approved Master plan. Four industries have also come up in the residential use zones contrary to master plan.

4) **Road Between Kangeyam Road and Chennimalai Road**

In this stretch the areas reserved for public & semipublic uses have developed as residential, commercial and partly as industrial uses. In the primary residential use zone higher education is not permissible. However sizable land in the primary residential uses was converted into a college.

5) **Road between Chennimalai Road and Perundurai road**

Also in the commercial zone, industries and residential developments have taken place contrary to Master plan. Also in the educational zone, industries and residential developments have come up in their sector.

6) **Road between Perundurai road and Nasiyanur road**

A chunk of land has been reserved for industrial uses. But mixed developments of residential and industrial uses have come up and again there is no sign of development of public uses in this segment.

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7) **Road between Nasiyanur Road and Sathi road**

In the proposed educational zone except the old CNC College no additional new educational developments have come up. Nearly 50% of the land has developed as residential and industrial areas. In the reserved residential zone, residence and industries have taken place equally. In the allotted industrial zone not even a single industry has come up as per Master plan.

8) **Road between Sathy Road and Bhavani road**

In the reserved public and semi public use zone only residential development and industrial developments have taken place. In the residential zone 50% of the residential developments has come up very close to the municipal town. In the proposes far off residential use zones, mostly industrial developments have taken place contrary to Master plan.

9) **Road between Bhavani road and Salem road**

Adjacent to Kalingarayan channel in the approved Master plan, mostly lands were reserved for residential and agri uses. But on the grounds industrial developments have taken place in certain places and however agricultural wet lands are unchanged largely. About 20 reclassification requests have been approved by the Government 101 under the circumstances told above Erode Master plan has been reviewed and Modified Master Plan has been prepared and submitted for consent of Government.

1.15 Erode local planning area comprises of Erode Corporation, Surampatty, Veerappanchatram, Periyasemur, Kasipalayam III Grade Municipalities and Brahmana Periya Agharaharam Town Panchayat, and Pudur, Punjai lakkapuram, Nanjai Lakkapurm villages of Modakurichi Panchayat Union and Sarkar China Agraharam, Brahmana China Agraharam of Erode Panchayat Union. The details of extent and population of constituent of Erode Local planning Area are given in Table No.1.1.

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TABLE NO.1.1

Erode local planning area and its constituents

Si. No	Village No.	Name	Extent in Hect.	Population			Remarks
				1971	1981	1991	
1.	**Erode corporaration**						Population figure of 1971 includes population of Kasi palayam also Extent of Kasipalayam Municipality included with Erode Bit – I Veerappanchatram Municipality
1.	-	Erode corporation (special grade)	844.00	105111	142250	159232	
2.	**VeerappanChatram**						
	73	Erode Bit– 1 Part (Veerappan chatram Municipality)	2590.44	37156	35743	61649	
3.	**Kasipalayam**						
1.	73	Erode Bit-II Kasipalayam	-	-	27077	41304	
2.	74	Peelamedu	232.57				
3.	80	Vendipalayam	327.60				
4.	**Surampatti**						
	75	Surampatti	316.89	5588	143934	24209	
5.	**Periyasemur**						
	67	Periyasemur Part	1048.10	3968	7266	18774	

III.TOWN PANCHAYAT **Brahmana Periya Agraharam**							
1.	67	Periyasemur part	-	-	-	-	Population & Extent include in Periyasemur Municipality
2.	68	B.P. Agraharam	211.64				
3.	69	Nanjai Dhalavoi Palayam	217.47	8419	11694	16293	Population & Extent include in Veerappan Chatram Municipality
4.	70	Vyrapalayam	248.20				
5.	73	Erode Bit – I	part	-	-	-	

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IV. PANCHAYAT UNION

1.Erode Panchayat Union

1.	71	Sarkar Chinna Agraharam	88.34	-	-	-	Population included with Erode Corporation
2.	72	Brahmana Chinna Agraharam	79.25	-	-	-	-do-
2. Modakkurichi Panchayat Union							
1.	78	Pudur	1215.65	3531	5020	6913	
2.	79	Punjai Lakkapuram	510.75	3145	3889	4721	
3.	81	Nanjai Lakkapuram	75.67	Uninhabitant Village			
Total			8006.57	166918	376875	333095	

* Town panchayats upgraded as IIIrd grade municipality vide G.O.M.S.No. 7/2004 dated 14.06.2004.

1.16 Reviewed Master plan report prepared now is presented in three parts. Part I deals with exiting features describing about physical configuration, population characteristics, land use pattern & Infrastructural facilities.

Part II deals with proposed development for projected population and their requirement in terms of lands & Infrastructural facilities.

Part III presents development control regulations and occupancies. The land use schedules in different use zones are given in field survey number wise in then Annexure appended with this report.

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CHAPTER – 2 : STUDY OF THE EXISTING CONDITIONS

Location

2.01 Erode, a Municipal corporation is away at a distance of 100 kilometer east of Coimbatore and situated on the banks of river Cauvery between 11^0, 19'.5 and 11^0, 81'.5" North Latitude and 77^0, 42'.5" East Latitude. Erode local planning area extent only an area of 80.07 square kilometers with a population of 3.33 lakhs as per 1991 census.

Geology

2.02 Black loam is found in parts of Erode Taluk. In this to be rather sandy, area soil is found stony and of the gravely type. In general soil can be classified into two main groups (Viz.) black and red soils. Lime stone is found in abundance in the form of modules, streaks and massive beds of grey and white colours inter bounded with ignesis rocks. Feldspar of the fine quality is also found in abundant.

Climate

2.03 The climate of the town and its vicinity is hot and dry. During February and march the climate is usually oppressive especially along river Cauvery. In April the weather gets hotter, humidity is at its maximum. During June, July, and August, cool breeze flows through Palghat gap, but by the time it reaches the Erode taluk it looses its cooling effect and becomes hot and dusty.

Rainfall

2.04 Total rainfall is over 100mm.in a year. When monsoon breaks maximum rainfall reaches 30mm. Erode Taluk gets the major portion of the rain during South-West monsoon. In October the North-East monsoon sets in.

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Temperature

2.05 The average maximum and minimum temperature are 96'F and 80'F.The Temperature gradually increase to 85'F the maximum in May and reduces gradually to 80'F in December.

History And Growth

2.06 During Hyder's times, Erode was in the flourishing condition with 3,000 houses and a population of 15,000. But owing to the successive wars of the Maratha, Mysore and British Invasion, it become almost utterly deserted and ruined. However as soon as peace was restored by the British, the people returned and settled in a more advantageous and fertile places and within a year, it began to grow with 400 more houses and additional population of 2000. The garrison was withdrawn in 1807 and the ruined Fort was leveled as a relief work during the famine of 1877.2.07 in 1866, Madras-Podanur rail link passing through Erode town was opened. In the more recent past, the town has developed into a major rail head and transshipment centre. The Diesel Loco shed of the southern Railway is located at Erode. In the last decade a number of textile processing units have been developed in and around Erode.

Administrative Profile

2.07 Erode Municipality was constituted in 1871. It has been upgraded from Selection grade Municipality to Selection grade municipality with effect from 1.3.1980 as per G.O.Ms.No.349 R.D. & L.A., dated 27.2.1980. The present Municipal limit covers 8.44 square kilometer. As per 1991 census the town had a population of 159232. During the bifurcation of Coimbatore District, Erode become the District Headquarters for Erode District.

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Population Characteristics

2.08 The Population study is an important factor in the preparation of Master Plan to access the land requirement for various occupancies. The details of existing population and growth etc. are given in this chapter.

2.09 The total population of the Erode Local planning Area as per 1981 census was 2,47,875 which has grown to 3,33,095 in 1991.

2.10 The population of Erode Town has grown from 15529 in 1901 to 1,59,232 in 1991. It is seen that population of Erode Town has increased by 10 times from what it was in 1901 without any physical changes. The average decennial growth is in the order of 30.11% the decade wise population growth and variation of Erode Town, Rural areas and Erode Local Planning Areas are shown in the Table Nos. 2.1, 2.2 and 2.3.

Table No.2.1

Decade wise population Growth and Variation

A) Erode Town

Year	Population	Variation	Percentage
1901	15529	-	-
1911	16701	1171	07.50
1921	22911	6210	37.10
1931	33672	10761	46.90
1941	39483	5311	15.80
1951	57576	18093	45.80
1961	73762	16186	28.10
1971	105111	31349	42.50
1981	142252	37141	35.40
1991	159232	16980	11.93
Average Variation		**15911**	**30.11**

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Table No.2.2

B. Urban Areas

Year	Population	Variation	Percentage
1951	33012	-	-
1961	42027	9015	27.31
1971	61807	19780	47.06
1981	105623	43216	70.89
1991	173863	68240	64.61
Average Variation		35212	52.46

Table No.2.3

C. Erode local planning Area

(Erode Town + Urban Area)

Year	Population	Variation	Percentage
1951	90588	-	-
1961	115789	25201	27.82
1971	166918	51129	44.16
1981	247875	80957	48.50
1991	333095	85220	34.38
Average Variation		**60626**	**38.72**

2.11 It may be seen that the growth of population from 1981 to 1991 in Erode Local planning Area accounts for 34% of which 12% in Erode Town and the remaining 22% spread over in the constituent parts of the Erode Local planning Area. However the Urban population which accounts for 94% of the local planning area mainly is concentrated around the periphery of the Erode Town.

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Occupation pattern

2.12 The major working forces (Age group of 15-59) of Erode town constitute 35.20% as per 1991 census. The secondary and tertiary sectors were the major components of the working population, which accounts to 27.94% and 68.83% respectively. Only 3.23% and 10.63% of workers are engaged in primary sector at Erode Town and Erode Local Planning Area for the decade of 1991. Table No 2.5 indicates occupation pattern for Erode Local planning Area.

Table No.2.4

Occupation Pattern Of Erode local planning Area in 1981 and 1991

Si.no	Occupation	Workers		%age to the total population		% age to the total population	
		1981	1991	1981	1991	1981	1991
I	**Primary sector**						
1.	Cultivators	624	654	1.22	1.17	0.44	0.41
2.	Agriculture labours	693	738	1.36	1.32	0.49	0.46
3.	Livestock, finishing etc.	-	397	-	0.71	-	0.25
4.	Mining and quarrying	-	19	-	0.03	-	0.01
	Total	**1317**	**1808**	**2.58**	**3.23**	**0.93**	**1.13**
II	**Secondary sector**						
5.	Household industries	974	527	1.92	0.94	0.68	0.33
6.	Manufacturing other than household industry	-	11980	-	21.37	-	7.52
7.	Construction		3155	-	5.63	-	1.98
	Total	**2237**	**46449**	**2.30**	**36.61**	**0.90**	**13.94**
III	**Tertiary sector**						
8.	Trade and commerce	-	21851	-	38.96	-	13.73
9.	Transport and communication	-	6634	-	11.83	-	4.16
10.	Other service	48674	10116	95.50	18.04	34.22	6.35
	Total	**48674**	**38601**	**95.50**	**68.83**	**34.22**	**24.24**
	Grand total	**50968**	**56071**	**100.00**	**100.00**	**35.83**	**35.20**

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Table No.2.5

Occupation Pattern Of Erode local planning Area in 1981 and 1991

Si.no	Occupation	Workers		%ge to the total population		% ge to the total population	
		1981	1991	1981	1991	1981	1991
I	**Primary sector**						
1.	Cultivators	3592	3996	3.69	3.15	1.45	1.20
2.	Agriculture labours	7718	8509	7.94	6.71	3.11	2.55
3.	Livestock, finishing etc.		906		0.71		0.27
4.	Mining and quarrying		79		0.06		0.02
	Total	**11310**	**13490**	**11.63**	**10.63**	**4.56**	**4.04**
II	**Secondary sector**						
5.	Household industries	2237	1796	2.30	1.42	0.90	0.54
6.	Manufacturing other than household industry	-	36084	-	28.44	-	10.83
7.	Construction	-	8569	-	6.75	-	2.57
	Total	**2237**	**46449**	**2.30**	**36.61**	**0.90**	**13.94**
III	**Tertiary sector**						
8.	Trade and commerce		35802		28.21		10.75
9.	Transport and communication		12330		9.72		3.70
10.	Other service	83126	18823	86.07	14.83	33.78	5.65
	Total	**83726**	**18823**	**86.07**	**52.76**	**33.78**	**20.10**
	Grand total	**97273**	**126894**	**100.00**	**100.00**	**39.24**	**38.08**

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POPULATION DENSITY

2.13 The pattern of residential developments within the Town had developed with higher density in Erode Town with 191 Persons/Hectare. The population density of Erode Local Planning Area is only 42 persons per hectare.

2.14 The extent of the Erode Local Planning area is 80.07 sq. kms. Developed land with in the local planning area constituted 26.48% of the total area. The developed area constitutes 86.85% of the total municipal area. The Table No.2.6 gives the extent of all major land uses and their percentages for Erode Town and Local Planning Area.

Table No.2.6
Land use break up of Erode L.P.A. 2002

Erode town				Erode L.P.A. (Including Town)			
Sl. No	Land Use	Extent In Hect.	% To Developed	% to total Area	Extent in Hect.	% to Developed	% to Total Area
1.	2.	3.	4.	5.	6.	7.	8.
1.	Residential	483	65.90	57.23	1499	70.67	18.72
2.	Commercial	133	18.14	15.76	166	7.83	2.07
3.	Industrial	60	8.19	7.11	292	13.77	3.65
4.	Educational	13	1.77	1.54	58	2.73	0.72
5.	Public & semi Public	44	6.00	5.21	106	5.00	1.32
Total Developed Area		**733**	**100.00**	**86.85**	**2121**	**100.00**	**26.48**
6.	Agriculture Wet	17	-	2.01	992	-	12.40
7.	Agriculture Dry	78	-	9.24	2085	-	26.04
8.	Irrigated Dry	-	-	-	2270	-	28.35
9.	Water Bodies	16	-	1.90	539	-	6.73
Total		**111**	-	**13.00**	**5886**	-	**73.52**
Grand Total		**844**	-	**100.00**	**8007**	-	**100.00**

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2.15 Developments have taken place in the sectors bisected by the arterial roads, Residential areas have developed clustery in the Municipal Town and also on fringe areas on the west and south at pallipalayam, town panchchayet which is located or the eastern bank of the river Cauvery. Generally Erode Town is very congested with narrow roads.

2.16 Commercial development are taking place along all major roads commercial areas in Erode Town are concentrated near Erode railway junction along Brough road, Cutchery road, Bazaar Road and Manikoondu area etc.,

2.17 The industrial uses are found north east side of the Erode Town (Karungalpalayam). Most of the industries are located outside the Municipal boundary. A good number of industrial developments are taking place along Perundurai road Chennimalai road, Sathiyamangalam road, Bhavani road, Kangayam road and Karur road. The industries that are located within Erode town are mainly oil mills and allied trades such as Engineering works, automobiles. Dhal mill, Cotton textiles, Vanaspathy manufacturing, screen printing, power Loom, sizing, warping and printing press are also found in and around the Erode Town. The Town industrial area occupies 7.11% of the Erode Corporation area, and the industries in total covers 292 hectares and claims 3.65% area of the Erode Local Planning area.

2.18 13.0 Hectares in Erode Town and 58.0 Hectares outside the town but within Erode local planning Area are classified as Educational use. The educational facilities in the Erode Local planning Area are given in Table No.2.7.

Table No.2.7

EDUCATIONAL FACILITIES

SL.NO.	Educational Institution	Number	Strength
1.	Primary school	36	15165
2.	Middle school	5	5253
3.	High school	10	8792
4.	Higher secondary school	11	13813
5.	Matriculation school	33	14005
6.	Colleges (Art College)	3	2504
7.	I.T.I.	1	320
8.	Basic Training school	1	60

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MEDICAL FACILITIES

One government Head – Quarters hospital is located in the center of the town. 5 maternity and child welfare centers and 2 Ayurvedic hospitals are being maintained by the Erode Corporation in addition there are plenty of private dispensaries and hospitals situated within the Local planning area. The medical facilities with bed strength are shown in the Table No.2.8.

Table No.2.8.
MEDICAL FACILITIES

SL.NO.	Classification	Number	Strength
1.	**Government**		
	Government hospital	1	1500
2.	**Municipal**		
	a.Maternity and child welfare center	3	
	b.Child welfare center	2	60
	c.Ayurvedic hospital	2	
3.	**Other Institutional**		
	a. Hospital	63	1068
	b. Poly clinic	30	30
	c. Eye clinic	2	8
	d. Nursing Home	4	50
	e. Maternity Home	3	14

PUBLIC AND SEMI PUBLIC USE

2.19 Cinema is the major recreational facilities in Eode Town. There are 14 permanent theaters located within the Municipal area. In addition to this there are 14 permanent and semi permanent theaters in the planning area out side the town limit. 21 organized parks and 4 play fields are available in Erode Town and they are notified under parks and play fields act. In addition some recreational clubs run by the private are also available in the town.

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2.20 The details of parks and play fields notified in G.O.M.No.228 MAWS (MA... dated 10.5.96 under parks and play fields Act are furnished in the Table No.2.9.

Table No.2.9.
Notified parks, play fields and open spaces in erode corporation

Sl No	Name of the perk, play field & open spaces	Locations ward Division & T.S.No.	Extent Sq.Mt	Ownership	Exiting usage & condition	Accessibility	Suitability	Upkeep & main-tanance
1	2	3	4	5	6	7	8	9
PARKS								
1.	Chidambaranar Poonga Block No.9	A.P. Thangvel road (Bhavani rd) T.S.No.89 98 & 104	9978.00 34992.00 72212.00 117182.00	Erode municipal council	Garden park supervisors Quarters reading room	It is directly Accessible from A.P.Thangavel Road & Park approach road.	Suitable	Being main-tained
2.	Thangaperumal poonga	Cauvery road ward- c block No.4 T.S.No.102.	1861.00	-do-	Garden reading room build	It is directly accessible from Cauvery road	-do-	-do-
3.	Pannerselvam park	Brough road cutchery oad junction block No.38. T.S.No.61& 62.	226.66	-do-	Garden ashok trees crotons & lawn.	It is directly accessible from brough road	-do-	-do-
4.	Thiru.vi.ka. park	R.K.V. road and Cauvery road junction near Corporation markets T.S.No.2 Block-15 ward – D.	2029.00	-do-	Flowering Ashok trees lawn	It is directly accessible from brough road	-do-	-do-
5.	Periyar park	40 feet and 30feet road ward-E Blaock No.21, T.S.No. 6/1	5129.00	-do-	Flower plants crotons lawns.	It is directly accessible from 40' & 30' periyar Nagr road.	-do-	-do-
6.	Park periyar nagar	T.S.No. 599/1pt 600/1pt	4026.57	-do-	Park	Centrally situated and accessible	Suitable	Being main road
7.	Parrk & open space.	605/1pt	181.40	-do-	-do-	Accessible	-do-	-do-
8.	Park	600/2pt	520.45	-do-	-do-	-do-	-do-	-do-

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9.	Park	600/2pt 605/2pt	520.45	-do- -do-	Small Pump room	-do-	-do-	-do-
10.	Park & sewage disposal	929/pt	497.70	-do-	Park/sewage disposal	-do-	-do-	-do-
11.	Park	913/2pt	1724.62	-do-	Park	-do-	-do-	-do-
	Play Field							
12.	Mahajana high school chikkaiah naicker play fields	It is situated eastern side of annamalai street, ward -E block-15 T.S.No.9.	18640.00 1297.50 19937.50	Secretary mahajana high school of board, Erode	Pupils mahjana high school used to play games in the ground	It is directly accessible from annamalai street	-do-	-do-
13.	Church of south India	Western side of C.S.I. hospital and southern side of brough road Ward-E Block No.3. T.S.No. 1/pt	10531.48	Church of south india association Erode	Pupils of church of south india high school used to play games in the ground	It is directly accessiable from annamala street	-do-	-do-
14.	Sengunthar high school ground	Northern side of brough road ward c block no. 28, T.S.No.54	12180.10	Correspond-tent sengunthar high school Erode	Pupils of sengunthar high school used to play games in the ground	It is situated in the centre of town and easily accessible from Bhrough road	-do-	-do-
15.	Kalimagal kalvi nilayam high school play fields	Southern side of Brough road ward B Block No.6 T.S.No.16/pt	2349.33	Corresspon - tent kalaimagal kalvi nilayam Erode	Pupils of senguthar high school used to play games in the ground	It is situated in the centre of town and easily accessible from brough road	-do-	-do-
Open space								
16.	Open space and well	TS.NO.599/1pt 600/1pt	330.90	Erode municipal council	Open space	Centrally situated and accessible.	-do-	-do-
17.	Open space	603/2pt 604/pt	351.40	-do-	-do-	-do-	-do-	-do-
18.	Open space and sewage disposal	603/2pt 604/pt	2203.70	-do-	Septic tank pump room.	-do-	-do-	-do-
19.	Open space and well	605/1pt	551.77	-do-	Open space	-do-	-do-	-do-

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20.	Open space and sump.	913/1pt	142.75	-do-	-do-	-do-	-do-	-do-
21.	Open Space and temple	602/2pt 603/2pt	3538.20	-do-	Karuppannasamy kovil	-do-	-do-	-do-
22.	Open space	603/2pt	335.87	-do-	-do-	-do-	-do-	-do-
23.	Open space	603/2pt	100.20	-do-	Road margin.	-do-	-do-	-do-
24.	Open space	810/2pt	325.27	-do-	Septic tank.	-do-	-do-	-do-
25.	Open space	913/1pt	130.76	-do-	-do-	-do-	-do-	-do-

PUBLIC OFFICES

2.21 57 Government offices are functioning in Erode Town and about 37 offices are functioning in the planning area. 22 banks and 9 bank branches function in the Town and the planning Area respectively.

2.22 All public offices that are very essential for the District administration are functioning in Erode Town alone. The District Collector's office complex accommodates a number of Government offices. Other than this many Government offices are accommodated in private rented buildings. Mostly public offices are concentrated along Perundurai and Brough roads.

5.1

TRAFFIC AND TRANSPORTATION

2.23 With in the Town roads are maintained both by Erode Corporation and Highway Department. There is National Highway passing through this town or planning Area. Total lengths of about 73 kms of roads are maintained by Erode Corporation and 21kms. Length by highways department. Erode town is well connected to Coimbatore, Salem, Bhavani, Karur, Kangayam, Sathiyamangalam and Chennimalai by highways roads.

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2.24 Most of the roads of about 66.25kms are surfaced with B.T. with in the town and few roads are paved with B.T. in other parts of planning Area.

2.25 The railway junction is located on southern end of Erode Town. One central bus stand for both moffusil service and town services are located at mettur road. Bus stand for muffusil service has been developed with 50 bays. Shops for commercial uses offices, one super market and two restaurants are also available in the central bus stand. The erode bus terminal may be considered as one of the biggest terminal in the state of Tamil Nadu.

2.26 There is no organized lorry stand. The space adjacent to the present bus stand is utilized for parking Lorries. A permanent Taxi stand to park 25 vehicles is situated at Brough road near Pannerselvam Park.

2.27 The town is served by broad Gauge Railway line with a Railway junction located at southern end of the Town. There is separate goods yard also available. Nearest aerodrome is at a distance of 84Km at Kamalapuram in Salem.

WATER SUPPLY

135 Lpcd

2.28 Erode Town is provided with protected water supply since 1918. The river Cauvery is the source of the water supply. The water is drawn from Cauvery through the syphone system and collected in infiltration wells and treated. Treated water is stored in the 4 over head tanks located in 4 different important places with in the town and distributed through pipes to major parts of the town. Total length of distribution line within the town is 11kms. Percapita supply is about 85 lpcd. Un served area is catered through lorries and carts. About 400 public fountains are also provided.

2.29 With in the local planning area most of the habitants are provided with water supply through the pipe supply.

INDUSTRIES

2.30 The industrial development is taking place at a faster rate along the Bhavani, Sathy, Surampatti and Chennimalai roads. The leather, bleaching and dying industries are concentrated at B.P. Agraharam and Periyasemur villages.

2.31 Both in Erode and Local planning area the major industries are textile mills viz, weaving, spinning, Ginning and Sizing mills, Bleaching and dying etc.

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2.32 Another major type of industry thrived well in Erode is oil industry. Gingilly oil and groundnut oil are extracted here.

2.33 Further notable industry found in Erode is leather industry.

OTHER FACILITIES

2.34 Erode and other parts of Local Planning Area are well electrified. Street lights are provided and maintained by the concerned local bodies. Electricity for there is supplied from Mettur system. Distribution and maintenance of electricity is under taken by Tamil Nadu Electricity Board.

2.35 Erode corporation is maintaining two slaughter houses.

DETAILED DEVELOPMENT PLAN

2.36 In Erode Local Planning Area 58 detailed development plans were notified. Among them 22 detailed development plans are sanctioned. The remaining are under different stages of preparation. The details of the preparation stages are given in Table No.2.10.

Table No.2.10.

Stages of detailed development plans

S.No	Name of D.D.Plan	Extent in Hectare	Stage
1	2	3	4
Erode Corporation			
1.	Detailed development plan No.1	161.90.00	Draft stage
2.	Detailed development plan No.2	144.08.00	Draft stage
3.	Detailed development plan No.3	36.88.00	Sanctioned
4.	Detailed development plan No.4	99.15.00	Draft stage
5.	Detailed development plan No.5	105.26.00	Draft stage
6.	Surampatti D.D. plan No.1	81.94.50	Consented
7.	Surampatti D.D. plan No.2	76.26.00	Consented
8.	Surampatti D.D. plan No.3	77.56.00	Consented
9.	Surampatti D.D. plan No.4	82.61.00	Consented
10.	Veerappan Chattram D.D.Plan No.1	13.09.05	Consented

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11.	Veerappan Chattram D.D.Plan No.2	17.61.50	Consented
12.	Veerappan Chattram D.D.Plan No.3	18.94.50	Consented
13.	Veerappan Chattram D.D.Plan No.4	35.06.50	Consented
14.	Veerappan Chattram D.D.Plan No.5	47.34.00	Draft stage
15.	Veerappan Chattram D.D.Plan No.6	19.77.00	Sanctioned
16.	Veerappan Chattram D.D.Plan No.7	39.72.50	Sanctioned
17.	Veerappan Chattram D.D.Plan No.8	51.55.00	Sanctioned
18.	Veerappan Chattram D.D.Plan No.9	32.80.00	Sanctioned
19.	Veerappan Chattram D.D.Plan No.10	26.90.50	Sanctioned
20.	Veerappan Chattram D.D.Plan No.11	28.45.00	Review Consented
21.	Veerappan Chattram D.D.Plan No.12	35.07.50	Sanctioned
22.	Veerappan Chattram D.D.Plan No.13	43.15.00	Sanctioned
23.	Veerappan Chattram D.D.Plan No.14	33.03.50	Sanctioned
24.	Veerappan Chattram D.D.Plan No.15	33.22.00	Sanctioned
25.	Veerappan Chattram D.D.Plan No.16	21.15.00	Sanctioned
26.	Veerappan Chattram D.D.Plan No.17	36.58.50	Sanctioned
27.	Veerappan Chattram D.D.Plan No.18	30.93.50	Sanctioned
28.	Veerappan Chattram D.D.Plan No.19	38.21.00	Consented
29.	Veerappan Chattram D.D.Plan No.20	28.15.50	Consented
30.	Veerappan Chattram D.D.Plan No.21	35.56.50	Consented
31.	Veerappan Chattram D.D.Plan No.22	25.17.00	Consented
32.	Veerappan Chattram D.D.Plan No.23	24.28.00	Consented
33.	Veerappan Chattram D.D.Plan No.24	32.23.50	Consented
34.	Nanjai lakkapuram D.D. Plan No.1	23.23.00	Notified
35.	Nanjai lakkapuram D.D. Plan No.2	53.91.10	Notified
36.	Punjai lakkapuram D.D. Plan No.1	96.56.50	Notified
37.	Punjai lakkapuram D.D. Plan No.2	43.16.50	Sanctioned
38.	Punjai lakkapuram D.D. Plan No.3	38.51.50	Sanctioned
39.	Punjai lakkapuram D.D. Plan No.4	85.22.00	Consented
40.	Punjai lakkapuram D.D. Plan No.5	68.56.50	Sanctioned
41.	Punjai lakkapuram D.D. Plan No.6	98.64.00	Sanctioned
42.	Punjai lakkapuram D.D. Plan No.7	80.03.50	Sanctioned
43.	Sargar china Agraharam D.D. Plan No.1	23.97.00	Notified

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44.	Sargar china Agraharam D.D. Plan No.2	48.29.50	Notified
45.	Sargar china Agraharam D.D. Plan No.3	14.32.50	Notified
46.	Kasipalayam DD plan No.1	39.21.00	Sanctioned
47.	Kasipalayam DD plan No.2	47.67.50	Notified
48.	Kasipalayam DD plan No.3	90.06.50	Notified
49.	Kasipalayam DD plan No.4	97.25.50	Notified
50.	Kasipalayam DD plan No.5	40.82.50	Sanctioned
51.	Kasipalayam DD plan No.6	50.73.50	Notified
52.	Periyasemur DD Plan No.1	54.49.00	Consented
53.	Periyasemur DD Plan No.2	53.48.50	Notified
54.	Periyasemur DD Plan No.3	65.72.50	Notified
55.	Periyasemur DD Plan No.4	66.38.28	Notified
56.	Periyasemur DD Plan No.5	85.00.45	Notified
57.	Periyasemur DD Plan No.6	94.50.00	Notified
58.	Periyasemur DD Plan No.7	87.22.00	Notified

2.37 All the Detailed Development Plans will be revised after the approval of the review Master Plan.

MUNICIPAL FINANCE

2.38 Property tax (which includes tax for general purpose scavenging tax, lighting tax, water tax, and drainage tax) professional tax, vehicle and animal tax, entertainment tax, income through remunerative enterprises, grants and loans from Government are the chief revenue source for the Erode Corporation

2.39 Property tax is the major source of income for Erode Corporation i.e. 41% of the total revenue.

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ADMINISTRATION

2.40 Erode Local Planning Authority Administrates the following local bodies.

1. Erode corporation	-	Erode corporation
2. Surampatti	-	IIIrd Grade Municipality
3. Veerappan chatram	-	IIIrd Grade Municipality
4. Kasipalayam	-	IIIrd Grade Municipality
5. Brahmana periya Agraharam	-	Town Panchayat
6. Periyasemur	-	IIIrd Grade Municipality
7. Pudur	-	Village Panchayat
8. Punjai Lakkapuram	-	Village Panchayat

- Town Panchayats are upgraded as IIIrd grade municipalities vide G.O.M.S.No. 7/2003 Dated : 14.06.2004
- Erode municipality was upgraded as corporation vide G.O.M.S. No.160 MAWS (Elec) 28th Nov 2007

LAND USE CLASSIFICATION

2.41 The lands in the LPA are classified in different uses according to their present usage.

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3.05 As regards density erode corporation and Veerappanchatram have higher densities than the Kasipalayam, Pudur and Periysemur villages.

DEVIATION OBSERVED FROM MASTER PLANS

3.06 The trend of development of residential suburbs are coming up along Coimbatore and sathyamangalam road after setting up of Collectorate complex at Surampatty village (1979) adjacent to Erode Town. TNHB constructed housing flats in Veerappanchatram municipality. This trend has already been anticipated and provided necessary zones in these areas.

3.07 No large scale deviations to Master plan proposals have been taken place. But few major notable changes taken place contrary to the Master plan proposals as indicated below.

1. In the Master plan industrial zones were proposed on both side of A.P.Thangavelu chettiyar road and T.Verabadra chettiyar road. But only commercial developments have taken place along these roads.
2. Commercial uses have proposed adjacent to Manickam palayam road and Chinna Muthu Gounder Street. Only residential developments have taken place contrary to the Master plan proposals.
3. Northern side of Perundurai road in between Perumpallam odai and Chennimalai road and Northern edge of Cauvery road industrial developments were expected. But so far no such developments have taken place as expected and this may be due to the exorbitant land cost.
4. Industrial developments have taken place only on the North Eastern side of the town where in the lands were reserved for agricultural uses in the Master plan. Reason for this development is that the industrialists are disposing the effluent in to the Kalingarayan channel which runs very near to their lands. Presently industrial developments are picking up only on the outskirts of Erode Town limit.

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PART – II

CHAPTER – 3 – ANALYSIS AND ASSESSMENT

3.01 Erode is the head – quarters of the Erode District Administration. It is a corporation having higher growth rate among class I towns of Tamil Nadu. Its economic base is commerce and industry.

3.02 The aim of the Master plan is to guide the growth of the town in future in a systematic and scientific manner. Entire corporation area has been developed. Growth of the urban area on the Northern and Eastern side of the corporation limit is controlled by the highly fertile wetlands available on the western banks of the river Cauvery. This fertile wetland restricts the urban growth in the other side of corporation limit. The developments taken place with in the town are comprehensive and continuous. Since most of the corporation area had been developed already further developments are only possible in the remaining lands of the Erode Local Planning Area.

PLANNING AREA

3.03 Even through Erode has been elevated to the District head Quarters, it is lacking with adequate infrastructural facilities like building for Government Offices, Government servant quarters, Truck Terminal, Organized parking lots, recreation facilities and service facilities etc.,. The land cost is very high with in the corporation area. Hence development haves started taking place in the surrounding areas like Surampatti, Veerappanchatram, Kasipalayam and Peiyasemur villages. The Collectorate it self has been located out side the corporation are along the Perundurai road leading to Coimbatore.

3.04 Taking the present growth rate of corporation and the settlements, the Pudur village, Punjailakkapuram and B.P.Agraharam are having lesser growth rate than above said villages.

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POPULATION ESTIMATION

3.08 Population size gives an indication of the overall dimension of the physical environment and supplies a basic yardstick for the estimation of space needs for various categories of land uses. They assist in determining the amount of space needed for various zonal uses vise. Education, Residential, Industrial, Recreation and other community facilities etc. for accommodating the population.

3.09 The population of Erode Local planning area as per 1991 census was 3,33,095 and it was 2,47,875 during 1981, with a growth rate 34.38% for the decade 1981 – 1991.

3.10 The population of Erode Municipality was 1,59,232 in the year 1991 and it was 1,42,252 during 1981, with a growth rate 11.93%. This implies that the rapid development are taking place outside the town limit, in the adjoin area. Due to increasing industrial and commercial activities there would be a fast growth of population in the planning area.

3.11 In order to assess the population for planning purpose to arrive at the proposed land use pattern the existing population of Erode Local planning area has been projected for the plan years of 2001 and 2011 by adopting different statistical calculation methods and presented in Table No 3.1.

Table No.3.1

Population projections for Erode Town and Local Planning area in 2001 and 2011 (population in lakhs)

S.No	Statistical calculation method adopted	Town		LPA	
		2001	2011	2001	2011
	Decennial growth rate	1.80	2.00	4.50	6.00
	Straight line Method	1.89	2.16	4.54	4.98
	Average growth rate	1.97	2.45	4.71	6.66
	Exponential	2.01	2.47	4.74	6.70

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3.12 Considering the past trends of population growth in Erode Local planning area the decennial growth rate method is more considerable for adoption. Accordingly the projected population for the planning years 2001 and 2011 would be 4.5 lakhs and 6.0 lakhs respectively. A population of 2.5 lakhs is expected at Erode Town in the plan period 2001.

ESTIMATION OF WORKING FORCE

3.13 An assessment of the working force expected in various economic sectors are most important factor in planning, as this estimation is required to assess the land needed for the various categories of land uses. The important economic activities are found to be industries, trade and commerce and transportation and communication etc., the expected rate of working population to the total population (Projected) for Erode Town and the planning area is 41.60%

3.14 The age – group details for the decade 1981 is given in Table No.3.2

Table No.3.2
Age Group in 1981

Age Group	Percentage To the total Population.	Percentage of Male population To the total Population	Percentage of Female population To the total Population
00-14	31.58	16.15	15.44
15-24	21.19	10.32	10.86
25-59	42.11	22.88	19.23
60 & above	5.12	2.66	2.46
Total	100.00	52.01	47.99

3.15 The above figures are collected from census of India 1981. While comparing these figures to that of previous decade the ration of segmented age group are more or less remain the same. The same ratio is assumed to be taken place in the plan period of 2011 and presented below in Table No.3.3.

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Table No.3.3
Age Group in 2011

Age Group	Percentage To the total Population.	Percentage of Male population To the total Population	Percentage of Female population To the total Population
00-14	32.00	17.00	15.00
15-24	21.00	11.00	10.00
25-59	42.00	24.00	18.00
60 & above	5.00	4.00	1.00
Total	100.00	56.00	44.00

3.16 The expected total percentage of working force in the age group of 25 and 59 years is about 42.00% in the year 2011. The breaks up details are given in Table No.3.4 and 3.5 for Erode Town and Local Planning Area.

Table No.3.4
Occupational pattern of Erode Town in 2001 & 2011

		2001			2011		
SI	Occupation	No. of worker	% to total worker	%To total population	No. of worker	% of total work	% of total population
1.	2.	3.	4.	.5.	6.	7.	.8.
1	Agriculture	2080	2.5	1.04	1560	1.50	0.63
2	Manufacturing	16640	20.0	8.32	20800	20.00	8.32
3	Trade & Commerce	34412	41.0	8.32	20800	42.00	17.47
4	Transport and Communication	9984	12.0	5.00	12480	12.00	5.00
5	Construction	5408	6.5	2.70	7280	7.00	2.90
6	Other Service	14976	18.0	7.48	18200	17.50	7.28
	Total	83200	100.0	41.60	104000	100.00	41.60

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Table No.3.5

Occupational pattern of Erode LPA in 2001 & 2011

		2001			2011		
SI	Occupation	No.of worker	% to total worker	%To total population	No.of worker	% of total work	% of total population
1.	2.	3.	4.	. 5.	6.	7.	.8.
1	Agriculture	11648	7.0	2.90	8520	4.00	1.66
2	Manufacturing	53248	32.0	13.32	72800	35.00	14.56
3	Trade & Commerce	51584	31.0	12.90	68640	33.00	13.73
4	Transport and Communication	16640	10.0	4.16	20800	10.00	4.16
5	Construction	9984	6.0	2.50	10400	5.00	2.08
6	Other Service	23296	14.0	5.82	27040	13.00	5.41
	Total	166400	100.00	41.60	21000	100.00	41.60

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CHAPTER – 4

THE WORKING OF SPATIAL REQUIREMENT

4.01 The rapid urbanization brings increased industrial activity; population growth contributes more awareness and forces acceptance of introduction of some form of spatial distribution of various occupancies competing among them selves. Thus it become imperative to formulate a plan that would be compass physical, economic, social and culture elements and would to stipulate and specify the future trend of development in a broad manner. Thus the developments which have taken place in Erode Town and Local Planning Area are considered as the guiding factor for deciding future requirements.

4.02 In the case of Local Planning Area area the gross density works out to 43 persons per Hectare. The gross density of Erode Town is 186 persons per Hectare. The anticipated population for local planning area for the year 2011 is 6.0 lakes and the town is 2.5 lakes.

4.03 The distribution of population indicates that there is a high density in the centre and older parts of the town mostly surrounded by commercial activities. High density is also seen along the Perumpallam odai where a number of slums have developed into thickly built up settlements.

4.04 To achieve an orderly physical development, to have a concomitant land uses and to ensure a congenital eco system six land use classifications are proposed in the master plan they are.

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

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LAND USE BREAK UP – LOCAL PLANNING AREA

RESIDENTIAL USE

4.05 The spatial requirement for residential use for population of 6.0 lakhs in 2011 in the local planning area has been assessed on the basis of gross density of 125 persons per Hectare. The residential area required will be 4800 Hectares roughly. But actually provision is made for 4804 Hectares, assuming that the existing irrigated dry lands and other dry lands will be subjected to conversion in to house sites to meet the demand in future due to fast growth of the town. It includes the land required for local roads and streets, convenient shopping centre, Nursery and primary schools, open spaces etc. the residential area has been divided into primary residential use zone and mixed residential use zone.

4.06 For Erode Town the residential land required on the basic of assumed gross density of 500 persons per Hectare. will be 500 Hectares. But Erode being a commercial centre residential activities are taking place on the fringe areas of the town. But how ever 686 hectares. of land is made available for residential uses. This is about 84.69% of the total developed area of Erode Town.

COMMERCIAL USE

4.07 Commerce is one of the main and important economic stay of erode town. Commercial activities are found place along the sides of all major roads within the town and also along Kangayam road. Well established commercial areas are located near the junction of Brough road, Katchery road and Bazar area. Since already commercial activities have started in the middle of the town, and due to heavy traffic hazahard in the core area it has been proposed to shift the business and commercial activities along karur bye pass road. About 2.05% of the total developed area of the town is earmarked for commercial purpose, while in the planning area 3.95% of the total developed area is earmarked for such purposes.

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4.08 As per the planning standards about 15% of the total developed area is needed for commercial activities within the Erode Town. But actually provided is about 8.03% of the developed area similarly in the Local Planning Area as per standards about 6% of the total developed area is needed for commercial activities. But considering the present trend of development it is decided that about 3.98% of the total developed area may be sufficient to cater the needs of the commercial activities in the Local Planning Area.

4.09 In the proposal 50 meters on either side of the Perundurai road and sathy road, Kangayam road, Mettur road Cauvery road, Bhavani road, Kasipallayam & Muthur road are specifically earmarked for commercial purpose.

INDUSTRIAL USE

4.10 The total estimated working force in the planning area during 2011 is 2.1lakhs. The land required is arrived at the rate of 2.0 hectares of the land is being used for industrial activities. In order to curtail the industrial activities within the Town area it is proposed to allocate only 15 Hectares. Of land for industrial use, this is 2% to the total developed area.

4.11 Accordingly 419 hectares of land which constitute 7.46% to the total developed area has been earmarked for the Local Planning Area. Most of the industrial are found concentrated the water polluting nature and health of people the present industrial lands situated near the kalingarayan canal and within 5 K.M. radius from Cauvery River are discouraged by suggesting non-industrial uses largely as per Government order annexed in this report. For this purpose more lands for industrial purpose are proposed in karur bye pass road, and Muthur road within 5km from Cauvery River controlled industries with 130Hp alone are suggested in industrial area. In such controlled industrial area, Non polluting industrial i.e., orange and green categories of industrial as defined in G.O.Ms.No.127 environment and forest Dept. Dated 8.5.98 shall be permitted. Also for all industrial including special and hazardous industrial use are allotted near kangayam road in Local Planning Area which is 5Km radius away from Cauvery River. All industries permissible in this use zone.

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EDUCATIONAL USE

4.12 Available higher level educational facilities are more or less sufficient to the anticipated population. One Medical college and two Engineering colleges are in existence at Perundurai very nearer to the Local Planning Area. Further 3 arts colleges are available with in the local planning area and 2 arts colleges are available out side the Local Planning Area which are not far away from the Erode town. Hence no provision for educational use has been proposed both in Local Planning Area and Erode Town.

PUBLIC AND SEMI PUBLIC USE

4.13 In this Zone allocations are to be made for Government office, medical institutions, bus stand, and truck terminal etc. an extent of 44 Hectares. For Erode Town and 100 hectares. For local planning area provided for under public and semipublic use. This extent constitutes 5.43% to the total developed area of town and 1.79% of total developed area of the Local Planning Area.

4.14 A truck terminal has been proposed at Gani rauther kulam in Periyasemur village abutting Sathy road having access to the bye- pass road.

4.15 Further a site has been earmarked at kasipalayam village abutting existing Karur bye – pass road for a new moffusil bus stand having easy access to the raiway station and to decongest the town roads as well as town bus stand.

AGRICULTURAL USE

4.16 A high yielding wet land that lies along the western bank of the river Cauvery is rendered for Agricultural purposes only and no urban element is introduced for the purpose of preservation of valuable agricultural fields. About 1870 hectares. of land is allowed for agricultural uses, which constitutes 23.35% to the total Local Planning Area

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4.17 PROPOSED LAND USE

Proposed land use for the Erode Town and Local Planning Area in the above mentioned broad classification for 2011 is given in the table No.4.01.

Table No.4.01
Proposed Land use Break up for Town ans local Planning Area of Erode – 2011.

S. No	Land Use	ERODE TOWN					ERODE LOCAL PLANNING AREA (Incliding Erode Town)				
		Assumed area		Actually proposed area		% to the total area	Assumed area		Actually proposed area		% to the total area
		extent hect	% to developed area	extent hect	% to developed area		extent hect	% to developed area	extent hect	% to developed area	
1	2	3	4	5	6	7	8	9	10	11	12
1	Residential	611	75.00	686	84.69	81.28	5576	85.04	4804	85.82	60.00
2	Commercial	120	15.00	65	8.03	7.04	360	6.00	223	3.98	2.79
3	Industrial	16	2.00	15	11.85	1.78	300	5.00	419	7.45	5.23
4	Educational	16	2.00	-	-	-	120	2.00	52	0.93	0.65
5	Public and Semi PUblic	48	6.00	44	5.43	5.21	120	2.00	100	1.79	1.25
	Total Developed area	811	100	810	100	95.97	6476	100	5598	100	69.92
6.	Agriculture	17	-	18	-	2.13	992	-	1870	-	23.35
7.	Water Bodies	16	-	16	-	1.90	539	-	539	-	6.73
	Total Developed area	33	-	34	-	4.03	1531	-	2409	-	30.08
	Grant Total	844	100	844	-	100	8007	100	8007	-	100

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DETAILED DEVELOPMENT PLAN AREA

4.18 The portion of the Erode Town where the Detailed Development Plans were notified and sanctioned under the Town and Country Planning act 1971 is classified as Detailed Development Plan area. The proposal for such area shall be carried away as per the proposal of the sanctioned Detailed Development Plan. In Erode town 5 Detailed Development Plans were notified. In which one Detailed Development Plans was sanctioned. Remaining Detailed Development Plans is in draft stage.

4.19 In Local Planning Area totally 58 detailed development plan were notified. In which 22 Detailed Development Plans were sanctioned, 17 DD plans were consented. Remaining Detailed Development Plans are in draft stage. The details of preparation and stages are already furnished in table No.2.10.

EXPANSION OF SERVICE AND THE PROJECTS INDENTIFIED

4.20 Presently about 165lakhs liters of protected water is being supplied to the Erode Town. About 50% of the town area is covered through the pipe line distribution. About 105 LPCD water is supplied to the present population both through the water mains and Lorries. TWAD board has taken up improvement work for an estimation cost of Rs. 447 lakhs and the above work is nearing completion.

4.21 For the planning period a totally quantity 312 lakhs liters / day of protected water may be needed to the anticipated population at the present level of supply for Erode Town.

4.22 For Pocal Planning Area project is taken up under composite water supply system by the TWAD board to provide protected water supply to the B.P.Agraharam Town Panchayat, Veerappachatram, Surampatti and Kasipalayam municipalities. In the rest of Local planning area water is being supply through the OHT maintained by the local bodies. Total water requirement for the rest of planning area is about 750 lakhs litres / day.

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4.23 Requires supply may be provided by constructing addition head work and laying water mains to the un served areas. TWAD Board may be entrusted with these works, since there would be no constraint in the water supply source.

WASTE WATER AND SOLID WASTE DISPOSALS

4.24 Erode does not have underground drainage system. Human wastes and solid wastes are collected by open drainage system and transferred to the compost yard. Most of the roads are covered by either pucca and kutcha side drains which carry sullage water to let in to stream.

4.25 TWAD board has started the laying mains to provide under ground drainage system for Erode Town. The proposal is to divide the town in to 4 zones and providing pumping station wherever necessary for full scale treatment and disposal work for the sewage.

TRAFFIC AND TRANSPORTATION

4.26 In Erode there are seven arterial roads, three sub arterial roads and six connectors' roads. The width of some of the existing roads is not sufficient to meet the future traffic. Particularly the width of Brough road and Cavery road are not sufficient even to meet the present day to day traffic. Improper traffic management and encroachment are main reasons for the traffic congestion in these roads.

4.27 All developed areas are well connected with roads and are black topped. With in the town the roads of about 73kms are being maintained by Corporation and about 21kms. By highways department.

4.28 A bus terminal both for Mofussil and Town services has been constructed with the needed infrastructural facilities. The space adjacent to the bus terminal is utilized for parking of Lorries.

ROAD NET WORK

4.29 Erode town is well connected to nearby towns Viz. Coimbatore, Salem, Bahvani, Karur Kangayam, Sathymangalam and Chennimalai by arterial roads. North, West, South corridors are inner linked by Municipal roads. East corridor is not at all connected by roads due to existence of very good fertile nature of agricultural lands use, Kalingarayan Channel and Cauvery River, eastern part of the traffic are passing through Cauvery bridge only. The road network in Erode consists of the following main roads.

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i. Erode – Bahvani road - State Highways road leads to Bhavani in North – East direction and joins with NH47.

ii. Erode Sathiamangalam road - state highway joins with NH47 leads to Gobichettipalayam and Sathiamangalam in west direction.

iii. Erode - Thingalore road – A road to Thingalore and other villages in west direction is an other district road (ODR).

iv. Erode - Coimbatore road – A state highways road connects Coimbatore passing through Perundurai in the Western direction.

v. Erode - Chennimalai road – A major District road (MDR) leading to Chennimalai in the direction of south – west.

vi. Erode – Kangayam road – state highway to Kangayam and Palani in south direction.

vii. Erode - Karur road – state highway connecting Karur in south – Eastern direction.

viii. Erode – Sankari road – A Major District road crossing Cauvery river joining with Sankari Salem in Eastern direction.

ix. Brough road – this road is wider but commericial activities on either side, G.H. and P.S. Park inter sections lie in on either end of the road.

x. E.V. Nanjappa (Mettur) road – Sathy and Perundurai roads are linked by this, commercial activites are concentrated along side of the road. This road is one way for public transport buses; entry towards bus stand is restricted.

xi. E.V. Nanjappa road – connects Perundurai and Chennimalai roads.

xii. Gandhiji road – connects Brough road and railwy station.

xiii. K.N.K. road – Traffic in the east passes through this road and to Bus stand.

xiv. R.K.V. road – this road with heavy traffic joins Brough road with Cauvery road.

4.30 **PALLAVAN TRANSPORT CONSULTANCY SERVICES LTD** has prepared report for traffic operational and management plan for Erode. Traffic survey data are available in the report. The volume of traffic in important main roads during the peak hour is given in Table No.4.2. It may be seen that the present volume of traffic on most of the roads is less than the capacity of roads.

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TABLE No.4.2

ROAD CAPACITY LIMITATIONS

S. No	Name of the road	Maintained by	Lenth of road kms.	Carriage way width Mts.	Capacity (PUCs)	Peak hour (PUCs)	Volume Capacira tio
1	K.N.K Road	H*	0.40	10.0	1710	1454	0.9
2	Cavery Road	H	2.30	15.0	2565	2082	0.8
3	A.P.Thngavelu Road	H	0.60	18.0	3078	1500	0.5
4	Park Road	H	1.00	18.0	3078	1245	0.4
5	New Shandy Road	C*	0.40	12.7	2172	1636	0.8
6	Park Approcach Road	C	0.30	12.0	2052	446	0.2
7	Sathy Road	H	1.60	12.2	2086	3069	>1
8	E.V.Nanjappa (Mettur Road)	H	2.40	10.7	1830	2457	>1
9	Chinna Muthu Street	C	0.80	8.0	1420	1420	1.0
10	Perundural Road	H	.0.80	18.0	1805	1805	0.6
11	Brough Road	H	1.40	18.0	2799	2799	0.9
12	Gandhiji Road	H	1.00	15.0	1942	1942	0.8
13	Cutchery Road	H	0.30	15.5	1627	1627	0.6
14	Chennimalai	H	1.50	17.5	1962	1962	0.7

H* - Highways Road C*- City Roads

4.31 Pallavan transport consultancy service Ltd. In its report on traffic operational and management plan for Erode has made elaborate study on important intersections, pedestrian movements on important stretches, conducted origin and destination survey parking survey and bus terminal study.

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4.32 The details of statistics and its analysis can be reffered in Chappter III and Chapter IV of the above

TRAFIC IMPROVEMENT PROPOSALS

4.33 Pallavan transport consultancy service Ltd. has suggested the proposals into three viz. short term, mediam term, and long term.

SHORT TERM PROPOSALS

4.34 Short term proposals capable of being implemented in the short term frame are suggested under

a) Traffic Management Measures and

b) Traffic Engineering measures.

In Traffic management measures, elaboration are made on road marking, traffic signs, central media, pedestrian guard rails, parking of vehicles, easing of traffic bottlenecks, restriction of truck moments, traffic regulation made there under Chapter V may be suitably adopted,

In Traffic Engineering measures detailed improvements are discussed on important intersections.

MEDIUM TERM PROPOSALS

Under this heading Pallavan transport consultancy service Ltd. Has contemplated to form a ring road. The suggestion may be accepted excluding the stretch of Bhavani Road – Cauvery Road – Karur Road. The reson is that the valuable fertile lands along the bank of Cavery River have to be preserved. The indroduction of urban road in this stretch will attract the unwanted urban development thus eroding the valuable agricultural pockets. The analogy is that the character of Erode traffic is purposeful only to Erode Town. The out side segment are alone can avail the byepass facilities to cross over one arterial to the other arterial. The important connecting town vize Karur, Muthur, Kangayam, Chennimalai, Coimbatore, Sathiyamangalam, and Bhavani are having better and shorter roads to go elseware rather than traverse in to Erode Town. In the above Context the Pallavan transport consultancy service Ltd.

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Suggestion of a urban road, connecting Bhavani road, Cauvery road and Karur road may be deferred.

4.39. Three pedestrian subways have been suggested by Pallavan transport consultancy service Ltd. In this two intersection one at G.H. and another at Panner Selvam Park may be considered. The suggested pedestrian subway between E.V,Najappa road between Abirami theatre and bus stand may not be feasible because of narrowness of the road stretch.

ENVIRONMENT CONTROL

Trade effluent from the tanneries and dying factories are discharged in large quanity directlay in to road side drains without any treatment, which in turn joins ans pollutes the river Cauvery. This degrades flora and fauna and ultimately affecteds the environment and ecology, hence effluent treatment plants, or total hair of such hazardous industries warrants to be implemented in the recent times public awareness has increased and courts are approached for on the basis of public causes Judgement are pronounced in favour of general public which led into closure of number of polluted industries especially tannaries and dying units. Such induatries are slowlely started working but with the provision of effluent treatment plant individually or commonly. Government of TamilNadu in their G.O.Ms. No. 213 Environment and forest Dept. dated 30.03.1989 and G.O.Ms. No. 127 Environment and forest Dept. dated 08.05.1998 and G.O.Ms. No.(ID) 223 Environment and forest Dept. dated 02.09.1998 have issued guidelines to be followed in the case of highly polluted nature industries. Hence concepts have been evolved on the basis of advice told in the Government orders. To protect water resources of river Cauvery to safeguard public and to sustain environment etc. a total transformation of land use policy has been suggested in the revised Master Plan for Erode Local Planning Area. By implementing the revised land use zoning two aims are tried to achieve.

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AIM:

Total ban of highly polluted industries with in 5km distance from banks of River Cauvery.

Allowing existing industries for a specific period but with the construction of individual on common effluent treatment plants to the standards of Pollution Control Board of Tamil Nadu.

Moratorium period to shift such polluted industries lying with in one kilometer but lying with in 5 kilometre distance from River Cavery. But there is no bar for industries move curler than the period mentioned clove.

SATELLITE TOWN

4.41 In the earlier master plan it was proposed to create satellite towns around Erode in order to act as counter magnet to take up the excess population in Erode town. Chithode and Perundurai towns were suggested for such purposes. Chithode NTDA was constituted and functioning from 1986. As regards Perundurai the proposal to constitute NTDA is under consideration of the Government.

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CHAPTER – 5 – PHASING

5.01 The proposals contemplated in the Erode Master plan are suggested to complete in three phase

PHASE I

5.02 The proposals are to be completed indicated with approximate cost requirement.

1) **80 Feet Detailed Development Plan Road**

5.03 Proposed 80 feet Detailed Development Plan road connecting Brough road and Chennimalai road to a length of 1.3km, runs parallel to Gandhiji road. This link road requires land acquisition construction of new bridge across Perumpallam Odai and formation of the road. The cost of the proposal is approximately Rs.90 lakhs.

2) **40 Feet road connecting Cauvery road (Burial ground) and Park road (Star Theatre).**

5.04 This proposed link road 0.64 kms. In length serves as a parallel road to K.N.K.Road, R.K.V.Road, and Clock Tower junction south side of park are likely to get relief from the congestion. The cost of the proposal is cost about Rs. 25 lakhs includes land acquisition and road formation.

3) **70 Feet road Connecting Perundurai Road and Chennimalai road**

5.05 This link road consists of two segments.

(i) S.K.C. road to Perundurai road (0.98km)

(ii) S.K.C. road to Chennimalai road (0.55km)

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5.06 S.K.C. Road to Perundurai road

This proposed link road starts from S.K.C. road in Surampatty and passes via Jaganathapuram, NGGO Colony, Gandhi Nagar and reaches Perundurai road at the west side of Kalingarayan Guest house. This link has a length of 0.98km. It was observed that some stretches of the road have been already formed by the Corporation. A portion of these stretches were encroached upon and formation of the road link is feasible. It is suggested that Corpoation could taken action to evict the encroachments and from the road.

(ii) S.K.C. Road to Chennimalai Road

5.07 Second segment of this proposed link road connects SKC Road and Chennimalai road via Surampatti crossing perumpallam Odai. Major portion of this link road have been encroached. It is suggested that the formation of 70 feet link road for a length of 0.55 kms. And construction of a bridge on Perumpallam Odai.

5.08 The proposed 70 feet link road will serve as a parallel road to E.V. Nanjappa road and relieve congestion on E.V. Nanjappa road and at G.H. intersection.

3) Pedestrian Subways.

5.09 Facilities for pedestrian who are the most vulnerable road uses have to be planned to enhance their safety and comfort. The provision for such a facility has been examined for the location as given under.

(i) G.H. Intersection.

(ii) P.S. Park Intersection

5.10 The Provision for the proposed pedestrian subways has been estimate at Rs. 150 lakhs for G.H. intersection and Rs. 60 lakhs for Pannerselvam park intersection.

4).Intersection Improvements

5.11 All the intersection improvements mentioned in chapter IV may be taken up.

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5). Proposals in the Sanctioned Detailed Development Plans.

5.12 All the proposals such as parks play fields and open spaces reserved in the sanctioned Detailed Development Plans will be taken up in this plan period

PHASE – II 2007-2011

1).Byepass Road

5.13 The bye pass road from Bhavani road to Perundurai road which is in existence has to be widened.

2).Truck Terminal

5.14 The proposed truck terminal Opposite to Gani rauther Kulam in Sathy Road will be taken up and development with infrastructure facilities.

3).Bus Terminal

5.15 The proposed bus terminal located in Kasipalayam Municipality will be taken up and provided with adequate facilities.

3) Proposals in the consented Detailed Development plan.

5.16 All the proposals mentioned in the consented Detailed Development Plan will be taken up in this period.

PHASE III 2007-2011.

1).Bye Pass road.

5.17 The remaining portion of bye pass road from Perundurai road to karur road will be taken up which includes land acquisition, formation of road and construction of road over bridge.

2).Notified Detailed Development plan.

5.18 The proposals contemplated in the notified Detailed Development plan will be taken up during this period.

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CHAPTER - 6 SOURCE OF FUND

6.01 The remunerative schemes may be funded under various loan schemes available to the local body. The service projects may be supported by the Govt. grants. All the implementing projects may be monitored by the Erode Local Planning Authority, Agencies for implementing the traffic proposals shall be the Highways & Rural Works Dept. Construction of Bus Terminal, Truck Terminal, shifting of Road side temples, construction of new link roads, provision of water supply, construction of underground drainage, storm water drain, provision of road light shall be the responsibility of concerned local bodies within the Local Planning Area.

6.02 The concerned local body may avail Govt. loan schemes such as **IUDP, MUDF, and HUDCO** etc. The Tamil Nadu Housing Board and Housing Co-operative Society have to play effective role to increase the housing stock of Local Planning Area besides the private developers. The industries departments such as **SIDCO, SIPCOT, TIDCO,** are the responsible agencies to provide industrial lands to the promoters with adequate infrastructure. Tamil Nadu Electricity Board has to ensure the required amount of Electric energy for the development of Erode Local Planning Area. Tamil Nadu Agricultural Department has to promote various advanced and highly profitable crop pattern in the Cauvery basin area thus to discourage the urban developments in that area and preserve the valuable agricultural wet lands in the Cauvery basin.

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PART-III
CHAPTER-7 LAND USE ZONING

7.01 The entire Local Planning Areas is classified into several zones according to its use. To follow this zoning a certain provision has been made in the zoning Regulations on use of land and building in Local planning Areas. These regulations list out the permissible in each of the use zones and the restrictions to be imposed. The classifications of the zone that shall be adopted in Local planning Areas of Erode Local Planning Authority are as follows:

(1) Residential Use Zone;

(2) Commercial Use Zone;

(3) Industrial Use Zone;

(4) Educational Use Zone;

(5) Public and Semi Public Use Zone;

(6) Agricultural Use Zone;

Of these, the Residential use zone has been subdivided into two categories such as –

(1)Primary Residential Use Zone;

(2) Mixed Residential Use Zone;

Similarly the Industrial use zone has been subdivided into three Categories such as-

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

7.02 It has however to be noted that the zoning regulations contemplated in this chapter are independent of the rules and regulations that save to be formed for the purpose of any zone thereof. Within the Local planning Area every development within the area covered by the Master plan for Erode Local Planning Area shall conform to the regulations prescribed hereunder and also the proposals shown in the land use zoning map.

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7.03 The classified uses zones are mentioned in 7.01 are identified with in the Erode Local Planning Area and the above zones are demarcated in the proposed land use map. Each zone is assigned with a code notation.

ZONING REGULATIONS

7.04 All the zones except Detailed Development Plan Area shall be regulated by the zoning regulations issued under the G.O.Ms.No. 1730 Rural Development and Local Administration Department Dated 24.7.1974. The same is appended in appendix. 'A'

7.05 In order to implement the proposals suggested in the Master Plan, certain essential and important zoning regulation have to be framed and enforced. Such zoning regulation will vest essential power with the competent authority for the enforcement of the Master plan. It has how-ever, to be noted that the zoning regulations contemplated in this have to be framed for this purpose of any zone or part thereof, with in the Local planning Area. Every Development within the area covered by the Master Plan for Erode shall conform to regulations prescribed in Appendix 'A' and also with the proposals shown in proposed land use map. These regulations shall guide the grant or refusal of permission and shall enforceable.

DEVELOPMENT CONTROL RULES

7.06 1. No person shall carry out any development as defined Section 2(13) of the Town and Country Planning Act 1971 without the written permission of the Local planning Authority.

2. Any Site approval or Planning permission for any development under these rules/regulations shall not absolve the applicant lf his responsibility to get Clearance or permission under other Acts, Rules in force etc.

3. While granting permission, the Local planning authority may impose such restrictions and condition as may be necessary under these rules.

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4. (i) No development shall be in contravention of these rules.

(ii) No land, premise or building shall be changed or put to a use in-conformity with the provisions of these rules.

5. In the case of an area comprised in a Detailed Development plan consented/approved under the Town and Country Planning Act 1971 and in respect of areas comprised under Town planning Act of 1920m the Development Plan, and regulated as per the provisions contained in the respective Detailed Development plans.

6. Where for an area, a detailed layout plan or land development has been approved by the Local Planning Authority, with the approval of the Director, the zoning shown on such layout plan shall be applicable and the development s in the area shall be regulated according to these rules subject to such notifications as may be prescribed in such layout conditions.

7. The permission for any layout shall be granted by LPA with prior approval of Director or his authorized officer, subject to such conditions and regulations, as may be stipulated by him.

8. The multi-Storied Buildings shall be permitted only along roads having a minimum of 12 meters. width by the Local Planning Authority with the prior approval of Director subject to such conditions as may be prescribed by him.

9. The residential use zone shall be permitted in the Commercial use zone as per G.O.M.s. No. 1730 R.D. &L.A. Dept. dated 24.7.1974.

10. The layout and sub-division of land for building purpose shall be carried out only accordance with the provision specified below. The development land as residential/industrial/commercial etc., with the zoning regulations specified in the Master Plan.

11. Existing industrial units within 5km distance from Cauvery River are allowed modernization as approved by pollution control Board.

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DEVELOPMENT CHARGES

7.07 Every Developer intending to develop any area shall obtain planning permission from Erode Local Planning Authority on payment of development charges at the rate fixed under the Act and Rules. The rates for institution of residential land use are fixed at Rs. 50,000 per hectare and for residential building at Rs. 12.50 / Sqm.

EXEMPTION

7.08 The Director of Town and Country Planning (or) Government can relax any of the provisions concerned in specific cases relating to as the case may be.

(a) Set back and open space requirements in plots,

(b) Permit any land and building use in any of the zones delineated or in any part of the Local Planning Area prescribing such conditions as may be deemed necessary.

VARIATIONS

7.09 Any variation to the zoning Regulations or variation to any of the clauses contained in the Master plan Regulations shall be effected as per the provision under section 32 of the Town and Country Planning Act 1971.

7.10 In so far as the lands included in this Master plan they shall be deemed to have been excluded from residential areas notified under section 89 of the Tamil Nadu public Health Act, 1939, and also from the Industrial area's notified under section 193 of Tamil Nadu District Municipality Act, and the land and Building Users Shall be regulated under the Town and Country planning Act, development plans.

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GOVERNMENT OF TAMIL NADU
ABSTRACT

TOWN PLANNING – prepartion of Zonal plans – Formulation of Draft regulations submitted by the Director of Town and Country Planning – Approved.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.No.1730

Dated the 24th July 1974

Read:

1. D.O. Letter No. 28332/MD/73-1, RD&LA Dt. 7.3.73.
2. From the Director of Town & Country Planning, letter No. 10989/73/S, dated 23.3.74
3. From the Member Secretary, Madras Metropolitan Development Authority, D.O Letter No. 1988/74, Ad-p dt.19.5.74.

ORDER

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

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

Of these, the Residential use zone has been further subdivided into two categories namely:

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1. Primary Residential Use Zone and
2. Mixed Residential Use Zone

The Industrial Use zone has been similarly subdivided into three categories namely:

1. Controlled Industrial use zone
2. General Industrial Use zone and
3. Special Industrial and Hazardous Use zone

2. The Director has also stated that the Tamil Nadu Town and Country planning Act 1971, provides for the zoning of area under sections 17(1) and 20(2) (g) through the Master plans and Detailed Development plans respectively. He has recommended that the Draft zoning regulations may be approved and communicated to the local planning Authorities for adoption as part of the Master plan for proper land use planning and control in addition to other regulations may be sent to the Member Secretary, Madras Metropolitan Development Authority for adoption as part of the Metropolitan Development plan with such modification as may be necessary, in consultation with him (the Director) and the Government.

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

4. The government have examined the suggestion. They accept the views of the Member Secretary, Madras Metropolitan Development Authority, so far it relates to the Madras Metropolitan and as for other urban areas of the state. The government approve in principle, the draft zoning regulation submitted by the director of Town & Country planning. The Director is requested to finish copies of the draft zoning regulations to the Local planning Authorities as soon as they are constituted.

5. The receipt of this order may be acknowledged by the Director of Town & Country planning.

(BY ORDER OF THE GOVERNOR)

Sd/ .xxxxx
Secretary to Government

/true copy/

Assistant Director

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APPENDIX – 'A'

USE ZONE REGULATIONS

RESIDENTIAL USE ZONE

a) Primary Residential Use zone

b) Mixed Residential Use zone

USE ZONE I - (a) PRIMARY RESDENTIAL USE ZONE

Uses permitted

1. All residential building including single and multi – family dwellings, apartment dwelling and tenements together appurtenances pertaining thereto,
2. Professional consulting offices of the residents and other incidental use therefore,
3. Petty shops dealing with daily essential including retail provisions, soft drinks, cigarettes, newspaper, milk, kiosks, cycle repair shops and single persons tailoring shops,
4. Hair dressing saloons and beauty parlours,
5. Nursery and primary schools,
6. Taxi and Auto rickshaw stands,
7. Parks and playfields,
8. Storage of LPG cylinders for retail distribution (Vide G.O.Ms.No.457 & UD Dept.dated 01-06-1989),
9. Units exclusively engaged in software Development and training (vide G.O.Ms. N0.260 H & UD (UD IV(2)) Dept dated 29 -10-2002 and
10. Installation of the Base Transreceiver Station Tower (Vide G.O.Ms.No.302 H & UD (UD 4.2) Dept dated 12-12-2002).

USE ZONE I - (b) MIXED RESDENTIAL USE ZONE

Uses permitted

1. All uses permitted under Use zone (a) i.e. Primary Residential Use zone,
2. Hostels and single persons apartments,
3. Community Halls, Kalyanamandapams, Religious Building, Welfare centres and Gymnasis,
4. Recreation clubs, Libraries and Reading Rooms,
5. Clinics, Dispensaries and Nursing Homes,

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6. Government Municipal and other Institutional Sub – Offices,
7. Police Stations, post & Telegraph Offices, Fire Stations and Electric Sub - Station,
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 Govt. Letter. No. 69759/UD IV (2) /89/11 dated 22-06-1992 of H & UD Dept).
11. Petrol filling and service stations,
12. Departmental stores or shops for the conduct of retail business,
13. Vegetable, fruit, flower, fish, eggs, and meat shops,
14. Bakeries and confectionaries,
15. Laundry, Tailoring and Goldsmith shops,
16. Cottage industries permissible in residential areas under G.O.Ms.No.566, dated 13-3-1962.
17. Storage of LPG cylinders for retail distribution (Vide G.O.Ms.No.457 H & UD Dept dated 01-06-1989),
18. Units exclusively engaged in software Development and Training (Vide G.O.Ms.No.260 H & UD (UD IV (2)) Dept dated 29-10-2002) and
19. Installation of the Base Transreceiver Station Towers (Vide G.O. Ms.No.302 H & UD (UD 4.2) Dept dated 12-12-2002).

USE ZONE II - COMMERCIAL USE ZONE

Uses Permitted

1. All uses permitted in the Use zone 1(a) and 1(b) i.e., Residential Use zones,
2. All commercial and business uses including all shops, stores market and uses connected with the display of merchandise, either wholesale or retail rent excluding explosure, obnoxious products and other materials likely to cause health hazards,
3. Business offices and other commercial and financial institutions,
4. Warehouses, repositories and other uses connected with storage or wholesale trade, but excluding storage of explosives or products which are either obnoxious or likely, to cause health hazards,
5. Cinema theatres and other commercial entertainment centers,
6. Research, experimental and testing laboratories not involving danger of fire, explosion or health hazards,

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7. Transport terminals, including bus stands, railway, stations and urbanized parking lots,
8. Automobile repair shops and garages,
9. Small industries using electric motor not exceeding 20 HP and / or employing not more than 25 workers, which are not noxious or offensive due to odour, dust, smoke, gas noise or vibration or other wise dangerous to public health and safety,
10. Manufacturing service establishments and commercial uses using electric motors and not exceeding 50HP and / or employing not more than 25 workers, excluding those that are obnoxious or hazardous nature by reason of odours, effluent dust, smoke, gas, vibration, noise etc., or other wise likely to cause danger or nuisance to public health or amenity. (Govt Letter No.12096/UD IV (1) /93-4 dated 02-08-1993 of H & UD Dept).
11. Restaurants with or without boarding and lodging houses, star hotels and nonstar hotels (Vide Govt.Letter.No.69759/Ud IV (2)/89/11, dated 22-06-1992 of H & UD Dept).
12. Storage of LPG cylinders for retail distribution (Vide G.O.Ms.No.457 H & UD Dept dt: 01-06-1989),
13. Units exclusively engaged in Software Development and Training (Vide G.O.Ms.No.260 H & UD (UD IV(2)) Dept dated 29-10-2002) and
14. Installation of the Base Transreceiver Station Tower (Vide G.O.Ms.No.302 H & UD (UD 4.2) Dept dated 12-12-2002.

USE ZONE III - INDUSTRIAL USE ZONE

a) Controlled Industrial Use zone
b) General Industrial Use zone
c) Special Industrial Use Zone

USE ZONE III - (a) CONTROLLED INDUSTRIAL USE ZONE

Uses permitted

1. All commercial uses listed under Use zone 1(a), 1(b) and i.e., residential and commercial use zones,
2. Industries using electric power not exceeding 130HP (LT Maximum load) but excluding industries of obnoxious and hazardous nature by reason of odor liquid effluent dust, smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity. Provided that these industries may use steam, oil or gas, power during periods of power shortages or failure.

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3. Hotels, Restaurants and clubs, Places for social inter – course and workship and dispensaries and clinics,
4. Residential building for caretakers, watchman and other essential staff required to be maintained in the promises.
5. Units exclusively engaged in software Development and training (vide G.O.Ms.No.260H & UD (UD IV(2)) Dept dated 29-10-2002) and
6. Installation of the Base Transreceiver Station Tower (vide G.O.Ms.No.302 H & UD (UD 4.2) Dept dated 12-12-2002).

USE ZONE III - (b) GENERAL INDUSTRIAL USE ZONE
Uses permitted

1. All commercial uses listed Use zone 1(a), 1(b) and 2. i.e. residential and commercial use zone,
2. All industries without restrictions on the horsepower installed or type of notice powers used excluding those are obnoxious or hazardous nature by reason or odour, liquid, effluent dust, smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenities,
3. Hotels, restaurants and clubs or places for social intercourse, recreation and workship or for dispensaries and clinics,
4. Residential building for caretakers, watchman and other essential staff required to be maintained in the promises.
5. Units exclusively engaged in software Development and Training (Vide G.O.Ms.No.260 H & UD(UD IV (2)) Dept dated 29-10-2002 and
6. Installation of the Base Transreceiver Station Tower (Vide G.O.Ms.No.302 H & UD (UD 4.2) Dept dated 12-12-2002.

USE ZONE III - (c) SPECIAL AND HAZARDOUS USE ZONE

Uses Permitted

1. All commercial uses listed use zone 1 and 2 and i.e. residential and commercial use zones,
2. All industries permissible in the use zones III (a) and III (b) i.e., the controlled and general industrial use zones,
3. All uses involving storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidly and or which may produce poisonous fumes or explosive,

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4. All uses involving storage, handling, manufacturing or processing which involve highly corrosive toxic or noxious alkalies acids or other liquids or chemical producing flames, fumes and explosive, poisonous, irritant or corrosive gases,
5. All uses involving storage, handling or processing of any material producing explosive mixtures of list of which result on the division of matter into fine, practical subject to a sportageous ignition,
6. Processing or manufacturing anything from which offensive or unwholesome small arise,
7. Melting or processing tallow of sulphur,
8. Storing, handling or processing of manure, offal blood, bones, rags, hides, fish, horns, or skin,
9. Washing or drying wool or hair,
10. Making fish oil,
11. Making soap, boiling or pressing oil, burning bricks, tiles containing or lime,
12. Manufacturing or distilling sage and artificial manure,
13. Brewing beer, manufacturing by distillation arrack or spirit containing alcohol, whether dentured or not,
14. In general any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in the Use zone III (a) and III (b) i.e., controlled industrial and the general industrial use zone,
15. Hotels, restaurants and clubs or places for social intercourse, recreation and worship or for dispensaries and clinic,
16. Residential building for caretakers, watchman and other essential staff required to be maintained in the premises.
17. Installation of the Base Transreceiver Station Tower (Vide G.O.Ms.No. 302 H & UD (UD 4.2) Dept dated 12-12-2002.

USE ZONE IV - EDUCATIONAL USE ZONE

Uses permitted

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

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2. All uses permitted in the use zone 1(a) i.e., primary residential use zone,
3. Hotels and single person apartments,
4. Recreation clubs, Libraries and Reading rooms, and
5. Restaurants,
6. Storage of LPG cylinder for retail distribution (Vide G.O.Ms.No.457 H & UD dept : 01-06-1989),
7. Units exclusively engaged in software Development and training (vide G.O.Ms.No. 260 H & UD (UD IV (2)) Dept dated 29-10-2002) and
8. Installation of the Base Transreceiver Station Towers (vide G.O.Ms.No. 302 H & UD (UD 4.2) Dept dated 12-12-2002).

USE ZONE V - PUBLIC AND SEMI – PUBLIC USE ZONE

Uses permitted

1. Government and Quasi – government offices,
2. Art Galleries, Museums, Acquaries and public Libraries,
3. Hospitals, Sanitoria and other medical and public health institutions,
4. Harbour, Airport and flying Club,
5. Organised parking lots and bus and Taxi stands,
6. Parks, play fields, swimming pools, Stadium, Zoological gardens, Exhibition grounds and other public and Semi – public open spaces,
7. All uses permitted in the use zone 1(a) and 1(b) i.e., Residential use zone,
8. Storage of LPG cylinders for retail distribution (vide G.O.Ms.No. 457 H & UD Dept dated 01-06--1989).
9. Units exclusively engaged in software Development and Training (vide G.O.Ms.No. 260 H & UD (UD IV (2) Dept dated 29-10-2002).
10. Installation of the base Transreceiver Station Tower (vide G.O.Ms.No. 302 H & UD (UD 4.2) Dept dated 12-12-2002).

USE ZONE VI AGRICULTURAL USE ZONE

User permitted

1. All agricultural uses,
2. Farm houses and buildings for agricultural activities,
3. Rural settlements with allied uses,

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4. Public and privates parks, playfields, gardens caravan and campaign sites and other recreational uses,
5. Dairy and cattle farms,
6. Piggeries and poultry farms,
7. Water tanks and reservoirs,
8. Sewages farms and garbage dumps,
9. Airports and broadcasting installations,
10. Forestry,
11. Cemeteries, Crematoria and burning and burial grounds,
12. Storing and drying of fertilizers,
13. Fish curing,
14. Salt manufacturing,
15. Brick, tile or pottery manufacture,
16. Stone crushing and quarrying,
17. Stand, clay and gravel quarrying,
18. Installation of the Base Transreceiver Station Tower (vide G.O.Ms.No. 302 H & UD (UD 4.2) Dept dated 12-12-2002).

Sd/-xxxxxxx
Director of Town and
Country planning

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4. Public and privates parks, playfields, gardens caravan and campaign sites and other recreational uses,
5. Dairy and cattle farms,
6. Piggeries and poultry farms,
7. Water tanks and reservoirs,
8. Sewages farms and garbage dumps,
9. Airports and broadcasting installations,
10. Forestry,
11. Cemeteries, Crematoria and burning and burial grounds,
12. Storing and drying of fertilizers,
13. Fish curing,
14. Salt manufacturing,
15. Brick, tile or pottery manufacture,
16. Stone crushing and quarrying,
17. Stand, clay and gravel quarrying,
18. Installation of the Base Transreceiver Station Tower (vide G.O.Ms.No. 302 H & UD (UD 4.2) Dept dated 12-12-2002).

Sd/-xxxxxxx
Director of Town and
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AMENDMENTS TO THE G.O.Ms.No. 1730 RD & LA, DATED 24.7.74

USE ZONE REGULATIONS

Zone	Uses permitted	Reference
I (a) Primary Residential use zone	8. Storage of LPG Cylinders for retail distribution	G.O.Ms.No.457 H & UD Dept. Dated 1.6.89
1 (b) Mixed Residential use zone	10. For the expression," Restaurants, Hotels and other board and Lodging houses" the expression, "Restaurants without Residential Accommodation, eating and catering houses and lodging. Housing for less than twenty occupants shall be substituted.	Govt.Lr.No.69759/UDIV (2)/89/11,dated 22.06.92 of H & UD Dept.
II.Commercial use zone	11. For the work "Installation of electric motors not exceeding 20 HP for use Incidental to the con mercial activities permissible in the zone" the following may by substituted, "Manufacturing and service establishments and commercial. Uses electric motors and not exceeding 50 HP and / or employing those that are Obnoxious or hazardous, nature by reason of odours, effluent dust, smoke gas, Vibration, noise etc. or otherwise likely to Cause danger or nuisance to public Health or amenity".	Govt. Lr.No. 12096/UD IV (1) / 93-4, Dt. 2.8.98 of H & UD Dept.

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II. Commercial Use zone	11. After item 10 and the entries relating thereto, the following item and the corresponding entries shall be added namely. "11. Restaurants with or without boarding and lodging houses, star Hotels and Non- star hotels."	Govt.Lr.No.69759 / UD IV(2)/39/11, Dt.22.6.92. of H & UD Dept.

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APPENDIX – ' B '

List of cottage Industries as per G.O.Ms.565, Local Administration dated 13.3.62

1. Industries relating to the production of bakery, biscuits and cakes.
2. Manufacturing candle – sticks.
3. Manufacturing clips.
4. Coffee roasting and Grinding.
5. Industry relating to the production of confectionery sweets.
6. Decorticating shall by hand – grinding.
7. Enameling.
8. Manufacture of fountain pens.
9. Industry relating to jiggery manufacture, gur – making from sugarcane, date palm or palm rah and coconut tree, hand made sugar and – candy.
10. Industry relating to making hand – make paper and pulp, paper cutting as paper fans.
11. Industry relating to manufacture of ornaments and jewelry (including) bangles. And combs.
12. Soap making.
13. Manufacturing toys.
14. Making of agar bathi.
15. Industry relating to Aloc Fibre extraction – palmyrah, coconut fibbers.
16. Appalam manufacture.
17. Manufacture of apparel and ready– made clothing (including sarees and dhotis)
18. Areca nut cutting.
19. Making artificial flowers.
20. Banian manufacture.

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21. Industry relating to bee – keeping (agricultural) honey and bee's wax

22. Manufacture of "Blanco cakes".

23. Blanket weaving.

24. Block engraving for cloth printing.

25. Braiding cord.

26. Brusch manufacture.

27. Button manufacture.

28. Calico printing.

29. Manufacture of cane furniture – also cane basket war, making.

30. Canvas shoes manufacture.

31. Manufacture of card board and card board boxes.

32. Cement ware works.

33. Clay modeling, pap ire Mache works.

34. Industry relating to making of coir rope.

35. Crayons manufacture.

36. Industry relating to dehydrating of fruit and vegetables, dried fruits and dried vegetables.

37. Embroidery knitting crochet and needle work.

38. Engraving on metal.

39. Manufacture of fiber and fiber products.

40. Industry relating to fruit canning.

41. Hosiery manufacture (with hand and power)

42. Manufacture of ice cone.

43. Manufacture of inks, ink pads (For rubber stamps).

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44. Industry relating to manufacture of jam, jellies and preserves

45. Industry relating to manufacture of korai – mats, baskets, hand bags.

46. Lapidary work.

47. Laundry and cleaning clothes.

48. Leather goods making, boots shoes, chappals, slippers.

49. Match sticks manufacture (Manufacture of splints with wood only)

50. Minor radio parts manufacture.

51. Manufacture of ornamental leathercraft, moneypurses, hand – bags.

52. Manufacture of musical instruments – stringed or reed.

53. Painting of planks and glass.

54. Palmyra fiber brush making.

55. Palmyra leaf – fancy and utility articles, midribs manufacture.

56. Palmyra rafters and stumps – furniture and cots manufacture.

57. Manufacture of perfumery – essential oils and scents.

58. Pith works – manufacture of pith hat garlands, flower.

59. Industry relating to ply shuttle looms making.

60. Printing and allied trade – Book binding, block making.

61. Ribbon manufacture.

62. Spinning cotton and wool in charkas.

63. Storing of articles in Frigidaire.

64. Manufacture of syrups aerated waters and ice making.

65. Tailoring.

66. Twisting and throwing of silk cotton yarn.

67. Twisting and winding of silk thread, cotton thread and artificial yarn.

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68. Vermicelli manufacture.

69. Wax coating on paper and cloth.

70. Weaving – cotton, wollen, tusser, jute, mates, silk.

71. Wood turners industry.

72. Wool clipping and grading.

73. Manufacture of wollen fabrics and wollen goods.

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APPENDIX – C

List of cottage industries as per G.O.Ms.No.566, Local Administration dated.13.3.1962

1. Arecanut cutting.
2. Appalam manufacture.
3. Bee – keeping (agriculture) honey and bee "s wax
4. Bakery biscuits, cakes.
5. "Blanco cakes"
6. Confectionery sweets.
7. Coffee roasting and grinding.
8. Dehydrated fruits and vegetables, dried fruit and dried vegetables.
9. Fruit canning.
10. Jiggery manufacture, gur – making from sugarcane, date palm or palmyrah and coconut trees, handmade sugar, sugar candy.
11. Jam, jellies and preserves.
12. Syrups, aerated water ice – making.
13. Vermicelli manufacture.
14. Apparel and readymade clothing (including sarees, dhotis).
15. Artificial flowers.
16. Aloe fiber extraction – palmyrah, coconut fibers.
17. Banian manufacture.
18. Blanket weaving.
19. Block engraving for cloth printing.
20. Brush manufacture.

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21. Button – making out of mother – of – pearl, horns, brass and tin.

22. Calico printing.

23. Canvas shoes manufacture.

24. Embroidery, knitting, cochet and needle work.

25. Hosiery (with hand and power).

26. Laundry and cleaning clothes.

27. Leather goods making, shoes, chappels, slippers, bed – straps.

28. Ornaments and jewelry (including bangles, combs).

29. Ornamental leather craft, money – purse, handbags.

30. Weaving – cotton, wool, tusser, jute, marka, silk.

31. Spinning – cotton, wool in charkas.

32. Tailoring.

33. Woolen fabrics and woolen goods.

34. Wool clipping and grading.

35. Fly shuttle looms making.

36. Ribbon manufacture.

37. Cane furniture (also cane and basket ware, matting).

38. Cement ware works.

39. Coir, coir – making, rope.

40. Candle sticks manufacture.

41. Agarbathi making.

42. Manufacture of card – board boxes.

43. Clay modeling, peppier Mache works.

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44. Crayons.

45. Engraving on metals.

46. Enameling.

47. Handmade paper and pulp, paper cutting and paper fans.

48. Inks, ink pads (for rubber stamps).

49. Lapidary work.

50. Musical instruments - stringed or reed.

51. Painting on planks and glass.

52. Perfumery – essential oils and scents.

53. Pith works – pithy hat, garlands, flower

54. Printing and allied trade – book binding, block making.

55. Soap – making.

56. Koraomats, plates, baskets, hand – bags, window – screen.

57. Palmyra leaf – fancy and utility articles, midribs.

58. Palmyra fiber – brush making.

59. Palmyra rafters and stems – furniture, cots, weaving of cots and seating from stem strips

60. Wood turners industry, other wood works.

61. Fibre and fiber products.

62. Icons.

63. Match – stick manufacture.

64. Fountain pen manufacture.

65. Minor radio parts manufacture.

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66. Braided cord manufacture.

67. Storing articles in Frigidaire's.

68. Toys.

69. Clips

70. Decorticating dhal by hand – grinding

71. Twisting and throwing of silk and cotton yarn.

72. Twisting and winding of silk thread, cotton thread and artificial yarn.

73. Wax coating on paper and cloth.

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APPENDIX – D

GOVERNMENT OF TAMIL NADU

ABSTRACT

ENVIRONMENT CONTROL – Control of pollution of Water sources – location of industries within 1 KM from the embankments of river streams, dams etc. – Imposition of restriction-orders-Issued

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ENVIRONMENT AND FOREST (EC – I) DEPARTMENT

G.O.Ms.No. 213 Dated the 30th March 1989

Read:-

1. G.O.Ms.No. 1 Environment Control dated 6.2.84.
2. From the Member – Secretary, Tamil Nadu Pollution Control Board Lr.No.EMS (1)/15878/88 dated 23.3.88
3. From the chairman, Tamil Nadu Pollution Control Board Lr.No. EMS (1), 44365/88 dated 3.11.88 and letter of even No. dated 30.12.88.

ORDER

In the Government order first read above, the Government have ordered, among other things that no industry causing serious water pollution should be permitted with in one kilometre from the embankments of rivers, streams, dams etc. and that the Tamil nadu pollution Control Board should furnish a list of such industries to all local bodies. It has been suggested that it is necessary to have sharper definition fort water sources so that ephemeral water collections like rain water, ponds, drains, sewerages (biodegradable) etc. may be excluded from the purview of the above order.

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1. The Chairman, Tamil Nadu Pollution Control Board has started that the scope of the Government Order may be restricted to reservoirs, river and public drinking water sources. He has also started that there should be a complete ban on location of highly polluting industries within 1 Kilometer of certain water sources.

2. The Government have carefully examined the above suggestions, the Government impose a total ban on the setting up of the highly polluting industries mentioned in Annexure – I to this order within one kilometer from the embankment of the water sources mentioned in annexure – II to this order.

3. The Government also direct that under any circumstances if any highly polluting industry is proposed to be set within one kilometer from the embankments of water sources other than those mentioned in Annexure – II to this order, the Tamil Nadu Pollution Control Board should examine the case and obtain the approval of the Government for it.

4. The receipt of this order may be acknowledged.

(By order of the governor)

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

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ANNUXRE – I

List of highly polluting Industries.

1. Distilleries.
2. Tanneries, Sago, Sugar, Dairies and Glue.
3. Fertilizer
4. Pulp and paper (with digester)
5. Chemical units generating trade effluent containing such pollutants which may tend to pollute air, water and land before treatment and those chemical which may alter the environmental quality by undergoing physical, chemical and biological transformation.
6. Petroleum Refinery.
7. Textile dyeing units.
8. Steel plants (Electroplating, Heat Treatment etc.)
9. Ceramics.
10. Thermal power station.
11. Basic Drug Manufacturing Units.
12. Pesticide.
13. Asbestos.
14. Foundries.

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ANNUXRE – II

LIST OF RIVERS, STREAMS, RESERVOIRS ETC.

SI.No	Rivers	Tanks and Reservoris	Canals
1	2	3	4
1	Cauvery	Bhavani Sagar	Kodivery Anicut Canals.
2	Bhavani	Uppar	Thadapalli channel. Lower Bhavani Canal.
3	Moyar	Vatamalaikarai Odai	Kalingrayan Anicut Canel
4	Noyyal	Varatupallam Gunderi pallam	Upper Reserviors canel Vattamalai Kavery Odai Reservoirs Canel. Varattupalam Resevoirs Canal

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தமிழ்நாடு அரசு – சுருக்கம்

சுற்றுச்சூழல் - நீர் ஆதாரங்களின் தன்மையைப் பார்த்தல் - நீரை அதிக அளவில் மாசுபடுத்தும் தொழிற்சாலைகள் நிறுவுவதை வரன்முறைப்படுத்துதல் - நீர் ஆதாரங்களிலிருந்து 5.கி.மி. தூரம் வரை தொழிற்சாலைகள் நிறுவுவதைத் தடை செய்தல் - ஆணைகள் வெளியிடப்படுகின்றன.

சுற்றுப்புறம் & வனத் (சுக 3) துறை

அ.ஆ.நிலை.எண்: 127. நாள் : 08.05.98

பார்வை:-

1. அரசாணை (நிலை)எண். 1. சுற்றுப்புறம் & வனத்துறை, நாள் : 06.02.84

2. அரசாணை (நிலை)எண். 213. சுற்றுப்புறம் & வனத்துறை, நாள் : 30.03.89

ஆணை:-

6.2.84ஆம் நாளிட்ட சுற்றுப்புறம் மற்றும் வனத்துறை அரசாணை (நிலை) எண்.1ல் ஆறுகள் ஓடைகள் மற்றும் அணைகளிலிருந்து 1 கி.மீ. தூரம் வரை எந்த வித அதிக மாசு ஏற்படுத்தும் தொழிற்சாலைகளையும் நிறுவக்கூடாது என்றும், அதிகமாக மாசு ஏற்படுத்தும் தொழிற்சாலைகள் பற்றிய பட்டியலை அனைத்து உள்ளாட்சி நிறுவனங்களுக்கும் தெரிவிக்க வேண்டும் என தமிழ்நாடு மாசு கட்டுப்பாடு வாரியம் கேட்டுக்கொள்ளப்பட்டது. 31.3.1989 ஆம் நாளிட்ட சுற்றுப்புறம் மற்றும் வனத்துறை அரணை (நிலை) எண்.213ல் குறிப்பிடப்பட்ட அதிக மாசு ஏற்படுத்தும் தொழிற்சாலைகளை சில நீர் ஆதாரங்களிலிருந்து 1 கி.மி. தொலைவிற்குள் அமையக்கூடாது என அரசு ஆணையிட்டுள்ளது. (அந்த நீர் ஆதாரங்களின் விவரப் பட்டியலும் அவ்வாணையில் இணைக்கப்பட்டுள்ளது).

2. தோல் தொழிற்சாலைகள் தொடர்பாக உச்ச நீதி மன்றத்தில் வேலூர் நல மக்கள் மன்றத்தின் மூலமாக தொடுக்கப்பட்ட வழக்கில் உச்சநீதி மன்றம் வெளியிட்ட உத்தரவிற்கிணங்க அரசாணை (நிலை) எண்.213. சுற்றுப்புறம் & வனத்துறை, நாள் : 31.03.89-ஐ உடனடியாக தீவிரமாகக் கடைபிடிக்க வேண்டும் எனவும் அரசாணையின் இணைப்பில் கூறப்பட்டுள்ள தொழிற்சாலைகள் எதுவும் புதிதாக தடை செய்யப்பட்ட பகுதியில் நிறுவக்கூடாது எனவும் மேலும் அதற்காக நிறுவப்பட்டுள்ள குழுமம் இத்தொழிற்சாலைகளைப்பற்றி ஆராய்ந்து ஏற்கனவே நிறுவப்பட்டுள்ள தொழிற்சாலைகளை ஆய்வு செய்து தேவைப்படின் வேறிடத்திற்கு மாற்றுமாறும் உத்தரவிடப்பட்டுள்ளது.

3. மக்களிடையே மாசு கட்டுப்பாடு பற்றிய விழிப்புணர்வு ஏற்படுவதற்கு முன் பல தொழிற்சாலைகள் காவிரி, பெண்ணையாறு, பாலாறு, வைகை, தாமிரபரணி மற்றும் அதன் உப நதிகளின் அருகில் தொடங்கப்பட்டுவிட்டன. தொழிற்சாலைகள் வெளியேற்றும் கழிவு நீர் மற்றும் தொழிற்சாலை கழிவு நீர் ஆகியவற்றால் நிலம் மற்றும் நீரின் தன்மை வெகுவாகப் பாதிக்கப்பட்டுள்ளது. அதனைத் தடுத்து நிறுத்தாமல் தொடர்ந்து அதனை அனுமதிக்கும் போது

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நீர் வளமும் அதன் தன்மையும், மக்கள் நலமும், பிற உயிர்வாழ் இனங்களின் நலமும் பாதிக்க வாய்ப்புள்ளது. தற்போது தொழிற்சாலைகள் பொது கழிவு நீர் சுத்திகரிப்பு நிலையம். தனியார் சுத்திகரிப்பு நிலையங்கள் அமைத்து செயல்படும்படி அரசினால் வற்புறுத்தப்பட்டு வருகிறது.

4. தற்போது சில தொழிற்சாலைகள் நீர் ஆதாரங்களிலிருந்து நீரைப் பயன்படுத்தி தொழில் வளாகங்கள் ஏற்படுத்தப்படுகின்றன. நீரின் தன்மையைப் சரிவர பாதுகாக்கவும், நீர் வளம் மற்றும் மக்கள் நலம், உயிர் வாழ் இனங்களின் நலன் ஆகியவைகளைக் கருத்தில் கொண்டு உயர் நீதி மன்றம் மற்றும் உச்ச நீதி மன்றங்களின் தீர்ப்பின் அடிப்படையிலும், இலட்சக்கணக்கான மக்களின் நலனைக் கருத்தில் கொண்டு நீர் ஆதாரங்களின் தன்மையைப் பாதுகாக்கவும், அதே நேரத்தில் தொழில் வளர்ச்சி குன்றாமல் இருக்கவும் நீரை அதிக அளவில் மாசுபடுத்தும் தொழிற்சாலைகள் தொடங்கப்படுவதை வரைமுறைப்படுத்துவது பற்றி கொள்கை முடிவு எடுக்க வேண்டிய நிலை அரசுக்கு எற்பட்டுள்ளது.

5. மேலே உள்ள பத்தி 4 ல் கண்டுள்ள சூழ்நிலைகளின் அடிப்படையில் அரசாணை (நிலை) எண். 213 சுற்றுபுறம் & வனத்துறை, நாள் : 31.03.98-ஐ சற்று விரிவுபடுத்தி தீவிரமாக அமல்படுத்த கீழ்க்கண்டவாறு ஆணையிடுகிறது.

1. அரசாணை (நிலை) எண். 213, சுற்றுப்புறம் & வனத்துறை, 31.03.89 முழு அளவில் தீவிரமாக நடைமுறைப்படுத்தல் வேண்டும்.

2. தமிழ்நாட்டில் முக்கிய நீர் ஆதாரங்களாகிய காவிரி மற்றும் அதன் உப நதிகள் பெண்ணையாறு, பாலாறு, வைகை, மற்றும் தாமிரபரணி ஆகிய நதிகளிலிருந்து 5 கி.மி. தூரத்திற்குள் நீரை அதிக அளவில் மாசுபடுத்தும் எந்த தொழிற்சாலையும் (சிவப்பு வகை) நிறுவப்பட அனுமதி அளித்தல் கூடாது.

3. பிறவகைத் தொழிற்சாலைகளான ஆரஞ்சு மற்றும் பச்சை தொழிற்சாலாகளுக்கு நீர் ஆதாங்களிலிருந்து நீரை எடுப்பதற்கு அனுமதி வழங்குவதற்கு முன்னரும் முறையே பொதுப்பணித்துறை, தொழில்துறை மற்றும் பிற துறைகள் சுற்றுச்சூழல் மற்றும் வனத்துறையைக் கலந்து ஆலோசிக்கப்படல் வேண்டும். இனிவரும் காலங்களில் புதிதாகத் தொடங்கவிருக்கும் தொழிற்சாலைகளுக்கு இந்த நடைமுறை பொருந்தும்.

4. ஆரஞ்சு மற்றும் பச்சை வகைத் தொழிற்சாலைகள் நிறுவுவதற்கான விதிமுறைகளின் வரைமுறைகள் குறித்து, உள்ளாட்சி நிறுவனங்களுக்கும் தமிழ்நாடு மாசு கட்டுப்பாடு வாரியம், தெளிவாக்கி நடவடிக்கை எடுக்க வேண்டும்.

(ஆளுனரின் ஆணைப்படி)

கே.எஸ்.ஸ்ரீபதி
அரசு செயலாளர்.

பெறுநர் :
தலைவர், தமிழ்நாடு மாசு கட்டுப்பாட்டு
வாரியம், சென்னை - 32.

/உண்மை நகல்/

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தமிழ்நாடு அரசு – சுருக்கம்

சுற்றுச்சூழல் - நீர் ஆதாரங்களைப் பாதுகாத்தல் - 8.5.98 ஆம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) எண்.127க்கு திருத்தம் வெளியிடப்படுகின்றன.

சுற்றுப்புறம் & வனத் (சுக 3) துறை

அரசு ஆணை (1டி) எண். 223 நாள் :02.09.98

1. நாள் : 30.03.89 ஆம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) எண் 213.
2. நாள் : 08.05.89 ஆம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) எண் 127.

ஆணை.

30.03.89ம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) எண்.213 இல் இன்ன பிறவற்றுடன், இவ்வாணையின் இணைப்பு 1இல் கண்டுள்ள 14 வகையான தொழிற்சாலைகள் இவ்வாணையின் இணைப்பு 11இல் கண்டுள்ள நீர் ஆதாரங்களிலிருந்து 1கி. மீட்டர் தூரத்திற்குள்நிறுவப்பட் அனுமதி அளித்தல் கூடாது என்று ஆணையிடப்பட்டது. பின்னர் 8.5.98ஆம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) எண்.127இல் இன்ன பிறவற்றுடன் காவிரி மற்றும் அதன் உபநதிகள், பெண்ணையாறு, பாலாறு வைகை மற்றும் தாமிரபரணி ஆகிய நதிகளிலிருந்து 5 கி.மீட்டர் தூரத்திற்குள் நீரை அதிக அளவில் மாசுபடுத்தும் எந்த தொழிற்சாலையும் (சிவப்பு வகை) நிறுவப்பட அனுமதி அளித்தல் கூடாது என்று ஆணையிடப்பட்டது.

30.03.89ஆம் நாளிட்ட அரசாணையின் இணைப்பு 1இல் கண்டுள்ள குறிப்பாக 14 வகை தொழிற்சாலைகள் இந்த 8.5.98ஆம் நாளிட்ட அரசாணையில் கண்டுள்ள முக்கிய நீர் ஆதாரங்களிலிருந்து 5 கி.மீட்டர் தூரத்திற்குள் அமைக்க அனுமதித்தல் கூடாது என்று அரசு கருதுவதால் 8.5.98ஆம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை நிலை எண். 127 க்கு கீழ்கண்ட திருத்தத்தை அரசு இவண் வெளியிடுகிறது.

திருத்தம்

8.5.98ஆம் நாளிட்ட சுற்றுப்புறம் மற்றும் வனத்துறை அரசாணை (நிலை) எண் 127 இல் பத்தி 5 துணைப்பத்தி 2இல் கண்டுள்ள சொற்றொடொரான தமிழ்நாட்டில் முக்கிய நீர் ஆதாரங்களான காவிரி, மற்றும் அதன் உபநதிகள், பெண்ணையாறு, பாலாறு, வைகை மற்றும் தாமிரபரணி ஆகிய நதிகளிலிருந்து 5 கி மீட்டர் தூரத்திற்குள் நீரை அதிக அள்வில் மாசுபடுத்தும் எந்த தொழிற்சாலையும் (சிவப்பு வகை) நிறுவப்பட அனுமதி அளித்தல் கூடாது இதற்குப் பதிலாக கீழ்கண்ட சொற்றொடொரைப் படிக்கவும்.

தமிழ்நாட்டில் முக்கிய நீர் ஆதாரங்களான காவிரி மற்றும் அதன் உபநதிகள், பெண்ணையாறு, பாலாறு, வைகை மற்றும் தாமிரபரணி ஆகிய நதிகளிலிருந்து 5 கி.மீட்டர் தூரத்திற்குள், 30.3.89ஆம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) எண் 213இல் இணைப்பு 1இல் கண்டுள்ள 14 வகையான தொழிற்சாலைகள் நிறுவப்பட அனுமதி அளித்தல் கூடாது.

(ஆளுனரின் ஆணைப்படி)

(ஒம்) கே.எஸ்.ஸ்ரீபதி
அரசுச் செயலாளர்.

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'RED' Category Industries

1. Lime manufacture pending decision on proven pollution control device and Supreme Court's Section on quarrying.
2. Ceramics
3. Sanitary – ware
4. Tyres and tubes.
5. Refuse incineration.
6. Large flour mills.
7. Vegetable oils including boiling process and synthetic detergent formulations.
8. Soap without steam boiling process and synthetic detergent formulations.
9. Steam generating plants.
10. Manufacture of machineries and machine tools and equipment.
11. Manufacture of office and house - hold equipment and equipment and appliances involving use of fossil fuel combustion.
12. Industrial gases (only nitrogen, oxygen and 0_2).
13. Miscellaneous glassware without use of fossil – fuel combustion.
14. Optical glass.
15. Petroleum storage and transfer facilities.
16. Surgical and medical products including prophulnotics and latex products.
17. Bakery products, biscuits and confectioneries.
18. Instant tea / coffee; coffee processing.
19. Malted food.

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20. Manufacture of power driven pumps, compressors, refrigeration, refrigeration units, fire fighting equipments etc.

21. Acetylene (Synthetic).

22. Glue and gelatin.

23. Metallic sodium.

24. Photographic films, papers and photographic chemicals.

25. Plan nutrients (Manure).

26. Ferrous and non – ferrous metal extraction, refining casting, forging, alloy making processing etc.

27. Dry coal processing / mineral processing industries like ore sintering beneficiation, polarization etc.

28. Phosphate rock processing plants.

29. Cement plants with horizontal rotary kilns.

30. Cement plant with vertical shaft kiln technology – pending certification of proven technology on pollution control.

31. Glass and goass products involving use of coal.

32. Petroleum refinery.

33. Petrochemical industries.

34. Manufacture of lubricating oils and greases.

35. Synthetic rubber manufacture.

36. Coal, oil, nuclear and wood based thermal power plants.

37. Vanaspati hydrogenated vegetable oils for industrial purposes.

38. Sugar mills (White and Khandasari).

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39. Craft paper mills.

40. Cocke oven by – products and coal – tar – distillation products.

41. Alkalis.

42. Caustic Soda.

43. Potash.

44. Electro – thermal products (artificial abnrasives, calcium carbide etc.)

45. Phosphorous and its compounds.

46. Acids and their salts (Organic and inorganic).

47. Nitrogen compounds (Cyanides, cyananmides and other nitrogen compounds).

48. Explosives (including industrial explosive, detonators and fuses).

49. Phthalic anhydride.

50. Processes involving chlorinated hydrocarbon.

51. Chlorine, fluorine, aromine, iodine and their compounds.

52. Fertilizer industry.

53. Paper board and straw boards.

54. Synthetic fibers.

55. Insecticides, fungicides, herbicides and pesticides (basic manufacture and formulation).

56. Basic drugs.

57. Alcohol (industrial or portable).

58. Leather industry including tanning processing.

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59. Coke making, coal liquefaction and fuel gas making industries.

60. Fire glass production and processing.

61. Refractories.

62. Manufacture of pulp – wood pulp, mechanical or chemical (including dissolving pulp).

63. Pigment dyes and their intermediates.

64. Industrial carbons (including graphite electrodes, nodes, midget electrons, graphite, blocks, crucibles, gas carbons, activated, carbon, synthetic, diamond, carbon black, black, lamp etc..

65. Electro chemicals (other than those covered under alkali)

66. Paints, enamels and varnishes.

67. Poly propylene.

68. Poly vinyl chloride.

69. Chlorates, per chlorates and peroxides.

70. Polishes.

71. Synthetic resin and plastic products.

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ORANGE Category Industries

1. Electroplating.
2. Galvanizing.
3. Manufacture of mirror from sheet glass and photo framing.
4. Surgical gauges and bandages.
5. Cotton spinning and weaving.
6. Wires, pipes – extruded shapes from metals.
7. Automobile servicing and repair stations.
8. Restaurants.
9. Ice cream
10. Mineralized water and soft drinks bottling plants.
11. Formulations of pharmaceuticals.
12. Dyeing and printing (Small units)
13. Laboratory ware.
14. Wire drawing (Cold process) and bailing straps.
15. Steel furniture, fasteners etc.
16. Potassium permanganate.
17. Surface coating industries.
18. Fragrance, flavors and food additives.
19. Aerated water / soft drink.
20. Light engineering industry excluding fabrication.

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21. Electroplating

22. Small textile industry.

23. Dye industry.

24. Pharmaceuticals industry formulation.

25. Plastic industry.

26. Chemical industry

27. Readymade garment industry

28. Flour Mills

29. Bleaching

30. Degreasing

31. Phosphate

32. Dyeing

33. Picking tanning

34. Polishing

35. Cooking of fibres, digesting

36. Designing of fabric

37. Unhairing, soaking, deliming and bating of hide.

38. Washing of fabric.

39. Trimming, cutting, juicing and blanching of fruits and vegetables.

40. Washing of equipment and regular food washing using considered cooling water.

41. Separated milk and gee.

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42. Steeping and processing of grain.

43. Distillation of alcohol, still age evaporation.

44. Slaughtering of animals, rendering of bones, washing of meat.

45. Juicing of sugar cane, extraction of sugar.

46. Filtration, centrifugation, distillation.

47. Pulping and fermenting of coffee beans.

48. Processing of fish.

49. DM Plant exceeding 20 kilo liters per day capacity.

50. Pulp making, pulp processing and paper making.

51. Coking of coal, washing coal, furnace flue gases.

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'GREEN 'Category Industries

1. Wasting of used sand by hydraulic discharge.
2. Atta – chakkies.
3. Rice millers.
4. Ice boxes.
5. Dhal mills.
6. Ground nut decorticating (dry).
7. Chilling.
8. Tailoring and garment making
9. Cotton and woolen hosiery.
10. Apparel making.
11. Handloom weaving.
12. Shoe lace manufacturing.
13. Gold and silver thread and sari work.
14. Gold and silver smithy.
15. Leather foot wear and leather products excluding tanning and hide processing.
16. Musical instruments manufacturing.
17. Sports goods.
18. Bamboo and cane products (Only dry operations.)

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19. Card board box and paper products (Paper and pulp manufacture excluded)

20. Insulation and other coated papers (Paper and pulp manufacture excluded)

21. Scientific and mathematical instruments.

22. Furniture (Wooden and steel)

23. Assembly of domestic electrical appliance.

24. Radio assembling.

25. Fountain pens.

26. Polythen, plastic and P.V.C. goods through extrusion / moulding.

27. Radio (Cotton plastic)

28. Carpet weaving.

29. Assembly of air coolers, conditioners.

30. Assembly of bicycles, baby carriage and other small non – motorized vehicles.

31. Electronics equipment (assembly).

32. Toys.

33. Candles.

34. Carpentry – excluding saw mill.

35. Cold storage (small scale).

36. Oil ginning / expelling (no hydro generation and no refining)

37. Jobbing and machining.

38. Manufacture of steel trunks and suitcases.

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39. Paper pin and U – clips.

40. Block making for printing.

41. Optical frames.

42. Tire retreating.

43. Power Looms and handlooms (without dyeing bleaching).

44. Printing press.

45. Garments stitching, tailoring.

46. Thermometer making.

47. Foot – wear (rubber).

48. Plastic processed goods.

49. Medical and surgical instruments.

50. Electronic and electrical goods.

51. Rubber goods industry.

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GOVERNMENT OF TAMILNADU

ABSTRACT

Master plan – Erode Local Planning Area – Consent of the Government to the publication of the notice of the preparation of the modified Master Plan – Orders issued.

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HOUSING AND URBAN DEVELOPMENT (UD 4.2) DEPARTMENT.

G.O.(Ms.) No.143 Dated:04.06.2004.

Read:

1. G.O.Ms.No.138, Housing and Urban Development Department, dated 07.02.1990.
2. From the Director of Town and Country Planning, Letter No.33435/MP3/99, Dated.04.11.2003 and dated.31.12.2003.

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ORDER:

In the Government Order first read above, the Government accorded approval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), to the master plan of the Erode local planning area and the same was published at page 115, Part II – Section 2 of the Tamil Nadu Government Gazette dated.28.02.1990. As per the provisions contained in clause(b) of sub-section (2) of section 32 of the said Act, once in every five years, after the date on which the master plan for an area comes into operation, the Local Planning Authority may and if so, directed by the Government, shall after carrying out such fresh surveys as may be considered necessary and in consultation with the regional planning authority and the local authorities concerned review the master plan and make such modification in such plan wherever necessary and submit the modified master plan for the approval of the Government.

2. In his letter read above the Director of Town and Country Planning, has stated that by virtue of the provisions contained in clause (b) of sub-section (2) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 the Erode Local Planning Authority has reviewed the existing approved master plan for that planning area in consultation with the Deputy Director of Town and Country Planning, Salem and prepared a draft modified master plan for the Erode Local Planning area. The Director of Town and Country planning has requested the Government to accord consent to the draft modified master plan of the Erode local planning area.

3. Under sub-section (2) of section 24 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby gives his consent to the Erode local Planning authority to the

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

4. The draft modified master plan for the Erode local planning area as consented to by the Government under sub-section (2) of the section 24 of the said Act, is returned to the Commissioner of Town and Country Planning, and he is requested to acknowledge its receipt. The Commissioner of Town and Country Planning is requested to ensure that the various requirements specified in the said Act and in the Master Plan (Preparation, Publication and Sanction) Rules are strictly adhered to by the Erode local planning authority, before the modified master plan is resubmitted to the Government for their approval under section 28 of the said Act.

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO,
SECRETARY TO GOVERNMENT.

To
The Commissioner of Town and Country Planning, Chennai.2.
The Commissioner, Erode Municipality, Erode.
The Collector, Erode.
The Commissioner of Municipal Administration, Chennai.5.
The Member-Secretary, Erode Local Planning Authority.
(through Commissioner of Town and Country Planning)
The Regional Director of Town and Country Planning, Salem.
The Law Department, Chennai.9.
sf/sc.

/FORWARDED/BY ORDER/

S. Venkatesan
SECTION OFFICER.

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GOVERNMENT OF TAMILNADU
ABSTRACT

Master plan for Erode Local Planning area – Approval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 – Accorded.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.138 Dated : 7.2.90

Read :

1. G.O.Ms.No.367, Housing and Urban Development dated 11.4.85
2. From the Director of Town and Country Planning Lr.Roc.No.1957/87 MP2 dated 25.10.88.

Read also

3. G.O.Ms.No.909, Housing and Urban Development dated 8.9.89.

ORDER

In G.O.Ms.No.367, Housing and Urban Development Department, dated 11.4.85 the Government have accored consent to the publication of notice preparation of Master Plan for Erode Local Planning Area. The Master plan for Erode Local Planning Area as approved by Government are communicated to the Director of Town and Country planning.

2.Under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu herby approved the Master plan for Erode Local planning Area submitted by the preparation of master Plan and convening a meeting of the Local planning Authority is hereby condened. Copies of

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

NOTIFICATION

In exercise of the powers conferred by sub section (1) of Section 30 of the Tamil Nadu Town And Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu Hereby publishes the approval of the government under section 28 of the said Act for the master Plan of Erode Local Planning Area Submitted by the Director of Town and Country Planning.

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1. The Master plan for Erode Local Planning Area with all its enclosure shall be kept open to the inspection of the office of the Commissioner, Erode Municipality during office hours.

(BY ORDER OF THE GOVERNOR)

C. CHELLAPPAN
SECRETARY TO GOVERNMENT

TO
The Works Manager Government Central Press, Madras 79. (For publication of the Notification in Tamil Nadu government Gazette)
The Director of Town and Country Planning, Madras 2(W – e)
The Director of Municipal Administration, Madras 5.
The Regional Deputy Director of Town and Country Planning Coimbatore.
The Member secretary, Erode Local Planning Authority, through the Director of town and Country Planning.
The Commissioner, Erode Municipality, Erode.
SF / SCs.

/FOR WARDED / BY ORDER/

SD/-XXXXXXX
SECTION OFFICER.

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Extract taken from page no. 271 of the

TAMIL NADU GOVERNMENT GAZETTE

PUBLISHED BY AUTHORITY

No.19) MADRAS, WEDNESDAY, MAY 15, 1974

(VAIKASI I, ANANTHA (2005 -- TIRUVALLUVAR ANDU))

Part II -- Section 2

Notifications or orders of interest to a section of the public issued by Secretariat Departments.

xxxx xxxx xxxx

NOTIFICATIONS BY GOVERNMENT.

xxxx xxxx xxxx

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

Proposal to declare certain areas as Local Planning areas.

xxxx xxxx xxxx

ERODE

(G.O. Ms. No.1027, Rural Development and Local Administration, 16th April 1974.

No. II (2)/RUL/ 2527/74. -- In exercise of the powers conferred by sub-section (1) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972). the Governor of Tamil Nadu hereby declares his intention to specify the local areas specified in column (3) of the Table below to be a local planning area with the name specified in the corresponding entry in column (2) thereof.

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Notice is hereby given that this notification will be taken into consideration again under sub-section (4) of the said section 10 on or after the expiry of two months from the date of the publication of this notification the Tamil Nadu Goverment 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 Tanmil 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.

Serial number.	Name of Local Planning Area.	Area forming the Local Planning Area Number and name of Revenue villages.
(1)	(2)	(3)
	THE TABLE.	
1	Erode	Erode taluk---
		67 Periya Semur.
		68 Bramana Peria Agraharam
		69 (Nanjai) Dalavaipalayam
		70 Virapalayam.
		71 Sarka Chinna Agraharam.
		72 Bramana Chinna Agraharam
		73/1 and 73/2 Erode.
		74 Pilamedu.
		75 Surampatti.
		78 Pudur.
		79 Punjai Lakkapuram.
		80 Vendipalayam.
		81 Nanjai Lakkapuram.

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Tiruchengodu taluk
(Salem district)

16. Pallipalayam.
17. Pudupalayam.
18. Odapatti Agraharam.
19. Pappanpalayam.

M. M. RAJENDRAN,
Secretary to Government.

// True extract //

Corrections: Three only

Compared by: ஏ.எ.எம்.திருமலை

Checked by: [illegible]

18 ஜூலை 2005

Assistant Commissioner.
15.07.05.

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Copy of:

GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Area - Erode Local Planning Area - Deletion of Pallipalayam and surrounding villages falling under Salem District -Amendment to original Notification under section 10(1) of the Town and Country Planning Act - Issued.

- -

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.1168, Dated: 28th July, 1986.

Read :--

1. G.O.Ms.No.1027, Rural Development and Local Administration, dt.16.4.74.
2. G.O.Ms.No.1866, Rural Development and Local Administration, dt.17.8.74.
3. From the Director of Town and Country Planning, Lr.Roc.No.739/85/MP2, Dt.22.8.85.

.....

ORDER:

The Erode Local Planning Area was notified under section 10(1) of the Tamil Nadu Town and Country Planning Act, 1971 in the G.O.first read above. Subsequently, in G.O. second read above orders were issued confirming the notification under section 10(4) of the Town and Country Planning Act.

2. The Director of Town and Country Planning has pointed out that the Erode Local Planning Area now comprises of areas falling under both Periyar and Salem Districts. He has, therefore, suggested that the following four fillaves that fall within Tiruchengode Taluk of Salem District may be deleted from the planning area for the purpose of better planning and coerdination.

Tiruchengodu Taluk (Salem District)

16. Pallipalayam
17. Pudupalayam
18. Odaipatti Agraharam
19. Papanpalayam

Accepting the recommendation of director of Town and Country Planning, it has been decided to issue an amendment notification restricting the planning area to Periyar Distnct limits. The Director of Stationery and Printing, Madras is requested to publish the notification appended to this order in the Tamil Nadu District Gazette. The same will be republished in the Periyar District Gazette by the Collector both in English and Tamil.

3. The Director of Translation will furnish a Tamil Version of the notification direct to the Collector of Periyar District under intimation to the Director of Town and Country Planning, Madras-2.

(BY ORDER OF THE GOVERNOR)

K.DHARMARAJAN,

COMMISSIONER & SECRETARY TO GOVT.

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NOTIFICATION

In exercise of powers conferred by sub-section (1)of Section 10 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 1972), the Governor of Tamil Nadu hereby declares his intention to make the following amendment to the notification published as No.II(2)/Rul/4 5/74 on p.495 of Part II-Section 2 of the Tamil Nadu Government Gazette dated 25.9.74.

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

AMENDMENT

In the said notification, under the Table, the names of following villages may be omitted.

RTiruchengodu Taluk (Salem District)

16. Pallipalayam
17. Pudupalayam
18. Odaipatti Agraharam
19. Papanpalayam

K.DHARMARAJAN
COMMISSIONER & SECRETARY TO GOVERNMENT.

/true copy/

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

Endt.739/85/MP2 Dated: 9.9.86

Copy of G.O.Ms.No.1168 H&UD Department dt.28.7.86 is Communicated.

Sd/- x x x x x x x x x x

for DIRECTOR OF TOWN & COUNTRY PLANNING

To

1. The Executive Authority/Commissioner, Erode LPA/Municipality, Municipal Office, Erode.
2. The Senior Deputy Director, Coimbatore.Periyar-Nilgiris Region.
3. The Deputy Director (M.P)
4. Assistant Director (M.P) 1,2
5. Supervisors (M.P) 1,2
6. Draftsman II, 1,2 (M.P)
7. Mpl. MP2,
8. Stocke file.

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COPY OF :

From

Thiru: S.Ramakrishnan, I.A.S.,
Director of Town and Country Planning,
807, Anna Salai, Madras-2.

To

The Member Secretary/
Town Planning Officer,
Municipal Office, Erode.

Roc.No.1657/87/MP1. Dated: 6.10.87

Sir,

Sub: Master Plan - Erode Local Planning Area - consented by Government - Objection and Suggestion approved - some instructions issued on the preparation of Master Plan before submission to Government - Regarding.

Ref: 1.Govt. G.O.Ms.No.1168 H&UD Dt.26.7.86.
2.Member-Secretary/Town Planning Officer, Erode Lr.Roc.No.G1/19587/79,dt.10.3.87.

.....

With reference to the letter 2nd cited the objection and suggestion received is approved and sent to the Member-Secretary/Town Planning Officer, Erode Local Planning Authority/Municipality with the following instructions.

1. It is seen that the areas on the eastern bank of Cauvery was originally included in the Local Planning Area under section 10(4) and lying in Salem District has since been released by Government in G.O. letter 1st cited in the reference. Hence the Master Plan already prepared will have to be suitably recasted accordingly.

2. Large tracts of land have been suggested for land acquisition on the western side of the Local Planning Area and Southern side by the Tamil Nadu Housing Board for Housing purposes, and is reported to be in an advanced stage of acquisition. These will have to be incorporated in the Master Plan under the residential use zone.

Sd/- x x x x x x x

for DIRECTOR OF TOWN AND COUNTRY PLANNING

Encl:
Copy of objection & suggestion approved
Nil report.

Copy to

The Deputy Director of Town and Country Planning,
Coimbatore-Periyar -Nilgiris Region, Coimbatore-11.

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Time Schedule to be adhered to for submitting Master Plans for final approval under section 28 of the Town and Country planning Act.

Sl. No.	Stage	Time limit as provided in the T&C.P. Act 1971.
1.	Publication in form No.1 inviting objection suggestion under rule 7(1) a.	Within 15 days after the receipt of consent of Master Plan by the Government in i. Tamil Nadu Government Gazette ii. District Gazette iii. Leading news papers iv. Notice Boards.
2.	Copies to be sent to Director Chairman Regional Planning Authority, Collector, heads of Departments and Town and Country Planning Board under rule 7(1)	Within 30 days after the Publication in form No.I.
3.	Objection and suggestion to be sent to Director as per rule 8.	After the expiry of period mentioned in form No.I. (The period shall not be less than sixty days).
4.	Meeting for approval of draft Master Plan by L.P.A. authority under rule 9.	Within 60 days after the expiry of period mentioned in Form No. I.
5.	Submission to Govt. for sanction with 8 copies and intimation to Collector as per rule 10.	Within 3 months after the approval of draft Master Plan by LPA

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COPY OF:-

GOVERNMENT OF TAMILNADU
ABSTRACT

Information Technology – Setting of base Transreceiver station Towers and installation of equipment for telecommunication networks – leasing of space in government officers on a non exclusive basis to any licensed telecom company on certain prescribed terms and conditions-orders – issued.

INFORMATATION TECHNOLOGY DEPARTMENT

G.O.Ms.No.2 Dated 1.04.2002

Read:-

1. G.O.M.s.No.7 Information Technology Department, Dated 12.02.2001.
2. From Tvl.Reliance infocom Limited Chennai, Letter Ref.No.2375/IT/2001-02, dated 29.01.2001.

ORDER ;

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

2) Tvl.Reliance infocom limited, who have been given centralized permission to lay optic fibre cables in TamilNadu, have indicated that in order to maximize the coverage throughout the state, permission is required for running leasing out Government land, Government buildings for putting up Base Trasreceiver Station Towers (BTS TOWERS) at technically feasible locations. The company has also requested the Government to grant exemption to it from observing side set back rules of Chennai. Metropolitan Development Authority Directorate of Town and country planning for the BTS Towers which are only temporary structures and to apply set room etc.

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

4. Accordingly, the government hereby accord permission to any licensed telecom company and which is committed to the cause for Government of Tamilnadu to install its Base stations consisting of Tower. Equipment room and generator room. On roof top or on the ground of premises and buildings belonging to Government of Tamil Nadu. Subject to availability and technical feasibility; on anon-exclusive basis and also subject to the following terms and conditions. Non-exclusive basis and also subject to the following terms and conditions.

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

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ii. Availability of space of 4.5mts, x 4.5 mts.

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

iv. A telecom company providing infocom services and is desires of utilizing the Government premises / buildings for installing the base stations, should comply with all the regulations and stipulations including that of the ministry of Civil Aviation, Government of India, in installation of the base stations. All Clearances / permissions, required in the process of establishing the base stations are to be obtained by such company.

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

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

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

viii. Damages caused, if any shall be rectified by such company should not be detrimental to the daily routine and activities of the Offices concerned.

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

x. Appropriate rent shall be charged from such company.

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

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

(BY ORDER OF THE GOVERNOR)

(Sd) VIVEK HARINARAN
SECRETARY TO GOVERNMENT

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Information technology department, secretariat, chennai 600 009.
Letter no.237/IT/2002-7 dated. 18.09.2002

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

To
The reliance infocom Limited, 17,Khader Nawaz Khan Road, Chennai-6.
The secretary to government, Housing & Urban Development department., Chennai-9.
The secretary to government, Revenue Department., Chennai-9.
The secretary to government, public works department., Chennai-9.
The member Secretary, Chennai Metropolitan Development Authority , Chennai-8.
The director of Municipal Administration, Chennai-5.
The director of Town and Country Planning , Anna Salai, Chennai-2.
The Chief Engineer (Buildings)PWD Chepauk, Chennai 5.
All Departments of secretariat, Chennai-9.
All District Collectors.

Sir,

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

Ref:

1. G.O.ms.No.2, IT Department, Dated 1.4.2002.
2. From the Reliance Infocom Limited letter No.BTS IT RA1018/2001-2002.
3. From the Special Commissioner of Town and Country planning Letter No.13287/2002/BAI dated 30.5.02 7 3.6.02.
4. From the member Secretary, CMDA letter No.C3/18815/2000 dt.6.6.2002.
5. From the Director of Municipal Administration Roc.No.43829/2002/TP3/ dated 23.7.2002.

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

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

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

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

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

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

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

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

4) The municipal Administrator and Water Supply department are directed to issue necessary orders exemption under Tamil Nadu District Municipalities Building Rules and multi stored and public building rules 1973, under G.O.164 MAWS Department, dated 15.6.1994 and G.O.Ms.No.22, MAWS Department dated 30.1.1997 against restricting the height of the buildings/structures/BTS Towers within the heritage zones of the Heritage towns and under G.O.Ms.No.1730 RD & LA, Dept., dated 24.7.1974 allowing the BTS Towers in all the land use zones.

5) This letter issues with the concurrence of Municipal Administrator and Water Supply, Rural Revelopment and Housing & Urban Development departments.

Yours faithfully,
Sd/-(T.Anwer Basha)
For secretary to Government,

Copy to:
The Managing director, ELCOT, No.692,Anna salai, Nandanalm,Chennai 600035.
The principle Accountant General (A&E) Chennai 18.
The Accountant General (Audit) Chennai 6/35.
The Secretary-II to Chief minister (Law & IT) Chennai-9.
The Senior P.A to Hon'ble Minister (Law & IT) Chennai – 9.
The national informatics Center, Chennai – 9.
(for hosting in Government website)
SFes.

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Copy of:-

Government of Tamil nadu
Abstract

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

HOUSING AND URBAN DEVELOPMENT (UDIV (2) DEPARTMENT

G.O.Ms.No.260 Dated the 29.01.2002

1. G.O.ms.No.1730 Rural Development and local Administration and Acquisition Department dated 24.7.74.
2. G.O. (Ms.) No.300. IMD (Mf2) dated3.11.97.
3. From the Special Commissioner of Town and Country Planning Letter No.6336/2002/T/dated 13.3.2002.

ORDER:

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

Residential use zone.
Commercial use zone.
Industrial use zone .
Educational use zone .
Public and semi public use zone .
Agriculture use zone.

Of these, the Residential Use Zone has been further sub-divided into two categories. Namely:-

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

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

1) Controlled Industrial Use Zone;
2) General industrial Use Zone; and
3) Special industrial and hazardous use zone.

2. In the G.O.second read above, while announcing the information Technology industrial policy. It has been ordered that there will be no location a restriction for setting up units exclusively engaged in Software Development and Training.

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3. In this letter third above, the special Commissioner of Town and country Planning has reported that Software units exclusively engaged in software development and training, are considered to be non conflicting uses and therefore there will be no location restriction for setting up of these units in any land use classified, except those lands reserved for special land hazardous and agriculture land use in the Master plan, in the with the provisions of amended Development Control Rules of Chennai Metropolitan Development Authority, and that the information technology industries also should not be permitted in areas prohibited by various Acts and Rules, relating to Coastal Regulation Zone, Archeological site, Heritage site, Airports, Burial ground, quarry sites. Railway properties etc. the special Commissioner of Town and Country planning has now requested the Government to effect changes to G.O.(Ms.) No. 1730 RD & LA Dept.. Dated 24.7.74 accordingly.

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

(BY ORDER OF THE GOVERNOR)

LALRAWNA SAILO,
SECRETARY TO GOVERNMENT.

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Copy of:-

GOVERNMENT OF TAMILNADU
ABSTRACT

Urban Development- installation of the base transreceiver Station Towers in all the land use zones in the Master Plan – permission – orders – issued

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HOUSING AND URBAN DEVELOPMENT (UD 4.2) DEPARTMENT

G.O. (MS.NO)302 Dated: 12.12.2002.

READ:

1. G.O.(Ms.) No.1730, Rural Development and Local Administration Department, dt.24.7.1974.
2. G.O.(Ms.) No.2 Information and technology Dept., dated 1.4.02.
3. Government Lr.No.237/I&T/2002-2..Information Technology Dept, Dt.9.5.02.
4. From the special commissioner of Town and Country planning. Lr.No.13287/BA1/dtr.3.6.20052 and 17.7.2002.
5. Government L.r.No.237/IT/2002-20007 Information Technology Department Dated 18.9.2002.

ORDER

In the Government order second read above, the information Technology Department had issued order pertaining any licensed telecom company to install Base receiver station Tower. Equipment room and generator room on root top or on premises and building belonging to Government on certain farms and companies from following the side set back rules of Chennai Metropolitan Development Authority Director of Town and Country Planning for installation of base Trans receiver station Towers and applicability of the said rules only to the construction of buildings.

2) Subsequently, in the Government letter third read above. The Information Technology Department has further clarified that the exemption given in G.O. (MS) No.a2 dated 1.04.2002 will be applicable not only for the Base Trans receivers towers to be installed on roof top or on the ground of premises and building belonging to Government of Tamil Nadu but also for the Base Trainsreceiver Station Towers to be installed on private land buildings.

3) In the letter fifty road above, the Information Technology Department while issuing certain amendments to pared 4 and 5 of Government order second reds above has directed Municipal Administration and water supply Department and Rural Development Department to issue necessary orders exempting under Tamil Nadu District Municipalities Building Rules 1973. Under G.O.164 Municipal Administration and water supply Department dated 0.1.1997 against restricting the height of the building structures Base Trans receiver station Towers within the Heritage zone of the Heritage towns and under G.O.(Ms) No1730,Rular Development and Local Administration Department dt 24.07.19974 allowing the Base3 trans Receiver Station Towers in all the land use Zones.

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

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

(BY ORDER OF THE GOVERNOR)

LALRAWNA SALIO,
SECRETARY TO GOVERNMENT.

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

FORWARDED BY ORDER

sd- Section Officer.

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Copy of:-

GOVERNMENT OF TAMILNADU
ABSTRACT

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

MUNICIPAL AEDMINISRATION AND WATER SUPPLY MA.1)DEPATRMENT

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

READ:

1) G.O.Ms.No.2 Information Technology Department dated. 01.04.2002
2) From the special commissioner of Town and Country Planning,
3) From the Directors of Municipal Administrations I.r.Roc.No. 43829/2002/tp-3/dated 23.07.2002,
4) Government Lr.No.237/IT/dated 18.09.2002.

ORDER

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

2) The special Commissar of Town and Country planning in sought the clarifications of government on the exemption of BTS towers from Tamil Nadu District Municipalities buildings Rules and Public Building rules 1973 and height restriction in respect of heritage towns. The Director pf Municipal Administration has also requested the Government to issue necessary orders in this regard.

3) The Government after careful exemption to BTS towers constructed by Telecom companies. From the Tamil Nadu District Municipalities Buildings Rules 1972, and Multistoried and Public Buildings Rules 1973. Subject the conditions imposed in the G.O. and after first and fourth re4ad above. However. Above has directed Municipal Administration and Water Supply Department and rural Development Department to issue necessary orders exempting under Tamilnadu District Municipal Building rules and Multistoried and public Building Rules 1973 under G.O.Ms.No.22 Municipal Administration and Water Supply Department dated 15.06.1991 and G.O.Ms.No.22 Municipal Administration and Water Supply Department dated30.01.1997 against restricting the height of the Buildings Structures Base Transreceiver Station Towers within the Heritage zone of the Heritage towns and under G.O.Ms.No.1730.Rural Development and Local Administration Department dated 24.07.1974 allowing the Base Trans-receiver Station Towers in all the land use zones.

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4) As regards the issue of allowing the Base Transreceiver station Towers in all land use zones, the Special Commissioner of Town and Country Planning in his letter 4th read above has reported that as per the Government order first read above only permissible uses specified in each use Zone as per the Master Plan can be permitting the base Transreceiver Station Towers in all use Zone in the Master Plan may be issued by the Government.

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

(BY ORDER OF THE GOVERNOR)

LALRAWNA SALIO
SECRETARY TO GOVERNMENT

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

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Copy of:-

GOVERNMENT OF TAMIL NADU
ABSTRACT

Urban planning – Implementation of Information Technology Policy 2002 – Relaxation of Floor space index under Multistoried and Public Building Rules 1973 to the extent of 100% in designed IT parks in Urban Areas other than Chennai – orders – issued.

MUNICIPAL ADMINISTRATOR & WATER SUPPLY (MA1) DEPARTMENT
G.O. (Ms).No.317 Dated: 10.09.2004.

Read:

1. G.O. (Ms).No.52 Housing and Urban Development Department Dated 27.3.2003.
2. From the CTCP letter Roc.No.24582/2003/BAI/dated 20.2.2004.

...

ORDER :

The Information Technology Policy of Government of Tamil Nadu envisages to encourage and accelerate the growth of hardware and software industries and associated services in the state and the Government are keen to generate an ambiance by creating Information Technology corridors, construction of Information Technology parks besides extending concessions incentives to the Information Technology Industry. As a measure to boost construction of more Information Technology related parks. Corridors, suggestions have been made to the effect that the existing floor space index and Open space Regulations in Building Rules may be Relaxed in Respect of such buildings. As a first, the Government in their order first read above relaxed the building Rules in respect of Information Technology related buildings within Chennai Metropolitan Area as detailed below:-

1) Floor space index (FSI) to the extent of 100% shall be relaxed in respect of designated IT parks under Development Control Rules of Chennai Metropolitan Development Authority.

2) The requests of the Information Technology Companies for maintaining the space under the open space by applicant IT Company, itself under the Open Space Reservation Rules under Development Control Rules, 1991 of Chennai Metropolitan Development Authority shall be allowed.

3) The scope of development Information Technology Parks and related industries in areas other than Chennai is now gaining momentum. In order to facilitate these developments. The Commissioner of Town and Country Planning has suggested to extend the above said concessions to all urban centers of Tamil Nadu by relaxing the Rules under the Multistoried and Public Building Rules. 1973.

4) The Government have examined the proposal of the Commissioner of Town and Country Planning and have decided to accept the proposal and to issue orders in

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line with the orders issued for Chennai Metropolitan Area. They accordingly direct that for IT parks in urban areas other than Chennai Metropolitan area.

i. Floor space Index under Multistoried and Public Building Rules 1973 shall be relaxed to the extent of 100% and

ii. The designed IT company should handover the Open space Reservation land to the local body by way of gift deed as per the procedure laid down in para 4 of G.O. Ms.No.222 MA & WS dated 28.1.1992. However, the local body may permit the IT Company for maintaining the open Space Reservation land by itself, if so required.

(BY ORDER OF THE GOVERNOR)

C.K. FARIYALL
SECRETARY TO GOVERNMENT

TO
THE Commissioner of Town and Country Planning, Chennai–2.
The Commissiner of Municipal Administration, Chennai-5.
The Commissioners of Corporation of Chennai Madurai Coimbatore/Trichy/ Tirunelveli/ and salem.
All Municipal Commissioners (through the Commissioner of Municipal Corporation).

Copy to:
The Information Technology Department, Chennai-9.
The Rural Development Department, Chennai-9.
The Housing and Urban development Department, Chennai-9.
The Municipal Administration and water Supply (CP-2)Dept., Chennai-9.
Stock file spare copy.

/forwarded/by order/

Sd/- Section officer

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PROCEEDINGS OF THE DIRECTOR OF TOWN AND COUNTRY PLANNING
CHENNAI-2

PRESENT: Dr. T.PRABHAKARA RAO, I.A.S

Roc.No.19269/97 MP2 Dated : 11.7.1997

Sub : Development charges – Levy and Collection of Development charges in respect of Erode LPA Area – Proposals of the Erode LPA approved orders issued.

Ref : 1. G.O.Ms.No.2039, RD&LA dated 20.12.77
2. G.O.Ms.No.58, H& UD dated 23.1.95
3. G.O.Ms.No.396, H& UD dated 12.9.96
4. G.O.Ms.No.397, H& UD dated 12.9.96
From the Member Secretary, Erode LPA letter Roc.No.453/97 dated: 6.5.97

According to Sub-section (1) of section 59 of Town and Country Planning Act 1971 (Tamil Nadu At 1972), every Planning Authority including a. Local Authority where such local Authority is the Planning Authority, shall levy charges of use of land or building or development of any land or building for which permission is require d under the said Act in the whole area or any part of the planning area within the maximum rates specified in section 60 of the said act (as amended). The proviso to sub-section(1) of section 59 of the said Act specifies that the rates of development charges may be different for different parts of planning area and for different uses and that the previous sanction of the Government has to be obtained for the rate of the levy.

In exercise of the power conferred by clauses (c) and (p) of sub-section-2 of section 122 read with the clauses (a) and (b) of the sub-section (2) of section 60 of the said Act, which specifies the minimum and maximum charges that are leviable by the appropriate planning authority on the institution of use and building, the Government in G.O.Ms.No.2039 RD&LA dated 20.12.77 have fixed the minimum and maximum rates.

In the letter fifth cited, the Member Secretary of Erode local planning authority has sent proposal for the levy of development charges by the Erode LPA for the previous sanction of the Director of Town and Country Planning with reference to the second proviso of sub-section(1) of fixed in G.O.Ms.No.396, H& UD dated 12.9.96

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In the G.O.Ms.No.396, H& UD dated 12.9.96, Government have authorized the Director of Town and Country Planning to exercise the powers vested with the Government under the second provision to sub section 1 of the section 59 of the said Act to accord Saction to the Planning Authority for levy of development charges.

In exercise of the powers conferred in the G.O fourth cited, the Director of of Town and Country Planning hereby accords sanction for levy of development charges as shown in the annexure by the Erode LPA, as per the planning Authority (Levy Development charges) Rules 1975. This order supercedes the rates fixed in G.O. second cited

The above rates of levy will take effect from the date of publication of the notification in the Tamilnadu Government Gazette by the Erode Local Planning Authority specifying the rates of development charges.

The local bodies are requested to levy and collect the development charges at the rates mentioned in the annexure to this order and to transfer the amount to Local Planning Authority at the end of every month after retaining ½% (half Percent) of the amount as service charges.

Sd/- T.Prabakar Rao,
Director of Town and Country Planning

To,

1. Member Secretary Erode LPA,
2. Commissioner/Executive Officer of all comprising Local Bodies (through Member Secretary Erode LPA)
3. Collector, Periyar District

Copy to
1. The Secretary to Government H& UD Department, Chennai.
2. Headquarters Officers.
3. Section and Spares.

/Forwarded/ By Order /

Sd.....21.2.97
Assistant Director of Town and
Country Planning

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ANNEXURE

Name of the LPA	Rate of development Charges under Rules 5(1) and 6 (1) of the Local Planning Authorities (Levy of Development Charges) Rules, 1975 as amended.	
1. Local Planning Authority	Residential Rate (Land) as per Rule 5(1) as amended	Residential rate (building) as per rule 6(1)as amended
ERODE LOCAL PLANNING	Rs.50,000/-Hectare	Rs.12.50/Sq.metre

2) The rate of development chares for other uses shall be regulated in the following manner under Rules 5(2) and 5(3) of the local planning authorities (Levy of Development Charges) Rule 1975.

Category of use	Rate of Development Charges
Institution or first change of Use from agriculture or present use to	
Industrial	- 1½ times Residential rate (land)
Commercial	- 2 times Residential rate (land)
Miscellaneous	- 2/3 of Residential rate (land)

3) The rate of development charges for the second and subsequent charges in use of land shall be regulated in the following manner

Category of use	Rate of Development Charges
a) Change from	
Residential to Industrial	- ½ Residential rate (land)
Residential to Commercial	- Residential rate (land)
b) Change from	
Industrial to Commercial (or) Commercial to Industrial	- ½ residential rate (land)
c) Change from	
Miscellaneous to Residential	- 1/3 Residential rate (land)
Miscellaneous to Industrial	- Residential rate (land)
Miscellaneous to Commercial	- 1/3 Residential rate (land)
d) All other change of use	- 1/10 Residential rate (land)

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3. The rate of development charges in case of new constructions for other uses additions to existing constructions for other uses, and first change of use of existing building to uses shall be regulated in the following manner under rule 6(2) & 6(3) of the Local Planning Authority (Levy of development charges) Rules 1975.

Category of use	Rate of Development Charges
New Construction or additions to Existing constructions of first change of use to	
Industrial	- 1½ times residential rate (Building)
Commercial	- 2 times residential rate (Building)
Miscellaneous	- 2/3 of residential rate (Building)

5. The rate of development charges for the second and subsequent charges in use of Building shall be regulated in the following manner

Category of use		Rate of Development Charges
a) Change from		
Residential to Industrial	-	½ residential rate (Building)
Residential to Commercial	-	residential rate (Building)
b) Change from		
Industrial to Commercial (or) Commercial to Industrial	-	½ residential rate (Building)
c) Change from		
Miscellaneous to Residential	-	1/3 residential rate (Building)
Miscellaneous to Industrial	-	Residential rate (Building)
Miscellaneous to Commercial	-	1/3 residential rate (Building)
d) All other change of use	-	1/10 residential rate (Building)

Sd/- T.Prabakar Rao,
Director of Town and Country Planning

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Sd.....21.2.97
Assistant Director of Town and
Country Planning.

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Notifications or Orders of interest to a section of the public issued by Secretariat Departments.

NOTIFICATIONS BY GOVERNMENT

MUNICIPAL ADMINISTRATION AND WATER SUPPLY DEPARTMENT

DATE OF COMING INTO FORCE OF THE TIRUPPUR CITY MUNICIPAL CORPORATION ORDINANCE, 2007.

[G.O. Ms. No. 160, Municipal Administration and Water Supply (Elec.), 28th November 2007.]

No. II(2)/MAWS/762(a-1)/2007.

In exercise of the powers conferred by sub-section (3) of Section 1 of the Tiruppur City Municipal Corporation Ordinance, 2007 (Tamil Nadu Ordinance 6 of 2007), the Governor of Tamil Nadu hereby appoints the 1st day of January 2008, as the date on which the said Ordinance shall come into force.

DATE OF COMING INTO FORCE OF THE ERODE CITY MUNICIPAL CORPORATION ORDINANCE, 2007.

[G.O. Ms. No. 161, Municipal Administration and Water Supply (Elec.), 28th November 2007.]

No. II(2)/MAWS/762(a-2)/2007.

In exercise of the powers conferred by sub-section (3) of Section 1 of the Erode City Municipal Corporation Ordinance, 2007 (Tamil Nadu Ordinance 7 of 2007), the Governor of Tamil Nadu hereby appoints the 1st day of January 2008, as the date on which the said Ordinance shall come into force.

K. DEENABANDU,
Secretary to Government.

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LATE NOTIFICATIONS—

NOTIFICATIONS BY GOVERNMENT

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

Notifications under Tamil Nadu Town and Country Planning Act.
Variation to the Master Plan for Erode Local Planning Area

[G.O.Ms. No. 130, Housing and Urban Development (UD4-1), 14th June 2010.]

No. II(2)/HOU/369/2010.—In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Erode Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/1104/90 at page 115 of Part II—Section 2 of the *Tamil Nadu Government Gazette*, dated the 28th February 1990.

VARIATION.

In the said master plan, the following Development Control Regulations shall be added at the end, namely:—

DEVELOPMENT CONTROL REGULATIONS

1. **Short title.**—These regulations may be called Development Control Regulations for Erode Local Planning Area.

2. **Definition.** ——"Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) as amended from time to time.

The words and expressions used in these regulations but not expressly defined herein shall have the meaning assigned to them in the Act and various rules applicable in the said area.

3. **Regulation for Special building.** - (1) "Special buildings" means -

(a) a residential or commercial buildings with more than two floors; or

(b) a residential building with more than four dwelling units; or

(c) a commercial building exceeding a floor area of 300 square metre:

Provided that any construction in the second floor with prior permission as an addition to an existing ground and first storeyed authorised ordinary residential building which is three years old shall not be construed as a "Special Building".

(2) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.—

(i) The qualifying road width for permitting special building shall be available atleast for a reasonable stretch about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Over this length minor variation in road width at two ends may be considered provided width average outs to 9 metres.

To cite examples:-

(a) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(b) If the road is generally of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case. Reference in such cases may be made to Empowered Committee.

(c) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

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(ii) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise in such specific situations will be decided case-by-case. Reference in such cases may be made to Empowered Committee.

(3) Planning Parameters.- The extent of the site, plot coverage, FSI, set back etc. for the developments shall be regulated according to the Table below:—

THE TABLE.

Sl. No.	Description	Residential	Commercial	Institutional zone Educational, Public and Semi public	Industrial
1.	Minimum plot extent	220 sq.m.	300 sq.m.		—
2.	Minimum plot width/frontage	9m	9m		—
3.	Minimum road width	9m	9m	9m	9m.
4.	Maximum height of building	15m or G+3 floors or stilt + 4 floors	15m or G+3 (or) Stilt+4 floors	15m or G+3 (or) Stilt+4 floors	15m. Provided that water tank, chimneys, bunkers, silos etc. which are not intended to human habitation may be permitted subject to a ceiling of 30m. from the ground level.
5.	Maximum Floor Space Index (FSI)	1.5	1.5	1.5	1.00
6.	Maximum plot coverage	70%	65%	60%	50%
7.	Front set back	Min – 3m. Upto 18m–3m. 18m to 24m – 4.5m. More than 24m, NH & SH – 7m	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.
8.	Side set back	3m or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m or 1/4th height whichever is hiher
9.	Rear set back	. 3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher
10.	Open Spare Reservation (OSR)	It shall be followed as per Schedule-I.			
11.	Parking space	As mentioned in Schedule-II will be followed.			

Explanations.—(1) Additional FSI of 20% will be permissible for stilt parking. (2) All those buildings which are otherwise classified into public and semi-public category qualifying for the definition of 'commerce' in section 2(10) and used for 'commercial use' as defined in section 2(11) of the Act, shall be eligible for FSI permissible for commercial use. This shall be decided by the technical committee of the directorate on case to case basis.

(3) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. set back all around shall not be less than 6 metres.

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(4) The reservation of land for community recreational purposes such as parks or play ground required in these regulations shall be as given in Schedule-I.

(5) Information Technology buildings shall comply with all the provisions mentioned in Schedule-VII.

4. **Group development.**—(1) Group Development means accommodation for residential, commercial or institutional building in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any inter link between the structures in terms of connecting corridors shall not be construed as making any two structures into one block. However, if these blocks are connected solidly atleast for one-third the width of any one block on the connecting side, then such block shall be construed as a single block.

(2) (a) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.- The qualifying road width for permitting Group development shall be available for a reasonable stretch say about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Any deviation on road width shall be referred to Empowered Committee whose decision shall be final.

To cite examples.–

(i) If the road over its general length is of 9 metres width, but because of some kinks in front of the site the two ends show a minor variations, reasonable allowance for such variation may be given so that it averages out to 9 metres.

(ii) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(iii) If the general road is of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case and such cases may be referred to Empowered Committee.

(iv) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

(v) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise (in exceptional cases) in such specific situations will be decided case-by-case and these may be referred to Empowered Committee.

(b) If the site does not directly abut a public road but gains access through a private exclusive passage or through a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows:—

Sl. No.	Description	Minimum width
(1)	When it is intended to serve 8 dwelling or upto 600 square metres of commercial building and the length of the passage does not exceed 80 metres	3.6 metres
(2)	When it is intended to serve upto 10 dwellings or upto 2,400 square metres of commercial building and the length of the passage does not exceed 100 metres	4.8 metres
(3)	When it is intended to serve not more than 15 dwellings or upto 3000 square metres of commercial building and the length of passage does not exceed 120 metres	7.2 metres
(4)	When it is intended to serve more than 15 dwellings or more than 3000 square metres of commercial building	9.0 metres

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(3) The extent of site, FSI, Set back etc. for Group development shall be regulated according to the Table below:-

THE TABLE.

Sl. No.	Description	General area	
(1)	(2)	(3)	
A	Minimum plot extent	500 square metres.	
B	Minimum plot width / frontage	12 metres.	
C	Maximum FSI	1.5	
D	**Minimum setbacks**		
	(i) Front setback	Based on road width (i) NH/SH – 7m. (ii) Other road upto 12 m – 3 m 12 m to 18 m – 4.5 m. more than 18 m – 6 m.	
	(ii) Side setback	G+2 or Stilt + 3 floors subject to a maximum of 12 m. 3.5 m on either side	G+3 or Stilt + 4 floors subject to a maximum of 15 m. 4.5 m on either side
	(iii) Rear setback	3.5 metres	4.5 metres
	(iv) Spacing between blocks	6 metres	

Note: (i) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. setback all around shall not be less than 6 metres.

(ii) In case of hospital buildings an additional FSI of 0.25 is allowable over and above the normally permissible FSI.

(iii) Additional FSI of 20% shall be permissible if stilt parking is provided.

(iv) Buildings otherwise meant as public buildings but qualify the definition of 'commerce' in section 2(10) and 'commercial use' in section 2(11) of the Act shall be eligible for FSI meant for commercial use. This shall be decided by the technical committee of the directorate on case-by-case basis.

(v) In case of Information Technology buildings, further regulations as detailed in Schedule – VII shall prevail and complied with.

(vi) Cases involving exemptions, clarification etc. may be referred to Empowered Committee.

(4) Structures permissible in the minimum prescribed Front setback, side setback and rear setback are given in Schedule – III.

(5) The minimum width of corridor shall be as given below:—

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

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(6) Parking spaces shall be provided within the site conforming to the regulations given in Schedule – II.

(7) Special regulations for physically disabled shall be adhered to as given in the Schedule – IV.

(8) Rain water conservation given in Schedule – V.

(9) Solar energy capture provisions shall be provided where applicable as given below:

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(10) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(11) Internal vehicular access way including passage if any within the site shall be a clear width of 7.2metre and such vehicular access shall be available for every building block in the site within a distance of 50 metres. Further, it shall be a clear open to sky and no projection of structure over it is permissible.

(12) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 3.0 metres and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for FSI and number of floors for the purpose of defining Group development / Multi-storeyed building.

(13) If a Group development contains more than one use and the allowability of the building space with reference to the abutting road width and exclusive passage width shall be decided based on the number of dwellings for a residential use and the equivalent floor area allowable for commercial and other uses.

(14) Every Group development exceeding 900 square metre in floor area shall be provided with electrical room in ground floor or open space at ground level within the premises to accommodate electrical transformer conforming to the Tamil Nadu Electricity Board standard and Fire Rescue Service standard as mentioned in Schedule – VIII.

(15) Vehicular ramp in set back spaces around building blocks may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary/street alignment shall be minimum 1.5 metres and a clear motorable driveway of minimum 3.5 metres in width is available around the building block.

(16) The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these rules. However, these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4 metres provided further that transformer and electrical rooms floor area does not exceed 15 square metres and water closet and pump room per block does not exceed 6 square metres.

(17) In cases of residential developments exceeding 100 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(18) In all such developments, sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself;

(19) Any construction with roof cover it in the terrace floor for A.C. Plant/ structures shall be counted, as a floor and categorisation of type of building shall be done accordingly.

(20) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metres (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metres in floor area each, either within the site proposed for group development or in a location within a radius of 5 k.m. from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

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(21) In residential / predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(22) In the interest of the public for better circulation in the area and also to ensure the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands/areas, through the site applied for development, the Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(23) The space set apart for formation of a new road proposal in Master Plan/Detailed Development Plan or road widening/ street alignment shall be transferred to the relevant Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(24) Basement Floor;-

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces, required for the movement of fire fighting vehicles/equipments.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened / damaged.

(25) Display Board.—The details of the development for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

5. **Multi-storeyed Building.**—"Multi-storeyed building" means a building exceeding 4 floors (including ground floor or if this ground floor is used for parking under stilts, stilt floor + 4 floors) whose height is 15 m or more.

(1) (a) Site Extent.—The minimum extent of site for construction of multi-storeyed building shall not be less than 1500 square metres.

(b) Road width.—The site shall either abut on a road not less than 18 metres in width or gain access from public road not less than 18 metres in width through a part of the site which can be treated as an exclusive passage of not less than 18 metres in width.

Provided further that multi-storeyed building may be permitted with limitations on maximum FSI and maximum height of the building on a site abutting or gaining access from a public road of minimum 12 metres / 15 metres in width, or gain access from public road not less than 12metres / 15metres in width through a part of the site which can be treated as an exclusive passage of not less than 12 m / 15 metres in width, subject to compliance of the planning parameters stated in the Table sub-regulation (2) below.

(c) Minimum road width of 12 metre or above shall be permissible with Multi-storeyed buildings without any further procedures. The height of Multi-storeyed buildings will be technically correlated with the width of the abutting road. Once the road width is established based on records, these areas may be permitted with Multi-storeyed buildings. Special consideration may be given to any specific recommendation to the contrary of above rule. No further resolutions or otherwise will be required. In case of doubts or clarification or any related issue Empowered Committee shall take a final decision.

Explanation.—Road width means whole extent of space within the boundaries of the road / street measured at right angles to the course of direction of such road / street. The qualifying road width for permitting multi-storeyed building shall be available atleast for a stretch of 500 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above.

To cite examples-

(a) If the road over its general length is of 18 metres width, but because of some kinks in front of the site one end is 17.8 metres and the other end is 18.2 metres is acceptable.

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(b) If the general road is of width less than 18 metres width, but only widens opposite to or nearer to the site is more than 18 metres, is not acceptable.

(c) If the road is generally of 18 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 18 metres road in front of his site, this will have to be checked and decided on case-by-case. This should be referred to Empowered Committee for appropriate decision.

(d) If the general road width is less than 18 metres and the site owner merely agrees to leave enough space to have 18 metres in front of his site only, this is not acceptable.

(2) The extent of the site, FSI, set back etc., for Multi-storeyed Building shall be regulated according to the Table below:—

Sl. No.	Description	Category I(a)	Cateogry I(b)	Category II	Category III	
A.	Minimum plot extent	1200 sq.m.	1200sq.m.	1500 sq.m.	2500 sq.m.	
B.	Minimum Plot width/frontage	25 m	25 m	25 m	40 m	
C.	Minimum road width	12 m	15 m	18 m		
D.	Maximum FSI	1.5	1.75	2.50	2.25	2.00
E.	Maximum coverage	30%	30%	30%	Above 30% upto 40%	Above 40% upto 50%
F.	Maximum height above Ground Level	G+6 or Stilt + 7 floors subject to a max. 24m.	G+8 Stilt + 9 floors subject to a max. 30m	60 metre where the width of the abutting road is minimum 18 metre, and exceeding 60 metre where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary		
		Height of the building above ground level		Minimum required setback space from the property boundary		
G.	Minimum set back all around	Above 15 m upto 30 m		7m		
		Above 30 m		For every increase in height of 6m or part thereof above 30 m, minimum extent of setback space to be left additionally shall be one metre.		
H.	Spacing between block in case of group developments	Height of the building above ground level		Minimum required spacing between blocks		
		Above 15 m upto 30 m		7 m		
		Above 30 m.		For every increase in height of 6m or part thereof above 30 m, space to be left additionally shall be one metre.		

Note: (i) The space specified above shall be kept open to sky and free from any erection / projection (such as sunshade / balcony) of any building other than a fence or compound wall provided that these open yards may be used for the provision of access ways to the building's parking facilities.

(ii) A watchman or caretaker booth or Kiosk not exceeding 2.5m x 2.5m. in size at each gate and not exceeding 3 metre in height, or power/transformer room not exceeding 4 metre in height shall be permitted in the set backspace at ground level after leaving 7 metres clear set back from the main structure. Provided that the height restriction shall not apply for an open transformer.

(iii) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metre atleast to a width of 3.5 metre. may be permitted in the set back space after leaving 7 metres clear set back from the main structure.

(iv) In the cases where street alignment has been prescribed, the front open space shall be left from the street alignment.

(v) In cases of hospital buildings an additional Floor Space Index of 0.25 is allowable over and above the normally permissible FSI.

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(vi) The Floor space index for Information Technology development shall be allowed at 1.5 times of the FSI ordinarily permissible for respective use of that zone provided site extent is not less than 2000 sq.m. This benefit will not be available for primary residential use zone.

Explanations.—(1) Parking and Parking facilities.—For the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other activity parking spaces and parking facilities shall be provided within the site to the satisfaction of the Authority and conforming to the standards specified in Schedule-II.

(2) Vehicular access within the site.—Internal Vehicular Access way including passage, if any, within the site, shall have a clear width of 7.2 metre and such vehicular access shall be available for every building block in the site. Further, it shall be a clear width of open to sky and no projection in structure over it is permissible.

(3) Corridor width.—The corridor serving as access for units in the development in whichever floor they may be situated shall not be less than the standards prescribed in the Table below:—

THE TABLE.

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

(4) Basement Floor.—

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces required for the movement of snorkel.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened/ damaged.

(5) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(6) Conformance to National Building Code of India:—

(a) In so far as the determination of sufficiency of all aspects of structural designs, building services, plumbing, fire protections, construction practice and safety are concerned the specifications, standards and code of practices recommended in the National Building Code of India shall be fully conformed to and any breach thereof shall be deemed to be a breach of the requirements under these regulations.

(b) Every multi-storeyed development erected shall be provided with,-

(i) lifts as prescribed in National Building Code;

(ii) a stand-by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator;

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(iii) an electrical room of not less than 6 metres by 4.0 metres in area with a minimum head room of 2.75 metres to accommodate electric transformer in the ground floor; and the space for installation of transformers shall conform to the regulation given in Schedule-VIII; and

(iv) at least one metre room of size 2.4 metres by 2.4 metres for every 10 consumers or 3 floors whichever is less. The metre room shall be provided in the ground floor.

(7) Fire safety, detection and extinguishing systems.—(a) All building in their design and construction shall be such as to contribute to and ensure individually and collectively and the safety of life from fire, smoke, fumes and also panic arising from these or similar other causes.

(b) In building of such size, arrangement or occupancy that a fire may not itself provide adequate warning to occupants, automatic fire detecting and alarming facilities shall be provided where necessary to warn occupants or the existence of fires, so that they may escape, or to facilitate the orderly conduct of fire exit drills.

(c) Fire protecting and extinguishing system shall conform to accepted standards and shall be installed in accordance with good practice as recommended in the National Building Code of India, (amended from time to time) and to the satisfaction of the Director of Fire and Rescue Services by obtaining a no objection certificate from him.

(8) In cases of residential developments exceeding 50 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(9) The design and plans of the building shall be made and signed by a qualified Civil or Structural Engineer and an Architect who should possess the qualification referred to in the Architects Act, 1972 (Central Act 20 of 1972), so as to become a member of the profession of Architects under the provisions of the said Act. The qualified Engineer or Structural Engineer should also be Class I licensed Surveyor registered with Corporation / Local body concerned.

(10) Display Board.—The details of the developments for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

(11) In all the development sewage treatment plant shall be provided and maintained for the disposal of the sewage with design clearance from Pollution Control Board. For smaller development, as per direction of planning authority septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(12) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metre (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metre in floor area each, either within the site proposed for MSB development or in a location within a radius of 5 kilometre from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

(13) In residential/predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure with segregation at source and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(14) In the interest of the public for better circulation in the area and also to ensure that the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands areas, through the site applied for development, the relevant Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(15) The space set apart for formation of a new road as per Master Plan or Detailed Development Plan or road widening / street alignment shall be transferred to the respective Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(16) Rain water conservation shall be provided as given in Schedule – V.

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(17) Solar energy capture provisions as prescribed below :—

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:—

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(18) Civil Aviation height and activity restrictions shall be adhered to. In cases where helipads are proposed at terrace of commercial / industrial multi-storeyed buildings, clearance of civil aviation department shall be produced.

(19) Special regulations for physically disabled shall be adhered to as in Schedule – IV.

(20) Scrutiny of the plan.- The plan shall be scrutinised as per rule 15 of the Tamil Nadu Multi-storeyed and Public Building Rules, 1973.

6. Premium FSI

Premium FSI over and above the normally allowable FSI shall be allowed, in any case not exceeding 0.5 for special buildings and group developments and not exceeding 1.0 for multi-storeyed buildings in specific areas which may be notified, on collection of at the rates as may be prescribed with the approval of the Government. The amount collected shall be kept in an appropriate account for utilising it for infrastructure development in that area as may be decided by the Government.

7. Transferable Development Rights.—(1) In certain circumstances, the development potential of the whole or a part of the plot/site may be separated from the land itself and may be made available to the land owner in the form of Transfer of Development Rights excepting in the case of existing or retention users, or any compulsory reservation of space for public or recreational use or Economically Weaker Section / social housing etc., in the cases of sub-divisions/ layouts / special buildings / group developments / multi-storeyed buildings or such other developments prescribed in the development regulations.

(2) Transfer of Development Rights shall apply to cases, where a private land is required for-

(i) any road widening / any road formation as proposed in the Master Plan / New Town Development Plan or Detailed Development Plan,

(ii) any traffic and transport infrastructure development such as bus stops/ stands and related transport infrastructure;

(iii) any urban infrastructure development such as water supply, sewerage, drainage, electricity, education, health, notified by the State Government department or Government agency or local body;

(3) These rights may be made available and be subject to the regulations as given by Government provided that in cases of slum (including pavement dwellers) rehabilitation schemes on private lands executed by a private developer/ society / NGO, the award of Transfer of Development Rights for Floor Space Index (FSI) may be considered subject to such guidelines and conditions as may be decided by the Government.

8. Proximity to quarries and crushers.—(1) No subdivision or layout shall be laid out or building the residential, commercial, industrial or institutional or any structure for occupation shall be constructed within 300 metres from an existing live quarry. (If a quarry is claimed as abandoned, then a certificate from the local body or the licensing authority concerned to that effect shall be produced when necessary).

(2) No subdivision or layout shall be laid out or residential or commercial or institutional building shall be constructed within the radius of 500metres from an existing crusher.

(3) No crusher is permissible within a distance of 500 metre from an existing residential area and vice-versa.

9. Layout and Subdivisions.—

(1) **Layouts.**—The laying out of land for building purposes shall be carried out only in accordance with the provisions specified below:—

(a) The minimum width of the public street / road which provide access to the proposed site for layout development shall be minimum of 9 metres. It should be a clear public access with a proper tar road being maintained by respective local body.

(b) The width of roads in the layout shall conform to the minimum requirements given in the table below and shall be in conformity with the development plan if any published under section 26 of the Act and the Detailed Development Plan published under section 27 of the Act for the area except in group housing.

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THE TABLE.

Description	Minimum width	Remarks
1	2	3
A. Road (a) When the length of road not exceeding 120 metres	7.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(b) Roads of length more than 120 metres but less than 200 metres.	9.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(c) Roads of length more than 200 metres but less than 500 metres.	12.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(d) Roads of length more than 500 metres but less than 750 metres	18.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(e) Roads of length more than 750 metres but less than 1000 metres	24.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(f) Roads of length more than 1000 metres	30.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.

The main access (principal road) which goes on along the alignment of the length of the road cannot be dismembered citing the side roads.

For the purpose of calculating the length of road in the above table the side roads joining with the principal road will not be taken into account.

(c) In case of demonstrable hardship or relaxation of any provisions the issue should be referred to Empowered Committee.

(2) **(a) Splay.**—A splay at the intersection of two or more streets / roads shall be provided as below:—

Width of road	Splay to be left
Road width up to 10 metres	1.5 metres x 1.5 metres
Road width above 10 metres	3.0 metres x 3.0 metres

(b) Building line.- Building line shall be provided as follows:—

Road width	Building line
Below 9 metres	1.5 metres
9m	3.0 m
12 m	3.0 m
15 m	4.5 m
18 m	4.5 m
24 m	6.0 m
30 m	6.0 m

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(c) **Roads for Industrial developments:—**

Description	Minimum width of road	Remarks
(1)	(2)	(3)
(a) The length of road upto 150 metres	9.0 metres	The road may be private or public.
(b) The length of road 150 metres to 200 metres	12 metres	The road shall become public
(c) The length of road 200 metres to 250 metres	15 metres	The road shall become public
(d) The length of road 250 metres to 500 metres	18 metres	The road shall become public
e) The length of road more than 500 metres	24 metres	The road shall become public

Note:

(i) All layout applications should be accompanied with the legal opinion regarding ownership and with other documents, details required for scrutiny.

(ii) All roads shall be connected to a public road of minimum width of minimum 9 metres.

(iii) The width of roads in the layout area covered by a Development Plan shall confirm to the alignment and width of roads as contained in the respective Development Plans.

(iv) No plot in a layout shall be subdivided or utilised for any other purpose except with prior approval of the Authority who shall consult the Director.

(v) While determining the length of roads,-

(a) The possibility of its future extension beyond the layout area shall also be taken into consideration; and

(b) Space for expansion of an existing road may be provided wherever it is considered necessary.

(vi) When the layout site abuts a National Highway and State Highway or Bye Pass Road a service road of width upto 7.0 metres along with a green strip upto 3.0 metres in width shall be provided.

(vii) The procedure for approval of layouts will be as per the G.O.Ms.No.134, Municipal Administration and Water Supply Department, dated 20.9.2002 and G.O.Ms.No.71, Rural Development (C2) Department, dated 16.6.2003.

(viii) The conditions annexed to the order while according technical approval of the layout shall be binding on the developer / local body / planning authority as the case may be.

(ix) Any development of layouts without obtaining specific approval under these regulations will be construed unauthorised development. In such unauthorised development Appropriate Authorities may initiate necessary action as per sections 56 and 57 of the Act. Appropriate Authorities for this purpose may be any of the Executive Authorities of local bodies, member secretary of the composite local planning authorities or Regional Deputy Director / Joint Director of the Town and Country Planning Department. These authorities can exercise concurrent and parallel authorities under their respective jurisdiction.

(d) **Community and recreational open spaces.**—(i) Reservation of land for community and recreational purposes in a layout or subdivision for residential, industrial or combination of such uses shall be reserved and kept open to sky and be devoid of any building shall be as follows:-

Extent of layout	Reservation
For the first 2500 square metres	Nil
More than 2500 square metres	10% of the area shall be reserved and this space shall be maintained as communal and recreational open space to the satisfaction of the authority such as parks, play grounds, community play space etc. and this should be handed over to the local body and a minimum of 1% shall be reserved for local shops apart from this In major layout more than 10 acres of site 4 to 5% of area shall be reserved for public purpose such as community buildings viz., educational, commercial, community facilities in accordance with the norms given below.

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(c) **Roads for Industrial developments:—**

Description	Minimum width of road	Remarks
(1)	(2)	(3)
(a) The length of road upto 150 metres	9.0 metres	The road may be private or public.
(b) The length of road 150 metres to 200 metres	12 metres	The road shall become public
(c) The length of road 200 metres to 250 metres	15 metres	The road shall become public
(d) The length of road 250 metres to 500 metres	18 metres	The road shall become public
e) The length of road more than 500 metres	24 metres	The road shall become public

Note:

(i) All layout applications should be accompanied with the legal opinion regarding ownership and with other documents, details required for scrutiny.

(ii) All roads shall be connected to a public road of minimum width of minimum 9 metres.

(iii) The width of roads in the layout area covered by a Development Plan shall confirm to the alignment and width of roads as contained in the respective Development Plans.

(iv) No plot in a layout shall be subdivided or utilised for any other purpose except with prior approval of the Authority who shall consult the Director.

(v) While determining the length of roads,-

(a) The possibility of its future extension beyond the layout area shall also be taken into consideration; and

(b) Space for expansion of an existing road may be provided wherever it is considered necessary.

(vi) When the layout site abuts a National Highway and State Highway or Bye Pass Road a service road of width upto 7.0 metres along with a green strip upto 3.0 metres in width shall be provided.

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(viii) The conditions annexed to the order while according technical approval of the layout shall be binding on the developer / local body / planning authority as the case may be.

(ix) Any development of layouts without obtaining specific approval under these regulations will be construed unauthorised development. In such unauthorised development Appropriate Authorities may initiate necessary action as per sections 56 and 57 of the Act. Appropriate Authorities for this purpose may be any of the Executive Authorities of local bodies, member secretary of the composite local planning authorities or Regional Deputy Director / Joint Director of the Town and Country Planning Department. These authorities can exercise concurrent and parallel authorities under their respective jurisdiction.

(d) **Community and recreational open spaces.**—(i) Reservation of land for community and recreational purposes in a layout or subdivision for residential, industrial or combination of such uses shall be reserved and kept open to sky and be devoid of any building shall be as follows:-

Extent of layout	Reservation
For the first 2500 square metres	Nil
More than 2500 square metres	10% of the area shall be reserved and this space shall be maintained as communal and recreational open space to the satisfaction of the authority such as parks, play grounds, community play space etc. and this should be handed over to the local body and a minimum of 1% shall be reserved for local shops apart from this in major layout more than 10 acres of site 4 to 5% of area shall be reserved for public purpose such as community buildings viz., educational, commercial, community facilities in accordance with the norms given below.

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(ii) In cases where the extent of the residential layout exceeds 10,000 square metres (1 hectare), ten percent of layout area (excluding roads) shall be developed as Economically Weaker Section plots and the owner or developer or promoter shall sell these plots only for this purpose. No conversion or amalgamation is permissible in these cases of Economically Weaker Section plots.

(iii) The cost of laying improvements to the system in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the competent authority shall be provided by the applicant at his cost.

(iv) All other social, educational, commercial, infrastructure may be suggested as per the norms of National Building Code.

(3) **(i) Reservation of space for the following additional common facilities should be made:—**

(a) Recessed bus-bays with bus shelters along side the road;

(b) Coffee stall/ milk booth;

(c) Off-street parking; and

(d) Toilet

(ii) The space set apart for roads and the area reserved for community and recreational purposes as mentioned above shall be registered and transferred to the Authority or Agency or the local body designated by the Authority through a registered deed before the approval of the layout. The exact mode of conveyance should be consistent with the relevant enactments and regulations. Any exemptions or waiver on this space could be decided by the Government only.

(iii) The building and use of land shall confirm to the conditions that may be imposed while sanctioning the layout.

(iv) The Planning Permission for the layout of roads, subdivisions and amalgamation of plots for building purposes shall be accorded after duly getting the prior approval of the Director or from a person authorised by the Director. The terms and conditions and the manner of development may be stipulated by the Director or from the person authorised by the Director, therefore shall be complied with and shall form part of the conditions for issue of planning permissions.

(v) The 10% reservation shall not be put into any other use or considered for de-reservation.

(vi) Scheme road concessions

(vii) Public purpose concessions

(4) No deviations to above regulations shall be permissible. Any concessions or relaxation or interpretation etc. required on layout parameters, the same shall be referred to Empowered Committee. Committee may consider the relevant facts on multi-access to ease traffic flows and decide for approval of layout. Other relevant parameters may also be examined by committee with due justification to arrive at a considered decision.

(5) **Sub-division and amalgamation of plots / sites.**—The sub-division and amalgamation of plots shall be carried out when no new roads are introduced and the sites of subdivision abut an existing public road:

Provided that the sub-division of sites will be approved if the site satisfies the requirements specified below and other planning parameters contained in regulation 9 (1).

Description	Minimum width	Remarks
Passage:		
The length of existing or proposed passage is less than 50 metres	3.00 metres	Passage may be private

10. **Empowered Committee.**—Specific cases of demonstrable hardship shall be referred to Empowered Committee under the Chairmanship of Secretary, Housing and Urban Development with Secretary, Municipal Administration and Water Supply, Member Secretary, Chennai Metropolitan Development Authority as members and Director of Town and Country Planning as Convener of this committee. This Empowered Committee may relax any of the planning parameters prescribed in these regulations on due consideration to merit on case to case basis. The Empowered Committee will also be the appellate authority as per section 79 of the Act. The Government may give directions on individual cases to be referred to Empowered Committee on specific issues.

11. **Transitory provisions.**—All applications for development including multi-storeyed building, pending prior to the issue of these development control regulations shall be disposed of in accordance with the planning parameters and rules prevailing before the issue of these regulations.

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Schedule – I

Open Space Reservation

(1) The open space reservation of land for community recreational purposes such as park / play ground shall be as given below at ground level in a shape and location abutting a public road:

	Extent of site	Reservation
(a)	For 2500 square metre	Nil
(b)	Above 2500 square metre	10% of the area subject to a minimum dimension of 10 metres.

(2) The site so reserved shall be exclusive of the back spaces and spacing between blocks, and shall be free from any construction / structure.

(3) Existing development is defined as one where the extent of ground area covered by structures already existing (prior to application for planning permission) is 25% and above of the total site area.

(4) Open Space Reservation (OSR) should be earmarked only on the area abutting public road. Only under unavoidable circumstances these OSR, which may be permitted within the site abutting internal circulation road provided that road also to be handed over to local body.

(5) In the specific cases where a clearly demonstrable hardship is caused, the Empowered committee may relax various conditions on the OSR mentioned above.

(6) Payment of cost in lieu of OSR is generally not permissible, however for lesser extent this may be considered by Empowered Committee on case to case basis.

(7) OSR should be earmarked at one place only. In case of major development, Empowered Committee may consider splitting of OSR at more than one places on case to case basis.

Schedule - II

Parking Standards

Sl. No.	Building use	No. of Parking Spaces	
(1)	(2)	(3)	
1.	**Residential** For building with dwelling unit or units of floor area exceeding 75 square metres each	One car space for 75 square metres of floor area or part thereof excluding the first 75 square metres in other words	
		Dwelling area	**No. of cars.**
		Upto 150 square metres	1 car space
		above 150 square metres but below 225 square metres	2 car space
		above 225 square metres but below 300 square metres	3 car space
		Two wheeler parking - One two wheeler parking space for every dwelling unit with floor area of 40-75 square metres. The dimension of two wheeler parking lot shall be minimum1.5 metres x 2 metres with a driveway of minimum 1.5 metres.	
		Note :- In such cases where the number of car parking space required does not exceed 3 in number, separate driveway need not be insisted.	
2.	**Commercial**	(i) Floor area upto 50 square metres – Nil	
	(a) Shop and (b) Shopping centre below 100 square metre - 1 car space.	(ii) Floor area above 50 square metre but (iii) For every additional 50 square metres or part thereof exceeding 100 square metres - 1 car space.	
	(c) Office and firm (including public and Semi public offices)	One car space for every 100 square metres of floor area or part thereof.	

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	(d) Restaurants	One car space for every 100 square metres of floor area or part thereof.	
	(e) Hotels and Lodges	1. In starred and major hotels with more than 50 rooms one space for every 4 guest rooms 2. In unstarred and other hotels - One space for every10 guest rooms.	
	(f) Assembly Halls, Cinema and Public Halls Including Community Centres.	One space for every 20 square metres of auditorium area	
	(g) Kalyanamandapams	One space for every 20 square metres of marriage hall area.	
	3. Warehouse and Wholesale stores	One lorry space for every 500 square metres of plot area or less.	
	4. Educational Institutions	1. Floor area less than100 square metres	Nil
		2. Floor area above 100 square metres but less than 1000 square metres	One car space for every 200 square metres of floor area or part thereof.
		3. For every additional 100 square metres of Floor Area or part thereof over 1000 square metres.	One car space
		Note : Atleast 25% of the total parking space shall be provided in the part of the site abutting the road for parking / stopping of vehicles.	
	5. Hospitals and Nursing Home	One space for every 15 beds of part thereof. One extra area for every 100 square metres of non-bed space in the Hospitals and Nursing Homes.	
	6. Industries	i) Floor Area upto 100 square metres	Nil
		ii) Floor Area upto 500 square metres	One lorry space
		iii) Floor area exceeding 500 square metres	One lorry space for every 500 square metres of total floor every 500 square metres of total floor area or part thereof.
	7. Other uses Communications Centre etc.)	As may be specified by the Authority.	
	PART – II		
	Dimension :	The dimension of parking stall shall be 5.0m x 2.5m with a minimum which width of driveway of 3.5m for one way movement and 7.2m width for two way movement. In the case of ware house and godowns and industries the dimension of parking stall shall be 10m x 3.75m with a minimum width of driveway of 3.75m. The number of car spaces required will be calculated on 75% of the total floor area of the building.	
2.	i) Radius	Minimum Inside radius of lane 4.5 metres	
	ii) Gradient	1. Preferred gradient 4% (1 in 25)	
		2. Absolute maximum gradient 5% (1 in 20)	
3.	Head Room	In those parts of a building (above or below ground floor level) used or intended to be used for the parking of wheeled vehicles, the minimum clear height to such part of the building shall be not less than 2.4 metres. For lorry parking the minimum head room shall be 3.5 metres.	
4.	Conditions :	1.	The area of each stall shall be flat and free from kerbs and other encumbrances.
		2.	The angled parking, where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7 metres for parallel parking, where cars cannot be parked by reversing, minimum stall length shall be 7.2 metres.

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		3.	**Type of Parking**	**Stall size Minimum**	**Aisle width**
		(i)	Parallel parking	2.5 x 6.0m Rectangular	3.5metre
			30 degree	2.5 x 5.0m Rectangular	3.5metre
			45 degree	2.5 x 5.0m Rectangular	3.5 metre
			60 degree	2.5 x 5.0m Rectangular	3.5 metre
			90 degree	2.5 x 5.0m Rectangular	6.0 metre
			4. The width of aisles and ramps shall be free from kerbs and other encumbrances.		
			5. Adequate blending of ramp grades at floor levels shall be provided. This can be satisfactorily achieved by the provision of straight slope 3.0 metres to 3.6 metres long at half the grade of the ramps.		
			6. The surface of long spiral ramps shall be super elevated to facilitate movement of vehicles or other adopted.		
			7. The slope of a curved ramp shall be that of the centerline of its path.		
	PART – III				
	Multi Level Parking :	1.	No. of storeys permissible		
		2.	Gradient and ramps	- 1 in 10 generally - 1 in 8 minimum	
		3.	Clear height between floors	- 2.10 metres minimum	
		4.	Parking stall dimension	- 2.5 metres x 5.0 metres	
		5.	Inside radius of curve	- 7 metres minimum	
		6.	Width of traffic lane, ramps and entrance	- 7.5 metres minimum	
		7.	Gradient of slopping floors	- Not steeper than 1 in 20	
		8.	Loading standards	- 400 kg / sq.m. maximum	
		9.	Ramps if two way, shall be separated.		

Schedule - III

Structures permissible in the minimum prescribed Front setback, side setback and rear setback

(1) Unless or otherwise specifically provided for elsewhere in these regulations, no structure shall be constructed within the minimum prescribed set back spaces except the following:-

(a) In cases of non-multi-storyed buildings (including ordinary buildings)-

A. Unsupported sunshade, wardrobes, balconies, and other projections from the main walls, stated below so long as such structures do not fall within minimum prescribed set-back spaces more than what is prescribed below:-

(i)	Sun-shades	0.60 metres
(ii)	Non continuous wardrobes or built-in cub boards above ground floor	0.60 metres
(iii)	open non-continuous balconies (above ground floor)	1.20 metres
(iv)	open service verandah to kitchen (above ground floor)	1.20 metres
(v)	Architectural projections above ground floor	1.00 metres
(vi)	Staircase open landing projections (not affecting driveway)	1.00 metres
(vii)	Cantilevered portico so long as it does not fall within 1.5 metre from the street alignment or boundary of the site whichever is closer.	

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The items (iii) to (vi) above shall be permitted in the setback spaces provided a minimum clearance of 0.5 metres for an ordinary building and 1.50 metres for a special building/ group development and for any other non-multi-storeyed building from the property boundary or street alignment whichever closer is made available;

Provided further that if non-continuous projecting structures stated above in the set backs exceed 50% of the side/length of the building, then they shall be taken as forming part of the main building, and shall not be allowed in the minimum prescribed setback spaces.

B. Motor room of area not exceeding 2 square metre each and height not exceeding 1.8 metres, without affecting parking and driveway requirements.

(b) In case of ordinary buildings,

Open single or spiral staircase or open double flight staircase so long as such structure do not fall within 0.50 metre from the side boundary or 1 metre from the rear or front boundary of the site or street alignment.

In case of Residential buildings in the rear set back, structures like lavatory, lumber room, garbage etc. not intended for human habitation and servant quarters are permissible provided it does not occupy more than one third of the plot width, 6 metres from rear boundary and 4 metres in height from ground level.

(c) A compound wall of height not exceeding 2.0 metres.

(d) Watchman booth not exceeding 2.5 metres x 2.5 metres in size at each gate and height not exceeding 3 metres

(e) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metres atleast to a width of 3.5 metres

(f) Meter rooms for meter boxes/ electrical panels along the boundary wall or external walls of the building with the projections not exceeding 0.60 metre from the abutting walls and the open transformer without affecting parking and drive way, subject to the safety measures stipulated by Tamil Nadu Electricity Board.

Explanations.-(1) Any wardrobe or staircase projection stated above is countable for coverage and FSI computation.

(2) In order to minimise traffic conflicts on to the abutting roads, the number of vehicular entry/exits to site shall be kept minimum and it shall not exceed 2 numbers (i.e. one entry / one exit); Provided that an additional gate for every 50 metres frontage may be allowed in large sites if the frontage exceeds 50 metres.

Schedule - IV

Special regulations for physically disabled shall be adhered to as follows:-

In order to provide barrier free environment in the buildings and premises used by public the following shall be provided for persons with disabilities. (It does not apply to residential developments)

(1) Site planning:

Every building should have atleast one access to main entrance/exit to the disabled which shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry. The ramp should have a landing in front of the doorway.

(2) Parking:

(i) Surface parking for atleast two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 metres from building entrance.

(ii) The width of parking bay shall be minimum 3.6 metres.

(iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

(3) Building requirements:

(i) For approach to the plinth level, and in other levels where ramps with gradients are necessary or desired they shall conform to the following requirements:-

(a) Ramps slope shall not be steeper than 1 in 12;

(b) Its length shall not exceed 9 metres between landings and its width shall be minimum 1.5 metres with handrails on either side;

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(c) Its surface shall be non slippery; and

(d) Minimum size of landing shall be 1 metre x 2 metres

(ii) Among the lifts provided within the premises atleast one lift shall have the facility to accommodate the wheel chair size 80cm x 150cm.

(iii) The doors and doorways shall be provided with adequate width for free movement of the disabled persons and it shall not be less than 90cm.

(iv) Stairs shall have the handrail facilities as prescribed in the National Building Code.

(v) Minimum one special water closet in a set of toilet shall be provided for the use of handicapped as specified in National Building Code with essential provision of washbasin near the entrance for the handicapped.

Schedule – V

Rain water conservation

Water conservation.-(1) Effective measures shall be taken within each premises for conservation of rainwater and rainwater-harvesting structures atleast to the following standards shall be provided; the same shall be shown in the plan applied for planning permission.

(a) Buildings of height upto ground + 1 floor:-

Percolation pits of 30 centimetres diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres centre to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetres Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60cm. (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimetres height is built across the entry and exit gates to retain water and allow it to percolate within.

(b) Special buildings, Group developments, Multi-storyed buildings, Industrial and Institutional buildings:-

There shall be a pebble bed of 1 metre width and 1.5 metres depth all around the building and filled with rounded pebbles of 5 centimetres to 7.5 centimetres size. The concrete paving around the building has to be sloped at about 1 in 20 towards the pebble bed, so that rain water from the terrace and side open spaces flow over this pavement and spread into the pebble bed around. Dwarf walls in masonry of 7.5 centimetres, height shall be constructed at the entrance and exit gates to retard rainwater collected into the compound from draining out to the road.

Or

(c) Any one of the methods shown in the sketches annexed may also be adopted depending on to the conditions and type of development.

(2) Additional regulations for all buildings:

(a) In the ground floor, floor level of water closets shall be atleast 0.9 metre above the road level to ensure free flow.

(b) All centrally air conditioned buildings shall have their own wastewater reclamation plant and use reclaimed wastewater for cooling purposes.

(c) A separate sump shall be constructed for storing potable water supplied by the local body, the volume of sump not exceeding 1,000 litres per dwelling. This sump shall be independent of other tanks, which may be constructed for storing water obtained from other sources.

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Schedule – VI

Spaces excluded from Floor Space Index and coverage computation.

1. The following shall not be counted towards FSI and plot coverage computation:-

(1) Areas covered by stair-case rooms and lift rooms and passages thereto above the top most storey, architectural features, chimneys, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 metres) and water closet (area not exceeding 10 square metres).

(2) Staircase and lift rooms and passage thereto in the stilt parking floor.

(3) Lift wells in all the floors.

(4) Area of fire escape staircase and cantilever fire escape passages.

(5) Area of the basement floor/floors used for parking.

(6) Area of the stilt parking floor provided its clear height (between lower floor and the bottom of the roof beam) does not exceed 3.0 metre and it is open on sides, and used for parking.

(7) Area of structures exclusively for, accommodating machineries for water treatment plant and effluent treatment plant proposed with clearance from Tamil Nadu Pollution Control Board.

(8) Areas covered by service ducts, and garbage shaft.

(9) Area of Balcony/Service verandah to an extent of 5 percent of each dwelling unit area in case of residential buildings and 5 percent of room area in the case of hotels and lodges.

(10) Porches / Canopies / porticos.

(11) Service floor with height not exceeding 1.5 metres.

(12) The following services and incidental structures necessary to the principal use subject to a maximum of 10 percent of the total floor area:-

(a) Area of one office room not exceeding 15 square metres for co-operative housing society or apartment/ building owners association in each block.

(b) Servant's / driver's bath room and water closet (not exceeding 20 square metres) for each block in cases of special building, group development and multi-storeyed building at ground floor/ stilt parking floor.

(c) Gymnasium of 150 square metres in floor area.

(d) Area covered by -

(i) Metre room in ground floor or parking floor;

(ii) Air-conditioning plant room in basement or ground floor;

(iii) Electrical room (conforming to Schedule – VIII) in ground floor or stilt parking floor;

(iv) Watchmen or caretaker booth / room in ground floor/ stilt parking floor;

(v) Pump room in ground floor or stilt parking floor;

(vi) Generator room in basement floor or ground floor or stilt floor;

(vii) Lumber room in basement floor or ground floor;

(viii) Air Handling Units in all the floors;

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(ix) Electrical / switch gear rooms in all the floors.

(e) Area of one room in ground floor of residential and commercial multi-storeyed building, special buildings, group developments for separate

Schedule – VII

Additional FSI benefits for Information Technology developments

The development of land and building for the purpose of development of Information Technology park, software and its associated, computer technology, bio-informatic units shall be certified by the appropriate authority designated by the Government for the purpose, to avail the concession stated below.

(1) Areas.- The proposed Information Technology development is permissible in the local body area, subject to the provision of adequate water supply and sewage disposal arrangement to the satisfaction of the authority.

(2) Activities.- Manufacture of hardware, development of software and its associated computer – communication technology applications, bio-informatic units including offices, conference halls and projection theatres connected therewith, only shall be permitted. No showrooms, other offices, residential uses and activities of similar nature shall be permitted. Provided that incidental activities such as staff canteen, staff recreational area, guest accommodation, watchmen quarters and the like not exceeding 10% of the total floor area shall be permitted. Provided further that within above ceiling of 10%, each of the above incidental activities should not exceed 5% of the total floor area.

(3) Road width.- The proposed development shall either abut on a public road of not less than 12 metres in case of special building and 18 metres in case of multi-storeyed building in width or gain access from a passage of not less than 12 metres or 18 metres width which connects to a public road of not less than 12 metres or 18 metres in respective special or multi-storeyed building.

(4) Site extent.- The site extent shall not be less than 1500 square metres.

(5) Height.- (a) For non-multi-storeyed buildings, it shall in conformity with the requirements prescribed in the regulations.

(b) For multi-storeyed buildings, maximum permissible height shall be 60 metres where the width of the abutting road is minimum 18 metres, and exceeding 60 metres where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary.

(6) Floor Space Index.- Maximum Floor Space Index allowable is 1.5 times of the Floor Spaces Index ordinarily permissible.

(7) Car parking standards.- The covered car parking space will be allowed upto ground + 3 floors above ground level and the same shall not be included in the floor space index/ plot coverage.

(8) Other parameters.- Except for the above said specific provisions, the developments shall conform to these rules in respect of all other parameters.

Schedule – VIII

Tamil Nadu Electricity Board and Fire and Rescue Service standards

(1) Electrical rooms in Special building, Group development and Multi-storeyed building developments shall conform to the following:-

(a) Tamil Nadu Electricity Board standards.-

(i) Indoor space required within the premises for Installing floor mounted Distribution Transformer and associated switchgear.

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(a) An electrical room for accommodating the transformers and associated switchgears shall be provided at the ground floor, either within the built up space of the multi-storeyed buildings or outside the building and within the premises of the multi-storeyed buildings nearer the main entrance of the building. The associated switchgear shall be separated from the transformer bays by a fire-resisting wall with a fire resistance of not less than 4(four) hours.

(b) The width of the approach road to the above said electrical room shall not be less than 3.0 metres.

(c) The electrical room with RCC roof shall have clear floor area 6m. x 4m. with a vertical clearance of 2.75m.

(d) Three sides of this room shall be covered with brick walls. The fourth side, towards the approach road shall be covered with M.S. Rolling Grill Shutter of width not less than 3 metre with locking facility.

(e) The electrical room shall be fitted with 2 Nos. exhaust fans in the wall facing the approach road, one on either side of the shutter.

(f)The electrical room shall have raised cement flooring with cable duct of 450-mm. width and 750 mm. depth, all around inside the room and close to the exterior wall shutters. The flooring shall slope towards the cable duct. The cable duct shall be covered with RCC slabs of thickness not less than 75mm (3 inches). The covered slabs shall flush with the cement flooring. The radius of curvature of the cable ducts at the turnings inside the electrical room shall not be less than one metre.

The open space within the premises for installation.

A clear space of 10m. x 4m. or 5m. x 5m. open to the sky and having an approach road of width not less than 3 metres, upto the public road shall be provided within the consumer premises, preferably at the main entrance.

(b) Directorate of Fire and Rescue Services standards:

(i) No transformer shall be located below the first basement or above the ground floor

(ii) A sub station or switch station with apparatus having more than 2000 litres oil shall not be allowed in the case of indoor transformer.

(iii) The indoor transformer should preferably be housed in a fireproof room with walls and doors sufficient fire rating.

The room in the ground floor of the basement housing the transformer shall have a free access to the outside.

There shall be a curb or a dwarf wall around the transformer so that oil spills if any, is contained within the curb. There shall also be a suitable drain with a 'flame-arrester'.

If in the basement, the transformers shall be adequately protected against fire by a high velocity water spray or a CO_2 flooder of suitable capacity, depending upon the size of the transformer.

The switchgears, if any shall be housed in a separate room with suitable fire resistance walls.

The transformers shall be located only in the periphery of the basement or ground floor, observing suitable clearances.

DCP or CO_2 portable fire extinguishers of a minimum capacity of 10kg. shall be kept near the doorway housing the transformer.

All indoor transformers shall be subjected to periodic inspection and shall be replaced in good time so that there is no fire risk.

The room shall be well ventilated so that the transformer remains cool.

The room shall have emergency and automatic lighting with independent power supply".

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ANNEXURE-E

LAND USE ZONING SCHEDULES

ERODE CORPORATION

WARD –A (BLOCK NO 1 to 25)

BLOCK NO 1. (TOTAL T.S. NO.1 to 156)

MIXED RESIDENTIAL USE ZONE- (MR 1).

T.S.No. 4pt, 6 to 26, 28, 29, 31, 33 to 56, 58 to 77, 79 to 87, 89pt, 91 to 96, 98 to 117, 119 to 129, 131 to 156.

COMMERCIAL USE ZONE – C8.

T.S.No. 89pt.

EDUCATIONAL USE ZONE – E1

T.S.No. 78.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1 to 3, 4pt, 5, 27, 30, 32, 57, 88, 90, 97, 118, 130.

BLOCK NO 2. (TOTAL T.S.No. 1 to 107)

MIXED RESIDENTIAL USE ZONE – MR 1

T.S.No. 2 to 12, 14 to 28, 30, 32 to 55, 58 to 85, 87 to 106.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1, 13, 29, 31, 56, 57, 86, 107.

BLOCK NO.3 (TOTAL T.S.No. 1 to 271.)

MIXED RESIDENTIAL USE ZONE – MR 1

T.S.No. 1 to 23, 25 to 39, 41 to 43, 45, 47 to 65, 67 to 71, 73, 74, 76 to 81, 83 to 87, 89 to 99, 101 to 116, 118 to 122, 124 to 139, 141 to 150, 152 to 164, 167 to 182, 186 to 190, 192 to 195, 197 to 207, 209 to 215, 217 to 224, 226, 228 to 243, 245 to 253, 255, 256, 258 to 264, 266 to 270.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 24, 40, 44, 46, 66, 72, 75, 82, 88, 100, 117, 123, 140, 151, 165, 166, 183 to 185, 191, 196, 208, 216, 225, 227, 244, 254, 257, 265, 271.

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BLOCK NO. 4. (TOTAL T.S.No. 1 to 160)

MIXED RESIDENTIAL USE ZONE MR 1

T.S.No. 1 to 21, 23 to 42, 45 to 63, 65 to 96, 98 to 126, 128 to 151, 153 to 160.

EXISTING ROADS , STREETS AND LANES.

T.S.No. 22, 43, 44, 64, 97, 127, 152.

BLOCK NO. 5. (TOTAL T.S.No. 1 to 43)

MIXED RESIDENTIAL USE ZONE – MR 1

T.S.No. 2 to 10, 12 to 23, 25 to 42.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 11, 24, 43.

BLOCK NO. 6. (TOTAL T.S.No. 1 to 86)

MIXED RESIDENTIAL USE ZONE – MR 1

T.S.No. 2 to 25, 27, 29 to 44, 47, 48, 50 to 67, 69 to 86.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1, 26, 28, 45, 46, 49, 68.

BLOCK NO .7. (TOTAL T.S.No. 1 to 46)

MIXED RESIDENTIAL USE ZONE- MR 1

T.S.No. 3pt, 4pt, 5 to 19, 20pt, 33pt, 34pt, 35pt, 36 to 43.

COMMERCIAL USE ZONE – C8

T.S.No. 1, 2, 3pt, 4pt, 20pt, 21 to 26, 28 to 32, 33pt, 34pt, 35pt, 44 to 46.

AGRICULTURAL USE ZONE – AG 1

T.S.No. 20Pt.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 27.

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BLOCK NO .8. (TOTAL T.S. NO. 1 to 32)

MIXED RESIDENTIAL USE ZONE – MR 1

T.S.No. 9, 10, 11 to 30.

COMMERCIAL USE ZONE – C8.

T.S.No. 1 to 6.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 7, 8, 31, 32.

BLOCK NO .9 (TOTAL T.S.No. 1 to 179)

MIXED RESIDENTIAL USE ZONE – MR 10

T.S.No. 1 to 20, 22 to 39, 41 to 60, 62 to 79, 81 to 86, 99, 147, 155.

COMMERCIAL USE ZONE – C7

T.S.No. 90 to 95, 97, 106 to 125, 127 to 136, 137pt, 138 to 142, 143pt, 144, 145, 146pt, 148 to 154, 159 to 161, 163 to 179.

INDUSTRIAL USE ZONE – CI 1.

T.S.No. 101 to 103.

INDUSTRIAL USE ZONE – CI 2.

T.S.No. 105, 137pt, 143pt, 146pt, 156 to 158, 162.

PUBLIC AND SEMI PUBLIC USE ZONE – P 10

T.S.No. 104pt.

AGRICULTURAL USE ZONE – AG 9

T.S.No. 89, 98, 104pt

EXISTING ROADS, STREETS AND LANES

T.S.No. 21, 40, 61, 80, 87, 88, 96, 100, 126.

BLOCK NO .10 (TOTAL T.S. No.1 to 27)

COMMERCIAL USE ZONE – C7

T.S.No. 3 to 16, 19 to 27.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1,2, 17, 18.

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BLOCK No. 11. (TOTAL T.S.No. 1 TO 57)

COMMERCIAL USE ZONE – C7

T.S.No. 2, 4 to 16, 18 to 25, 27 to 35, 37 to 57.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1,3,17, 26, 36.

BLOCK No.12 TOTAL T.S.No. 1 To 26)

MIXED RESIDENTIAL USE ZONE – MR 10

T.S.No. 3 to 7, 8pt, 10pt, 12pt, 13 to 17, 20, 23pt.

COMMERCIAL USE ZONE – C7

T.S.No. 8pt, 9, 10pt, 11, 12pt, 18, 19, 21, 22, 23pt, 24, 25.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1, 2, 26.

BLOCK NO. 13 (TOTAL T.S.No. 1 to 67)

MIXED RESIDENTIAL USE ZONE – MR 8

T.S.No. 42, 43.

COMMERCIAL USE ZONE C7

T.S.No. 2 to 34, 36 to 41, 44 to 55, 57 to 59.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 35, 56, 60 to 67.

BLOCK No. 14. (TOTAL T.S.No. 1 to 27)

COMMERCIAL USE ZONE – C7

T.S.No. 2, 4 to 26.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1,3, 27.

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BLOCK No. 15. (TOTAL T.S.No. 1 to 26)

MIXED RESIDENTIAL USE ZONE – MR 9

T.S.No. 5pt, 13 to 15, 17 to 23, 25pt.

COMMERCIAL USE ZONE – C7

T.S.No. 1 to 4, 5pt, 6 to 12, 25pt.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 16, 24, 26.

BLOCK No. 16. (TOTAL T.S.No. 1 To 91)

MIXED RESIDENTIAL USE ZONE – MR 9

T.S.No. 7 to 15, 17 to 31, 41pt, 42pt, 43pt, 44pt, 45pt, 46 to 59, 61 to 83, 84pt, 85pt, 87pt, 88pt.

COMMERCIAL USE ZONE – C6

T.S.No. 1 to 6, 32 to 40, 41pt, 42pt, 43pt, 44pt, 45pt, 84pt, 85pt, 86, 87pt, 88pt, 89 to 91.

EXISTING ROADS, STREETS AND LANES

T.S.No. 16, 60.

BLOCK No. 17 (TOTAL T.S.No. 1 to 63)

MIXED RESIDENTIAL USE ZONE – MR 9

T.S.No. 3 to 19, 20pt, 21pt, 27 to 43, 45 to 62.

COMMERCIAL USE ZONE – C6

T.S.No. 20pt, 21pt, 22 to 26.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1, 2, 44, 63.

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BLOCK No. 15. (TOTAL T.S.No. 1 to 26)

MIXED RESIDENTIAL USE ZONE – MR 9

T.S.No. 5pt, 13 to 15, 17 to 23, 25pt.

COMMERCIAL USE ZONE – C7

T.S.No. 1 to 4, 5pt, 6 to 12, 25pt.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 16, 24, 26.

BLOCK No. 16. (TOTAL T.S.No. 1 To 91)

MIXED RESIDENTIAL USE ZONE – MR 9

T.S.No. 7 to 15, 17 to 31, 41pt, 42pt, 43pt, 44pt, 45pt, 46 to 59, 61 to 83, 84pt, 85pt, 87pt, 88pt.

COMMERCIAL USE ZONE – C6

T.S.No. 1 to 6, 32 to 40, 41pt, 42pt, 43pt, 44pt, 45pt, 84pt, 85pt, 86, 87pt, 88pt, 89 to 91.

EXISTING ROADS, STREETS AND LANES

T.S.No. 16, 60.

BLOCK No. 17 (TOTAL T.S.No. 1 to 63)

MIXED RESIDENTIAL USE ZONE – MR 9

T.S.No. 3 to 19, 20pt, 21pt, 27 to 43, 45 to 62.

COMMERCIAL USE ZONE – C6

T.S.No. 20pt, 21pt, 22 to 26.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1, 2, 44, 63.

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BLOCK No. 18. (TOTAL T.S.No. 1 to 100)

MIXED RESIDENTIAL USE ZONE – MR 9

T.S.No. 3 to 19, 21 to 23, 25, 26, 64 to 76, 81 to 95.

COMMERCIAL USE ZONE – C 6.

T.S.No. 28 to 35, 37 to 49, 51 to 55, 58 to 63, 77 to 79, 96 to 100.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1,2, 20, 24, 27, 36, 50, 56, 57, 80.

BLOCK NO. 19. (TOTAL T.S.NO. 1 to 96)

MIXED RESIDENTIAL USE ZONE- MR 8

T.S.No. 2 to 15, 17 to 26, 29 to 41, 43 to 63, 65 to 73.

COMMERCIAL USE ZONE – C 7

T.S.No. 74 to 93.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1, 16, 27, 28, 42, 64, 94 to 96.

BLOCK NO. 20. (TOTAL T.S.NO. 1 to 112)

MIXED RESIDENTIAL USE ZONE- MR8

T.S.No. 2 to 24, 26 to 65, 67 to 78, 82 to 108.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1, 25, 66, 79 to 81, 109 to 112.

BLOCK NO. 21. (TOTAL T.S.No. 1 to 101.)

MIXED RESIDENTIAL USE ZONE – MR8

T.S.No. 3 to 45, 48 to 52, 54 to 67, 69 to 74, 76 to 86, 88 to 92, 94 to 101.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1, 2, 46, 47, 53, 68, 75, 87, 93.

BLOCK NO. 22 (TOTAL T.S.No. 1 to 147)

MIXED RESIDENTIAL USE ZONE – MR8

T.S.No. 2 to 35, 37 to 87 , 89 to 120, 122 to 146.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 36, 88, 121, 147.

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BLOCK NO .23. (TOTAL T.S.No. 1 to 44)

MIXED RESIDENTIAL USE ZONE – MR 8

T.S.No. 1 to 15, 19 to 41, 43, 44.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 16 to 18, 42.

BLOCK NO. 24 (TOTAL T.S.No. 1 to 34)

MIXED RESIDENTIAL USE ZONE – MR8

T.S.No. 1 to 3, 5 to 10, 12 to 14, 16 to 24, 26 to 33.

EXISTING ROADS, STREETS AND LANES

T.S.No. 4, 11, 15, 25, 34.

BLOCK NO.25 (TOTAL T.S.No. 1 to 126)

MIXED RESIDENTIAL USE ZONE – MR8

T.S.No. 2 to 5, 7 to 27, 29, 30, 34 to 40, 42 to 46, 48 to 50, 53 to 59, 61, 63 to 97, 122.

COMMERCIAL USE ZONE – C7

T.S.No. 99 to 104, 106 to 110, 112 to 120.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1, 6, 28, 31 to 33, 41, 47, 51, 52, 60, 62, 98, 105, 111, 121, 123 to 126.

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WARD – B (BLOCKS NO. 1 TO 32)

BLOCK NO . 1 (TOTAL T.S.No. 1 to 126)

MIXED RESIDENTIAL USE ZONE – MR 8

T.S.No. 1 to 8, 10 to 22, 24, 26 to 41, 43 to 48, 50 to 81, 83 to 100, 102, 104pt, 111pt, 112pt, 113pt, 114pt, 118, 119pt, 120, 121pt.

COMMERCIAL USE ZONE – C 6

T.S.No. 104pt, 105 to 110, 111pt, 112pt, 113pt, 114pt, 115 to 117, 119pt, 121pt.

EXISTING ROADS, STREETS AND LANES

T.S.No. 9, 23, 25, 42, 49, 82, 101, 103, 122 to 126.

BLOCK NO. 2 (TOTAL T.S.No. 1 to 74)

MIXED RESIDENTIAL USE ZONE – MR 8.

T.S.No. 1 to 7, 8pt, 9 to 17, 19, 21 to 32, 34 to 36.

COMMERCIAL USE ZONE – C6

T.S.No. 8pt, 37 to 54, 56 to 73.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 18, 20, 33, 55, 74.

BLOCK NO. 3 (TOTAL T.S.No. 1 to 63)

MIXED RESIDENTIAL USE ZONE – MR 7

T.S.No. 26 to 29, 31 to 33, 35 to 41, 42pt.

COMMERCIAL USE ZONE – C5

T.S.No. 2 to 6, 7pt, 8 to 14, 15pt, 16 to 22, 23pt, 25, 42pt, 45 to 56, 58 to 62.

PUBLIC AND SEMI PUBLIC USE ZONE – P7

T.S.No. 7 pt, 15pt, 23pt, 30, 44.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1, 24, 34, 43, 57, 63.

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BLOCK NO . 4. (TOTAL T.S.No. 1 to 9)

PUBLIC AND SEMI PUBLIC USE ZONE – P6

T.S.No. 3 to 7, 8, 9.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1,2.

BLOCK NO. 5 (TOTAL T.S.No. 1 to 65)

MIXED RESIDENTIAL USE ZONE – MR 6

T.S.No. 9, 11 to 13, 15, 16, 18 to 20, 22 to 25, 27 to 30, 32, 34 to 44, 46 to 60, 63.

COMMERCIAL USE ZONE – C6

T.S.No. 2 to 4, 7,8

EXISTING ROADS, STREETS AND LANES.

T.S.No.1, 5, 6,10, 14,17, 21, 26, 31, 33, 45, 61, 62, 64, 65.

BLOCK NO. 6 (TOTAL T.S.No. 1 To 69)

MIXED RESIDENTIAL USE ZONE – MR 6

T.S.No. 55 to 66, 68.

COMMERCIAL USE ZONE – C6

T.S.No. 17 to 36, 38 to 46, 48 to 53.

EDUCATIONAL USE ZONE – E4

T.S.No. 2 to 15, 16pt.

AGRICULTURAL USE ZONE – AG 7

T.S.No. 16pt.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1, 37, 47, 54, 67, 69.

BLOCK NO. 7 (TOTAL T.S.No. 1 to 138)

MIXED RESIDENTIAL USE ZONE – MR 6

T.S.No. 48 to 53, 55 to 62, 64 to 80, 82 to 88, 91 to 125, 127 to 137.

COMMERCIAL USE ZONE – C6

T.S.No. 3 to 18, 20 to 27, 29, to 37, 39 to 46.

EXISTING ROADS , STREETS AND LANES

T.S.No. 1, 2,19, 28, 38, 47, 54, 63, 81, 89, 90, 126, 138.

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BLOCK NO 8. (TOTAL T.S. No. 1 to 128)

MIXED RESIDENTIAL USE ZONE – MR 6

T.S.No. 1 to 20, 22 to35, 37 to59, 61 to 90, 92, 93, 96 to 121, 123 to 125.

EXISTING ROADS, STREETS AND LANES

T.S.No. 21, 36, 60, 91, 94, 95, 122, 126 to 128.

BLOCK NO 9. (TOTAL T.S NO 1 TO 44)

MIXED RESIDENTIAL USE ZONE – MR 6

T.S.NO. 4 pt, 5 to 10, 16 to 21, 27 to 33, 39 to 42.

COMMERCIAL USE ZONE –C 5

T.S.NO. 2, 3, 4 pt, 12 to 15, 23 to 26, 35 to38.

EXISTING ROADS, STREETS AND LANES

T.S.NO. 1, 11, 22, 34, 43, 44.

BLOCK NO 10. (TOTAL T.S.No. 1 to 10)

MIXED RESIDENTIAL USE ZONE – MR7

T.S.No. 2 to8.

PUBLIC AND SEMI PUBLIC USE ZONE – P7

T.S.No. 9, 10.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1.

BLOCK NO. 11. (TOTAL T.S.No. 1 to 67)

MIXED RESIDENTIAL USE ZONE – MR 7

T.S.No. 8pt, 10pt, 11pt, 12pt, 15pt, 21 to 26, 46 to 48, 50pt, 54 to 66.

COMMERCIAL USE ZONE – C5

T.S.No. 1 to 4, 6, 8pt, 9, 10pt, 11pt, 12pt, 13, 14, 15pt, 27 to 31, 34 to 44, 49, 50pt, 51 to 53.

PUBLIC AND SEMI PUBLIC USE ZONE – P8

T.S.No. 16 to 20, 32.

EXISTING ROADS, STREETS AND LANES

T.S.No. 5, 7, 33, 45, 67.

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BLOCK NO. 12. (TOTAL T.S.No. 1 to 75)

MIXED RESIDENTIAL USE ZONE – MR 7

T.S.No. 1, 3 to 15, 17 to 22, 25, 26, 29, 31, 33 to 38, 40 to 46, 48 to 57, 59 to 64, 66 to 70, 72 to 75.

EXISTING ROADS, STREETS AND LANES

T.S.No. 2, 16, 23, 24, 27, 28, 30, 32, 39, 47, 58, 65, 71.

BLOCK NO . 13. (TOTAL T.S.No. 1 To 19)

MIXED RESIDENTIAL USE ZONE – MR 7

T.S.No. 1 to 13, 16.

PUBLIC AND SEMI PUBLIC USE ZONE – P7

T.S. No. 14, 17 to19.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 15.

BLOCK NO. 14. (TOTAL T.S.No. 1 to 125)

MIXED RESIDENTIAL USE ZONE – MR 6

T.S.No. 9 to 16, 18 to 24, 35 to 44, 48 to 60, 62 to 82, 84 to 94, 96 to 103, 106 to 120.

COMMERCIAL USE ZONE – C5

T.S.No. 2 to 8, 25 to 33.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1, 17, 34, 45 to 47, 61, 83, 95, 104, 105, 121 to 125.

BLOCK No. 15. (TOTAL T.S.No. 1 to 72)

MIXED RESIDENTIAL USE ZONE – MR 6

T.S.No. 4pt, 7, 9 to 11, 13 to 17, 19 to 28, 30 to 41, 43 to 56, 59 to 68.

COMMERCIAL USE ZONE – C5

T.S.No. 4pt, 5, 6

PUBLIC AND SEMI PUBLIC USE ZONE – P6

T.S.No. 3.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1, 2, 8, 12, 18, 29, 42, 57, 58, 69 to 72.

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BLOCK NO. 16 TOTAL T.S.No. 1 to 37)

MIXED RESIDENTIAL USE ZONE – MR 6

T.S.No. 3pt, 8 to10, 12 to 21.

COMMERCIAL USE ZONE – C5

T.S.No. 3pt, 4 to 6, 22, 24 to 35.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 2, 7, 11, 23, 36, 37

BLOCK NO. 17 (TOTAL T.S.No 1 to 96)

MIXED RESIDENTIAL USE ZONE – MR 7

T.S.No. 4 to 11, 13 to 14, 16, 23 to 26, 33pt, 41 to 56, 58, 63, 65, 67, 68, 70 to 81.

COMMERCIAL USE ZONE – C5

T.S.No. 15, 17 to 19, 21, 27 to 32, 33pt, 34 to 37, 57, 59 to 61, 82, 83, 85 to 95.

PUBLIC AND SEMI PUBLIC USE ZONE – P7

T.S.No. 1, 20.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 2, 3, 12, 22, 38 to 40, 62, 64, 66, 69, 84, 96

BLOCK NO. 18. (TOTAL T.S.No. 1 to 123)

MIXED RESIDENTIAL USE ZONE – MR 7

T.S.No. 6 to 32, 35 to 60, 63 to107, 112, 114 to 116, 122.

COMMERCIAL USE ZONE – C5

T.S.No.108, 109, 111, 117 to 121, 123,

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1 to 5, 33, 34, 61, 62, 110, 113.

BLOCK NO.19 (TOTAL T.S.No. 1 to 111)

MIXED RESIDENTIAL USE ZONE – MR 7

T.S.No. 1 to 5, 7 to 17, 19 to 25, 27 to 40, 43 to 57, 59 to 69, 72 to 74, 77 to 90, 92 to 107, 109 to 111.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 6, 18, 26, 41, 42, , 58, 70, 71, 75, 76, 91, 108.

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BLOCK NO. 20. (TOTAL T.S.No. 1 to 49)

MIXED RESIDENTIAL USE ZONE – MR 7

T.S.No. 1 to 15, 18 to 30, 32 to 40, 47.

COMMERCIAL USE ZONE – C5

T.S.No. 42 to 46

EXSISTING ROADS, STREETS AND LANES

T.S.No. 16, 17, 31, 41, 48, 49.

BLOCK NO . 21 (TOTAL T.S.No. 1 to 54)

MIXED RESIDENTIAL USE ZONE – MR 7

T.S.No. 3 to 26, 27pt, 28pt, 30pt, 32, 33, 34pt, 35pt, 36pt, 37pt, 38pt, 39 to 42, 43pt, 44pt, 45pt, 46, 47pt, 48pt, 49pt, 51pt,

COMMERCIAL USE ZONE – C5

T.S.No. 27pt, 28pt, 29, 30pt, 34pt, 35pt, 36pt, 37pt, 38pt, 43pt, 44pt, 45pt, 47pt, 48pt, 49pt,50, 51pt, 52, 53,

EXISTING ROADS , STREETS AND LANES

T.S.No. 1, 2, 31, 54.

BLOCK NO. 22. (TOTAL T.S.No) 1 to 152)

MIXED RESIDENTIAL USE ZONE – MR5

T.S.No. 10pt, 11pt, 12 to 25, 27 to 40, 44pt, 45pt, 59pt, 60 to 74, 75pt, 80 to 82, 83pt, 84 to 96, 98 to 105, 108pt, 109 to 116, 119pt, 120 to 139, 141 to 152.

COMMERCIAL USE ZONE – C5

T.S.No. 4 to 9, 10pt, 11pt, 41 to 43, 44pt, 45pt, 46 to 48, 50, 51, 53 to 58, 59pt, 75pt, 77 to 79, 83pt, 97, 108pt, 118, 119pt

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1 to 3, 26, 49, 52, 76, 106, 107, 117, 140

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BLOCK NO . 23 (TOTAL T.S.No. 1 to 65)

MIXED RESIDENTIAL USE ZONE – MR5

T.S.No. 3 to 11, 12pt, 15 to 20, 22 to 28, 29pt, 35pt, 36 to 45, 50 to 63.

COMMERCIAL USE ZONE – C5

T.S.No. 2, 12pt, 29pt, 30, 32 to 34, 35pt, 47 to 49

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 13, 14, 21, 31, 46, 64, 65.

BLOCK NO 24. (TOTAL T.S.No. 1 to 64)

MIXED RESIDENTIAL USE ZONE –MR 5

T.S.No. 5pt, 6, 9, 10, 12pt, 13 to 15, 16pt, 21 to 24, 26 to 30, 31pt, 32pt, 35, 36 to 44, 46pt, 47pt, 48pt, 49pt, 50pt, 51pt, 52pt, 53 to 63.

COMMERCIAL USE ZONE – C5

T.S.No. 4, 5pt, 7, 8, 12pt, 16pt, 17 to 20, 31pt, 32pt, 33, 34, 46pt, 47pt, 48pt, 49pt, 50pt, 51pt, 52pt

EXISTING ROADS, STREETS AND LANES

T.S.No. 1 to 3, 11, 25, 35, 64.

BLOCK NO . 25 (TOTAL T.S.No. 1 to 63)

MIXED RESIDENTIAL USE ZONE – MR 5

T.S.No. 1 to 15, 17 to 32, 34 to 42, 45 to 52, 54 to 63.

EXISTING ROADS, STREETS AND LANES

T.S.No. 16, 33, 43, 44, 53.

BLOCK NO. 26 (TOTAL T.S.No. 1 to 64)

MIXED RESIDENTIAL USE ZONE – MR5

T.S.No. 1 to 13, 15 to 18, 20 to 32, 34 to 40, 43 to 62, 63pt.

EXISTING ROADS STREETS AND LANES

T.S.No. 14, 19, 33, 41, 42.

LAND UNDER WATER

T.S.No. 63pt, 64 (Perumpallam Odai)

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BLOCK NO . 27. (TOTAL T.S.No. 1 to 9)

MIXED RESIDENTIAL USE ZONE – MR 5

T.S.No. 1pt, 2, 3pt, 4 to 7, 8pt.

AGRICULTURAL USE ZONE – AG 6

T.S.No. 1pt, 3pt.

COMMERCIAL USE ZONE – C5

T.S.No. 1pt

EXISTING ROADS, STREETS AND LANES

T.S.No. 9

LAND UNDER WATER

T.S.No. 8pt (Perumpallam Odai)

BLOCK NO. 28 (TOTAL T.S.No. 1 to 122)

MIXED RESIDENTIAL USE ZONE – MR 5

T.S.No. 1, 4 to 8,10 to 18, 20 to 32, 34 to 48, 50 to 56, 58 to 65, 66pt, 68 to 101, 103 to 111, 114 to 120, 122pt.

EXISTING ROADS, STREETS AND LANES

T.S.No. 2, 3, 9, 19, 33, 49, 57, 67, 102, 112, 113, 121.

LAND UNDER WATER

T.S.No. 66pt, 122pt. (Perumpallam Odai).

BLOCK NO 29. (TOTAL T.S.No. 1 to 91)

MIXED RESIDENTIAL USE ZONE – MR5

T.S.No. 1 to 5, 7 to 12, 14 to 17, 19 to 22, 24 to 26, 28, 30 to 33, 36 to 48, 50,52 to 61, 63, 65, 67, 68, 70 to 78, 80 to 90.

EXISTING ROADS, STREETS AND LANES

T.S.No. 6, 13, 18, 23, 27, 29, 34, 35, 49, 51, 62, 64, 66, 69, 79, 91.

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BLOCK NO . 30. (TOTAL T.S.No. 1 to 48)

MIXED RESIDENTIAL USE ZONE – MR 5

T.S.No. 2 to 11, 14 to 20, 22 to 36, 38 to 42.

AGRICULTURAL USE ZONE – AG 6

T.S.No 12.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 13, 21, 37, 43 to 48.

BLOCK NO. 31 (TOTAL T.S.No. 1 to 80)

MIXED RESIDENTIAL USE ZONE – MR 5

T.S.No. 2 to 6, 9 to 29, 31 to 45, 46pt, 47, 48, 50 to 79.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 7, 8, 30, 49, 80.

LAND UNDER WATER

T.S.No. 46pt.

BLOCK NO. 32 (TOTAL T.S.No 1 to 72)

MIXED RESIDENTIAL USE ZONE – MR 5

T.S.No. 1 pt, 10 to 17, 37 to 42, 44 to 70.

COMMERCIAL USE ZONE – C4

T.S.No. 1pt, 2 to 9, 20 to 25, 27 to 36.

EXISTING ROADS, STREETS AND LANES

T.S.No. 18, 19, 26, 43, 71, 72.

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WARD – C (BLOCK NO 1 TO 38)

BLOCK NO. 1 (TOTAL T.S.No. 1 to 143)

MIXED RESIDENTIAL USE ZONE – MR1

T.S.No.1 to 15, 18 to 46, 48 to 88, 90 to 108, 109pt, 110 to 113, 116, 118, 119, 122, 123.

COMMERCIAL USE ZONE – C1

T.S.No. 109pt, 114, 120, 121, 124 to 127, 129, 131 to 142.

EXISTING ROADS, STREETS AND LANES

T.S.No. 16, 17, 47, 89, 115, 128, 130, 143.

LAND UNDER WATER

T.S.No .117.

BLOCK NO.2 (TOTAL T.S.No 1 to 112)

MIXED RESIDENTIAL USE ZONE – MR 1

T.S.No. 1 to 24, 26 to 49, 51 to 67, 69 to 91, 94, 95, 96 to111

EXISTING ROADS, STREETS AND LANES

T.S.No. 25, 50, 68, 92, 93, 112.

BLOCK NO. 3 (TOTAL T.S.No. 1 to 201)

MIXED RESIDENTIAL USE ZONE – MR 1

T.S.No. 3 to 9, 11 to 47, 49 to 69, 71 to 86, 88 to 101, 103 to 118, 120 to 124, 126 to 134, 136, 140 to 163, 165, 166, 168 to 190, 192 to 199.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 2, 10, 48, 70, 87, 102, 119, 125, 135, 137 to 139, 164, 167, 191, 200, 201.

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BLOCK NO. 4 (TOTAL T.S.No. 1 to 105)

MIXED RESIDENTIAL USE ZONE – MR 1

T.S.No. 1 to 23, 25 to 38, 40 to 49, 52 to 55, 60 to 76, 78 to 89, 91 to 95, 97 to 103,

EXISTING ROADS , STREETS AND LANES

T.S.No. 24, 39, 50, 51, 56 to 59, 77, 90, 96, 104, 105.

BLOCK NO .5 (TOTAL T.S.No 1 to 59)

MIXED RESIDENTIAL USE ZONE – MR 1

T.S.No. 3 to 15, 17 to 21, 23 to 32, 34 to 42, 43pt, 44pt, 45pt,

COMMERCIAL USE ZONE – C1

T.S.No.43pt, 44pt, 45pt, 46 to 50, 51, 52 to 59

EXISTING ROADS, STREETS AND LANES

T.S.No.1, 2, 16, 22, 33

BLOCK NO .6 (TOTAL T.S.No. 1 to 215)

MIXED RESIDENTIAL USE ZONE – MR 1

T.S.No. 2, 4 to 18, 20 to 26, 29 to 61, 63 to 78, 80 to 95, 97 to 110, 113 to 129,

131 to 145, 147 to 158, 160 to 182, 184 to 191, 193 to 203, 205 to 215.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 3, 19, 27, 28, 62, 79, 96, 111, 112, 130, 146, 159, 183, 192, 204.

BLOCK NO .7 (TOTAL T.S.No. 1 to 179)

MIXED RESIDENTIAL USE ZONE – MR 1

T.S.No. 2 to 58, 61 to 65, 70 to 82, 83pt, 95, 100 to 134, 136 to 154, 155pt, 156pt, 160 to 171, 172pt,

COMMERCIAL USE ZONE – C1

T.S.No. 83pt, 84 to 94, 96, 97, 155pt, 156pt, 157, 172pt, 173 to 178.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 59, 60, 66 to 69, 98, 99, 135, 158, 159, 179.

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BLOCK NO.8 (TOTAL T.S No. 1 to 182)

MIXED RESIDENTIAL USE ZONE MR 1

T.S.No. 2 to 36, 38 to 74, 76 to 118, 120 to 155, 157 to 166, 168 to 182.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 37, 75, 119, 156, 167.

BLOCK NO .9 (TOTAL T.S.No. 1 to 38)

MIXED RESIDENTIAL USE ZONE – MR 1

T.S.No. 3 to 7, 9 to 18, 20 to 25, 27 to 29, 31 to 38.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 2, 8, 19, 26, 30.

BLOCK No. 10 (TOTAL T.S.No. 1 to 109)

MIXED RESIDENTIAL USE ZONE - MR1

T.S.No. 44 to 46, 71 to 80, 83 to 98, 103 to 108.

COMMERCIAL USE ZONE – C8

T.S.No. 2 to 38, 40 to 43, 48 to 66, 68.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 39, 47, 67, 69. 70, 81, 82, 99 to 102, 109.

BLOCK NO. 11 (TOTAL T.S.No. 1 to 96)

COMMERCIAL USE ZONE – C7

T.S.No. 3 to 69, 71 to 93.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1,2, 70, 94 to 96.

BLOCK NO. 12 (TOTAL T.S. 1 to 98)

COMMERCIAL USE ZONE – C7

T.S.No. 2 to 5, 7 to 16, 18 to 29, 32 to 41, 43 to 50, 52, 54 to 91,97, 98.

EXISTING ROADS, STREETS AND LANES

T.S.No.1, 6, 17, 30, 31, 42, 51, 53, 92 to 96.

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BLOCK NO. 13 (TOTAL T.S.No. 1 to 43)

MIXED RESIDENTIAL USE ZONE – MR1

T.S.No. 13 to 18, 20

COMMERCIAL USE ZONE – C8

T.S.No. 1 to 10, 22 to 24, 26, 27, 29 to 43.

EXISTING ROADS, STREETS AND LANES

T.S.No. 11, 12, 19, 21, 25, 28.

BLOCK NO. 14 (T.S.No. 1 to 283)

MIXED RESIDENTIAL USE ZONE – MR1

T.S.No. 1, 3 to 15, 17 to 32, 34, 35, 37 to 61, 63 to 89, 91 to 110, 113 to 157, 159 to 220, 222 to 281.

EXISTING ROADS, STREETS AND LANES

T.S.No. 2, 16, 33, 36, 62, 90, 111, 112, 158, 221, 282, 283.

BLOCK NO. 15 (TOTAL T.S.No. 1 to 130.)

MIXED TRESIDENTIAL USE ZONE – MR 1

T.S.No. 5 to 31, 33 to 47, 49 to 64, 66 to 93, 95 to 97, 98pt, 99 to 112, 113pt, 126 to 128.

COMMERCIAL USE ZONE – C1

T.S.No.98pt, 113pt, 114 to 116, 118 to125

EDUCATIONAL USE ZONE – E2

T.S.No. 130

PUBLIC AND SEMI PUBLIC USE ZONE – P1

T.S.No. 129.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1 to 4, 32, 48, 65, 94, 117.

BLOCK NO. 16 (TOTAL T.S.No. 1 to 137)

MIXED RESIDENTIAL USE ZONE – MR 1

T.S.No. 11pt, 16, 18 to 25, 36 to 38, 47 to 49, 51, 53 to 58, 60 to 66, 68 to 76, 78 to 101, 103 to 123, 124pt, 125pt, 126pt.

COMMERCIAL USE ZONE – C8

T.S.No. 11pt, 26 to 34, 39 to 46, 124pt, 125pt, 126pt,127, 129 to 131, 135.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1 to 10,12 to 15, 17, 35, 50, 52, 59, 67, 77, 102, 128, 132 to 134, 136,137.

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BLOCK NO. 21 (TOTAL T.S.No. 1 to 96)

COMMERCIAL USE ZONE – C8

T.S.No. 6, 9 to 42, 44 to 54, 56 to 73, 75 to 95.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1 to 5, 7, 8, 43, 55, 74, 96.

BLOCK No. 22 (TOTAL T.S.No. 1 to 146)

MIXED RESIDENTIAL USE ZONE – MR9

T.S.No. 5 to 10, 25 to 27, 29 to 37.

COMMERCIAL USE ZONE – C2

T.S.No. 41 to 48, 51 to 72, 74 to 82, 84 to 93, 95 to 101, 103 to 108,

110 to 118, 121 to 142.

COMMERCIAL USE ZONE – C7

T.S.No. 4, 12 to 23.

AGRICULTURAL USE ZONE – AG 8

T.S.No. 39, 40 .

EXISTING ROADS, STREETS AND LANES

T.S.No. 1 to 3, 11, 24, 28, 38, 49, 50, 73, 83, 94, 102, 109, 119, 120, 143 to 146.

BLOCK NO. 23 (TOTAL T.S.No. 1 to 169)

MIXED RESIDENTIAL USE ZONE – MR 9

T.S.No. 5 to 13, 20 to 25, 33 to 35, 36pt, 44 to 54, 56 to 68, 70 to 88, 93 to 97, 99 to 103, 105 to 131, 134, 137 to 140, 142 to 152, 154 to 165, 169.

COMMERCIAL USE ZONE – C7

T.S.No. 1 to 4, 15 to 19, 27 to 32, 36pt, 37 to 42, 90 to 92.

EXISTING ROADS, STREETS AND LANES

T.S.No. 14, 26, 43, 55, 69, 89, 98, 104, 132, 133, 135, 136, 141, 153, 166 to 168.

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BLOCK NO. 24 (TOTAL T.S.NO. 1 to 134)

MIXED RESIDENTIAL USE ZONE – MR 9

T.S.No. 4 to 18, 22 to 38, 40 to 57, 71 to 82, 84, 85, 87, 88, 89pt, 91pt, 94, 95, 97 to 101, 104 to 112, 114 to 122, 124 to 131.

COMMERCIAL USE ZONE – C6

T.S.No. 89pt, 91pt, 92, 93.

COMERCIAL USE ZONE – C7

T.S.No. 2, 3, 20, 21, 58 to 70.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 19, 39, 83, 86, 90, 96, 102, 103, 113, 123, 132 to 134.

BLOCK NO. 25 (TOTAL T.S.No 1 to 122)

MIXED RESIDENTIAL USE ZONE – MR 9

T.S.No. 1 to 8, 10 to 18, 20 to 28, 30 to 41, 43, 45 to 52, 55, 56, 58 to 63, 65 to 94, 97 to 121.

EXISTING ROADS, STREETS AND LANES

T.S.No. 9, 19, 29, 42, 44, 53, 54, 57, 64, 95, 96, 122.

BLOCK NO. 26 (TOTAL T.S.No. 1 to 83)

MIXED RESINDENTIAL USE ZONE – MR 9

T.S.No.9 to 24, 33 to 59, 60pt, 66 to 82.

COMMERCIAL USE ZONE – C6

T.S.No.4 to 8, 25 to 28, 60pt, 61 to 63, 65.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1 to 3, 29 to 32, 64, 83

BLOCK NO . 27. (TOTAL T.S.No. 1 to 82)

MIXED RESIDENTIAL USE ZONE – MR9

T.S.No. 4, 6, 17 to 63, 65 to 80.

COMMERCIAL USE ZONE – C6

T.S.No. 2, 3, 7 to 16.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 5, 64, 81, 82.

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BLOCK NO. 28 (TOTAL T.S.No. 1 to 78)

MIXED RESIDENTIAL USE ZONE – MR 9

T.S.No. 6 to 12, 14 to 37, 40 to 53, 77.

COMMERCIAL USE ZONE – C6

T.S.No. 2 to 4, 55 to 68, 71 to 74.

EDUCATIONAL USE ZONE – E5

T.S.No. 5

PUBLIC AND SEMI PUBLIC USE ZONE – P5

T.S.No. 69, 70.

AGRICULTURAL USE ZONE – AG8

T.S.No. 54 .

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 13, 38, 39, 75, 76, 78.

BLOCK NO. 29 (TOTAL T.S.No. 1 to 103)

MIXED RESIDENTIAL USE ZONE – MR 9

T.S.No. 1 to 19, 21 to 29, 30pt, 42, 43, 46, 47.

COMMERCIAL USE ZONE – C6

T.S.No. 30pt, 31, 34 to 41, 44, 45, 48 to 62, 65 to 80, 82 to 101.

EXISTING ROADS, STREETS AND LANES

T.S.No. 20, 32, 33, 63, 64, 81, 102, 103.

BLOCK NO. 30 (TOTAL T.S.No. 1 to 69)

MIXED RESIDENTIAL USE ZONE – MR 9

T.S.No. 1 to 14, 16 to 20, 34 to 36, 38 to 40, 42, 44 to 53, 55 to 57.

COMMERCIAL USE ZONE – C6

T.S.No. 22 to 32, 59 to 67.

EXISTING ROADS, STREETS AND LANES

T.S.No. 15, 21, 33, 37, 41, 43, 54, 58, 68, 69.

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BLOCK NO. 31. (TOTAL T.S.No. 1 to 57)

MIXED RESIDENTIAL USE ZONE – MR 9

T.S.No. 4 to 15, 18 to 24, 26 to 51.

PUBLIC AMD SEMIPUBLIC USE ZONE – P9

T.S.No. 54, 56.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1 to 3, 16, 17, 25, 52, 53, 55, 57.

BLOCK NO. 32. (TOTAL T.S.No. 1 to 143)

MIXED RESIDENTIAL USE ZONE – MR9

T.S.No. 1 to 39, 42 to 77, 79, 80, 85 to 99, 101 to 112, 114 to 117, 133pt, 134pt, 135pt, 136, 137, 140pt

COMMERCIAL USE ZONE -C 2

T.S.NO 118 to 122, 124 to 132, 133 pt, 134 pt, 135pt, 140 pt.

PUBLIC AND SEMI PUBLIC USE ZONE – P9

T.S.No. 141, 142.

EXISTING ROADS, STREETS AND LANES

T.S.No. 40, 41, 78, 81 to 84, 100, 113, 123, 138, 139, 143.

BLOCK NO. 33 (TOTAL T.S.No. 1 to 163)

COMMERCIAL USE ZONE – C2

T.S.No. 1 to 23, 25 to 38, 41 to 57, 59 to 68, 70 to 85, 88 to 163.

EXISTING ROADS, STREETS AND LANES

T.S.No. 24, 39, 40, 58, 69, 86, 87.

BLOCK NO. 34 (TOTAL T.S.No. 1 to 216)

COMMERCIAL USE ZONE – C2

T.S.No. 1 to 15, 17 to 26, 28, 30 to 38, 41 to 52, 54 to 86, 88 to 90, 92 to 136, 137pt, 138 to 151, 153to 168, 170 to 193, 195 to 201, 203 to 211.

PUBLIC AND SEMI PUBLIC USE ZONE – P5

T.S.No. 39, 40, 213 to 216,

EXISTING ROADS, STREETS AND LANES

T.S.No. 16, 27, 29, 53, 87, 91, 137pt, 152, 169, 194, 202, 212.

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BLOCK NO. 35 (TOTAL T.S.No. 1 to 89)

COMMERCIAL USE ZONE – C2

T.S.No. 3 to 5, 7 to 18, 20 to 40, 43 to 82, 84 to 89.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 2, 6, 19, 41, 42, 83.

BLOCK NO. 36 (TOTAL T.S.No. 1 to 112)

COMMERCIAL USE ZONE – C2

T.S.No. 2 to 31, 33 to 60, 62 to 67, 69 to 72, 74 to 111.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 32, 61, 68, 73, 112.

BLOCK NO. 37 (TOTAL T.S.No. 1 to 115)

COMMERCIAL USE ZONE – C2

T.S.No. 3 to 25, 27 to 30, 32 to 43, 45 to 50, 52 to 58, 60 to 87, 89 to 115.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 2, 26, 31, 44, 51, 59, 88.

BLOCK NO. 38 (TOTAL T.S.No. 1 to 77)

COMMERCIAL USE ZONE – C2

T.S.No. 2 to 4, 6 to 16, 18 to 34, 36 to 40, 42 to 59, 63 to 68, 70, 71, 73 to 77.

AGRICULTURAL USE ZONE – AG 8

T.S.No. 61, 62.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 5, 17, 35, 41, 60, 69, 72.

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WARD – D (BLOCK NO 1 to 29)

BLOCK No. 1 (TOTAL T.S.No. 1 to 10)

MIXED RESIDENTIAL USE ZONE – MR 2

T.S.No. 4pt, 7 to 10.

AGRICULTURAL USE ZONE – AG 10

T.S.No. 1, 2, 3, 4pt.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 5, 6,

BLOCK NO. 2 (TOTAL T.S.No. 1 to 24)

MIXED RESIDENTIAL USE ZONE – MR 2

T.S.No. 3, 4pt, 5, 6, 7, 8pt, 10pt, 12, 17, 18, 19pt, 21, 22, 23pt, 24pt.

AGRICULTURAL USE ZONE – AG 10

T.S.No. 4pt, 8pt, 9, 10pt, 19pt, 20, 23pt, 24pt.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 2, 11, 13 to 16.

BLOCK 3 (TOTAL T.S.No. 1 to 94)

MIXED RESIDENTIAL USE ZONE – MR 2

T.S.No. 4 to 11, 13 to 16, 18 to 20, 22 to 32, 36 to 46, 48 to 54, 56 to 60, 62 to 64, 66 to 80, 82 to 85, 87 to 90, 92 to 94.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1 to 3, 12, 17, 21, 33 to 35, 47, 55, 61, 65, 81, 86, 91.

BLOCK NO. 4 (TOTAL T.S.No. 1 to 246)

MIXED RESIDENTIAL USE ZONE – MR 2.

T.S.No. 2 to 9, 11 to 20, 22 to 27, 29 to 32, 34, 36 to 43, 45 to 49, 51 to 54, 56 to 65, 67 to 78, 80 to 86, 88, 89, 91 to 97, 100 to 106, 108 to 128, 130, 131, 133 to 141, 143 to 150, 152 to 167, 169 to 173, 175 to 183, 185 to 190, 192 to 201, 203 to 207, 210 to 219, 221 to 230, 232 to 234, 237 to 239, 241 to 245.

EXISTING ROADS, STREETS AND LANES.

T.S.No. 1, 10, 21, 28, 33, 35, 44, 50, 55, 66, 79, 87, 90, 98, 99, 107, 129, 132, 142, 151, 168, 174, 184, 191, 202, 208, 209, 220, 231, 235, 236, 240, 246.

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BLOCK NO. 5 (TOTAL T.S.No. 1 to 281)

MIXED RESIDENTIAL USE ZONE – MR 2

T.S.NO. 8 to 33, 37 to 41, 43, 45 to 57, 59 to 63, 65 to 72, 74, 76 to 81, 83 to 88, 90 to 93, 95, 98 to 100, 102 to 112, 114, 115, 117 to 134, 136 to 139, 141 to 150, 152 to 161, 163 to 165, 167 to 182, 184, 186 to 189, 191 to 198, 200 to 202, 204 to 207, 209 to 215, 217 to 219, 221 to 231, 234 to 258, 260 to 277, 279 to 281.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1 to 7, 34 to 36, 42, 44, 58, 64, 73, 75, 82, 89, 94, 96, 97, 101, 113, 116, 135, 140, 151, 162, 166, 183, 185, 190, 199, 203, 208, 216, 220, 232, 233, 259, 278.

BLOCK NO. 6 (TOTAL T.S.No. 1 to 140)

MIXED RESIDENTIAL USE ZONE – MR 2

T.S.No. 25 to 43, 45 to 55, 57 to 73, 75 to 87, 89 to 100, 103 to 109, 111 to 125, 127 , 128, 130, 132 to 140.

COMMERCIAL USE ZONE – C2

T.S.No. 2 to 22

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 23, 24, 44, 56, 74, 88, 101, 102, 110, 126,129, 131.

BLOCK NO. 7 (TOTAL T.S.No.1 to 111)

MIXED RESIDENTIAL USE ZONE – MR 2

T.S.No. 29 to 35, 37 to 40, 42 to 46, 48 to 54, 58 to 60, 62 to 71, 73 to 79, 81 to 91, 93 to 104, 106 to 108, 110

COMMERCIAL USE ZONE – C2

T.S.No. 3 to 10, 12 to 15, 17 to 28

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 2, 11, 16, 36, 41, 47, 55 to 57, 61, 72, 80, 92, 105, 109, 111.

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BLOCK NO.8 (TOTAL T.S.NO.1 TO 190)

MIXED RESIDENTIAL USE ZONE- MR.2

T.S.No. 1 to 4, 22 to 29, 31 to 33, 35 to 44, 57, 58, 66, 67, 69 to 85, 89 to 98, 100 to 106, 110 to 116, 118 to 122, 124, 125, 127, 128, 130 to 133, 135 to 150, 152 to 157, 159 to166, 168, 170, 171, 173 to 177, 179, 180, 182, 183, 185 to 189.

COMMERCIAL USE ZONE – C2

T.S.No. 6 to 21, 45 to 50, 52 to 56, 60 to 65,

EXISTING ROADS STREETS AND LANES.

T.S.No. 5, 30, 34, 51, 59, 68, 86 to 88, 99, 107 to 109, 117, 123, 126, 129, 134, 151, 158, 167, 169, 172, 178, 181, 184, 190.

BLOCK NO.9 (TOTAL T.S.NO 1 TO 86)

MIXED RESIDENTIAL USE ZONE –MR.2

T.S.No. 1 to 6, 8 to 25, 27 to 39, 41 to 45, 47 to 49, 51 to 53, 55 to 62, 64 to 80, 83 to 85.

EXISTING ROADS STREETS AND LANES

T.S.No.7, 26, 40, 46, 50, 54, 63, 81, 82, 86.

BLOCK NO.10 (TOTAL T.S.NO 1 TO 104)

MIXED RESIDENTIAL USE ZONE –MR.2

T.S.No. 3 to 20, 22 to 35, 37 to 41, 44 to 46, 49 to52, 54 to 61, 66 to 90, 93 to 95, 97 to99, 101 to 103.

EXISTING ROADS STREETS AND LANES

T.S.No. 1, 2, 21, 36, 42, 43, 47, 48, 53, 62 to 64, 91, 92, 100.

LAND UNDER WATER

T.S.No. 65, 96, 104.

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BLOCK NO. 11 (TOTAL T.S.No. 1to 170)

MIXED RESIDENTIAL USE ZONE –MR.2

T.S.No. 4 to 9, 11 to 22, 31 to 45, 47 to 51, 54 to 67, 69 to 78, 80 to 87, 89 to 96, 98 to 103, 105 to 110, 114 to 139, 141 to 145, 147 to 157, 159 to 168, 170.

COMMERCIAL USE ZONE – C2

T.S.No. 23 to 27, 29, 30,

EXISTING ROADS STREETS AND LANES

T.S.No. 1 to 3, 10, 28, 46, 52, 53, 68, 79, 88, 97, 111, 112, 140, 146, 158, 169.

LAND UNDER WATER

T.S.No. 104, 113.

BLOCK NO. 12(TOTAL T.S.No. 1to 85)

MIXED RESIDENTIAL USE ZONE –MR.2

T.S.No. 5, 7 to 25, 30 to 38, 39pt, 41 to 56, 60 to 77, 79, 83,

COMMERCIAL USE ZONE – C2

T.S.No. 6, 26, 39pt, 78, 80 to 82

AGRICULTURAL USE ZONE – AG2

T.S.No. 39pt, 40.

EXISTING ROADS STREETS AND LANES

T.S.No. 1 to 4, 27 to 29, 57, 84, 85.

LAND UNDER WATER

T.S.No. 58, 59.

BLOCK NO. 13 (TOTAL T.S.No. 1to 133)

MIXED RESIDENTIAL USE ZONE –MR.2

T.S.No. 2 to 14, 16 to 26, 32pt, 53 to 82, 84 to 93, 95 to 132.

COMMERCIAL USE ZONE – C2

T.S.No. 33 to 51.

AGRICULTURAL USE ZONE – AG2

T.S.No. 32pt

EXISTING ROADS STREETS AND LANES

T.S.No. 1 , 52, 83, 94, 133.

LAND UNDER WATER

T.S.No. 15, 27 to 31.

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BLOCK NO. 14(TOTAL T.S.No. 1to 112)

MIXED RESIDENTIAL USE ZONE –MR.3

T.S.No. 45, 46, 48pt, 50, 51, 72 to 89, 91, 93 to 111.

COMMERCIAL USE ZONE – C2

T.S.No. 1 to 42, 44, 47, 48pt, 49, 52 to 68.

EXISTING ROADS STREETS AND LANES

T.S.No. 43, 69 to 71, 90, 92, 112.

BLOCK NO. 15(TOTAL T.S.No. 1to 18)

COMMERCIAL USE ZONE – C2

T.S.No. 4, 5, 10 to 17.

AGRICULTURAL USE ZONE – AG3

T.S.No. 2

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 6 to 9, 18.

LAND UNDER WATER

T.S.No. 3

BLOCK NO. 16(TOTAL T.S.No. 1to 230)

COMMERCIAL USE ZONE – C2

T.S.No. 2 to 35, 37 to 79, 81 to 103, 105 to 120, 123 to 166, 168, 170 to 174, 176 to 187, 189 to 229.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 36, 80, 104, 121, 122, 167, 169, 175, 188, 230.

BLOCK NO. 17 (TOTAL T.S.No. 1 to 115)

MIXED RESIDENTIAL USE ZONE – MR 3

T.S.No. 4 to 12, 15 to 21, 23 to 31, 33 to 44, 46 to 60, 62 to 79, 81 to 89, 91 to 95, 98 to 100, 102, 103, 105 to 113.

AGRICULTURAL USE ZONE – AG3

T.S.No. 2, 13.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 3, 14, 22, 32, 45, 61, 80, 90, 96, 97, 101, 104, 114, 115.

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BLOCK NO. 14(TOTAL T.S.No. 1to 112)

MIXED RESIDENTIAL USE ZONE –MR.3

T.S.No. 45, 46, 48pt, 50, 51, 72 to 89, 91, 93 to 111.

COMMERCIAL USE ZONE – C2

T.S.No. 1 to 42, 44, 47, 48pt, 49, 52 to 68.

EXISTING ROADS STREETS AND LANES

T.S.No. 43, 69 to 71, 90, 92, 112.

BLOCK NO. 15(TOTAL T.S.No. 1to 18)

COMMERCIAL USE ZONE – C2

T.S.No. 4, 5, 10 to 17.

AGRICULTURAL USE ZONE – AG3

T.S.No. 2

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 6 to 9, 18.

LAND UNDER WATER

T.S.No. 3

BLOCK NO. 16(TOTAL T.S.No. 1to 230)

COMMERCIAL USE ZONE – C2

T.S.No. 2 to 35, 37 to 79, 81 to 103, 105 to 120, 123 to 166, 168, 170 to 174, 176 to 187, 189 to 229.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 36, 80, 104, 121, 122, 167, 169, 175, 188, 230.

BLOCK NO. 17 (TOTAL T.S.No. 1 to 115)

MIXED RESIDENTIAL USE ZONE – MR 3

T.S.No. 4 to 12, 15 to 21, 23 to 31, 33 to 44, 46 to 60, 62 to 79, 81 to 89, 91 to 95, 98 to 100, 102, 103, 105 to 113.

AGRICULTURAL USE ZONE – AG3

T.S.No. 2, 13.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 3, 14, 22, 32, 45, 61, 80, 90, 96, 97, 101, 104, 114, 115.

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BLOCK NO. 18 (TOTAL T.S.No 1 to 334)

COMMERCIAL USE ZONE – C2

T.S.No. 2 to 61, 66, 68 to 93, 95 to 98, 100 to 105, 108 to 111, 115 to 194, 196 to 277, 279 to 334.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 62 to 65, 67, 94, 99, 106, 107, 112 to 114, 195, 278.

BLOCK NO. 19 (TOTAL T.S.No. 1 to 107)

COMMERCIAL USE ZONE – C2

T.S.No. 3 to 56, 59 to 63, 65 to 69, 72 to 82, 84 to 88, 90 to 92, 94 to 104, 106, 107.

PUBLIC AND SEMI PUBLIC USE ZONE – P2

T.S.No. 2

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 57, 58, 64, 70, 71, 83, 89, 93, 105.

BLOCK NO. 20 (TOTAL T.S.No 1 to 121)

MIXED RESIDENTIAL USE ZONE – MR3

T.S.No. 2 to 15, 18 to 32, 35pt, 36 to 40, 42 to 49, 68 to 94, 96 to 119, 121.

COMMERCIAL USE ZONE – C2

T.S.No. 51 to 65

PUBLIC AND SEMI PUBLIC USE ZONE – P2

T.S.No. 16, 17, 33, 34, 35pt

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 41, 50, 66, 67, 95, 120.

BLOCK NO. 21(TOTAL T.S.No 1 to 164)

MIXED RESIDENTIAL USE ZONE – MR3

T.S.No. 14 to 24, 26 to 40, 42, 43, 45 to 49, 51 to 65, 67, 68, 70 to 73, 75 to 115, 117, 118, 121 to 149, 151 to 161, 164.

COMMERCIAL USE ZONE –C2

T.S. No. 3 to 6, 8 to 12.

EXISTING ROADS, STREETS AND ALNES

T.S.No. 1, 2, 7, 13, 25, 41, 44, 50, 66, 69, 74, 116, 119, 120, 150, 162, 163.

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BLOCK NO. 22 (TOTAL T.S.No. 1 to 74)

MIXED RESIDENTIAL USE ZONE – MR3

T.SNo. 2 to 14, 16 to 42, 44 to 57, 59 to 66, 72, 73.

PUBLIC AND SEMI PUBLIC USE ZONE – P2

T.S.No. 69 to 71.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 15, 43, 58, 67, 68, 74.

BLOCK NO. 23 (TOTAL T.S.No. 1 to 87)

MIXED RESIDENTIAL USE ZONE – MR 3

T.S.No. 2 to 17, 19 to 42, 44, 46 to 60, 62 to 68, 70 to 77, 79 to 86.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 18, 43, 45, 61, 69, 78, 87.

BLOCK NO. 24 (TOTAL T.S.No. 1 to 141)

MIXED RESIDENTIAL USE ZONE – MR 3

T.S.No. 2 to 19, 21 to 35, 37 to 39, 42 to 50, 52 to 71, 73 to 96, 99, 101, 103 to 108, 110, 113, 114, 116 to 121, 123 to 125, 128 to 134, 136 , 137.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 20, 36, 40, 41, 51, 72, 97, 98, 100, 102, 109, 111, 112, 115, 122, 126, 127, 135, 138 to 141.

BLOCK NO. 25 (TOTAL T.S.No. 1 to 344)

MIXED RESIDENTIAL USE ZONE – MR 3

T.S.No. 1 to 22, 24 to 37, 39, 40, 42 to 54, 56 to 86, 88 to 115, 118 to 124, 126 to 152, 158 to 183, 185 to 189, 191 to 197, 199 to 201, 203 to 222, 224 to 229, 232 to 244, 246, 247, 251 to 318, 320, 322 to 338, 340, 341, 343.

EXISTING ROADS, STREETS AND LANES

T.S.No. 41, 87, 125, 153, 156, 157, 184, 190, 198, 202, 223, 230, 231, 344.

LAND UNDER WATER

T.S.No. 23, 38, 55, 116, 117,154, 155, 245, 248 to 250, 319, 321, 339, 342.

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BLOCK NO 26 (TOTAL T.S.No. 1 to 196)

MIXED RESIDENTIAL USE ZONE – MR 3

T.S.No. 1 to 7, 9 to29, 31 to 57, 59 to 65, 67 to 85, 88 to 115, 117 to 129, 131 to 136, 138 to 151, 153 to 160, 162 to 166, 169 to 180, 182 to 195.

EXISTING ROADS, STREETS AND LANES

T.S.No. 8, 30, 58, 66, 86, 87, 116, 130, 137, 152, 161, 167, 168, 181, 196.

BLOCK NO 27 (TOTAL T.S.No. 1 to 6)

MIXED RESIDENTIAL USE ZONE – MR 3

T.S.No. 1 pt , 2, 3, 4 pt , 5 pt.

EXISTING ROADS, STREETS AND LANES

T.S.No.4 pt, 6.

LAND UNDER WATER

T.S.No. 1 pt , 5 pt.

BLOCK NO 28 (TOTAL T.S.No. 1 to 117)

MIXED RESIDENTIAL USE ZONE – MR 3

T.S.No. 1 to9, 11 to20, 22 to 36, 38 to 40, 42 to 63, 65 to 69, 71 to 106, 108 to114.

EXISTING ROADS, STREETS AND LANES

T.S.No. 10, 21, 37, 41, 64, 70, 107, 115 to 117.

BLOCK NO 29 (TOTAL T.S.No. 1 to 16)

MIXED RESIDENTIAL USE ZONE – MR 3

T.S.No. 3 to 12, 14, 15.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 13, 16.

LAND UNDER WATER

T.S.No. 2.

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WARD –E (TOTAL BLOCK NO 1 to 30)

BLOCK NO 1. (TOTAL T.S. NO. 1 to 148)

MIXED RESIDENTIAL USE ZONE – MR 6

T.S.No. 49 to 63, 65 to 85, 102, 104 to 110, 112 to 141.

COMMERCIAL USE ZONE –C6

T.S.No 3 to 28, 30 to 47, 87, 89 to 99, 101.

PUBLIC AND SEMI PUBLIC USE ZONE –P 5.

T.S.No. 1, 100, 143 pt , 145.

EXISTING ROADS, STREETS AND LANES

T.S.No. 2, 29, 48, 64, 86, 88, 103, 111, 142, 144, 146 to 148.

PROPOSED ROAD (80'. 0" ROAD)

T.S.No. 143 pt.

BLOCK NO 2. (TOTAL T.S. NO. 1 to 28)

MIXED RESIDENTIAL USE ZONE – MR 6

T.S.No. 1 to15, 17 to20, 22 to 27.

EDUCATIONAL USE ZONE – E 3

T.S.No. 28/1,

EXISTING ROADS, STREETS AND LANES

T.S.NOS. 16, 21.

PROPOSED ROAD (80' 0" ROAD)

T.S.NOS 28/2.

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BLOCK NO 3.(TOTAL T.S. NO. 1 to 31)

MIXED RESIDENTIAL USE ZONE – MR 6

T.S.No. 15 to 28.

COMMERCIAL USE ZONE – C6

T.S.No. 2 pt, 3 pt, 7, 29 to31.

EDUCATIONAL USE ZONE –E 3

T.S.No. 1 pt , 12 to 14.

PUBLIC AND SEMI PUBLIC USE ZONE – P 5.

T.S.No.2 pt , 3 pt, 4, 9.

AGRICULTURAL USE ZONE-A G 7.

T.S.No 1 pt.

EXISTING ROADS, STREETS AND LANES

T.S.No. 5, 6, 8, 10, 11.

PROPOSED ROAD

T.S.No. 1 pt.

BLOCK NO. 4 (TOTAL T.S.No. 1 to 23)

PUBLIC AND SEMI PUBLIC USE ZONE – P5

T.S.No. 2 to 10, 15, 16, 22, 23.

COMMERCIAL USE ZONE – C4

T.S.No. 17, 18.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 11 to 14, 19 to 21.

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BLOCK NO. 5 (TOTAL T.S.No. 1 to 224)

MIXED RESIDENTIAL USE ZONE – MR 3

T.S.No. 163 to 166, 169 to 181, 183pt, 184pt, 185, 186pt, 187 to 190, 191pt, 192, 193pt, 195, 196pt, 197pt, 199pt, 200pt, 203 to 208, 209pt, 211pt, 212 to 215, 216pt, 218, 220.

MIXED RESIDENTIAL USE ZONE – MR 6

T.S.No. 14 to 15, 16pt, 17, 19, 20, 22, 24 to 53, 55 to 62, 65 to 91, 93 to 114, 117 to 128, 130, 131, 133 to 144, 146 to 156.

COMMERCIAL USE ZONE – C2

T.S.No.2 to 13,16pt, 159 to 162, 167, 168, 183 pt, 184 pt, 186 pt, 191pt, 193pt, 194, 196pt, 197pt, 199pt, 200pt, 201, 202, 209pt, 210, 211pt, 216pt.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 18, 21, 23, 54, 63, 64, 92, 115, 116, 129, 132, 145, 157, 158, 182, 198, 217, 219, 221 to 224.

BLOCK NO. 6 (TOTAL T.S.No. 1 to 185)

MIXED RESIDENTIAL USE ZONE – MR 6

T.S.No. 2 to 5, 7 to 19, 21 to 34, 36 to 40, 41pt, 42 to 46, 50, 51 to 55, 57 to 70, 72 to 82, 84 to 95, 97 to 101, 103 to 112, 114 to 141, 143 to 147, 149 to 171, 173 to 181.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 6, 20, 35, 41pt, 47, 48, 49, 56, 71, 83, 96, 102, 113, 142, 148, 172, 182 to 185.

BLOCK NO. 7 (TOTAL T.S.No. 1 to 204)

MIXED RESIDENTIAL USE ZONE – MR 3

T.S.No. 1 to 13, 15 to 19, 21 to 39, 41 to 46, 48 to 51, 53 to 58, 62 to 65, 68 to 71, 73 to 79, 81 to 83, 85 to 91, 93 to 105, 107 to 114, 116 to 121, 123 to 135, 137 to 144, 146 to 149, 151 to 166, 168 to 184, 187 to 204.

EXISTING ROADS, STREETS AND LANES

T.S.NO. 14, 20, 40, 47, 52, 59 to 61, 66, 67, 72, 80, 84, 92, 106, 115, 122, 136, 145, 150, 167, 185, 186.

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BLOCK NO. 8 (TOTAL T.S.No. 1 to 182)

MIXED RESIDENTIAL USE ZONE – MR 3

T.S.No. 3, 5 to 38, 40 to 43, 45 to 55, 57 to 65, 67 to 69, 71 to 85, 87 to 93, 95 to 103, 105 to 132, 134 to 170, 172, 173, 177 to 181.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 2, 4, 39, 44, 56, 66, 70, 86, 94, 104, 133, 171, 174, 175, 176, 182.

BLOCK NO. 9 (TOTAL T.S.No. 1 to 120)

MIXED RESIDENTIAL USE ZONE – MR 3

T.S.No. 2 to 21, 26 to 59, 63 to 88, 90 to 110, 114, 116, 117, 119.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 22 to 25, 60 to 62, 89, 111 to 113, 115, 118, 120.

BLOCK NO. 10 (TOTAL T.S.No. 1 to 124)

MIXED RESIDENTIAL USE ZONE – MR 3

T.S.No. 2 to 8, 10 to 54, 56, 59 to 62, 120, 121.

MIXED RESIDENTIAL USE ZONE – MR 4

T.S.No. 65 to 118, 124.

EXISTING ROADS, STREETS AND LANES

T.S.NO. 1, 9, 55, 57, 58, 123.

LAND UNDER WATER

T.S.No. 63, 64, 119, 122.

BLOCK . NO. 11 (TOTAL T.S.No. 1 to 42)

MIXED RESIDENTIAL USE ZONE – MR 4

T.S.No. 13 to 24, 26 to 35.

AGRICULTURAL USE ZONE – AG 4

T.S.No. 2, 4 to 11, 25.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 3, 12, 36 to 42.

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BLOCK NO. 12 (TOTAL T.S.No. 1 to 10)

MIXED RESIDENTIAL USE ZONE – MR 4

T.S.No. 1, 6pt, 7, 8, 10

AGRICULTURAL USE ZONE – AG 4

T.S.No. 2, 3,

EXISTING ROADS, STREETS AND LANES

T.S.No. 4, 6pt, 9.

RAILWAY LINE

T.S.No. 5, 6pt.

BLOCK . NO. 13 (TOTAL T.S.No. 1 to 49)

MIXED RESIDENTIAL USE ZONE – MR 4

T.S.No. 2 to 15, 17 to 20.

COMMERCIAL USE ZONE – C 3

T.S. No. 27 pt , 28 pt , 29, 33 to 47.

PUBLIC AND SEMI PUBLIC USE ZONE – P 3

T.S.No. 16, 21, 22.

AGRICULTURAL USE ZONE – AG 4

T.S.No. 25, 26, 27pt, 28pt, 30 to 32.

EXISTING ROADS, STREETS AND LANES

T.S.No. 23, 24, 48.

LAND UNDER WATER

T.S.No. 49.

RAILWAY LINE

T.S.No. 1.

BLOCK NO 14 (TOTAL T.S.No. 1 to 109)

MIXED RESIDENTIAL USE ZONE – MR 4

T.S.No. 3 to 6, 8 to 44, 46 to 52, 54 to 70, 72 to 79, 81 to 108.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 2, 7, 45, 53, 71, 80, 109.

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BLOCK NO. 15 (TOTAL T.S.No. 1 to 177)

ERODE DD PLAN NO. 3

T.S.No. 1 to 43, 45 to 111, 122, 123, 127 to 164,

Zoning Regulations as per DD plan

MIXED RESIDENTIAL USE ZONE – MR 4

T.S.No. 44, 112 to 121, 124 to 126, 166 to 171.

EXISTING ROADS, STREETS AND LANES

T.S.No. 165, 172 to 177.

BLOCK NO. 16 (TOTAL T.S.No. 1 to 95)

ERODE DD PLAN NO. 3 (sanctioned)

TOTAL T.S.No. 1 to 95 Zoning Regulations as per DD plan

BLOCK NO. 17 (TOTAL T.S.No. 1 to 222)

ERODE DD PLAN NO. 3 (sanctioned)

TOTAL T.S.No. 1 to 222, Zoning Regulations as per DD plan

BLOCK NO. 18 (TOTAL T.S.No. 1 to 28)

ERODE DD PLAN NO. 3 (sanctioned)

T.S.No. 1, 2. Zoning Regulations as per DD plan

MIXED RESIDENTIAL USE ZONE – MR 4

T.S.No. 4to 23.

COMMERCIAL USE ZONE – C3

T.S.No. 25 to 28

EXISTING ROADS, STREETS AND LANES

T.S.NO. 3, 24.

BLOCK NO. 19 (TOTAL T.S.No. 1 to 201)

ERODE DD PLAN NO. 3 (sanctioned)

T.S.No. 1 to 201, Zoning Regulations as per DD plan

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BLOCK NO. 20 (TOTAL T.S.No. 1 to 141)

ERODE DD PLAN NO. 3 (sanctioned)

T.S.No. 2 to 26, 28 to 98, 103 to 141. Zoning Regulations as per DD plan

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 27, 99 to 102.

BLOCK NO. 21 (TOTAL T.S.No. 1 to 58)

MIXED RESIDENTIAL USE ZONE - MR 6

T.S.No. 2 to 5, 6pt, 7pt, 9pt, 10, 16pt, 25pt, 27pt,28 to 43, 45pt, 55pt, 56pt, 57pt.

COMMERCIAL USE ZONE – C4

T.S.No. 8, 16pt, 19 to 24, 45pt, 47 to 54,55pt, 56pt, 57pt.

PUBLIC AND SEMI PUBLIC USE ZONE – P4

T.S.No. 9pt, 11.

PUBLIC AND SEMI PUBLIC USE ZONE – P5

T.S.No. 14, 15.

AGRICULTURAL USE ZONE – AG 7

T.S.No. 6pt, 7pt.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 6pt, 12, 13,18, 26, 44, 46, 58.

LAND UNDER WATER

T.S.No. 25 pt, 27pt.

ERODE DD PLAN NO. 3 (sanctioned)

T.S.No. 17pt. Zoning Regulations as per DD plan

BLOCK NO. 22 (TOTAL T.S.No. 1 to 223)

MIXED RESIDENTIAL USE ZONE – MR 6

T.S.No. 2 to 12, 15 to 27, 29 to 47, 50 to 67, 69 to 73, 75 to 80, 82, 83, 85 to 94, 96 to 103, 105 to 135, 137 to 171, 173 to 184, 187 to 217, 219 to 222.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 13, 14, 28, 48, 49, 68, 74, 81, 84, 95, 104, 136, 172, 185, 186, 218, 223.

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BLOCK NO. 23 (TOTAL T.S.No 1 to 128)

MIXED RESIDENTIAL USE ZONE – MR 6

T.S.No. 1pt, 2 to 124, 126, 127 pt.

COMMERCIAL USE ZONE – C5

T.S.No. 1 pt.

PUBLIC AND SEMI PUBLIC USE ZONE – P4

T.S.No. 128

AGRICULTURAL USE ZONE – AG7

T.S.No. 1pt.

EXISTING ROADS, STREETS AND LANES

T.S.No. 125.

LAND UNDER WATER

T.S.No. 127pt.

PROPOSED ROAD

T.S.No. 127 pt.

BLOCK. NO. 24 (TOTAL T.S.No. 1 to 186)

MIXED RESIDENTIAL USE ZONE – MR 6

T.S.No. 105 to 121, 123 to 138, 140 to 146, 156 to 163.

COMMERCIAL USE ZONE – C4

T.S.No. 2 to 69, 70pt, 71pt, 77pt, 78 to 80, 81pt, 82pt, 83pt, 84pt, 85pt, 86 to 92, 94 to 101, 103, 148 to 155, 164 to 167, 170 to 185.

PROPOSED LINK ROADS (80'.0" Road)

T..S.No. 70pt, 71pt, 72 to 76, 77pt, 81pt, 82pt, 83pt, 84pt, 85pt.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 93, 102, 104, 122, 139, 147, 168, 169, 186.

BLOCK NO. 25 (TOTAL T.S.NO. 1 to 63)

ERODE DETAILED DEVELOPMENT PLAN NO. 3 (Sanctioned)

T.S.No. 1 to 63 Zoning Regulations as per DD plan

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BLOCK NO. 26 (TOTAL T.S.No. 1 to 61)

MIXED RESIDENTIAL USE ZONE – MR 4

T.S.No. 3 to 43.

COMMERCIAL USE ZONE – C3

T.S.NO. 44 to 60.

EXISTING ROADS, STREETS AND LANES

T.S.No. 1, 2, (Sanctioned Erode DD plan No. 3) 61.

BLOCK NO. 27 (TOTAL T.S.No. 1 to 63)

MIXED RESIDENTIAL USE ZONE – MR 4

T.S.No. 1pt, 2 to 5, 6pt, 7 to 58, 60, 61.

AGRICULTURAL USE ZONE – AG5

T.S.No. 1pt, 6pt.

EXISTING ROADS, STREETS AND LANES

T.S.NO. 59, 62, 63.

BLOCK NO. 28 (TOTAL T.S.No. 1 to 91)

MIXED RESIDENTIAL USE ZONE – MR 4

T.S.No. 1 to 20, 22, 25, 27 to 29, 31 to 40, 42 to 55, 57 to 71, 73 to 90.

EXISTING ROADS, STREETS AND LANES

T.S.NO. 21, 23, 24, 26, 30, 41, 56, 72, 91.

BLOCK NO. 29 (TOTAL T.S.No. 1 to 76)

MIXED RESIDENTIAL USE ZONE – MR 4

T.S.No. 1 to 9, 60, 62 to 76.

COMMERCIAL USE ZONE – C3

T.S.No. 10 to 59

EXISTING ROADS, STREETS AND LANES

T..S.No. 61.

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BLOCK NO. 30 (TOTAL T.S.No. 1 to 16)

MIXED RESIDENTIAL USE ZONE – MR 4

T.S.No. 3 to 16.

PUBLIC AND SEMI PUBLIC USE ZONE – P3

T.S.No. 1, 2.

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ERODE LOCAL PLANNING AREA

V.No.73 VEERAPPANCHATTRAM MUNICIPALITY

(ERODE VILLAGE PART – I)

Comprising R.S.Nos. 1 to 421, 424 to 440 in ERODE BIT - I D.D Plan No.5 (Draft) (R.S .No.10 & 11 at B.P.Agraharam Town Panchayat Limit & R.S.No.10 to 22, 27 to 40, 43 of Erode Part-I village)

1 (a)PRIMARY RESIDENTIAL (PR 1)

NIL

(b)MIXED RESIDENTIAL (MR 11)

R.S.No.13 pt, 16 pt,17 pt, 18 pt, 19 pt, 20 pt, 21, 32 , 33 , 37 , 38pt, 39.

2. COMMERCIAL USE ZONE (C 10)

R.S.No. 10pt, 13pt, 17pt, 18pt, 27, 31, 34, 38pt, 40.

3. INDUSTRIAL USE ZONE

CONTROLLED INDUSTRIAL USE ZONE (CI 3)

R.S. No.10pt, 13 pt, 14, 16pt, 17 pt, 18 pt, 19 pt, 20pt.

4 EDUCATIONAL USE ZONE

NIL

5. PUBLIC AND SEMI PUBLIC USE ZONE

NIL

6.AGRICULTURAL USE ZONE

NIL

7. EXISTING ROADS

R.S. No 11, 12, 15, 22, 28 to 30, 35, 36, 43.

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COMPRISING RESURVEY NO IN SANCTIONED AND CONSENTED D.D PLANS (Veerappanchatram Municipality)

Detailed Development Plan No. 1 (Consented)

R.S.No.434 to 440.

D.D Plan No. 2 (Consented)

R.S. N o. 428 to 433.

D.D Plan No. 3 (Consented)

R.S. No . 59 to 66, 424 to 427.

D.D. Plan No. 4(Consented)

R.S. No. 41,42,44 to 58, 67 to,76

D.D Plan No. 6 (Sanctioned)

R.S. No. 1 to 9.

D.D. Plan No. 7.(Sanctioned)

R.S.No.23 to 26, 77 to 92.

D.D. Plan No. 8 (Sanctioned)

R.S. No. 93 to 125

D.D. Plan No.9 (Review Consented)

R.S. No. 126 to 139, 397 to 403.

D.D. Plan No. 10(Sanctioned)

R.S No.160 to 164, 391 to 396, 404 to 408.

D.D. Plan No. 11 (Review Consented)

R.S No. 409 to 421.

D.D. Plan No. 12 (Sanctioned)

R.S. No. 367to 377, 383 to390.

D.D. Plan No.13 (Sanctioned)

R.S No.140 to 159 ,165 to 170, 177, 178.

D.D. Plan No. 14 (Sanctioned)

R.S. No. 171 to 176, 350 to 353, 356, 378 to 382.

D.D. Plan No. 15 (Sanctioned)

R.S. No. 319 to 323, 335, 354, 355, 357 to 366

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D.D. Plan No. 16 (Sanctioned)

R.S. No 314 to 318, 324 to 327, 330, 334.

D.D. Plan No. 17(Sanctioned)

R.S. No. 204, 328, 329, 331 to 333, 336 to 349.

D.D. Plan No. 18 (Sanctioned)

R.S. No. 179 to 198.

D.D. Plan No. 19(Consented)

R.S. No. 199 to 203, 205, 206, 209 to 230.

D.D. Plan No. 20(Consented)

R.S. No. 207, 208, 231 to 236, 238 to 240, 277 to 281.

D.D. Plan No. 21(Consented)

R.S. No. 282 to 291, 296, 304 to 313.

D.D. Plan No. 22(Consented)

R.S. No. 293 to 295, 297 to 303.

D.D. Plan No. 23(Consented)

R.S. No. 237, 242, 265 to 276, 292.

D.D. Plan No. 24(Consented)

R.S No. 241, 243 to 264.

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V.No.70 SURAMPATTI MUNICIPALITY

(Total R.S No. 1 to 169)

Comprising Resurvey No's in sanctioned and Consented D.D Plan

Detailed Development Plan No.1 (Consented)

R.S.No.1 to 46, 69, 70.

Detailed Development Plan No. 2(Consented)

RS. No. 71 to 75, 79 to 102, 116 to 131.

Detailed Development Plan No.3 (Consented)

R.S. No. 47 to 68, 76 to 78, 149 to 165.

Detailed Development Plan No.4 (Consented)

R.S. No. 103 to 115, 132 to 148, 166 to 169.

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VILLAGE NO.67 PERIYASEMUR MUNICIPALITY

(Total Survey No. 1 to 523)

DETAILED DEVELOPMENT PLAN NO.1 (SANCTIONED)

R.S.No. 1 to 33, 87 to 90

1. RESIDENTIAL USE ZONE

(a.) PRIMARY RESIDENTIAL (PR 1)

R.S. No. 35pt, 36pt, 37, 38, 40, 42 to 44, 46, 47, 49, 51 to 54, 56 to 63, 66 to 81, 82 pt, 83 pt, 172pt, 173pt, 174 to 183, 184pt, 185pt, 186pt, 197pt, 198pt, 199, 200, 201pt, 202pt, 204pt, 210pt, 215pt, 216, 217, 219 to 231.

PRIMARY RESIDENTIAL (PR 2)

R.S .No. 91pt, 92pt, 93pt, 94pt, 95pt, 96, 98pt, 99pt, 100 pt, 101 pt, 102, 105, 107 to 109, 111 to 116, 119 to 128, 129pt 130, 132 to 139, 143pt, 144pt, 147pt, 149pt, 152pt, 153pt, 156pt, 157pt, 158, 159pt, 160pt, 162, 163, 164pt, 165pt, 166 to 169, 189, 190, 191pt except 191/3, 192pt except 192/2, 194pt, 195pt, 274pt, 275pt, 292pt, 293pt, 312, 313, 336 to 339, 342, 343, 345 to 347, 352pt, 353pt, 354pt, 355pt, 356pt, 359, 360, 362 to 366, 368 to 373, 378 to 387, 389 to 391.

PRIMARY RESIDENTIAL (PR 3)

R.S.No. 297pt, 298, 299pt, 300pt, 301 to 306, 307pt, 317 to 327, 394pt, 395pt, 396pt, 397, 398, 399pt, 400pt, 401, 405 to 407, 412pt except 412/2 and 9, 413 to 415, 416pt, 417, 418pt, 419, 420, 421pt, 422pt, 423pt, 424pt, 425pt, 426 to 431, 433 to 435, 438, 440 to 451, 454 to 463, 464pt, 465 to 468, 470, 472, 473, 474pt, 494, 495pt, 498pt, 499pt, 501pt, 502pt.

1.b. MIXED RESIDENTIAL (MR 11)

R.S.No. 232 to 242, 243pt, 244, 245pt, 246pt, 247pt, 248, 249pt, 254pt, 256pt, 257pt, 258, 259pt, 260, 261, 262pt, 263pt, 273, 274pt, 275pt, 276 to 278, 279pt, 280pt, 282pt, 283, 284pt, 285pt, 286, 287, 288pt, 477pt, 478pt, 479pt, 480 to 484, 486, 489, 491, 493pt, 496pt, 497pt, 500pt, 501pt, 502pt, 504, 505, 509 to 517, 518pt, 523.

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2. COMMERCIAL USE ZONE (C 9)

R.S.No. 35pt, 36pt, 82pt, 83pt, 91pt, 93pt, 94pt, 95pt, 98pt, 156pt, 157pt, 159pt, 160pt, 164pt, 165pt, 170pt, 172pt, 173pt, 184pt, 185pt, 194pt, 195pt, 197pt, 198pt, 204pt, 243pt, 245pt, 246pt, 247pt, 249pt, 254pt, 256pt, 257pt, 259pt, 262pt, 263pt, 266pt, 271, 274pt, 275pt, 279pt, 280pt, 293pt, 507, 518pt, 519, 522.

3. INDUSTRIAL USE ZONE (CI 7)

R.S.No. 191/3, 192/2, 294, 309, 315, 328, 331 to 333, 335, 351pt, 374pt, 375pt, 376, 377, 388, 402 to 404, 408 to 411, 412/2 and 9,

4.EDUCATIONAL USE ZONE (E 6)

R.S. No. 266pt, 272

EDUCATIONCAL USE ZONE (E 11)

R.S.No. 91pt, 92pt.

5.PUBLIC AND SEMI PUBLIC USE ZONE (P 13)

R.S.No. 201pt, 202pt, 203pt, 204pt, (Truck Terminal)

6. AGRICULTURAL USE ZONE

- NIL –

7. EXISTING ROADS

R.S.No. 34, 41, 45, 55, 64, 65, 84 to 86, 106, 110,131,140 to 142, 145, 146, 151, 154, 155, 170pt, 171, 186pt, 187, 188, 196, 205 to 209, 211 to 214, 218, 250 to 253, 255, 264, 265, 281, 289to 291, 292pt, 334, 340,341, 344, 348 to 350, 357, 358, 361, 475, 476, 485, 487, 488, 490, 492, 503, 506, 508, 520, 521,

8. LAND UNDER WATER

R.S. No 39, 48, 50, 97, 103, 104, 117, 118, 148, 150, 161, 193, 267 to 270, 295, 296, 307pt, 308, 310, 311, 314, 316, 329, 330, 336pt, 367, 392, 393, 394pt, 395 pt, 432, 436, 437, 439, 452, 453, 469, 471.

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9. LINK ROAD

R.S.No.98pt, 99pt, 100pt, 101pt, 129pt, 143pt, 144pt, 147pt, 149pt, 152pt, 153pt, 156pt, 347pt, 351pt, 352pt, 353pt, 354pt, 355pt, 356pt, 374pt, 375pt, 394pt, 395pt, 396pt, 399pt, 400pt, 416pt, 418pt, 421pt, 422pt, 423pt, 424pt, 425pt.

10. OUTER RING ROAD

R.S. No. 202pt, 203 pt, 210pt, 215pt, 282pt, 284pt, 285pt, 288pt, 293pt, 297pt, 299pt, 300pt, 464pt, 474pt, 477pt, 478pt, 479pt, 493pt, 495pt, 496pt, 497pt, 498pt, 499pt, 500pt, 501pt, 502pt.

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VILLAGE No. 73 ERODE PART - II
KASIPALAYAM MUNICIPALITY
(TOTAL SERVEY NO 422, 423, 441 to 1392, 1688, 1689)

DETAILED DEVELOPMENT PLAN NO.1 (SANCTIONED)

R.S.No. 441 to 451, 463 to 471, 1688, 1689.

DETAILED DEVELOPMENT PLAN NO.5 (SANCTIONED)

R.S.No. 505, 512 to 523, 529 to 543

1.) RESIDENTIAL USE ZONE

a) PRIMARY RESIDENTIAL (PR4) (ERODE PART II VILLAGE)

R.S.No. 1224pt, 1225pt, 1226pt, 1227pt, 1232pt, 1233pt, 1234pt, 1235pt, 1237pt, 1238, 1239, 1240pt, 1241pt, 1242pt, 1243pt, 1244pt 1247, 1249 to 1260, 1262 to 1268, 1276 to 1279, 1280pt, 1309pt, 1311, 1312pt, 1313, 1316pt, 1317, 1321, 1349 to 1352, 1353pt, 1354pt, 1355pt, 1361pt, 1362pt, 1364pt, 1371pt, 1372pt, 1373pt, 1374pt, 1375pt, 1376pt, 1382, 1383, 1384pt, 1391pt, 1392pt.

PRIMARY RESIDENTIAL (PR 6)

R.S.No. 423pt, 453 to 455, 456pt, 457, 458pt, 459, 460pt, 461, 462pt, 472 to 487, 489, 490pt, 492pt, 493pt, 494pt, 497 to 504, 506, 507, 510, 511, 714, 715, 716pt, 718pt, 719pt, 720pt, 722, 723 to 727, 732 to 735, 739 to 745, 752 to 755, 758, 759, 761 to 764, 767pt, 773, 806, 807, 811.

PRIMARY RESIDENTIAL (PR 7)

R.S.No. 525pt, 526 to 528, 544 to 546, 549 to 554, 558, 559, 560, 564, 565, 566 to 572, 576 to 581, 582pt, 584pt, 585 to 587, 590 to 595, 597, 598pt, 599pt, 600pt, 601 to 607, 610, 611, 618, 628, 629, 634 to 639, 643 to 645, 647, 653 to 655, 658, 659pt, 660, 661, 662pt, 663pt, 664pt, 665, 666pt, 667pt, 668pt, 669pt, 670 to 672, 673pt, 674pt, 675pt, 676 to 690, 696, 702pt, 705, 875.

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(b) MIXED RESIDENTIAL (MR12)

R.S.No. 1151, 1152, 1154pt, 1155pt, 1156 to 1161, 1163pt, 1164pt, 1165pt, 1176pt, 1177pt, 1178pt, 1179pt, 1181pt, 1182, 1183, 1184pt, 1185pt, 1186 to 1193, 1197 to 1200, 1206pt, 1208, 1209pt, 1364/1A,2A.

MIXED RESIDENTIAL (MR 13)

R.S.No. 788, 789pt, 790 to 792, 823, 824pt, 825, 830 to 835, 839, 840, 842, 845 to 847, 850 to 852, 855, 857 to 859, 862 to 864, 869, 876 to 884, 888 to 890, 921, 941pt, 942pt, 943pt, 993, 994, 996, 997, 1000 to 1013, 1016 to 1026, 1027pt, 1028pt, 1029pt, 1030 to 1038, 1040, 1041, 1044 to 1046, 1056, 1057, 1059 to 1065, 1075pt, 1077pt, 1079pt, 1080 to 1097, 1098pt, 1100pt, 1102pt, 1103pt, 1104 to 1114, 1115pt, 1119pt, 1120, 1125 to 1127, 1128pt, 1129pt, 1133pt, 1134 pt, 1335, 1136pt, 1137 to 1140.

(2). COMMERCIAL USE ZONE (C 11)

R.S. No 1273, 1280pt, 1283pt, 1284pt, 1296 to 1299, 1300, 1304pt, 1309pt, 1322, 1323, 1325.

COMMERCIAL USE ZONE (C 12)

R.S.No 1224pt, 1225pt, 1226pt, 1227pt, 1232pt, 1235pt, 1240pt, 1346 to 1348, 1353pt, 1354pt, 1355pt, 1360pt, 1361pt, 1362pt, 1363pt, 1364pt, except 1364/1A and 2A, 1365 to 1368, 1370, 1371pt, 1372 pt, 1373pt, 1374pt, 1375pt, 1376pt, 1377pt, 1384pt, 1385pt, 1386pt, 1390, 1391 pt, 1392pt.

COMMERCIAL USE ZONE (C 13)

R.S. No. 1027pt, 1028pt, 1029pt, 1075pt, 1077pt, 1079pt, 1098pt, 1100pt, 1102pt, 1103pt, 1115pt, 1119pt, 1128pt, 1129pt, 1131, 1133pt, 1134pt, 1136pt, 1145, 1148, 1149, 1154pt, 1155pt, 1163pt, 1164pt, 1165pt, 1170, 1172pt, 1173pt, 1176pt, 1177pt, 1178pt, 1179pt, 1181pt, 1184pt, 1185pt, 1202, 1203, 1206pt, 1207, 1209pt, 1234pt, 1235pt, 1237pt, 1241pt, 1242pt, 1243pt, 1244pt.

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COMMERCIAL USE ZONE (C 14)

R.S.No.776, 780, 782, 785, 787, 789pt, 821, 822, 824pt, 826 to 828.

3) INDUSTRIAL USE ZONE

a) CONTROLLED INDUSTRIES (CI 4)

R.S. No. 1171, 1212, 1213, 1215 to 1219, 1225pt, 1226pt, 1227pt, 1232pt, 1233pt, 1234pt, 1284pt, 1296pt, 1299pt, 1364pt except 1364/1A and 2A, 1369, 1385pt, 1386pt, 1387, 1388, 1389.

B) GENERAL INDUSTRIES (GI 6)

R.S. No. 614pt, 767pt, 768pt, 815, 816.

3. EDUCATIONAL USE ZONE (E 7)

R.S. No. 1240pt

EDUCATIONAL USE ZONE (E 8)

R.S. No. 1214, 1228

EDUCATIONAL USE ZONE (E 9)

R.S. No. 768pt

EDUCATIONAL USE ZONE (E 10)

R.S. No. 525pt, 547, 548, 555, 556, 598pt, 599pt, 600pt, 662pt, 673pt, 648, 649, 710, 711.

4. PUBLIC AND SEMI PUBLIC USE ZONE (P 12)

R.S.No. 1179pt.

5. AGRICULTURAL USE ZONE (AG 16)

RS. No. 1130, 1283pt, 1284pt, 1285 to 1287, 1289, 1292pt, 1294, 1304pt, 1326, 1327, 1332, 1333, 1336, 1337, 1339, 1340.

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AGRICULTURAL USE ZONE (AG 19)

R.S. No. 1328

AGRICULTURAL USE ZONE (AG 20)

R.S. No. 614pt, ,616, 620 to 624, 631, 632, 640pt, 894 to 900, 902 to 908, 911, 912, 916 to 920, 922, 924, 925, 927, 929, 930, 931pt, 935pt, 936 to 940, 941pt, 942pt, 944, 945, 948, 949, 952 to 954, 956 to 961, 963pt, 964pt, 965pt, 966pt, 969pt, 970 to 973, 974pt, 976pt, 977pt, 978pt, 979, 980, 984, 985, 1049pt, 1050pt, 1053.

AGRICULTURAL USE ZONE (AG 21)

R.S. No. 1290, 1292pt, 1335.

AGRICULTURAL USE ZONE (AG 22)

R.S. No. 982, 988, 989.

6) EXSITING ROADS:-

R.S. No. 422, 488, 491, 495, 496, 508, 509, 557, 561 to 563, 573 to 575, 588, 589, 596, 608, 609, 612, 613, 625 to 627, 641, 642, 646, 651, 652, 656, 657, 691, 692, 697 to 701, 703, 704, 746, 756pt, 757pt, 760pt, 774, 775, 781, 783, 793 to 798, 802 to 805, 817 to 820, 829, 836 to 838, 841, 843, 844, 853, 854, 865 to 868, 885, 886, 892, 893, 901, 909, 910, 913 to 915, 923, 926, 928, 932 to 934, 946, 947, 950, 951, 955, 962, 967, 968, 975, 981, 983, 986, 987, 990 to 992, 995, 998, 999, 1014, 1015, 1039, 1042, 1043, 1047, 1048, 1051, 1052, 1054, 1055, 1058, 1066 to 1074, 1076, 1078, 1099, 1101, 1116, 1117, 1132, 1135, 1141 to 1144, 1146, 1147, 1150, 1153, 1162, 1163pt, 1164pt, 1166 to 1169, 1172pt, 1173pt, 1180, 1194 to 1196, 1201, 1204, 1205, 1206pt, 1210, 1211, 1220 to1223, 1229 to 1231, 1236, 1245, 1246, 1248, 1281, 1282, 1301 to 1303, 1305 to1308, 1310, 1314, 1318 to1320, 1324, 1329 to1331, 1334, 1338, 1356 to 1359, 1360pt,1363pt, 1364pt, 1372pt, 1373pt, 1376pt, 1378, 1379, 1384 pt.

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7) LAND UNDER WATER

R.S.No. 423pt, 452, 582pt, 583, 584pt, 598pt, 615, 617, 619, 630, 633, 640pt, 650, 708, 709, 716pt, 717pt, 721pt, 728 to 731, 736 to 738, 747 to 751, 756pt, 757pt, 760pt, 765, 766, 769 to 772, 777 to 779, 784, 786, 808 to 810, 812 to 814, 848, 849, 856, 860, 861, 870, 887, 891, 931pt, 1118, 1121 to 1124, 1174, 1175, 1261, 1271, 1272, 1288, 1376pt.

8) OUTER RING ROAD

R.S. No 456pt, 458pt, 460pt, 462pt, 490pt, 492pt, 493pt, 494pt, 659pt, 662pt, 663pt, 664pt, 666pt, 667pt, 668pt, 669pt, 674pt, 675pt, 702pt, 716pt, 717pt, 718pt, 719pt, 720pt, 721pt, 931pt, 935pt, 942pt, 943pt, 963pt, 964pt, 965pt, 966pt, 969pt, 974pt, 976pt, 977pt, 978pt, 1049pt, 1050pt.

9) RAILWAY LINE

R.S.No. 524, 693 to 695, 706, 707, 712, 713, 799, 800, 801, 871 to 874, 1269, 1270, 1274, 1275, 1291, 1293, 1295, 1312pt, 1315, 1316pt, 1341 to 1345, 1377, 1380, 1381.

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VILLAGE No. 68, BRAMANA PERIA AGRAHARAM

(TOTAL SURVAY No. 1 to 105.)

1) RESIDENTIAL USE ZONE

(a) PRIMARY RESIDENCIAL (PR 1)

R.S. No. 1 to 3, 4pt, 5pt, 6, 7pt, 8pt, 9, 10pt, 11, 12, 13pt, 14pt, 15pt, 19pt, 21pt, 22pt, 24, 27, 28pt, 30pt, 34pt, 38pt, 41, 42pt, 45pt, 46, 47.

(b) MIXED RESIDENTIAL

- NIL –

2) COMMERCIAL USE ZONE (C 10)

R.S. No. 4pt, 5pt, 7pt, 8pt, 13pt, 14pt, 15pt, 19pt, 21pt, 22pt, 28pt, 30pt, 34pt, 35, 38pt, 42pt, 45pt.

3) INDUSTRIAL USE ZONE (CI 13)

R.S.No. 38/1, 10/2

4) EDUCATIONAL USE ZONE

- NIL –

5) PUBLIC AND SEMI PUBLIC USE ZONE

- NIL –

6) AGRICULTURAL USE ZONE (AG 10)

R.S.No. 49 to 60, 63 to 68, 70 to 76, 78, 79, 81 to 105.

7) EXISTING ROADS

R.S.No 16 to 18, 20, 29, 36, 37, 43, 44.

8) LAND UNDER WATER.

R.S.No. 23, 25, 26, 31 to 33, 39, 40, 48, 61, 62, 69, 77, 80.

9) OUTER RING ROAD.

R.S.No. 14pt, 15pt.

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VILLAGE No. 79. PUNJAI LAKKAPURAM

(TOTAL SURVEY No. 1 to 263)

Detailed Development Plan no. 1 (Sanctioned)

R.S.No. 1 to 11, 14 to 31, 36.

Detailed Development Plan no. 2 (Sanctioned)

R.S. N o.12, 13, 32 to 35, 37 to 40, 223 to 229, 233 to 235

Detailed Development Plan no. 3 (Sanctioned)

R.S. No .230 to 232, 236 to 240, 243, 244, 248 to 263

Detailed Development Plan no. 4 (Sanctioned)

R.S. No. 151 to 154, 170 to 176, 195 to 218, 241, 242, 245 to 247

Detailed Development Plan no. 5 (Sanctioned)

R.S. No. 90 to 112, 155 to 158, 161, 162, 165 to 169, 177 to 194

Detailed Development Plan no. 6 (Sanctioned)

R.S.No. 41, 79 to 83, 86 to 89, 113 to 115, 120 to 150, 159, 160, 163, 164, 219 to 222

Detailed Development Plan no. 7 (Sanctioned)

R.S.No. 42 to 78, 84, 85, 116 to 119.

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VILLAGE No. 78 PUDUR

(TOTAL SURVEY No. 1 to 715.)

1) RESIDENTIAL USE ZONE

a) PRIMARY REDENTIAL USE ZONE (PR 5)

R.S. No. 82 to 85, 88, 101pt, 102, 103, 105, 107, 109, 110, 112, 113, 115, 119, 121, 125, 127, 130, 132 to 134, 136 to 138, 141, 144 to 146, 148 to 150, 154 to 157, 161, 162, 164, 165, 167, 168, 170, 172, 173, 175 to 177, 180 to 182, 184 to 188, 190, 192, 193, 196, 198, 200 to 203, 206 to 209, 211, 212, 214 to 218, 220 to 223, 225, 232, 233, 235, 236, 251pt, 254, 385, 386, 604, 634, 635.

(b) MIXED RESIDENTIAL (MR 12)

R.S.No. 3, 5, 9, 11, 12, 13pt, 14, 16, 17, 22, 24 to 27, 30 to 34, 37, 38pt, 45 to 48, 51, 54 to 57, 59, 60, 62 to 64, 66 to 68, 78, 325 to 327, 331 to 333, 335, 337 to 339, 343 to 347, 349 to 351, 353, 354pt, 358pt, 359pt, 360pt, 362 to 368, 370, 407pt, 416, 417, 435, 436, 448, 450, 451, 452pt, 494, 495pt, 496pt, 497 to 499, 500pt, 501pt, 502, 503, 504pt, 507, 510pt, 522pt, 523pt, 551pt.

MIXED RESIDENTIAL USE ZONE (MR 13)

R.S. No. 465 to 467, 468pt, 484pt, 485, 486pt, 487, 488.

2. COMMERCIAL USE ZONE (C 13)

R.S. No. 1, 354pt, 355, 357, 358pt, 359pt, 360pt, 361.

3. INDUSTRIAL USE ZONE

CONTROLED INDUSTRIAL (C I 4)

R.S.No. 70, 72 to 74, 76, 89 to 100, 101pt.

CONTROLED INDUSTRIAL (C I 5)

R.S.No. 419, 421, 422, 424, 426, 429, 431, 432, 434, 452pt, 453, 454, 456 to 460.

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4) EDUCATIONAL USE ZONE

- NIL –

5) PUBLIC AND SEMI PUBLIC USE ZONE

- NIL –

6) AGRICULTURAL USE ZONE (AG 19)

R.S. No. 38pt, 39, 40, 42, 152, 228 to 231, 237 to 242, 243pt, 246pt, 247 to 249, 257, 258, 260, 263 to 269, 271 to 283, 288 to 296, 298, 299, 303, 305 to 312, 315, 316, 320 to 324, 383, 384, 388 to 390, 392, 393, 395 to 397, 398pt, 399pt, 400pt, 402pt, 403pt, 404, 407pt, 408 to 411, 504pt, 505, 506, 510pt, 511, 514 to 519, 526pt, 528pt, 529, 531, 534 to 537, 548 to 550, 609, 610pt, 611pt, 612pt, 613, 620, 621pt, 622pt, 623pt, 627pt, 629pt, 630pt, 631pt, 632, 633, 636, 638, 639, 642, 643, 645, 646, 647pt.

AGRICULTURAL USE ZONE (AG 20)

R.S. No. 470pt, 471pt, 472, 473pt, 474pt, 475 to 482.

AGRICULTURAL USE ZONE (AG 22)

R.S.No. 372, 375 to 382, 412 to 415, 428, 437 to 440, 442, 443, 520, 521, 522pt, 523pt, 530, 532, 533pt,,

AGRICULTURAL USE ZONE (AG 23)

R.S.No. 538, 539, 542 to 547, 551pt, 554pt, 555 to 557, 560 to 563, 565, 568, 569 to 572, 574 to 581, 586, 587, 591, 592, 594 to 603, 605, 607, 608, 614, 617, 619, 649pt, 650pt, 651pt, 652 to 654, 659 to 665, 666pt, 667pt, 668 to 673, 676, 677, 679 to 684, 686, 687, 689 to 695, 698, 700 to 706, 708 to 714.

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7) EXISTING ROADS

R.S. No. 4, 6 to 8, 13pt, 18 to 21, 28, 29, 35, 36, 41, 43, 44, 49, 50, 52, 53, 65, 75, 79 to 81, 86, 87, 104, 106, 108, 111, 114, 116 to 118, 120, 122 to 124, 126, 128, 129, 131, 142, 143, 147, 151, 153, 158 to 160, 169, 171, 174, 189, 194, 197, 199, 204, 213, 219, 224, 234, 244, 245, 250, 252, 253, 255, 256, 259, 261, 262, 270, 284 to 287, 300 to 302, 304, 313, 314, 317 to 319, 328 to 330, 334, 336, 340, 348, 352, 356, 369, 371, 387, 391, 394, 401, 405, 406, 418, 420, 423, 425, 427, 430, 433, 444 to 446, 455, 461 to 464, 490 to 493, 540, 541, 567, 589, 606, 615, 616, 618, 624 to 626, 628, 637, 640pt, 641, 644, 648, 655 to 658, 674, 696, 697, 699, 707, 715.

8) LAND UNDER WATER

R.S. No. 2, 10, 15, 23, 58, 61, 69, 71, 77, 135, 139, 140, 163, 166, 178, 179, 183, 191, 195, 205, 210, 226, 227, 297, 341, 342, 373, 374, 441, 447, 449, 469pt, 483, 489, 508, 509, 512, 513, 524pt, 525, 527pt, 552, 553, 554, 558, 559, 564, 566, 573, 582 to 585, 588, 590, 593, 675, 678, 685, 688.

9) OUTER RING ROAD

R.S No. 243pt, 246pt, 251pt, 398pt, 399pt, 400pt, 402pt, 403pt, 468pt, 469pt, 470pt, 471pt, 473pt, 474pt, 484pt, 486pt, 495pt, 496pt, 500pt, 501pt, 522pt, 523pt, 524pt, 526pt, 527pt, 528pt, 533pt, 610pt, 611pt, 612pt, 621pt, 622pt, 623pt, 627pt, 629pt, 630pt, 631pt, 640pt, 647pt, 649pt, 650pt, 651pt, 666pt, 667pt.

2

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VILLAGE No. 69. NANJAI DHALAVOIPALAYAM
(TOTAL RESURVEY No. 1 to 144.)

1) RESIDENTIAL USE ZONE

a) PRIMARY RESIDENTIAL USE ZONE

- NIL –

b) MIXED RESIDENTIAL USE ZONE

- NIL –

2) COMMERCIAL USE ZONE

- NIL –

3) INDUSTRIAL USE ZONE

- NIL –

4) EDUCATIONAL USE ZONE

- NIL –

5) PUBLIC AND SEMI PUBLIC USE ZONE

- NIL –

6) AGRICULTURAL USE ZONE (AG 11)

R.S. No. 2 to 4, 6 to 12, 14, 16, 17, 19 to 24, 27, 29 to 33, 35 to 54, 56 to 76, 79 to 88, 93 to 97, 101 to 103, 105, 107, 109, 111 to 114, 116 to 120, 123, 126 to 135, 137, 138, 140 to 142, 144.

7) EXISTING ROADS

- NIL –

8) LAND UNDER WATER

R.S. No. 1, 5, 13, 15, 18, 25, 26, 28, 34, 55, 77, 78, 89, 90, 91, 92, 98, 99, 100, 104, 106, 108, 110, 115, 121, 122, 124, 125, 136, 139, 143.

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VILLAGE No 70. VYRAPALAYAM
(TOTAL RESURVEY No. 1 to 137)

1) RESIDENTIAL USE ZONE

a) PRIMARY RESIDENTIAL

- NIL –

(b) MIXED RESIDENTIAL

- NIL –

2) COMMERCIAL USE ZONE

- NIL –

3) INDUSTRIAL USE ZONE

- NIL –

4) EDUCATIONAL USE ZONE

- NIL –

5) PUBLIC AND SEMI PUBLIC USE ZONE (P 11)

R.S. No. 45pt.

6) AGRICULTURAL USE ZONE (AG 12)

R.S. No. 2 to 11, 14 to 18, 20 to 25, 27, 28, 30, 33, 35 to 37, 39 to 42, 44, 45pt, 46 to 56, 58, 59, 60, 62 to 65, 67, 68, 70 to 81, 84, 85, 87, 90 to 95, 98 to 101, 103, 104, 107 to 110, 112 to 119, 121 to 135, 137.

7) EXISTING ROADS

R.S.No. 29, 34, 38, 43.

8) LAND UNDER WATER

R.S. No. 1, 12, 13, 19, 26, 31, 32, 57, 61, 66, 69, 82, 83, 86, 88, 89, 96, 97, 102, 105, 106, 111, 120, 136.

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VILLAGE No. 71. SARCAR CHINA AGRAHARAM
(TOTAL RESURVEY No. 1 to 49)

1) RESIDENTIAL USE ZONE

(a) PRIMARY RESIDENTIAL (PR 4)

R.S. No. 5pt, 8, 9pt.

(b)MIXED RESIDENTIAL

- NIL –

2) COMMERCIAL USE ZONE (C 11)

R.S. No. 5pt

3) INDUSTRIAL USE ZONE

- NIL –

4) EDUCATIONAL USE ZONE

- NIL –

5) PUBLIC AND SEMI PUBLIC USE ZONE

- NIL –

6) AGRICULTURAL USE ZONE (AG 13)

R.S. No. 3, 9pt, 11, 13 to 17, 19 to 22, 25 to 29, 31 to 34, 36 to 41, 43 to 48.

7) EXISTING ROADS

R.S. No. 2, 4, 6, 7, 10, 12, 30.

8) LAND UNDER WATER

R.S. No. 1, 18, 23, 24, 35, 42, 49.

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VILLAGE No. 72. BRAMANA CHINNA AGRAHARAM

(TOTAL RESURVEY No. 1 to 33)

1) RESIDENTIAL USE ZONE

a) PRIMARY RESIDENTIAL

- NIL –

(b) MIXED RESIDENTIAL

- NIL –

2) COMMERCIAL USE ZONE

- NIL –

3) INDUSTRIAL USE ZONE

- NIL –

4) EDUCATIONAL USE ZONE

- NIL –

5) PUBLIC AND SEMI PUBLIC USE ZONE

- NIL –

6) AGRICULTURAL USE ZONE (AG 14)

R.S. No. 2 to 7, 9 to 18, 20, 21, 23 to 25, 27, 29 to 32.

7) EXISTING ROADS

- NIL –

8) LAND UNDER WATER

R.S. No. 1, 8, 33.

9) RAILWAY LINE

R.S. No. 19, 22, 26, 28.

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VILLAGE No. 74. PEELAMEDU
(TOTAL RESURVEY No. 1 to 150.)

1) RESIDENTIAL USE ZONE

a) PRIMARY RESIDENTIAL

- NIL -

(b) MIXED RESIDENTIAL

- NIL –

2) COMMERCIAL USE ZONE

- NIL –

3) INDUSTRIAL USE ZONE

- NIL –

4) EDUCATIONAL USE ZONE

- NIL –

5) PUBLIC AND SEMI PUBLIC USE ZONE

- NIL –

6) AGRICUTURAL USE ZONE (AG 15)

R.S. No. 9, 10, 15 to 29, 32 to 34, 36 to 38, 43, 44, 47, 51, 52, 56 to 58, 61, 62, 65 to 69, 72, 73, 75, 79, 81, 82, 84 to 88, 91, 92, 94 to 104, 112, 114 to 144, 146 to 148.

7) EXISTING ROADS

- NIL –

8) LAND UNDER WATER

R.S. No. 1 to 8, 30, 31, 35, 39 to 42, 45, 46, 48 to 50, 53 to 55, 63, 64, 70, 71, 74, 76 to 78, 80, 83, 89, 90, 93, 113, 145, 149, 150.

9) RAILWAY LINE

R.S. No. 11 to 14, 59, 60, 105 to111.

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VILLAGE NO. 80 VENDIPALAYAM

(TOTAL RESURVEY No. 1 to 207.)

1) RESIDENTIAL USE ZONE

(a) PRIMARY RESIDENTIAL (PR 4)

153

(b) MIXED RESIDENTIAL

- NIL –

2) COMMERCIAL USE ZONE

- NIL –

3) INDUSTRIAL USE ZONE

- NIL –

4) EDUCATIONAL USE ZONE

- NIL –

5) PUBLIC AND SEMI PUBLIC USE ZONE

- NIL –

6) AGRICULTURAL USE ZONE (AG 17)

R.S. No. 1pt, 5, 8 to 19, 21 to 23, 25, 31 to 36, 40, 43, 46 to 48, 57 to 65, 67 to 73, 75 to 77, 82 to 90, 95 to 103, 106 to 111, 116, 117, 121 to 146, 157 to 164, 166 to 180, 182, 185, 189, 195, 196, 202 to 204, 206.

AGRICULTURAL USE ZONE (AG 21)

R.S. No. 27, 28, 52 to 54, 79, 80, 92, 93, 113, 114, 119, 148, 149, 154, 155, 187, 191, 193, 198 to 200.

7) EXISTING ROADS

R.S. No. 41, 42, 49, 50, 181, 183, 184.

8) LAND UNDER WATER

R.S. No. 2 to 4, 6, 7, 20, 24, 26, 29, 30, 37 to 39, 44, 45, 51, 55, 56, 66, 74, 78, 81, 91, 94, 104, 105, 112, 115, 118, 120, 147, 150, 151, 156, 165, 186, 188, 190, 194, 197, 201, 205, 207.

9) RAILWAY LINE

R.S. No. 1pt, 152, 192.

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VILLAGE No. 81. NANJAI LAKAPURAM

(TOTAL RESURVEY No. 1 to 30)

DENTIAL USE ZONE

a) PRIMARY RESIDENTIAL USE ZONE

- NIL -

(b) MIXED RESIDENTIAL USE ZONE

- NIL –

2) COMMERCIAL USE ZONE

- NIL –

3) INDUSTRIAL USE ZONE

- NIL –

4) EDUCATIONAL USE ZONE

- NIL –

5) PUBLIC AND SEMI PUBLIC USE ZONE

- NIL –

6) AGRICULTURAL USE ZONE (AG 18)

R.S. No. 1, 2, 4 to 29.

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7) EXISTING ROADS

- NIL –

8) LAND UNDER WATER

R.S. No. 3, 30.

Member – Secretary
Erode Local planning Authority
Erode.

Deputy Director of
Town and country planning (I/c)
Salem Region

Assistant Director of
Town and Country Planning
Chennai.

Joint Director of
Town and Country Planning
Chennai

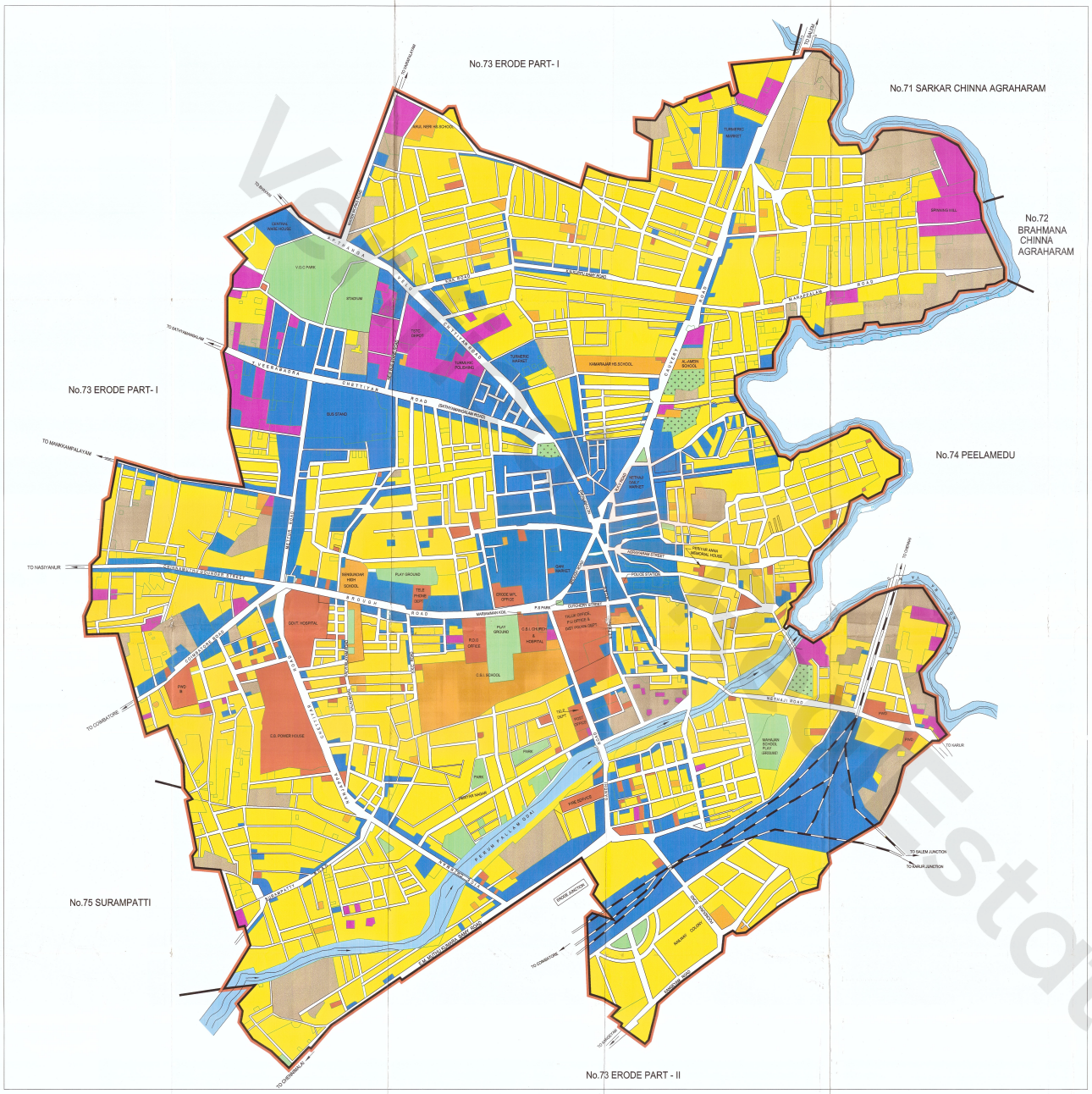
Additional Director of Town and Country Planning

Director of Town and Country Planning

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

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ERODE TOWN

MASTER PLAN

EXISTING LAND USE - 1996

LEGEND

- MUNICIPAL BOUNDARY
- RAILWAY LINE
- WATER BODIES
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- EDUCATIONAL
- PUBLIC AND SEMI PUBLIC
- AGRICULTURE WET
- AGRICULTURE DRY

MEMBER SECRETARY
ERODE LOCAL PLANNING AUTHORITY
ERODE

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING (T.I/C.)
SALEM REGION

ASSISTANT DIRECTOR OF TOWN AND COUNTRY PLANNING
MASTER PLAN DIVISION

JOINT DIRECTOR OF TOWN AND COUNTRY PLANNING
MASTER PLAN DIVISION

DIRECTOR OF TOWN AND COUNTRY PLANNING

6.4 ACRES
2.40.90 HEC

for SECRETARY TO GOVERNMENT
HOUSING & URBAN DEVELOPMENT DEPARTMENT

N

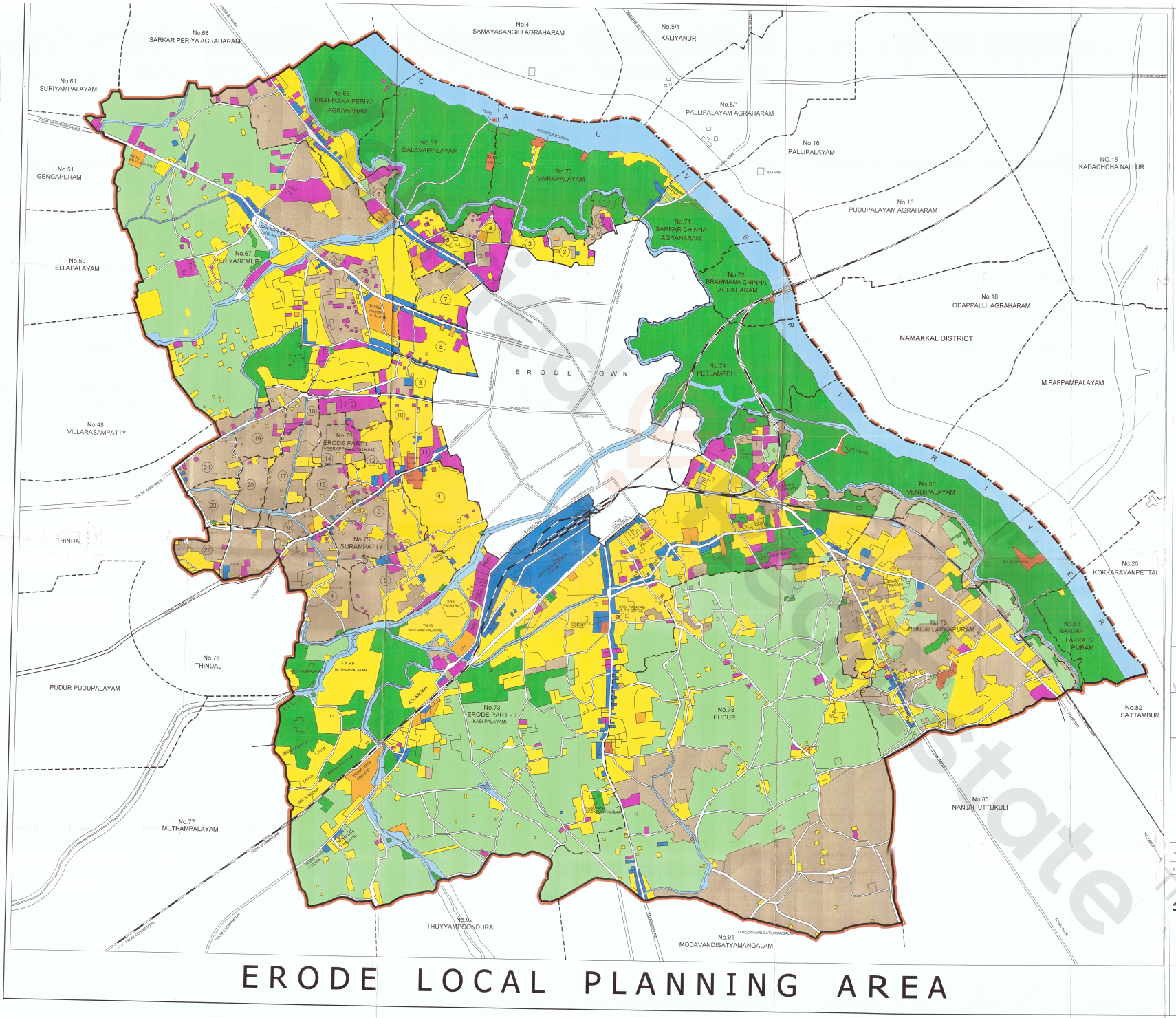
SCALE :

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

DTCP

ERODE LOCAL PLANNING AUTHORITY
ERODE

ERODE LOCAL PLANNING AREA



MASTER PLAN

EXISTING LAND USE - 1996

LEGEND

- LOCAL PLANNING AREA BOUNDARY
- DISTRICT BOUNDARY
- MUNICIPAL BOUNDARY
- VILLAGE BOUNDARY
- DETAILED DEVELOPMENT PLAN BOUNDARY
- WATER BODIES
- RAILWAY LINE
- ROADS

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- EDUCATIONAL
- PUBLIC AND SEMI PUBLIC
- AGRICULTURE - WET
- AGRICULTURE - DRY
- AGRICULTURE - IRRIGATED DRY

MEMBER SECRETARY
ERODE LOCAL PLANNING AUTHORITY
ERODE

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING
SALEM REGION

ASSISTANT DIRECTOR OF TOWN AND COUNTRY PLANNING
MASTER PLAN DIVISION

JOINT DIRECTOR OF TOWN AND COUNTRY PLANNING
MASTER PLAN DIVISION

DIRECTOR OF TOWN AND COUNTRY PLANNING

FOR SECRETARY TO GOVERNMENT
HOUSING & URBAN DEVELOPMENT DEPARTMENT

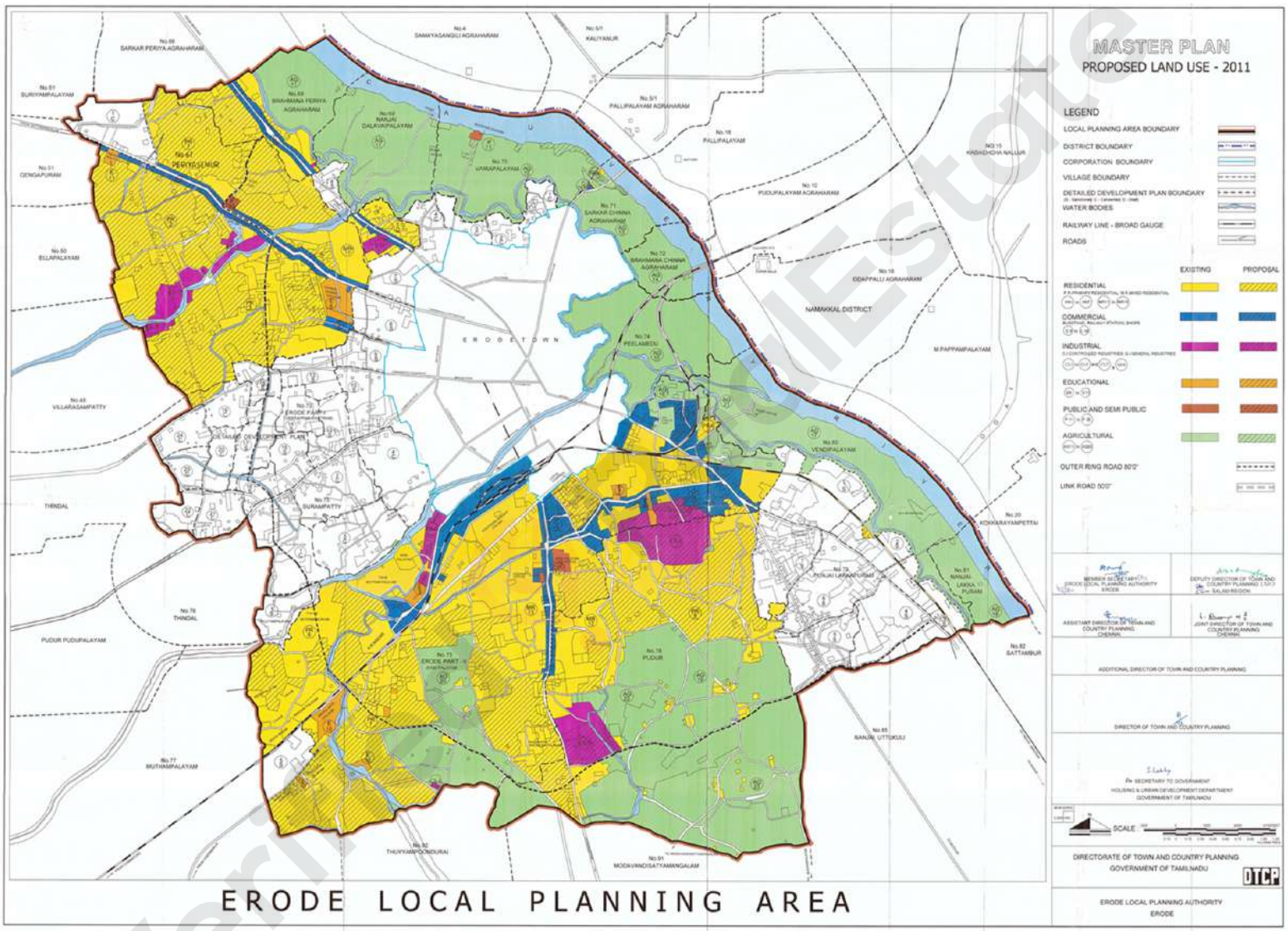
SCALE : 1250 0 1250 2500 3750 FEET
0.15 0 0.15 0.30 0.45 0.60 0.75 0.90 1.05 1.20 KILOMETRES

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

DTCP

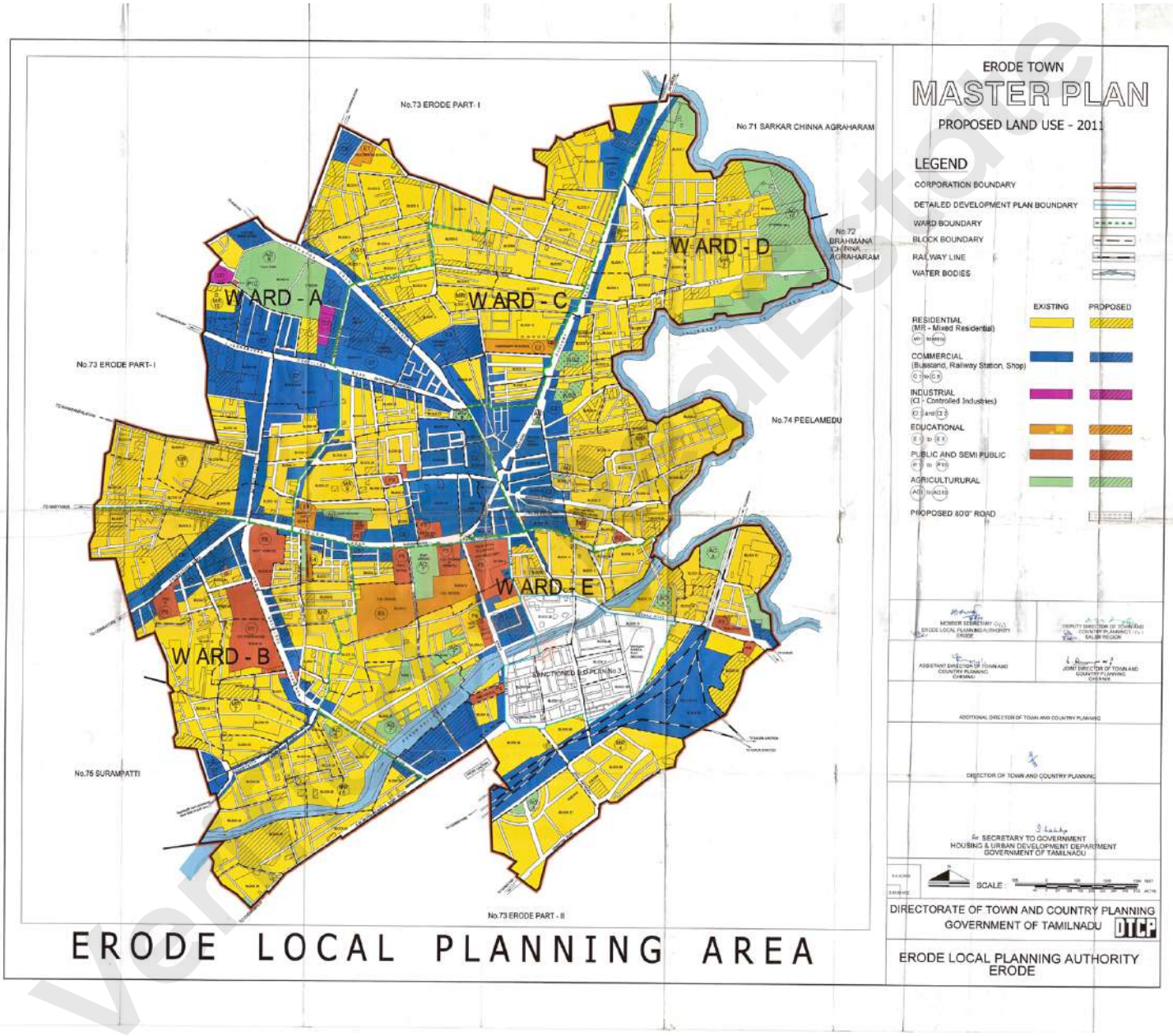
ERODE LOCAL PLANNING AUTHORITY
ERODE

ERODE LOCAL PLANNING AREA



ERODE LOCAL PLANNING AREA

Verified eGovEstate ™



ERODE LOCAL PLANNING AREA

ERODE TOWN

MASTER PLAN

PROPOSED LAND USE - 2011

LEGEND

- CORPORATION BOUNDARY
- DETAILED DEVELOPMENT PLAN BOUNDARY
- WARD BOUNDARY
- BLOCK BOUNDARY
- RAILWAY LINE
- WATER BODIES

	EXISTING	PROPOSED
RESIDENTIAL (MR - Mixed Residential)		
COMMERCIAL (Bussstand, Railway Station, Shop)		
INDUSTRIAL (CI - Controlled Industries)		
EDUCATIONAL		
PUBLIC AND SEMI PUBLIC		
AGRICULTURURAL		

PROPOSED 80'0" ROAD

MEMBER SECRETARY (I/C)
ERODE LOCAL PLANNING AUTHORITY
ERODE

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING (T.P.)
SALEM REGION

ASSISTANT DIRECTOR OF TOWN AND COUNTRY PLANNING
CHENNAI

JOINT DIRECTOR OF TOWN AND COUNTRY PLANNING
CHENNAI

ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING

DIRECTOR OF TOWN AND COUNTRY PLANNING

for SECRETARY TO GOVERNMENT
HOUSING & URBAN DEVELOPMENT DEPARTMENT
GOVERNMENT OF TAMILNADU

SCALE :

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMILNADU DTCP

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Vendorstore TM