அங்கீகரிக்கப்பட்ட முழுமைத் திட்டம்

கம்பம்

Approved

CUMBUM

MASTER PLAN

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- DIRECTORATE OF TOWN & COUNTRY PLANNING
  GOVERNEMNT OF TAMILNADU
- CUMBUM LOCAL PLANNING AUTHORITY

Reference No. : Roc.No.4255/92 MR.5

Regional Office : MADURAI REGION
DIRECTORATE OF TOWN AND
COUNTRY PLANNING.

MASTER PLAN FOR : CUMBUM LOCAL PLANNING
AREA

Approved in Resolution
No. Dated

of the CUMBUM
Local Planning Authority

Consented in G.O. Ms.No.496
: Housing and Urban
Development Department,
Dated 14.2.91.

EXECUTIVE AUTHORITY
LOCAL PLANNING AUTHORITY.
CUMBUM.

REGIONAL DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING,
MADURAI REGION, MADURAI.

10/3/94

ASST. DIRECTOR OF TOWN
AND COUNTRY PLANNING,
M.P. DIVISION, MADRAS.

JOINT DIRECTOR OF TOWN AND
COUNTRY PLANNING,
MADRAS.

DIRECTOR OF TOWN AND COUNTRY
PLANNING,
GOVERNMENT OF TAMILNADU.

for COMMISSIONER AND SECRETARY
TO GOVERNMENT, HOUSING
AND URBAN DEVELOPMENT
DEPARTMENT,
GOVERNMENT OF TAMILNADU.

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PROFORMA

NAME OF THE REGION: MADURAI

Name of the L.P.A. : CUMBUM.

I. Proposal

1. Letter No. and date of Municipality in which proposals submitted to Regional Deputy Director for notification of L.P.A.

2. Letter No. and date of Regional Deputy Director in which proposals submitted to DT&CP.

3. Letter No. and date of DT&CP in which proposals submitted to Government.

II. NOTIFICATION

4. The G.O. details of preliminary notification under section10(1) : G.O.Ms.No.2029 RD&LA dated 20.9.1973.

5. Publication details of the notification in Tamil Nadu Government Gazette

6. Republication details in District Gazette:

   (i) Tamil

   (ii) English

7. The G.O. details in which confirmation was ordered under section 10(4) of the Act. : G.O.Ms.No.651 RD&LA Dated 16.3.74

8. Publication details of the above said confirmation in Tamil Nadu Government Gazette.

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III. CONSTITUTION

9. The G.O. details in which Authority was constituted U/s 11/(1)of the Act :	G.O.Ms.No.650 RD&LA dated 8.4.75.
10. Publication details in the Tamil Nadu Government Gazette.	

IV. CONSENT

11. Extension of time granted for the preparation of present land and builing use map (upto date details) with C. No. and date to be entered here	: 31.3.86
12. Resolution No. and date in which the L.P.A. adopted the present land and Building Use map.	Approved by LPA in Resolution No.1/86
13. Resolution No. and date in which the L.P.A. resolved to submit the Master Plan to Government for consent under section 24(2) of the Act (The Commissioner R.D.D.'s DT&CP's Lr.Nos. and date in which the proposals submitted to Government should also be noted against this col.) :	-----
14. The G.O. details in which the Government accord consent:	G.O.Ms.No.196 H&UD dated 14.2.91.

V. SUBMISSION

15. Publication details of this notification in Form No.1 in the Tamil Nadu Govt. Gazette	Part VI Section 1 dated 15.1.92.
16. Republication details in Form No.1 District Gazette:	8.12.93 Madurai District Gazette.
17. Date of submission of Master Plan to various Government Departments with letter Nos:	

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18. Date of submission of O & S to DT&CP for advice (Lr.No. and date of Commissioner and Regional Deputy Director in which O & S were sent to this office should be noted here)

Mpl. Commissioner Letter No: 7505/93/F1 Dt: 25/10/93

RDD letter No: 4255/92/MRS Dt: 2/11/93

19. Letter No and date in which Director of Town and Country Planning has given advice on O & S.

48877/93/MP2 Dt: 19/1/94

20. Resolution NO. and date in which the L.P.A. considered and approved the draft Master Plan.

Rasolution No: 2 Dt: 22/2/94

21. Submission of Master Plan to Government for final approval Letter No. & date in which/ u/s 28 of the Act, the L.P.A. R.D.D. and DT&CP submitted the Master Plan to Government for final approval)

LPA. 7505/83/F1 Dt: 22/2/94

RDD letter No: 4255/92/MRS Dt: 23/2/94

DT & CP letter No: 48877/93/MP2 Dt: 3/94

22. The G.O. details in which Government accorded its approval

G.O. Ms. 637 H&UD dt 4x94.

VI. PUBLICATION

23. The Republication details of the approval G.O. in the Tamil Nadu Government Gazette.

T.N.G.O. dt 9.11.94 Part II Sec 2 page

24. The republication details of the approval G.O. in the District Gazette

District Gazette

25. The republication details of the approval G.O. in the notice board of the office of the L.P.A.

26. The republication of the approval G.O. on the notice board of the office of the District Collector concerned

30.2.95

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27. The republication of the approval G.O. on the notice Board of the Office of the Regional Deputy Director. 30.8.96

28. The republication of the approval G.O. on the notice board of the Local Authorities comprefied in the area

29. The republication of the approval G.O. in one or more leading daily newspapers circulating in the L.P.A. dinamalar dt - 28.8.96

VII. REVIEW

30. Review details of Master Plan ordered by the Government.

VIII . VARIATION

31. Publication details of draft variation notification proposed in the T.N.G.G.

32. Publication details of draft variation notification proposed in the District Gazette.

33. Republication details by the Local Planning Authority as prescribed under reference 15 of Master Plan rules.

EXECUTIVE AUTHORITY,
LOCAL PLANNING AUTHORITY,
CUMBUM.

REGIONAL DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING,
MADURAI REGION, MADURAI.

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CERTIFICATE - A

Authenticated Copies of the following for Master Plan are enclosed.

1. G.O. notifying planning area and date of publication in Government Gazette.

2. Land and Building use map of Planning Area (Year 1988) and the resolution of the Planning Authority adopting the Land and Building use Map.

3.a) Master Plan (authenticated in the reports and maps included therein) with the resolution of the Planning Authority requesting consent of Government for its publication.

b) Check List for the process as per rules also to be sent by Regional Deputy Director while forwarding pointing out the omissions.

c) A Check List certificate from Regional Deputy Director as in Certificate 'B'.

EXECUTIVE AUTHORITY,
LOCAL PLANNING AUTHORITY,
CUMBUM.

REGIONAL DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING,
MADURAI REGION, MADURAI.

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CERTIFICATE - B

Scrutinised and Certified that

1. The boundary of the Master Plan has been marked in red line in the plan and area correspond to the Planning area notified.

2. The reports and all the plans have been authenticated.

3.a) The categorization in zoning map and the categorization in zoning regulation are tallied and found correct.

b) The S.Nos. and boundary description have been specified corresponding to the delienations made in the corresponding maps for zoning and Development Control regulation and designated uses are tallied.

4. Detailed Development Plans / Town Planning Schemes boundaries and the notification of Industrial / Residential areas already made Public Health Act and Municipal Act and in operation are retained and indicated in the Plan.

5. All the procedures precribed in Master Plan (Preparation, Publication and Sanction) Rules are followed.

N. Ramakrishnan 23/5/94

REGIONAL DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING,
MADURAI REGION, MADURAI.

EXECUTIVE AUTHORITY,
LOCAL PLANNING AUTHORITY,
CUMBUM.

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CONTENTS

CHAPTER NUMBER	TITLE	PAGE NO.
I	THE LEGAL FRAME WORK	1
II	INTRODUCTION	4
III	POPULATION	6
IV	LAND USE AND TRANSPORTATION	11
V	DEVELOPMENT POLICY	14
VI	ZONING REGULATIONS	18
VII	ANNEXURES I	19
VIII	ANNEXURES II	25
IX	ANNEXURES A	40

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LIST OF TABLES

Table No.	Name of the Tables	Page No.
3.1.	Percentage of decaded variation in Population 1921 - 1981 1901 - 1981	7
3.2.	Increase of population 1921-1981	7
3.3	Sex Ratio Cumbum 1941-1981	7
3.4	Percentage of workers to population Cumbum 1961 - 1981	8
3.5	Sectoral Employment - Cumbum 1971	9
3.6	Detailed Development Plans in Cumbum Local Planning Area	9
4.1	Land use - Cumbum 1985	12
5.1	Future Land use allocation	15

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CHAPTER - I

Master Plan - The Legal Frame Work.

1.01 Section 11(3) of the Town and Country Planning Act 1971 provides for the constitution of a Local Planning Authority for a Local Planning Area notified under section 10 Section 17 of the said Act enables the Local Planning Authority to prepare Master Plan for the whole or part of the Local Planning Area.

1.02. The Master Plan may propose or provide for all or any of the following matters.

a) the manner in which the land in the planning area shall be used,

b) the allotment or reservation of lands for the residential, commercial, industrial, recreations and agricultural purposes,

c) the allotment or reservation of lands for public buildings, institutions and for civic amenities,

d) the making of provision for the national highways, arterial roads, ring roads, major streets etc.,

e) the traffic and transportation pattern and traffic circulation pattern.

f) the major road and street improvements.

g) the areas reserved for future developments expansion and for new housing.

h) the provision for the improvement of areas of bad layout or obsolete development and slum areas and for relocation of population,

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i) the amenities, services and utilities,

j) the provision for detailed development of specific areas for housing, shopping,industries, civic amenities, educational and cultural facilities,

k) the control of architectural features elevation and frontage of buildings and structures.

l) the provision for regulating the zone, the location, height, number of storeys and size of buildings and other structures, the size of the yards and other open spaces and the use of buildings, structures and land,

m) the stages by which the Master Plan shall be carried out; and

n) such other matters as may be prescribed.

Cumbum Local Planning Area:

1.03 In exercising the power conferred under section 10(1) of the Town and Country Planning Act 1971, the Goverment published the intension of declaring "Cumbum Municipal rea" as "Cumbum Local Planning Area" in G.O.Ms. No 2029 R.D.&.L.A. dated 20.9.73 and the notification was confirmed under section 10(4) in G.O.Ms. No. 651, R.D & L.A dated 16.3.74.

1.04. Cumbum Local Planning Area which is co-terminus with the municipal limits comprise of the following revenue villages.

Sl.No.	Name of Village	Village Number
1.	Cumbum-(part)	3
2.	Uthamapuram-(part)	6

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CHAPTER-II

INTRODUCTION

2.01 Cumbum was constituted as a IIIrd grade Municipality in the year 1958, with part of Uthamapuram and part of Cumbum villages and subsequently upgraded as IInd Grade Municipality in the year 1975. It is located 115 KM west of Madurai, and about 20Km from Thakkady in kerala State. Kumli, Lowercamp on the South, Uthamapalayam, Chinnamannur, Theni and Bodi on the north are the important urban centres, around this town.

Location

2.02 The location of the town with reference to other surrounding towns could be seen from Map No.2.1. The town is well connected by District Roads with nearby urban centers. The town is not connected by railways.

2.03. Cumbum town is geographically located between $9^{o}-30''$ and $10^{o}-1''$ north latitude, between $77^{o}-0''$ and $77^{o}.30''$ east longitude.

Population and Area.

2.04 The Population as per 1981 census was 50,340 an increase of 23.42% over 1971 census. The extent of the town is 6.59 sq.km.

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Soil

2.05 The Soil in the Local PLanning Area is generally classified as red soil. With the extension of the Periyar channel to this area, agricultural production has increased. Paddy and oil seeds are the important crops cultivated with in the Local Planning Area.

Climate.

2.06 The climate of the town is generally good since it is situated on the foot of western ghats. The average maximum and minimum temperature are 41.60 ^{o}c and 31.6 ^{o}c respectively.

2.07 The town gets rainfall during south - west monsoon. Average annual rainfall is around 83.6cm.

Flora

2.08 Coconut and tamarind trees are predominent in this town and the surrounding villages.

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CHAPTER III

POPULATION

3.01 Cumbum is one of the urban centres in Madurai District with a Population of 50,340 as per 1981 census. A comparitive study of decaded population variation of Madurai District Urban Population and Cumbum town population since 1921 is given in table No.3.1. Table 3.2.shows that population of Cumbum increased from 16,481 in 1921 to 50,340 in 1981. In the last décade it had registered a 23% increase.

Sex - Ratio

3.02 Sex ratio of the town from 1941 - 1971 is depicted in Table 3.3.

Literacy.

3.03. Out of the total population of 50.340 in 1981, 26,810 were literate, constituting 53.28% of the total population. Of this, 32.08% were males and 21.20% were females. It is higher than the state average of 46.76%.

Density

3.04 The total population of 50,340 as per 1981 census is spread over an area of 659.03 Hectares. It works out to 78 persons / Hectare.

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Table No. 3.1 Percentage of Decaded variation in Population 1921 - 1981

Decade	Madurai District Total Population Percentage increase	Madurai District Urban Population Percentage increase	Cumbum town Total Population Percentage increase
1921 - 1931	+ 8.61	+ 30.97	+ 14.34
1931 - 1941	+ 11.68	+ 23.16	+ 17.69
1941 - 1951	+ 14.45	+ 28.50	+ 21.33
1951 - 1961	+ 9.95	+ 20.72	+ 20.85
1961 - 1971	+ 18.46	+ 23.29	+ 25.46
1971 - 1981	+ 15.18	+ 35.83	+ 23.39

Table 3.2 Increase of population 1921 - 1981.

Year	Population	Decade Growth	Percentage Variation
1921	16,481	–	–
1931	18,844	2,363	14.37
1941	22,177	3,333	17.69
1951	26,908	4,731	21.33
1961	32,517	5,609	20.85
1971	40,796	8,279	25,46
1981	50,340	9.554	23.39

Table 3.3 Sex ratio Cumbum 1941 -1981

Year	Male	Female	Sex ratio No. of females per 1000 males
1941	10,971	11,206	1,021
1951	13,446	13,462	1,001
1961	16,189	16,328	1,008
1971	20,297	20,499	1,009
1981	25,545	24,795	971

Working force.

3.05 The participation of workers in 1961 to 1981 is given in table 3.4 and their sector wise occupation in the year

1981 in the table 3.5. Table 3.5. shows workers in primary sector constitute 61% of the total workers followed by teritiary sector with 37.90%. This is an indicated to the fact that agriculture and allied occupations are predominent in the town.

Education

3.06 Education needs are met by 5 elementary schools, 7 middle schools, 2 high schools and 2 higher secontary schools. The school going children are 9,380. Among this 5,415 are boys and 3,965 are girls. No college is available in the town.

Medical

3.07. The health care of the town and the nearby village population is taken care of by one Government Hospital, which is having 80 beds. 10 Medical Officers attend to about 1,500 outpatients and 70 inpatients in the hospital. At present, the hospital is having an extent of 10 acres. The present capacity is inadequate. There are two private nursing home with bed strength of 10 and 12 each.

Table 3.4 Percentage of workers to population Cumbum 1961-1981

Year	Total population	Workers	Male worker	Female worker
		Percentage to the total population	Percentage to the total population	Percentage to the total population
1961	32,517	35.70%	26.65%	9.05%
1971	40,796	34.26%	26.35%	7.91%
1981	50,340	38.34%	27.87%	10.47%

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Table 3.5

Sectoral Employmnet - Cumbum 1971

Sector	Main workers	Percentage to total workers (Main)
Primary	11,797	61.00%
Secondary	213	1.10%
Tertiary	7,292	37.90%
Total	19,302	100.00%

Note: Figures given against Secondary sector shows only workers engaged in House hold industries, Manufacturing processing servicing and repairs.

Table3.6 Detailed Development Plans in Cumbum Local Planning Area

S.No.	Name of the Detailed Development Plan	Extent in hectare	Stage
1.	Detailed Development Plan No. 1	84.3766.6	Consented
2.	Detailed Development Plan No. 2	72.4036.0	Consented
3.	Detailed Development Plan No. 3	41.4096.0	Consented
4.	Detailed Development Plan No. 4	55.7375.0	Consented
5.	Detailed Development Plan No. 5	44.6487.5	Consented
6.	Detailed Development Plan No. 6	78.5543.5	Consented
7.	Detailed Development Plan No. 7	66.5749.5	Consented
8.	Detailed Development Plan No. 8	62.1396.5	Consented
9.	Detailed Development Plan No. 9	72.5891.5	Consented

Water Supply:

3.08. The town is provided with protected water supply system with its head work located on the south of the town and

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on the river bank of Periyar which is 15 Km away from the town. It is a composit scheme for Cumbum, Gudalur,Pudupatti, Hanumandanpatti, Chinnamanur and Margayankottai. The water is drawn from the river by infilteration gallery and pumped to the over head tank which is having a capacity of 1.5 lakh litres. There are three bore wells with over head tank. There are 64 hand pumps in various streets. From the over head tank water is supplied to through 1941 service connections and 84 public fountains. For the improvemnt of water supply TWAD Board is undertaking an improvement scheme at an estimate cost of Rs.141.40 lakhs. The works are in progress.

Drainage:

3.09. There is no underground drainage system. Only open drains are constructed along with few roads and the disposal is to the nearby storm water channel.

Parks and Playfields:

3.10. Cumbum Municipal Council maintains one well developed park namely "Gandhi Park". Vast playgrounds are available in High Schools. Park, Palyfields and open spaces was notified in G.o.Ms.No.1333,dated 17.7.65. (Annexure--A).

3.11. Detailed Development Plans were notified for the organised Development of the town. The location of these scheme is depicted in Map No.3. The names of the Detailed Development Plan with their extent are given in Table No.3.6.

Housing:

3.12. 7,268 Houses were assessed for taxation in the year 1984-85. It shows an increase from 5,182 in the year 1971.

CHAPTER-IV

LAND USE AND TRANSPORTATION

4.01. The existing land use is grouped under six major classifications and is given in table 4.1. Out of 659.03 hectare of land in the town, 434.165 hectares are under agricultural use. Out of the developed area, nearly 54.3% is put to residential use and 5.90% commercial use and 1.45% of the area is under industrial use and 6.95% public and semi public use. This indicates that the town is developing as an importants commercial and service centre to the surrounding rural settlements.

4.02. Developments are composted along

1. Both sides of Nandagopalasamy Koil street.
2. Both side on Yadavar street.
3. In between Chinnavaikal street and Mariamman kovil street and
4. In between Thevamar North Street and Thathappan Koil Street.

4.03. Commercial activities are concentrated in the Central area of the town and along the L.F. road and in and around the bus stand. Daily market and weekly market is located on the North side of the town.

4.04. Most of the public offices are located on the Southern side of the town along Kumuli road. Except a few pockets of wet lands in the east of the town, other areas, are surrounded by dry lands. The existing land use of the town is shown in the map No.4. appended to this report and given in the table 4.1.

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Table 4.1

Land use - Cumbum 1985

Uses	Extents in hectares	Percentage to the total area	Percentage to developed area
Residential	114.7787	17.42	54.30
Commercial	12.4801	1.89	5.90
Industrial	3.0569	0.46	1.45
Educational	6.2011	0,94	2.93
Public and Semi-public	14.6911	2.23	6.95
Transportation	60.1668	9.13	28.47
Agricultural	434.1653	65.88	-
Water bodies	6.5396	0.99	-
Vacant	6.9548	1.06	-
Total	659.034	100.00	100.00

Transportation:

4.05. The main thorough fare and the roads connecting the nearby rural settlements follow the radial pattern.

Theni - Kumuli road passes through the town. The following roads, radiating from Cumbum provide communication links with the surrounding towns.

1. Cumbum - Cumbum Mettu
2. Cumbum - Surili Falls
3. Cumbum - Kamayakoundanpatti

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The Theni-Kumuli road is the main road and it connects all the towns namely Uthamapalayam, Chinnamanur, Theni, on the north and Gudalur, Lower camp Kumuli on south. Theni Kumili road and Cumbum-Cumbummettu road to a distance of 1.6km are maintained by Highways Department and the remaining 47.75 Km of roads are maintained by Municipality as detailed below.

Tar road length	36.00	Km
Cement road	5.50	Km
Metal road	5.68	Km
Unmetal road	0.57	Km
	47.75	Km

4.06. Frequent Buses are available towards Madurai and other Urban centres like Kumuli-Kamayakoundanpatti. 110 buses make 514 trips from Cumbum to the above places. There is also town bus facility to the nearby rural centres.

4.07. The bus stand is located in private site, owned by Kambaraya Perumal Devasthanam. The existing bus stand is in-sufficent to cope with the increased trips. Alternate site in the northern side of the town is suggested.

4.08. There is no railway link for this town. The nearest railway station is at Theni, which is about 35 Km away.

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CHAPTER – V

DEVELOPMENT POLICY

5.01. The previous chapters have clearly indicated the existing trend of developement with growth potential and land utilization reveals that the town is ganing importance as a Commercial place.

5.02. Based on the trend of population growth on the previous decades, population predictions are worked out for the next two decades and given below.

Sl. No.	Method	Year 1991	Year 2001
1.	Percentage increase	60,420	76,504
2.	Arithmatical mean	80,074	1,09,799
3.	Incremental increase	55,995	66,640

5.03. Among the population projections obtained, through the statistical exercises,arithmatic mean method provides the highest expected population of 1,09,799 persons in 2001.

5.04. But this Directorate has worked out an estimate of certain population for towns in the state. In this, it has been suggested that Cumbum will be a growth pole, with a population of 75,000 in the year 2001. Hence this population has been adopted for this plan.

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Table No.5.1 Future Land use allocation

Uses	Existing percentage to the developed area	Suggested percentage to total developed area	Future Land Requirement in Hectares	
			as per standard	Actually provided on the ground
Residential	54.3	54.00	356	430
Commercial	5.9	6.00	40	16
Industrial	1.45	2.00	13	67
Public and Semi-public including Education	9.88	10.00	66	79.5
Transportation	28.47	28.00	184	60.0
Others	--	--	-	6.5
Total	100.00	100.00	659	659.0

5.05 Taking into consideration the expected increase in population and the consequent land requirements for the orderly development, judicial allocation of lands for residential, commercial, industrial, educational, and public and semi public uses are considered and Master Plan proposals are drawn up. The results are shown in Table 5.1.

RESIDENTIAL

5.06 Considering the present trend of development and land classification, pockets of lands are earmarked for residential use in the vacant lands within the developed area and pockets of dry lands in Uthamapuram and Cumbum villages (Part) Total land set apart under this use zone is 412 hectares. The old core

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residential pockets and adjoining areas are grouped under "Mixed Residential Zone" and the newly developing areas now contemplated under this plan are classified as "Primary Residential Zone". The uses permissible in these zones are given in the zoning regulations.

COMMERCIAL

5.07 The existing linear Commercial activities along the Local Fund Road (L.F.road) will be allowed to continue upto a depth of 30 metres on both side of the L.F. road from Konarmadam street junction to Park road and Board School street junction, the core area on the junction of Mariamman koil street, Odakkari street and Board school street. Besides these the lands upto a depth of 15 metres.

1. On both sides of Old Agraharam street.
2. On both sides of Board school street upto Gandhi street.
3. On both sides of Gandhi street in between the old Agraharam street and Board school street.
4. On both sides of the Thathappan koil street from L.F. road at Kombai street are also reserved for commercial use

Industrial:

5.08. Medium Scale Rice mill and Saw mill only form Major Industrial Units of this Town. In this Town industrial area has been declared already for about 85 Hectares. Actually as per the standard only 15.2. hectare are needed. Eventhough, industrial area has already been declared considering the industrial developement which is not encouraging for the last 40 years, and also the trend of Industrial development is poor. The area is reduced to an extent of 67 hectare only, in the Master Plan Proposals.

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Educational:

5.09. The present educational institutions will cope with the demand upto Higher Secondary level. There is one Arts College at Uthamapalayam which will serve Collegiate Education use. For future requirement an area of about 10 Hectares is provided in Kamayakoundanpatti road.

Public and Semi Public:

5.10. Public and Semi Public uses includes Government Offices, Medical institutions and Bus stand. This town serves the needs of local and rural population in the vicinity. The town, when developed as expected, will have to accomodate additional public institutions. As such pockets of lands are earmarked.

1. Adjoining to Government Hospital and
2. North of Kamayakoundanpatti road.

Transportation:

5.11. The present L.F. road has to be widened. The existing Bus stand is very small and also located on a private land. It is insufficient to handle the increased traffic due to lack of space and inadequate facilities. In order to overcome these difficulties and alternate site has been suggested along the Periakulam road.

Water Supply and Drainage:

5.12. Water supply for this town is adequate for the present and also there is future expansion proposals by TWAD Board. A comprehensive proposal for the improvement of water supply for Cumbum, Gudalur, Pudupatti, Hanumandanpatti, Chinnamanur and Markayankottai have been worked out at a cost of 141.40 lakhs.

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CHAPTER VI.

ZONING REGULATIONS

6.01 In order to implement the proposals contained in the Master Plan certain essential and important zoning regulations will have to be framed and enforced. Such zoning regulations will give essential powers to the Local Planning Authority for implementing the plan. What is provided in this chapter are regulating which are general in character and applicable universally within the "Local Planning Area". These regulating facilitate implementation of the land use zoning contemplated in the Master Plan. Every development within the area covered by the Master Plan shall conform to the zoning regulations prescribed hereunder. These regulations shall guide the grant or refusal of permissions and shall be enforced.

6.02 The land use zoning for Cumbum Local Planning Area is shown in the Map.5 The uses that are permissible in various zones are listed in the zoning regulations appended.

6.03 In as for as the areas covered by sanctioned Detailed Development Plans, the respective rules and regulations of the sanctioned Detailed Development Plans alone will prevail.

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ANNEXURE 1

ZONING REGULATIONS

Copy of G.O.1730 Rural Development and Local Administration Department dated 24.7.1974.

....

Permissible uses in use zones

The uses permitted in different use zones are given in the following table.

Control of Development and Land use, Use zoning Regulations.

USE ZONE

(I) Residential use zone:

(a) Primary Residential use zone-

Uses permitted -

1. All residential buildings including single and Multi family dwellings, apartment dwellings and tenements together with appurtenances pertaining thereto;

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

3. Petty shops dealing with daily essentials including retail provisions, soft drinks, cigrettees, newspapers, milk-kiosk, cycle shops and single person tailoring shops;

4. Hair dressing saloons and beauty parloures.

5. Nursery and Primary schools;

6. Taxi and Auto-rickshaw stand; and

7. Parks and play-fields.

(b) Mixed residential use zone-

Uses permitted--

1. All uses permitted under use zone (a)i.e. primary Residential use zone;

2. Hostels and single persons apartments;

3. Community halls, Kalyana Mandapams, Religious buildings, welfare centres and Gymnasia;

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4. Recreation clubs Libraries and Reading rooms;

5. Clinics, Dispensaries and Nursing Homes;

6. Government Municipal and other institutional sub offices;

7. Police stations, Post & Telegraph offices, Fire stations and Electric sub-stations.

8. Banks and safe deposit vaults;

9. Educational Institutions excluding Colleges;

10. Restaurants, Residential Hotels and other Board and Lodging Houses;

11. Petrol filling and service stations;

12. Departmental stores or stores or shops for the conduct of retail business;

13. Vegetable, Fruit, Flower, Fish, Eggs and Meat shops;

14. Bakeries and Confectionaries;

15. Laundry, Tailoring and Goldsmith shops and

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

(II) Commercial Use Zone

Uses permitted

1. All uses permitted in Use zones 1(a) and 1(b) – i.e. Residential use zones.

2. Industries using electric power not exceeding 130 H.P.(L.T. maximum load) but excluding industries of obnoxious products and other materials or 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 centres.

6. Research, experimental and Testing laboratores not involving danger of fire, explosion or health hazards.

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

8. Automobile repair shops and garages.

9. Small industries, using electric motors not exceeding 20 H.P. and/or employing not more than 25 workers, which are not noxious or offensive due to odour dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety.

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

III. Industrial Use Zone

(a) Controlled Industrial use zone;

(b) General Industrial Use zone;

(c) Special Industrial and Hazardous Use Zone;

Use Zone III (a) Controlled Industrial use zone:

Uses permitted -

All commercial uses listed under use zone I(a). I(b) and II (ie) Residential and commercial use zone;

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

Hotels, restaurants and clubs or places for social intercourse, recreation and workshop for dispensaries and clinics; and

Residential buildings for care-takers, watchman and other essential staff required to be maintained in the premises.

Use Zone III (b) General Industrial use zone:

Uses permitted.

1. All commercial uses listed under use zones I (a), I(b), and II(ie) Residential and commercial use zones;

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2. All industries without restrictions on the horse power installed or type of motive power used excluding these of obnoxious or hazardous nature by reason of odour, liquid, effluent, likely to cause danger or nuisance to public health or amenity;

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

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

Use Zone III(c) Special Industrial and Hazardous Use Zone

Uses permitted –

1. All commercial uses listed under use zones I and II (ie) Residential and commercial use zones;

2. All industries permissible in the use zones III(a) and III(b) (ie) the controlled and general industrial use zones.

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

4. All uses involving storage, handling, manufacturing or processing which involve highly corrosive toxi or noxious alkalias, acids, or other liquids or chemicals producing flames, fumes and explosive poisonous, irritant or corrosive gases;

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

6. Processing or manufacturing anything from which offensive or unwhole some smalls arise;

7. Melting or processing alloy or sulphur;

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

9. Washing or drying wool or hair;

10. Making fish oil.

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

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12. Manufacturing or distilling stage and artificial.

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

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

15. Hotels, restaurants and clubs or places for social intercourse, recreation and workshop or dispensaries and clinics; and

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

IV. Educational use zone

Uses permitted:

1. Schools, colleges and other higher education and training institutions and the uses connected therewith;

2. All uses permitted in use zone I(a) ie. primary residential use zone;

3. Hostels and single person apartments;

4. Recreation clubs, libraries and Reading rooms; and

5. Restaurants.

(V) Public and Semi Public Use Zone

Uses permitted.

1. Government and Quasi Government offices;

2. Art Gallories, Museums, Acquaris and Public Libraries

3. Hospitals, Sanitoria and other medical and public health institutions;

4. Harbour, Air-port and Flying club'

5. Organised parking lots and bus and taxi stands;

6. Parks, Play fields, Swimming pools, Stadia, Zoologically Gardens, Exhibition Grounds and other public and Semi public open spaces; and

7. All uses permitted in the use zone I (a) (i.e) the residential use zone.

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VI. Agricultural use zone –

Uses permitted –

1. All Agricultural uses;
2. Farm houses and buildings for agricultural activities.
3. Rural settlements with allied uses;
4. Public and private parks, playfields,Gardens, Caravan and Camping sites and other recreation uses;
5. Dairy and Cattle farms.
6. Piggeries and Poultry farms;
7. Water Tanks and Reservoirs;
8. Sewage farm and garbage dumps;
9. Airports and Broadcasting Installations;
10. Forestry;
11. Cemetaries, Crematories and burning and burial grounds.
12. Storing and Drying of Fertilizers;
13. Fish curing.
14. Salt manufacturing;
15. Brick, tile or Pottery manufacture;
16. Stone crushing and quarrying; and
17. Sand, clay and Gravel quarrying.

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Cumbum village

137 no 785

861 no 816, 2265

784 - D1

785 - D1

861 - B10

Uthamapuram

606 no

207 no

862 - D224 B10

863 - D224 B10

872 - D224

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ANNEXURE II

SCHEDULE

Area included in different use zones:

I.(a) Primary Residential Use Zone:

Cumbum village

737,738,739,767(p),771(p),773,775(p),779(p),781(p),
782(p),783,784,785(p),861,862,863,864,865,866,867,868,
869,870,871,872,873(p),875 ,876(p)

Uthamapuram village

106,107,108,109,121(p),122,123,124,125,126,128,129(p),
130(p),132,133,134(p),135,136,137,138,139,140,141,142,
143,207,208,209(p),213,214,215,216,217,218,219,221(p),
234,235(p),236,237,238(p),239,256(p),257(p),270(p),271
632,635,656,658,659,662,663(p),664,665,666,667,668,669
671,672,673,674,675,676,677,679,680(p),682(p),683(p),
689(p),690(p),691(p),692,693,694,695,696,697,698,700,
701,702,703(p),706,712,713,715,716,718,719,720,723(p),
724,725,726,727,728,729,730,731,833,834,835,836,837(p),
838(p),855(p),856(p),859,860(p),861(p),864,865,875,
882(p),884(p), 886(p),906(p),908,909,910,911,913,914,
915,916,917,918,919,920,921,922,923,924,925,928,929,
930,931,932,933,935,937,938(p),940,941,943(p),973,974,
979,980,981,983,992,993,994,995,1591,1603,1604,1605,
1606,1607,1608(p),2168,2170,2171,2172,2173,2175,2176(p),
2177(p),2195(p),2196(p),2197(p),2198,2200(p) 2203,
2209,2212. 902 Pt

I. (b)Mixed Residential use zone.

Cumbum village

762(p),763(p),765(p),766(p),767(p),769(p),770,771(p),
774,775(p),778(p),779(p),780,781(p),782(p),873(p),
874,876(p).

Uthamapuram village

111(p),226(p),248(p),251p),254,255,256(p),257(p),653,
654,682(p),683(p),686(p),687(p),689(p),690(p),691(p)
703(p),704,705(p),707,711,723(p),837(p),838(p),839,
840,841,842(p),845,848(p),849,850,851(p)852,854,855(p)
857(p)860(p),861(p),873(p),874,876,877,879,882(p),883,
884, 885, 887, 888, 889, 890, 891, 892, 893, 894,
895, 896, 897, 898, 899,900,903,904,906,907,936,938(p),
939,942(p),1602,(p)1608(p),2177(p),2178,2179(p),2180,
2181,2182,2183,2184,2185,2186,2187,2188(p),2189,2191,
2192,2193,2194,2195(p),2196(p),2197(p),2200(p),2201,2202(p).

7

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II. Commercial Use Zone

Cumbum village

758(p)765(p),766(p),767(p),769(p)),771(p),778(p),782(p)

Uthamapuram village

115(p),129(p),130(p),209(p),235(p),238(p)),244(p),247(p)
250(p),251(p),257(p),270(p),663(p),680(p),681,682(p),
683(p),684(p),685(p),686(p),687(p),705(p),709,838(p),
846,848(p),855(p),856(p),857(p),873(p),878,881(p)
884(p), 886(p), 936(p), 2195(p).

III. Industrial use zone.

Cumbum village.

772, 785(p).

Uthamapuram village

110,111(p),112,113,114,115(p),116,117,118,119,120,121(p),
127,131,134(p),220,221(p)222,223,224,225,226(p),227,228,
230,231,232,233,241,242,243,244(p),246(p),842(p),862,863,
884(p), 886(p), 897(p), 926,927,943(p),944(p),945,946,
947,948,949,950,951,952,953,1579,1592,1593,1594,1597,
1598,1599,1602(p),1608(p),2177(p), 2206,

IV. Educational use zone:

Cumbum village:

749,750,760,763(p),764.

Uthamapuram village:

258, 259, 867, 884(p), 2190.

V.Public and Semi public use zone:

Cumbum village:

738, 740, 741, 742, 743, 744, 745, 746, 747, 748, 751,
753,754,755,756,757,758(p),759,763(p),782(p),876(p),2265.

Uthamapuram village:

229,240,245,246(p),247(p),248(p),250(p),251(p),252,253,
257(p),678,683(p),684(p),685(p),691(p),703(p),872,
881(p),884(p),901,902pt905,942(p),2176(p),2202(p),2210.

VI Agricultural Use Zone

Uthamapuram village:

260, 261, 263, 264, 265(p), 266, 868, 869, 870, 871.

262

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CORRELATION STATEMENT

The Cumbum Master Plan was already prepared with village maps containing revenue survey numbers (based on old survey) Accordingly the land use schedules were also prepared indicating the revenue survey numbers. Subsequently the Cumbum area is resurveyed. The block maps are prepared with town survey numbers.

A correlation statement is prepared for the corresponding revenue survey numbers to the new town survey numbers.

R.S.No.	T.S.No.	Ward	Block No.
	PRIMARY RESIDENTIAL ZONE		
	Cumbum village		
737	12 pt	D	25
738	12 pt	D	25
739	13	D	25
767	124pt	D	16
771pt	3pt, 4pt	D	1
773	6pt	D	1
775 pt	4pt, 7pt	D	1
779pt	7, 8pt	D	21
781pt	15pt	D	1
782pt	15pt,	D	1
	99 pt	D	21
783	12pt,13	D	1
784	14pt,12pt	D	1
785pt	11pt	D	1
861	1pt	D	24
	11pt	D	1
862	1pt	D	24
863	11pt	D	24
864	1pt,10pt	D	24
865	11pt	D	24
866	10pt	D	24
867	10pt	D	24
868	14pt	D	24
870	12pt	D	24
871	13	D	24
872	14pt	D	24
873pt	9	D	24
875	2,3	D	24
876pt	4pt		

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Uthamapuram village

106	1,3pt	B	1
107	2	B	1
108	8pt	B	1
109	8pt	B	1
121pt	7pt	B	1
122	3pt	B	1
123	3pt	B	1
124	3pt,4	B	1
125	3pt	B	1
126	7pt	B	1
128	7pt	B	1
129pt	6pt	B	1
130pt	6pt	B	1
132	14pt,15pt	B	1
133	15pt	B	1
134pt	14pt	B	1
135	14pt	B	3
	4pt	B	1
136	16pt	B	3
	4pt	B	1
138	15pt	B	1
139	5pt	B	1
140	5pt	B	1
142	17pt,5pt	B	1
143	17pt	B	3
207	20pt,18pt	B	3
208	18pt,20pt	B	3
209pt	19pt	B	3
213	5pt	B	3
214	5pt	B	3
215	4pt,5pt	B	3
216	4pt	B	3
217	4pt	B	3
218	4pt	B	3
219	4pt	B	3
221pt	3pt	B	3
234	5pt	B	3
235pt	5pt	B	3
236	5pt	B	3
237	5pt	B	3
238	5pt,8pt	B	3
239	8pt	B	3
256pt	17pt,18pt,20pt,22pt	B	3
257pt	16pt,20pt,21pt,22pt	B	3
270pt	21pt	C	6
271	21pt	C	6
632	8	C	6
635	9	C	6
648	18pt	C	6
656	21pt	C	6
658	21pt	C	6
659	21pt	C	6
661pt	16pt	C	6
662	16pt		
663pt	19pt		

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664	17pt	C	6
665	17pt	C	6
666	18pt	C	6
667	17pt	C	6
668	13pt	C	6
669	13pt	C	6
671	14pt	C	6
672	14pt	C	6
673	17pt	C	6
674	17pt	C	6
675	14pt	C	6
676	14pt	C	6
677	15	C	6
679	11pt	C	5
680pt	10pt	C	5
682pt	11 to 17, 19,20,22pt,23	C	4
683pt	41 to 43	C	3
689pt	30	C	1
690pt	32,33,34,44pt	C	1
691pt	8pt,9pt	C	5
692	9pt,8pt	C	5
693	8pt	C	5
694	11pt,12pt	C	5
695	12pt	C	5
696	12pt	C	5
	16pt	C	6
697	8pt	C	5
698	25pt	C	3
	8pt	C	5
700	3pt,6pt	C	5
701	3pt	C	5
702	2pt	C	5
703pt	2pt	C	5
706	2,3pt,4,5,6pt	C	2
712	3p	C	5
713	3pt	C	5
715	6pt	C	5
716	6pt	C	5
718	15pt	C	5
719	15pt	C	5
720	20	C	5
723pt	18pt	C	5
725	17pt	C	5
726	17pt	C	5
727	17pt	C	5
728	17pt	C	5
729	17pt	C	5
730	17pt	C	5
731	17pt,18pt	B	10
833	21pt,22pt,23pt	B	10
834	22pt,23pt	B	10
835	22pt	B	10
836	22pt	B	10
837pt	21pt	B	10
838pt	21pt	B	11
	123pt	B	10
855pt	18pt 19pt	B	10
856pt	17pt		

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859			
860pt	15pt, 16, 17pt, 19pt, 12	B	10
861pt	14pt	B	10
864	13pt	B	10
865	13pt	B	10
875	13pt	B	10
882pt	2pt	B	10
	11pt	B	10
884pt			
	1 to 45, 47 to 66, 78 to 89, 91 to 99, 101 to 116 & 118 to 130	A	9
	1 to 114,& 116 to 129	A	10
	24 to 61	A	11
	1 to 50, 51pt., 52 to 55, 56pt., 57 to 101	A	12
	1 to 109	A	14
	1 to 121	A	23
	26 to 69 & 71	A	24
	1 to 64, 66 to 71, 73 to 88	A	25
	19 to 54	A	28
	4 to 6, 15 to 22 & 44 to 67	A	29
	1 to 97	A	30
	1 to 89	A	31
	1 to 64 & 66 to 72	A	32
	1 to 6, 8 to 13 & 25 to 110	A	33
	1 to 31, 35, 37, 41 to 77, 80, 82 to 108, 110 & 111	A	34
	1 to 30, 35pt., 36pt., 37, 39pt., 40 to 50, 55, 56, 58 to 79, 80pt. 81pt., & 84 to 99.	A	35
	1, 2, 7 to 27 & 29 to 38	A	36
	2, 6, 8 & 10 to 245	A	37
	1 to 96	A	38
	1 to 100	A	39
	1 to 44, 46, 50 to 71, 73, 74, 77, 78, 81 to 125, 129, 131 to 139, 142, 146 & 147	A	40
	1 to 112	A	41
	1 to 8 & 11 to 18	B	5
	4, 6pt., 7 to 25, 26pt. & 27 to 40	B	6
	1, 3 to 7, 13, 23 & 24	B	8
	6, 7 & 9 to 24	B	9
	62 to 65, 78, 79 & 82	A	11
886pt	22pt,	A	2
906pt	5pt	A	3
	12pt, 22pt	A	2
908	12 pt	A	2
909	12pt,	A	2
910	1pt, 2pt	A	3
	1pt	A	3
911	10pt, 12pt	A	2
	10pt	A	2
913			

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914	10pt	A	2
915	10pt	A	2
916	10pt	A	2
917	10pt	A	2
919	4pt	A	2
920	4pt, 12pt	A	2
921	4pt	A	2
922	4pt	A	2
923	4pt	A	2
924	3pt, 4pt	A	2
925	3pt	A	2
928	3pt	A	2
929	14pt	A	2
930	3pt, 4pt	A	2
931	13pt, 14pt	A	2
932	14pt,	A	2
933	14pt,	A	2
935	19pt	A	2
937	18	A	2
938pt	17pt	A	2
940	16pt	A	2
941	16pt	A	2
943pt	16pt	A	2
973	3pt	A	2
974	3pt	A	2
979	4pt	A	2
980	5pt	A	2
981	5pt	A	2
992	5pt	A	2
993	5 pt	A	2
994	6pt	A	1
1591	1,2pt,3pt	A	1
1603	8pt, 9pt,10pt, 19pt	A	1
1604	3pt,8pt	A	1
1605	2pt, 3pt, 4pt, 7pt	A	1
1606	7pt, 8pt,	A	1
1607	7pt, 8pt, 20pt	A	22
1608pt	7pt, 9pt, 19pt, 20pt	A	22
2168	6pt, 7	A	22
2170	5pt	A	22
2171	5pt	A	22
2172	5pt, 6pt	A	22
2173	5pt, 6pt, 4pt	A	22
2175	1,2	A	15
2176pt	3pt	A	26
2177pt	1 to 35, 36pt, 37pt, 38pt, 39, 40	A	22
2195pt	3 to 18	A	22
2196pt	11pt	A	24
2198pt	11pt	A	22
2200pt	2pt	A	22
2202	19pt	A	22
2203	19pt	A	22
2209	15pt		
2212	17pt		

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Mixed Residential Use zone

Cumbum Village

760pt	1 to 26, 28 to 52	D	23
762pt	4 to 11, 13 to 17, 19 to 22, 24 to 47	D	22
763pt	1,4 to 91, 148	D	17
	4 to 67, 124	D	16
	146	D	7
765pt	85,91 to 102,107pt,108pt,109to113,120 pt	D	16
766 pt	114 to 119, 123	D	16
767 pt	124pt	D	16
769 pt	69pt, 71pt, 1	D	16
	1 to 84	D	15
	1 to 49, 51 to 98, 100, 104	D	14
769pt	1 to 58	D	3
	1 to 151	D	10
	1 to 105	D	14
	1 to 81	D	13
	1 to 110	D	12
	1 to 115	D	11
	1 to 106	D	2
	1 to 3, 5 to 206	D	4
	1 to 191	D	5
	1 to 131	D	6
	1 to 146	D	7
	1 to 125	D	8
	1 to 129	D	9
	206 to 220, 227pt	D	10
	1 to 116	D	18
	1 to 151	D	19
770	3 pt, 4pt	D	1
771	1pt, 2, 3p t, 4pt	D	1
774	6pt	D	1
775pt	7pt	D	1
777	1 to 13,17 to 22,24,25,28 to 32, 33pt	D	20
778pt	35pt,36 to 40,42to48,51 to 59, 60pt,61	D	20
779	6,7	D	21
780	14 to 21, 26,27,33pt,34	D	20
	2 to 5,8pt, 9 to 27, 29 to44,1pt	D	21
781pt	14pt	D	1
782pt	46to50,52,53 to 63,65 to 74,76 to 80	D	21
	82 to 86, 88, 89, 91 to 94, 96 to 98, 100pt		
	102pt	D	24
873pt	15	D	24
874	7,8	D	24
876pt	4 pt		

Uthamapuram village

111pt	11pt	B	1
226pt	1pt	B	3
248 pt	12pt	B	3
251pt	14pt	B	3
254	14pt 17pt	B	3
255	17pt	B	3

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256	17pt, 18pt	B	3
257pt	21pt, 22pt, 23pt	B	3
653	23pt	C	6
654	23pt	C	6
682pt	1pt, 2 to 9,22pt,24pt,25 to 28, 32pt,		
	33pt 36pt,35pt,	C	4
683pt	29,30pt, 31, 40 pt	C	4
	3 to 21, 1pt	C	3
686pt	18pt, 21,25pt, 31pt	C	1
687 pt	1 to 9, 11to17,18pt,19,25pt,26 to 29	C	1
689pt	31pt	C	1
685pt	22pt, 25pt, 35 to 42, 43pt, 44pt	C	1
690pt	3pt,4pt,5pt,25pt	C	1
	43pt 45 to 54	C	3
691pt	22,23,24,5	C	1
	8pt,9	C	3
703pt	2pt,26pt	C	5
704	17pt,18 to 25	C	2
705	3pt,4pt,6pt,7,8,9pt,10 to 16, 17pt	C	2
707	9pt	C	2
711	3pt	C	2
723pt	18pt	C	5
837pt	21pt	C	5
838	33pt	B	10
	123pt	B	14
839	18,19 to 29, 33pt	B	11
840	34 to 36	B	14
841	12,13, 14 to 17	B	14
842	11pt	B	14
845	4pt, 5	B	14
848pt	10 to 13, 20pt, 21pt, 22pt, 23pt, 24pt,	B	14
849	20pt,21pt, 22pt, 24pt, 26 to 104	B	13
850	8 to 63	B	12
851pt	64 pt	B	12
852	1 to 8, 10	B	13
854	37 to 80, 89 to 122, 123pt	B	13
855pt	18pt, 19pt	B	14
857pt	158 to 186 , 203 to 206, 216 to 221	B	11
860pt	14pt	B	10
861pt	14pt	D	10
873pt	3 to 7, 10pt, 11, 13 to 21, 23pt, 25, 26	B	10
	300 to 43	B	10
874	2pt		
876	2pt	B	4
877	2pt	B	10
879	9	B	10
882	11pt	B	10
883	25	B	10
885	86	B	10
887	75,76,77	B	9
888	21, 22, 23,	A	11
889	13, 17, 18, 19, 20	A	11
	68(p)	A	11
890		A	11
891		A	29
892	14, 15, 16		
893	10, 11, 12		
894	1 to 9	A	11
		A	11
		A	11

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895	126	A	8
	67 to 77	A	9
896	6	A	5
	5 to 12, 14 to 18, 56 to 84	A	7
	25 to 125	A	8
897 pt	29 to 76, 78 & 79	A	6
	42 to 55, 85 to 93	A	7
898	24 to 28	A	6
899	1 to 37, 47 to 73	A	5
903	1 to 22, 23pt, 25 to 27, 30 to 32,37	A	4
904	22pt	A	2
906	22pt	A	2
	5	A	3
907	2,3,4	A	3
936	19pt	A	2
938	17pt	A	2
939	17pt	A	2
1602pt	15pt	A	1
1608 pt	19pt, 20pt	A	1
2177pt	1 to 77	A	20
	1 to 133	A	21
	1 to 19, 22 to 61	A	19
	1 to 92	A	16
	1 to 44, 45pt, 46,48pt,79pt,80to100,101pt	A	18
	102pt, 104pt	A	17
	1 to 81	A	26
	1, 2	A	27
	1 to 24	A	28
	10pt, 9pt, 11pt	A	27
	26 to 34, 35pt, 36 to 71, 73 to 85	A	29
	1pt, 2pt, 3pt	A	15
2179	36pt,47,48pt,49pt,50,52,53,54pt,55pt		
	57pt,58pt, 59pt,60pt,61 to 64	A	34
	1 to 111	A	33
	1 to 11, 14 to 51	A	27
	35pt, 87 to 91	A	20
	4 to 9	A	27
2180	87 to 92	A	27
2181	86pt	A	29
2182	3pt	A	29
2183	1pt	A	29
2184	2pt,3pt,10pt,11pt,12pt,1pt	A	29
2185	10pt, 111pt,12pt,2pt	A	29
2186	11pt	A	29
2187	12pt,13,14	A	28
2188	2pt,12pt,	A	28
	11pt	A	29
2189	12	A	28
	1pt	A	28
2191	15	A	28
2192	2 to 8	A	28
2193	9	A	26
2194	10	A	22
2195	3,4,5,6pt,8pt,10 to 18	A	22
	11pt	A	26
2196pt	11pt	A	22
	3pt,4pt,10pt		
2197	11pt		

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2200pt	19pt	A	22
2201	2, 3 to 25	A	22
2202pt	19pt	A	22

Commercial Use Zone

Cumbum village

758pt	1pt, 4pt	D	25
765pt	77pt,78to83, 103,104,105,106,107pt	D	16
766	120pt,121,122	D	16
767pt	124pt	D	16
769pt	1, 2, 4, 37, 38, 39 40	D	2
	72 to 76, 77pt, 78 to 83,84pt	D	16
	51 to 57, 83 and 84	D	15
771pt	50,99, 100 to 103	D	14
778	49	D	20
782pt	99pt	D	21

Uthamapuram village

115pt	12pt	B	1
129pt	6pt	B	1
130pt	6pt	B	1
209pt	19pt	B	3
235pt	5pt	B	3
238pt	8pt	B	3
244pt	3pt	B	2
247pt	12pt	B	37
250pt	14pt	B	3
251pt	14pt	B	3
257pt	21pt,22pt	B	3
270pt	21pt	B	3
663pt	19pt	C	6
680pt	10pt	C	5
681	10pt	C	5
682pt	1pt,21,22pt,24pt	C	4
683pt	41,42,43	C	4
684pt	23pt	C	1
685pt	22pt,23pt,24	C	1
686pt	20	C	1
687pt	1 to 4, 10,17,19	C	1
705 pt	2pt, 3pt,4pt,6pt	C	2
709	38,39,40	B	14
838pt	21pt	B	10
846	1,2,3,4pt	B	13
848pt	1 to 6,7pt,9pt	B	12
855pt	18pt,19pt	B	10
856pt	17pt, 18pt	B	10
857pt	152 to 157, 187 to 202, 222 to 228	D	10
873pt	2,8,9,10pt,22,23pt,24,28,29	B	4
878	2pt	B	10
881 pt	8pt,10pt	B	10
884 pt	46, 117	A	9
	115	A	10
	51pt. & 56pt.	A	12
	7, 8, 9pt.	A	29
	65	A	32

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884 pt	14 to 24	A	33
	32 to 34, 36, 38 to 40, 78, 79, 81 & 109	A	34
	31 to 34, 35pt., 38, 39pt., 51 to 54 80pt., 81pt., 82 & 83	A	35
	3 to 6	A	36
	1, 3pt., 4, 5, 7 & 9	A	37
	45, 47 to 49, 72, 75, 76, 79, 80, 126 to 130, 140, 141 & 143 to 145	A	40
	9 & 10	B	5
	1, 2, 3, 5, 6pt. & 26pt.	B	6
	2, 8 to 10, 12 & 14 to 22	B	8
	1 to 55	B	9
		A	11
886	81	A	2
936pt	19pt	A	26
2195 pt	6pt,7,8pt,9		

INDUSTRIAL USE ZONE

CUMBUM VILLAGE

		D	1
772	1pt	D	1
785pt	10		

Uthamapuram village

		B	1
110	10pt	B	1
111pt	10,11pt	B	1
112	10pt	B	1
113	12pt	B	1
114	11pt	B	1
115pt	12pt	B	1
116	12pt	B	1
117	13	B	1
118	9pt	B	1
119	9pt	B	1
120	14pt	B	1
121pt	7pt	B	1
127	7pt	B	1
131	14pt	B	3
134pt	14pt	B	3
220	3pt	B	3
221pt	3pt	B	3
222	3pt	B	3
223	1 pt	B	3
224	1pt	B	3
225	1pt,2pt	B	3
226pt	1pt		
227	2pt		

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228	5pt	B	3
230	10pt	B	3
231	10pt	B	3
232	8pt	B	3
233	8pt	B	3
241	10pt	B	3
242	10pt	B	3
243	1 pt	B	2
244pt	2pt,3pt,4pt	B	2
246pt	11pt	B	3
842pt	11pt	B	14
862	15pt	B	10
863	15pt	B	10
884 pt	17	A	8
	7	A	33
	28	A	36
	3pt.,	A	37
886	80	A	11
897pt	77	A	6
926	2pt	A	2
927	2pt	A	2
943pt	16pt	A	2
944pt	15pt	A	2
945	15pt	A	2
946	15pt	A	2
947	1pt,2pt	A	2
948	2pt	A	2
949	2pt	A	2
950	2pt	A	2
951	1pt	A	2
952	1pt	A	2
953	1pt	A	1
1579	13pt	A	1
1592	2pt,3pt,8pt,10pt,11pt	A	1
1593	11pt	A	1
1594	12pt	A	1
1597	12pt	A	1
1598	13pt	A	1
1599	13pt	A	1
1602pt	10pt,19pt,15pt,16pt,	A	1
1608pt	7pt, 9pt	A	19
2177pt	20,21	A	22
2206	9	A	22
2207	8		

Educational Use zone

Cumbum Village

749	5,6pt	D	25
750	6pt,8pt	D	25
760pt	54	D	23
763pt	2,3pt	D	17
764	86 to 90, 91pt,95 to 98	D	16

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Uthamapuram village

258	24	B	3
259	25	B	3
884pt	18	A	28
	23	A	29
2177pt	25	A	27
2190	12pt,13pt	A	28

Public and Semi Public use zone

Cumbum Village

736	11	D	25
740	14	D	25
741	9	D	25
742	7pt	D	25
743	7pt	D	25
744	8pt	D	25
745	8pt	D	25
746	8pt,10	D	25
747	8pt	D	25
748	8pt	D	25
751	4pt,6pt	D	25
753	1pt,4pt	D	25
754	1pt,4pt	D	25
755	4pt,6pt	D	25
756	4pt,	D	25
757	1pt,4pt	D	25
758pt	1pt 4pt	D	25
759	1pt	D	17
763pt	3pt	D	21
782pt	90,99pt,100pt,102pt	D	24
876pt	4pt	D	4
2265	4pt		

Uthamapuram village

	2pt	B	3
229	10pt	B	3
240	11pt	B	3
245	10pt and 11pt	B	3
246pt	4	B	2
	12pt	B	3
247pt	12pt	B	3
248pt	14pt	B	3
250pt	14pt	B	3
251pt	14pt,16pt	B	3
252	14pt, 16pt,	B	3
253	21pt and 22pt	C	6
257pt	2	C	3
678	29,30 pt,31,40pt,41 to 43, 44pt	C	1
683	1,2pt, 3 to 21		
	23pt		
684pt			

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685 pt	23pt, 24pt	C	1
691pt	8,9,10pt	C	3
703pt	2pt	C	2
872	17	B	4
	3	B	10
881pt	8pt,10pt	B	10
884pt	90, 100	A	9
	70	A	24
	65, 72	A	25
	8	B	9
901	120,121	A	5
902	28,29,33,34,35,38,40pt,41	A	4
905	40	A	4
942pt	16pt	A	2
2176pt	3pt	A	22
2202pt	19pt	A	22
2210	15pt	A	22

Agricultural Use Zone

Uthamapuram village

260	27pt.	B	3
261	27pt.	B	3
263	27pt.	B	3
264	27pt.	B	3
265 pt	27pt.	B	3
266	27pt.	B	3
868	5pt.	B	10
869	5pt.	B	10
870	4pt.	B	10
871	4pt.	B	10

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ANNEXURE A

CUMBUM MUNICIPALITY (MADURAI DISTRICT)

Name of the Municipality: CUMBUM G.O.Ms.No.1333, 17th July 1965.

PARK, PLAY FIELDS & OPEN SPACES

COPY TAKEN FROM THE REGIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING OFFICE, MADURAI.

Name of Park, play fields and open spaces.	Location ward Division & S.No.	Extent in Acres.	Ownership
PARK:			
Municipal Park	Ward No.14 R.S.No.763/1A	80 cents	Cumbum Municipality(Poramboke)
PLAY FIELDS			
C.P. Union High School,Play fields	Ward No.9 R.S.No.749 of Cumbum	5 Acres	C.P.Union High School,Management Committee, (Patta field)
A.R.M.Girls High School	Ward No.14 R.S.No.764 of Cumbum	To check	Cumbum Municipality,(Patta Field)
Thathappankulam Uthamapuram	Ward No.4 R.S.No.2177/2 of Uthamapuram	2 Acres and 44 cents	Cumbum Municipality
OPEN SPACES:			
Municipal Vacant site	Ward No.3 R.S.No.884 of Uthamapuram 264 x 200.	1 Acres 21 cents	Cumbum Municipality(Poramboke
Government Vacant site	Ward No.3 T.S.No.884 1022/B1 of Uthamapuram 100' x 100'	32 cents	Government Revenue Department (Poramboke)
Vacant site	Ward No.4, R.S.No.2177/1 Uthamapuram village	10 Acres	Government Revenue Department

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Area- Cumbum Declaration of Local Planning Area under section 10(1) of the Town and Country Planning Act, 1971 preliminary notification-issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

G.O.Ms.No.2029 Dated the 20th September 1973.

Read:

From the Commissioner, Cumbum Municipality, Letter No.6996/73 F dated 24.7.73.

.....

Order:

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

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

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

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

(BY ORDER OF THE GOVERNOR)

CG. RENGABASHYAM,
Secretary to Government.

/True copy/by order

Sd.
Section Officer.

/ True copy /

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APPENDIX

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby declares his intention to specify the locals 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.

Notice is hereby given that this notification will be taken into consideration again under sub-section (4) of the said section 10 on or after the expiry of two months from the date of the publication of this Notification in the Tamil Nadu Government Gazette and that any inhabitant or any local authority or instituion in the said local area with respect thereto before the expiry of the period aforesaid will be duly considered by the Government of Tamil Nadu, Objections and suggestion in writting, if any, should be addressed to the Secretary to Government, Rural Development and Local Administration Department, Fort St. George, Madras-9.

THE TABLE

S.No.	Name of Local Planning	Area forming the Local Planning Area.
		No. and Name of Revenue villages.
1.	Cumbum	3 Cumbum 6 Uthamapuram.

/True copy/

Sd. x x x x x x
Section Officer.

/True copy/

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GOVERNMENT OF TAMIL NADU

ABSTRACT

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

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

G.O.Ms.No.651 Dated the 16th March 1974.

Read:

G.O.Ms.No.2029,, RD&LA., dated 20.9.1973.

.....

ORDER:

A proposal notifying the intention of the Government to declare certain local areas forming a local planning area and to constitute for such local planning area, a local planning authority, was published at page 551 of Part I Section I of the Tamil Nadu Government Gazette, dated 31.10.1973 for general information as required under sub-section (3) of Section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) No Objection or suggestion having been received, the Government declare the local areas specified in column (3) of the Table in the Notification appended to this order to be a local planning area by the name specified in the corresponding entry in column (2) thereof.

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

(By order of the Governor)

C.G.Rangabashyam,
Secretary to Government.

/Forwarded by order/

Sd.
Section Officer.

/True copy/

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NOTIFICATION

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

THE TABLE

S.No.	Name of Local Planning Area	Number and name of Revenue villages
1.	Cumbum	3 Cumbum 6 Uthamapuram

/True copy/

Sd.
Section Officer.

/ True copy /

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Master Plan for Cumbum Local Planning Area - Consent of the Government to the Publication of notice of preparation of a Master Plan - Accorded.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT.

G.O.MS.NO.196

Dated 14th February, 1991

Read:

From the Director of Town and Country Planning,letter Roc.No.39342/85 MP4 dt. 15.3.89, 1.8.89 and 27.7.90.

. . . .

ORDER:

Under sub-section (2) of section 24 of the Tamil Nadu Town and Country Planning Act, 1971(Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby gives his consent to the Cumbum Local Planning Authority to the publication of a notice under section 26 of the said Act, for the preparation of the Master Plan for Cubum Local Planning Area.

2. The draft Master Plan Cumbum as approved by Government under section 24(2) of the said Act,is returned to the Director of Town and Country Planning and he is requested to acknowledge the receipt of the same. The Director of Town and Country Planning is requested to ensure that the various requirements specified in the Tamil Nadu Town and Country Planning Act and the Master Plan Rules are strictly adhered to by the Local Planning Authority before the Master Plan is resubmitted to Government for final approval.

(BY ORDER OF THE GOVERNOR)

L.K.TRIPATHY
SECRETARY TO GOVERNMENT.

/True copy/

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Master plan for Cumbum local planning area - Approval under section 28 of the Tamil Nadu Town and Country Planning Act,1971 - Accorded.

- -

HOUSING AND URBAN DEVELOPMENT (UD IV) AUTHORITY

Dated: 4th October,1994.

G.O.Ms.No.637,

Read again:-

1. G.O.Ms.No.352, Rural Development and Local Administration Dept., dated 8.4.75.
2. G.O.Ms.No.196, Housing and Urban Development Department, dated 14.2.91.

Read also:-

3. From the Director of Town and Country Planning, Lr.Roc.No.48377/93/MP2, dt.18.3.94.

...

ORDER:

In the Government order second read above, the Government have given their consent to the Cumbum local planning authority to the publication of a notice of the preparation of the master plan for Cumbum local planning area.

2. The Director of Town and Country Planning in his letter third read above has submitted the master plan for Cumbum local planning area for final approval of the Government under section 28 of Tamil Nadu Town and Country Planning Act,1971.

3. Under section 28 of the Tamil Nadu Town and Country Planning Act,1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves the master plan for Cumbum local planning area submitted by the Director of Town and Country Planning. The Government hereby permits the delay of 542 days in the preparation of the master plan and convening a meeting of the local planning authority. Copies of the master plan for Cumbum local planning area as approved by the Government are communicated to the Director of Town and Country Planning.

4. The following Notification will be published in the next issue of 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 Cumbum local planning area submitted by the Director of Town and Country Planning.

Note:-

2. The master plan for Cumbum local planning area with all its enclosures shall be kept open to the inspection of the public in the office of the Commissioner, Cumbum Municipality during office hours.

(BY ORDER OF THE GOVERNOR)

L.N.VIJAYARAGHAVAN
SECRETARY TO GOVERNMENT

To
The Works Manager,
Government Central Press, Madras-79.
(for publication of the Notification in Tamil Nadu Govt. Gazette)

The Director of Town and Country Planning, Madras-2.(w.c.)
The Regional Deputy Director of Town and Country Planning, Madurai Region, Madurai.
The Commissioner of Municipal Administration, Madras-5.
The Member Secretary, Cumbum Local Planning Authority, Cumbum, Madurai, through DTCP. Madras-2.

Copy to:

The Housing and U.D.(UD1(1) Deptt. Madras-9.
The Law Department, Madras-9.
Copy for file.
S.F./S.C.

/forwarded by order/

bk. 6.10.

Section Officer
11.1994

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MASTER PLAN
PROPOSED LAND USE

REFERENCE :

	EXISTING	PROPOSAL
L.P.A BOUNDARY		
VILLAGE BOUNDARY		
WARD BOUNDARY		
ROADS		
WATER BODIES		
RESIDENTIAL		
COMMERCIAL		
INDUSTRIAL		
EDUCATIONAL		
PUBLIC & SEMI PUBLIC		
AGRICULTURAL	DRY / WET	

PERIYA KULAM ROAD

CUMBUM LOCAL PLANNING AREA

EXECUTIVE AUTHORITY
CUMBUM L.P.A

DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING
MADURAI REGION

ASST. DIRECTOR OF
TOWN AND COUNTRY PLANNING
M.P. DIVISION

JOINT DIRECTOR OF
TOWN AND COUNTRY PLANNING

DIRECTOR OF TOWN AND COUNTRY PLANNING

SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT

80 40 0 80 160 240 320 400 MTR
330 165 0 330 660 990 1320 FT

DIRECTORATE OF TOWN & COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

D.T.C.P. M
MR MP

TM