NAVALPATTU

N.T.D.A.PLAN



NAVALPATTU

TIRUCHIRAPPALLI DISTRICT

Tiruchirappalli Region

DIRECTORATE OF
TOWN AND COUNTRY PLANNING
Government of Tamil Nadu

D T C P

N.N.T.D.A - Total Area 208.14 Sq km.

Consisting of - 1 - Municipality - Thuraiyur
1 - Town Panchayat - Koothanpatti
17 - Villages -

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DIRECTOR
18 AUG 2006
17595
10225/05

GOVERNMENT OF TAMIL NADU

Abstract

New Town Development Area – New town development plan for Navalpattu New Town Development Area - Approval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 – Accorded

Housing and Urban Development (UD4-2) Department

G.O.Ms.No.180

Dated: 19.7.2006

Read:

1. G.O.Ms.No.438. Housing and Urban Development Department dated 6.11.2000
2. From the Director of Town and Country Planning Letter Roc.No.10225/2003/MP3 dated 5.10.2005

.....

ORDER:

In the Government order first read above, the Government have accorded consent to the publication of a notice for the preparation of the New Town Development Plan for Navalpattu new town development area. The Director of Town and Country Planning, in his letter second read above, has forwarded the new town development plan for the Navalpattu new town development area and requested the Government to accord approval to it, under section 28 of the Tamil Nadu Town and Country Planning Act, 1971.(Tamil Nadu Act 35 of 1972).

2. The Government, after careful examination of the proposal of the Director of Town and Country Planning referred to in paragraph 1 above have decided to approve the new town development plan for the Navalpattu new town development area. Accordingly, 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 new town development plan for Navalpattu new town development area. The copies of the new town development plan for the Navalpattu new town development area as approved by the Government are communicated to the Director of Town and Country Planning, Chennai.

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 as prescribed in rules 12 and 15 of the New Town Development Plan (Preparation, Publication and Sanction) Rules.

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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 new town development plan for the Navalpattu new town development area, submitted by the Director of Town and Country Planning.

2. The new town development plan for the Navalpattu new town development area with all its enclosures shall be kept open to the inspection of the public in the office of the Navalpattu Municipality during office hours.

(BY ORDER OF THE GOVERNOR)

R. Sellamuthu,
Secretary to Government.

To
The Works Manager.
Government Central Press, Chennai -79 (for publication of notification in the Tamil Nadu Government Gazette)
The Director of Town and Country Planning, Chennai-2.
The Regional Deputy Director of Town and Country Planning, Tiruchirappalli Region, Tiruchirappalli, through the Director of Town and Country planning, Chennai 2
The Member-Secretary, Navalpattu New Town Development Authority, Tiruchirappalli Regn. District, Tiruchirappalli
through the Director of Town and Country Planning, Chennai-2.
The Law Department, Chennai-9.
SF / SC . Copy for file.

/ forwarded by order /

S. Banteratnak
Section Officer.
17.8.06

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NTDA reference No.		3010/2001 NNTDA
Director of Town and Country Planning reference No.		10225/2003 - MP3
Regional Office	:	Tiruchirappalli Region Director of Town and Country Planning.
New Town Development Plan for	:	Navalpattu New Town Development Area.
Approved in resolution No : of Navalpattu New Town Development Authority	Dated :	Approved in G.O.Ms.No. 180 H & U D Dept. Dated.

27/12

Member Secretary,
Navalpattu New Town
Development Authority.

27/12

Deputy Director of Town and
Country Planning,
Tiruchirappalli Region.

30/8/05

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

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

Additional Director of Town and
Country Planning,

30/8/05

Director ~~Commissioner~~ of Town and
Country Planning,

28/8/2006

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

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Annexure	A	:	New Town Development Area notification under section 10 (1) G.O. Ms. No. 259 H & U Dept. Dated.15.4.81
Annexure	B	:	New Town Development Area notification under section 10 (4) G.O. Ms.No.1044 H & U D Dept. Dated.24.11.82
Annexure	C	:	Amendment for notification issued in G.O.Ms. No.465 H & U D Dept. Dept. Dated.02.06.89.
Annexure	D	:	New Town Development Authority constituted under section 11 (4). G.O.Ms.NO.606 H & U D Dept. Dated.22.09.94
Annexure	E	:	New Town Development Authority consented under G.O.Ms.No.438 H & U D Dept. Dated 06.11.2000.

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CHAPTER – I

New Town Development Plan – The Legal Frame Work

1.01 The Tamil Nadu Town and Country Planning Act 1971 provides for the notification of New Town Development Area and the Government is empowered to notify and confirm any site as site for New Town Development Area. With a view to prepare, administer and to carry out the function enunciated in the Act, the Government may constitute New Town Development Authority. The New Town Development Authority so constituted has to prepare new town development plan within the time as permitted by the Government. Section 17 of the Town and Country Planning Act clearly defines the contents of the new town development plan, which may provide for all or any of the following matters namely:

a) The manner in which the land in the development area shall be used.

b) The allotment or reservation of lands for residential commercial, industrial and agricultural purpose and for park, playfield and open spaces.

c) The allotment of reservation of lands for public buildings, institutions and for civic amenities.

d) The making of provision of N.H., arterial roads, ring roads, major streets, lines of communication, including railways, airways, ports and canals.

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e) The Traffic and Transportation pattern and traffic circulation pattern.

f) The improvements of major roads and streets.

g) The area reserved for future development, 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.

i) The amenities, services and utilities.

j) The control of architectural features, elevations and frontage of building and structures.

k) The provision for regulating the zones, the location, height, numbers of storeys and size of buildings and other structures, the size of yards and other open spaces and the use of buildings structures and land

l) The stages by which the new Town Development Plan shall be carried out and

m) Such other matters as may be prescribed

1.02 "Navalpattu New Town Development Area" has been notified and confirmed under section 10 (4) of the Town and Country Planning Act1971 in G.O. Ms. No. 465 Housing and Urban Development Department dated 2.6.1989 (Vide Annexure A) The constituent villages of New Town area is given in Table No.1.1.

1.03 The Town and Country Planning Act 1971 provides for the preparation and execution of the new town development plan by the the New Town Development Authority. Accordingly, the

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Government constituted a new town development authority under section 11(1) of the above act in G.O. Ms. No.606 H&UD dated 22.9.94 (vide Annexure B)

1.04 The Draft New Town Development by the New Town Development Authority and were submitted to State Government for consent. The consent of Govt. have been obtained in G.O.Ms.No.438 Hearing and urban development (UD 4.2) development dated 06.11.2000.

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Table No.1.1 : List of villages in Navalpattu New Town

Sl. No.	Village No.	Name of Villages
1.	43	Gundur
2.	44	Cholamadevi
3.	45	Kilakurichi
4.	46	Kilakalkandarkottai
5.	59	Tiruverambur
6.	60	Kuttappar 60/1 Krishnasamudram 60/2 Sambankulam
7.	64	Thirunedungulam
8.	65	Valavanthankottai
9.	66	Asur
10.	67	Palaganangudi
11.	84	Thuvakudi
12.	101	Suriyur
13.	102	Kumbakudi
14.	103	Navalpattu
15.	104	Pulankudi
16.	105	Ilandaipatti
17.	106	Theneripatti
18.	91	Kandalur

The population of the New Town is 1.22 lakhs as per 1991 census spread over to an extent of 208.14Km^2.

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CHAPTER – II

Introduction

2.01 Development of communication and industrialization and growth of population in towns and cities have created many problems which become compounded and complicated by piecemeal development of planning. The present increasing complexity of urban society has created the need for proper approach in planning and modification for physical forms of urban development.

2.02 The need to take the preparation of New Town Development plan for the urban areas is to ensure a desirable, healthy and habitable environment for the present and future inhabitants of the urban areas. The New Town Development Plan will provide for an orderly and well balanced growth of a town co-ordinating various activities to harmonise with each other.

2.03 The Navalpattu New Town Development area consists of eighteen revenue villages in which Tiruverambur, Kuttapar and Thuvakudi are the Town Panchayats and the rest of fifteen are of village panchayats which comes under Tiruverambur Panchayat Union.

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Location

2.04 Navalpattu new town is lies at a distance of 15 KM on the south east of Tiruchirappalli town. Tiruchy-Thanjavur Road (NH 69) is recently upgraded to the level of National Highways, running on the northern part of the town and Tiruchy Pudukottai is a State Highways is running on the western boundary of the town. The internal roads which are connecting the villages are of other districts roads and panchayat roads.

History

2.05 There is a small rock namely 'Erumbeeswara Rock' at Thiruverambur village. On the top of the rock an ancient temple Lord Erumbeeswara Swami is situated. Another Siva temple called 'Thirunedungalanather' is in Thirunvedungulam village which is at a distance of 3 KMs from Thuvakudi along the Tiruchy – Thanjavur National Highways. The Siva temple was built by Chola king 1000 years ago and 'Saint Uppar' visited this temple and worshipped Lord Nedungalanadhar'. This temple has been recently renovated. It is under the administrative control of HR&CE department.

Developmental Activities

2.06 The predominant development took place in this town are Industrial development. The industries are 1. Bharat Heavy Electrical Limited, 2. Industries Estate (SIDCO) 3. Small Arms Project. Besides the above, Bharathidasan University, Regional Engineering College, Government Polytechnic, Government Arts

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College, Government I.T.I. etc., are the major educational institutions scatterdly located on the north-western parts of the town.

In addition, two neighbourhood Housing schemes developed by the Tamil Nadu Housing Board in the year 1985 – 1987 under the World Bank assisted programme besides village settlements and their hamlets spread out in all parts of the New Town.

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CHAPTER – III

STUDY OF EXISTING CONDITIONS

Physical Features

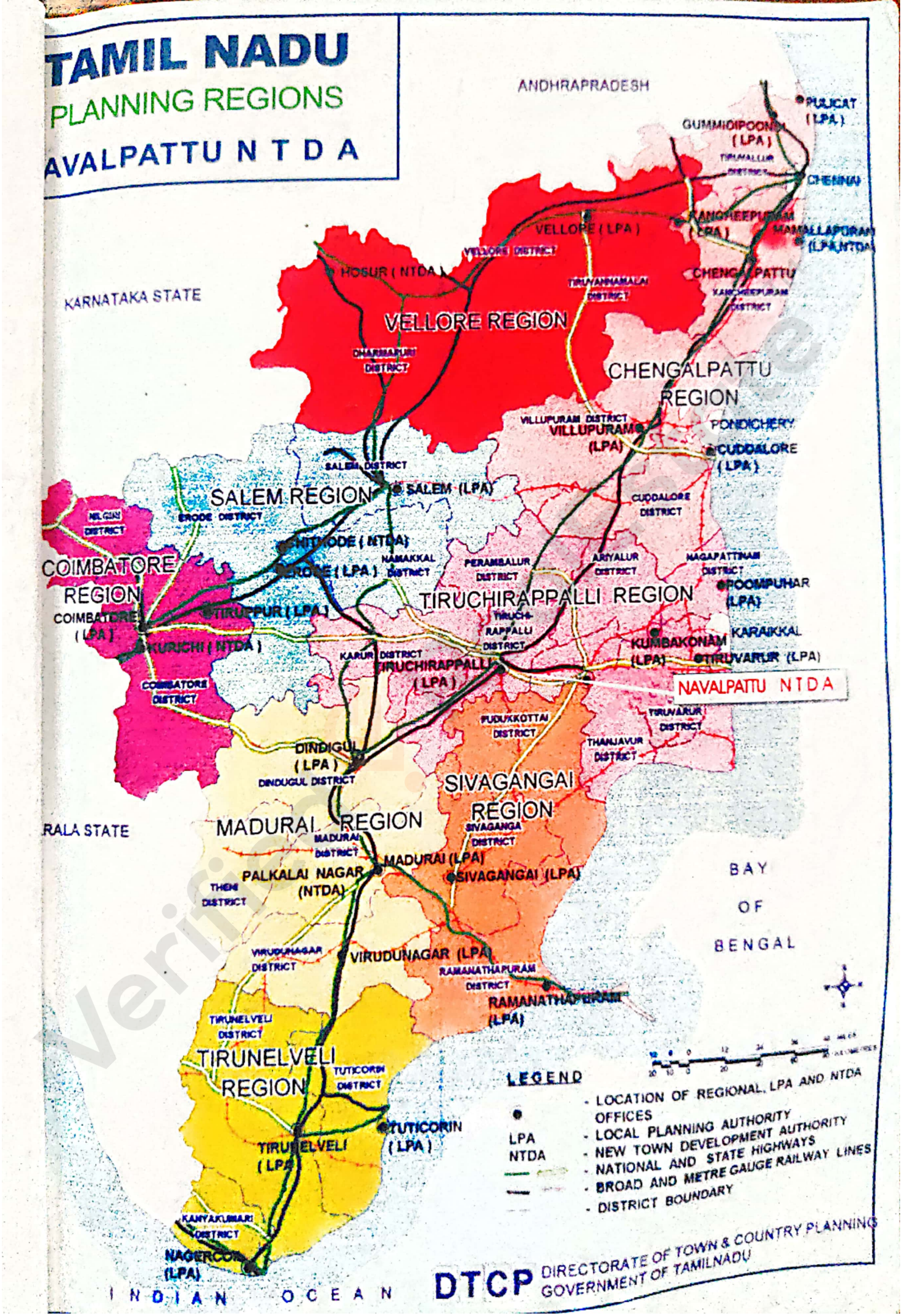
3.01 Navalpattu New Town is lies between 10° 40° and 10° 50° of the northern latitude and 78° · 40° and 78° 50° of the eastern longtitude. It is at an elevation of + 279 feet above the mean sea level. The metre gauge railway line (Main line) leading to Chennai via Thanjavur passes through the northern part of the new town and a broad gauge line which has been recently laid also running parallel to the existing metre gauge line. The newly laid out broad gauge line is serving to a distance of about 50 KM i.e. upto Thanjavur.

3.02 The recently upgraded Tiruchy Thanjavur National Highway passes through the northern part of the new town and Tiruchy Pudukkottai State Highway passes throught the western boundary of the town. However a portion of this Highway passes through western part of the town. New town is well connected by roads to Tiruchirappalli city. Map No.1 and 2 indicate the location of the new town in Tamil Nadu State and Tiruchirappalli region.

3.03 Kattalai canal having a width of about 60° 0" passes through more or less in the middle new town dividing into two, interlinking number of tanks. There are bridges and culverts

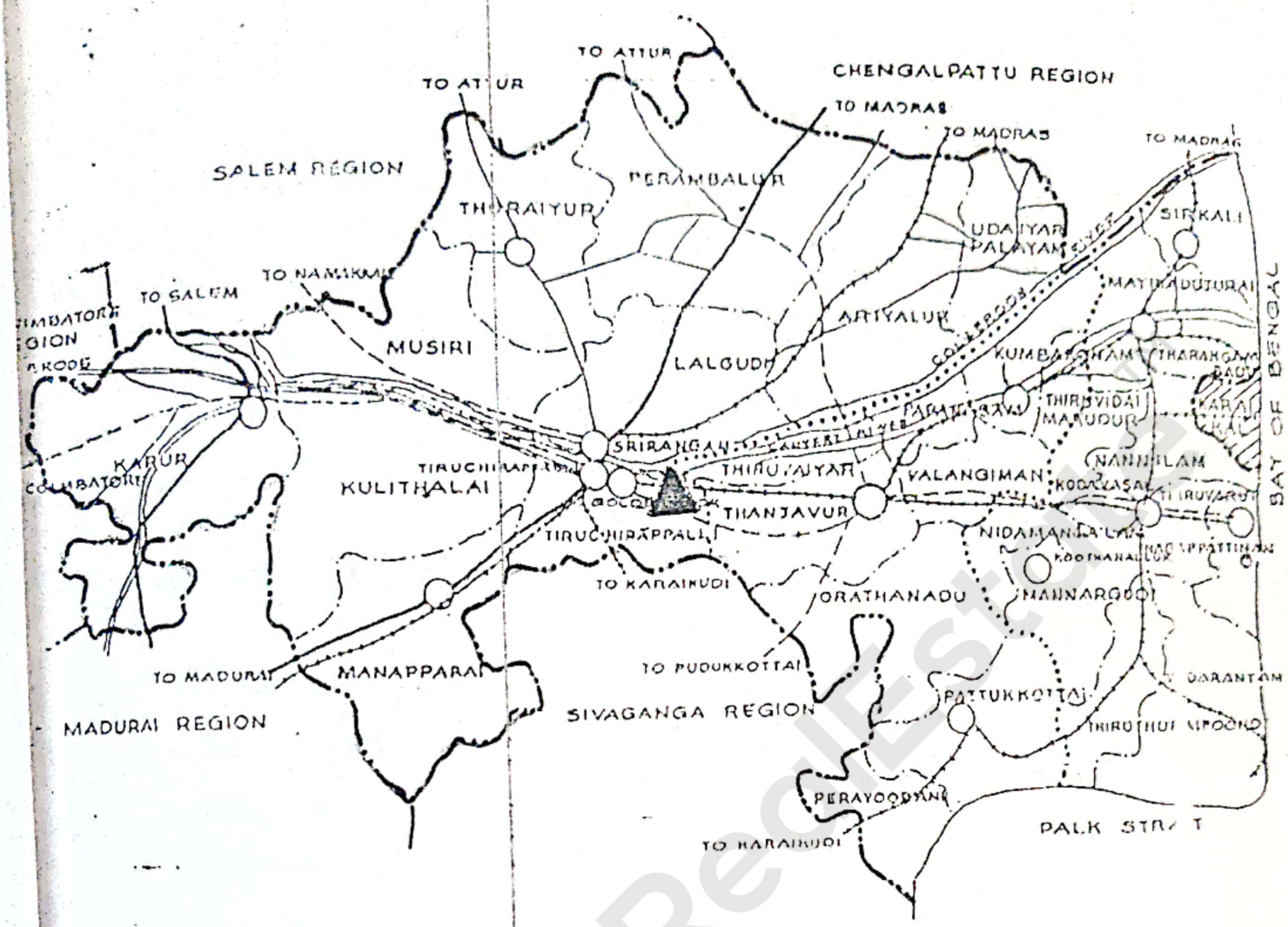
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MAP No 2.



TIRUCHIRAPPALLI REGION

LEGEND:-

- REGION BOUNDARY
- DISTRICT BOUNDARY
- TALUK BOUNDARY
- NATIONAL HIGHWAYS
- STATE HIGHWAYS
- DISTRICT ROADS
- RAILWAY LINE (B.GAUGE)
- RAILWAY LINE (M.GAUGE)
- RIVERS
- OTHER STATE

Location Map

▲ NAVALPATTU N.T.D.A

0 10 20 30 40 50 KM 60 64
0 10 20 30 35 MILE 40

DIRECTORATE OF TOWN & COUNTRY PLANNING,
TIRUCHIRAPPALLI REGION)
GOVT OF TAMILNADU.

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provided at various point for cross over. In addition, there is also a channel called Uyyakondan running on the north of the town.

The lands on north of railway line and a pocket in western part of the town are classified as wet land cultivated under the source of tank, canal irrigation which are situated in Kuttappar Kilkandarkottai, Sholamadevi village. The terrain of the area is falt.

Soil and sub soil

3.04 The soil in and around Navalpattu new town is mainly red gravel with moderate clay. Red soil is best suited for garden crops and is being cultivated on the west and eastern part of this town. The soil condition in Navalpattu and its environs is good for buildings construction. The ground water is available at a depth of 30° to 50° 0" contains calcium being used for drinking purposes by the inhabitants of this new town.

Climate

3.05 Generally the climate is hot and dry during the month of March to June and moderate from July to September and a small decrease in temperature from the months of October to February. This area will be subjected to a heavy blow of wind during the month of July. The annual mean maximum temperature in 32°C and the annual mean minimum temperature is 24° O C. The highest temperature is around 40° C occurs in the month of May and the lowest temperature is 16°C occurs in the month of January.

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Rainfall

3.06 This town gets rain from North east monsoon. The average rainfall is 18cm in a year.

Population

3.07 Navalpattu New Town Development Area comprises of three Town Panchayats namely Thuvakudi, Thiruverambur and Kuttappar and 15 village panchayats. As per 1991 census the total population of the New Town area is 1,22,433 persons of which 62785 are males and 59648 are females. The density is 5882 persons per square kilometer. The administrative set up and population of the New Town area are given in the Table No.3.1. Map No.3 shows the administrative set up in the new town.

Table No.3.1. The New Town area and population

S.No.	Name of Local Body	Extent in hectares	Population as per 1991 census
1.	Thuvakudi Town Panchayats:	1,942.00	33,241
2.	Thiruverambur	416.00	18,315
3.	Kuttappar (Sambankulam, Krishnan Samudram)	1,546.29	16,150
4.	Kilakalkandarkottai	242.22	1,393
5.	Navalpattu	1,738.00	13,826

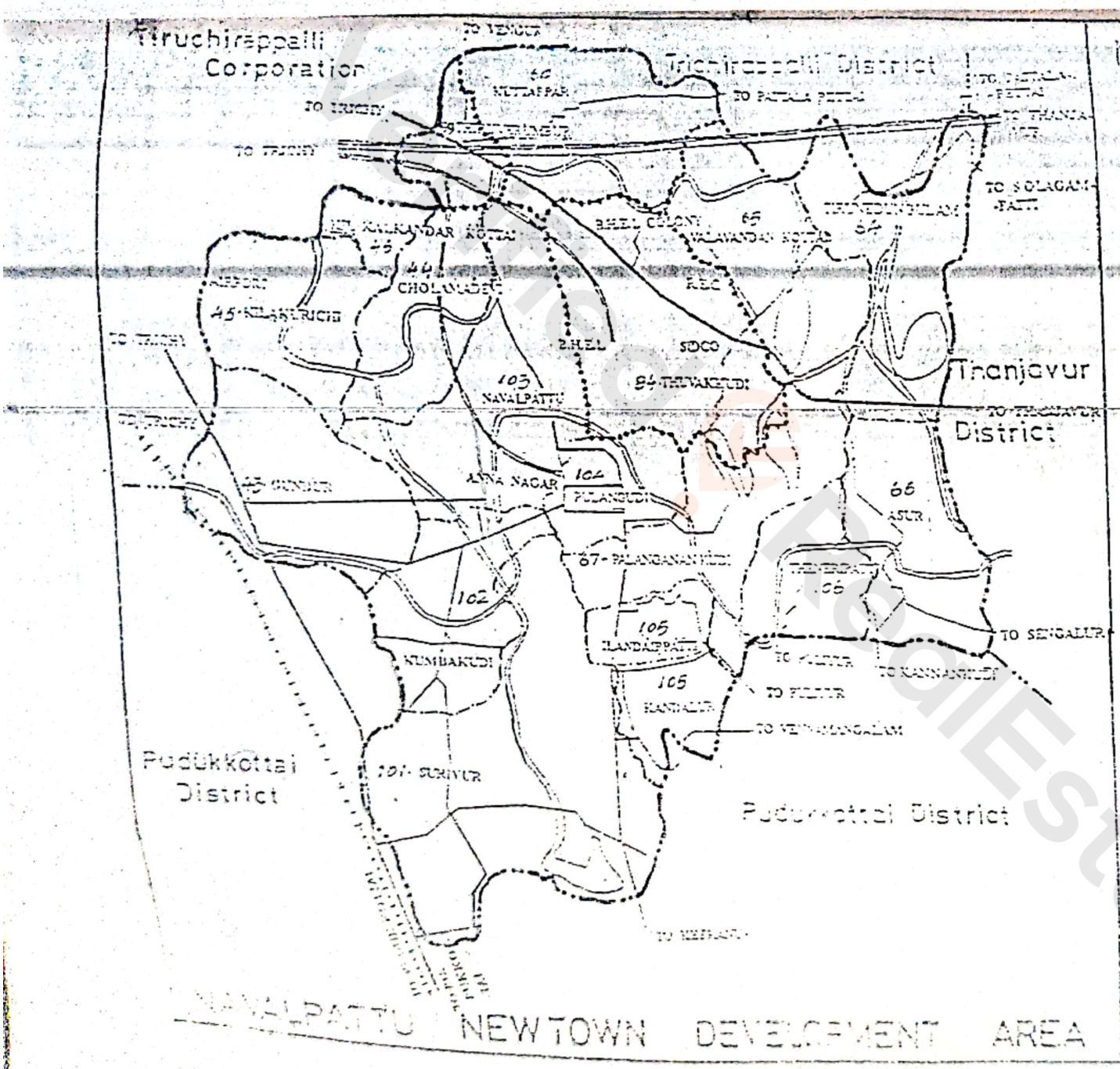
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MAP No: 3

Navalpattu New Town Development Plan

SCALE: 1:20000

ADMINISTRATIVE SETUP



LEGEND

- New Town Development Area Boundary
- Village Boundary
- State Highways
- District Road
- Panchayat Road
- Water Bodies
- Railway Line Broad Gauge
- Railway Line Metre Gauge
- Town Panchayat Boundary

Navalpattu New Town Development Authority

Directorate of Town and Country Planning Government of Tamilnadu

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S.No.	Name of Local Body	Extent in hectares	Population as per 1991 census
6.	Cholamadevi	874.10	2,305
7.	Gundur	1,435.94	5,005
8.	Suriyur	3,112.95	2,759
9.	Kilakurichi	1,026.34	4,902
10.	Asur	1,084.43	1,376
11.	Theneripatti	753.50	937
12.	Valavandankottai	1,349.20	6,858
13.	Thirunedunkulam	1,336.20	2,777
14.	Ilandaipatti	373.91	841
15.	Palanganangudi	1,387.13	6,606
16.	Kumbakudi	1,058.06	877
17.	Kandalur	519.02	584
18.	Pulangudi	618.85	3,681
	Total	20,814.14 (or) 20,814 Sq.K.M.	1,22,433

Growth of Population

3.08 Population of the New Town, in 1961 was 24, 180 which has been raised to 1,22,000 in the year 1991. the reason may be due to the nearby industrial and educational developments within the town besides the major transportation corridor passes through this town viz. Trichy Thanjavur National Highway and Trichy Pudukkottai State Highway. In addition a newly laid out Broad gauge line which passes through the southern part of the new

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town with 3 railway stations. Further Tamilnadu Housing Board has developed 2 Neighbourhood Housing Scheme under the World Bank assisted TNUD Programme in the year 1985 – 87 in this town and has been occupied.

The growth of population during 1961 – 1991 is given in Table No.3.2.

Table No.3.2: Growth of Population

Sl. No.	Year	Male	Female	Total	Population	
					Variation	Percentage
1	1961	12,167	12,013	24,180	--	--
2	1971	31,428	23,749	55,177	30,997	128.19
3	1981	43,173	38,113	81,286	24,109	47.31
4	1991	62,785	59,648	1,22,433	41,147	50.62

Sex Ratio:

3.09 The sex ratio in the New Town are given in Table 3.3, 3.4 and 3.5. The number of females per 1000 males has been considerably decreased during 1961 to 1971 and in subsequent decades it has steadily increased.

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Table No.3 .3 Sex Ratio of New Town Area

Sl. No.	Year	Male	Female	No. of females/1000 males
1	1961	12,167	12,013	987
2	1971	31,428	23,749	756
3	1981	43,173	38,113	883
4	1991	62,785	59,648	950

Table No.3.4 Sex Ratio of Town Panchyat Area

Sl. No.	Year	Male	Female	No. of females/1000 males
1	1961	4974	4628	965
2	1971	18136	10994	606
3	1981	25815	21310	825
4	1991	35001	32705	934

Table No.3.5 Sex Ration of Rural (Panchayat) Area

Sl.No.	Year	Male	Female	No. of females/1000 males
1	1961	7373	7385	1002
2	1971	13292	12755	960
3	1981	17358	16803	968
4	1991	27784	26943	970

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Literacy

3.10 As per 1991 census 52.92 percent are literates. Of this 58.92% and 45.50% are literates in the Town Panchayat and rural areas respectively. The Table 4.6 shows the details of literates in the Town Panchayat and rural areas.

Table No.3.6 Literate population

Area	Male literates	Female literates	Total		
			Literates	Population	Percentage
Town Panchayat	24207	15684	39893	67706	58.92
Rural	16329	8570	24899	54727	45.50
Total	40536	24256	64792	122433	52.92

Economic base of the new town

3.11 According to 1991 censes, 31% of the total population of the new town constituted the working force. The predominant are industrial workers which accounts to 52% of the total working force (working force 38000) and the remaining 48% comes under the category of cultivaters construction labourers etc., The industrial developments are BHEL, Ordinance factory, Heavy alloy penetrationproject, Sidco estate etc., besides employment in service industries. After 1991, there is no appreciable development in industrial sector. These industries are located in Navlapattue, Thuvakudi, Pulangudi, Palaganankudi, Kumbakudi, Elandaipatty etc.

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3.12 Agricultural activity is concentrated in Kuttappar, Thiruverambur, Kilkalkandarkottai, Cholamadevi, Kilakurichi villages in which cultivation of paddy is predominant through tank and canal irrigation. In rest of the areas, dry lands constitutes major portion which are rainfed is the only source for irrigation of cultivation of groundnut, cholam etc.

3.13 BHEL, is the massive industrial unit occupies an area of 491 hectares. It is having a capacity 14000 MW power plant produces boilers, fans, electrostatic precipitators, air heaters and valves etc. these products are export to foreign countries. It employs 18600 workers.

3.14 The Ordinance Factory which is under the control of Ministry of Defence, Government of India is engaged in production of various type of guns, assembling etc. it employs 3420 workers. Heavy alloy penetration project is the another unit under the control of ministry of defence which employs 600 workers. This factory is also engaged in preparation of guns, bionet etc.

The occupational pattern of the new town for the year 1991 is given in Table No.3.7.

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Table No.3.7 Workers Participation New Town Area

Year	Population	Total workers	% to total	Percentage to workers						Total non workers	% to total population
				Pri mary	Per Cen Tage	Sec Con Dary	Per Cen tage	Ter Tiary	Per Cen Tage		
1961	24180	11566	47.83	9073	78.45	1051	9.09	1442	12.46	12614	52.17
1971	55177	19156	34.72	8527	44.51	5716	29.84	4913	25.65	36021	65.28
1981	81286	26508	32.61	8362	31.55	17516	64.08	630	2.37	54778	67.39
1991	122433	38113	31.13	9034	23.70	6355	16.67	4344	11.40	84320	68.87

Land use

3.15 Navalpattu new town extends over an area of 20.81 sq.km. The major transportation corridor are National Highway and State Highway passes through the town. Besides one important DDR passes through the centre of the town connecting BHEL, Ordinance Factory, HAPP running towards south branching from the National High way.

The Regional Engineering College, Government Polytechnic, Government Arts College, Agricultural Training Centre, catering institute etc., are situated along the National Highway and Bharathidasan University along the State Highway.

The domestic Airport which has been recently upgraded to the level of International airport which is situated along the State Highway of which a portion of the area lies in Kilakurichi village is falling within the new town.

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1. Residential

3.16 The residential development which took place in this town are of residential layout developments concentrated at Thiruverambur, Thuvakudi, Kuttappar, Valvandankottai, Navalpattu villages. Scattered residential settlements are also noticed in several rural pockets besides hamlets. The BHEL has developed a township for their own employees called 'Kailasapuram Township' along the National Highway. Similarly the Ordinance factory, HAPP have also developed staff quarters for their own factory staff nearer to the factory site. Regional engineering College and Bharathidasan University have also provided residential accommodation for their staff within the respective campus.

Apart that, the Tamilnadu Housing Board already developed a neighbourhood housing scheme in the year 1985 – 87 with an extent of 195 hectares under world Bank assisted TNUDP Programme captioned as "Anna Nagar". The Police Housing Corporation have also developed a housing scheme for police personnel nearer to the "Anna Nagar".

Some of the residential layouts development which were approved during the year 1985 – 87 to an extent of 300 acres (roughly) are yet to take shape. Similarly, a residential layout development which are formulated by the Tamilnadu Housing Board under Site and Services Programme in the year 1985 has not yet been materialized till date. The residential area occupies an area of 1228.20 hectare which works out to 5.89% to the planning area.

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Commercial

3.17 The commercial developments are situated on both sides of the National Highway which form part of the Thiruverambur and Thuvakudi villages. The industrial units are provided with shopping facilities within their own campus for the welfare of their people which is also used by the public. The commercial area occupies 6.61 hectares which works out to 0.03% to the planning area.

Industry

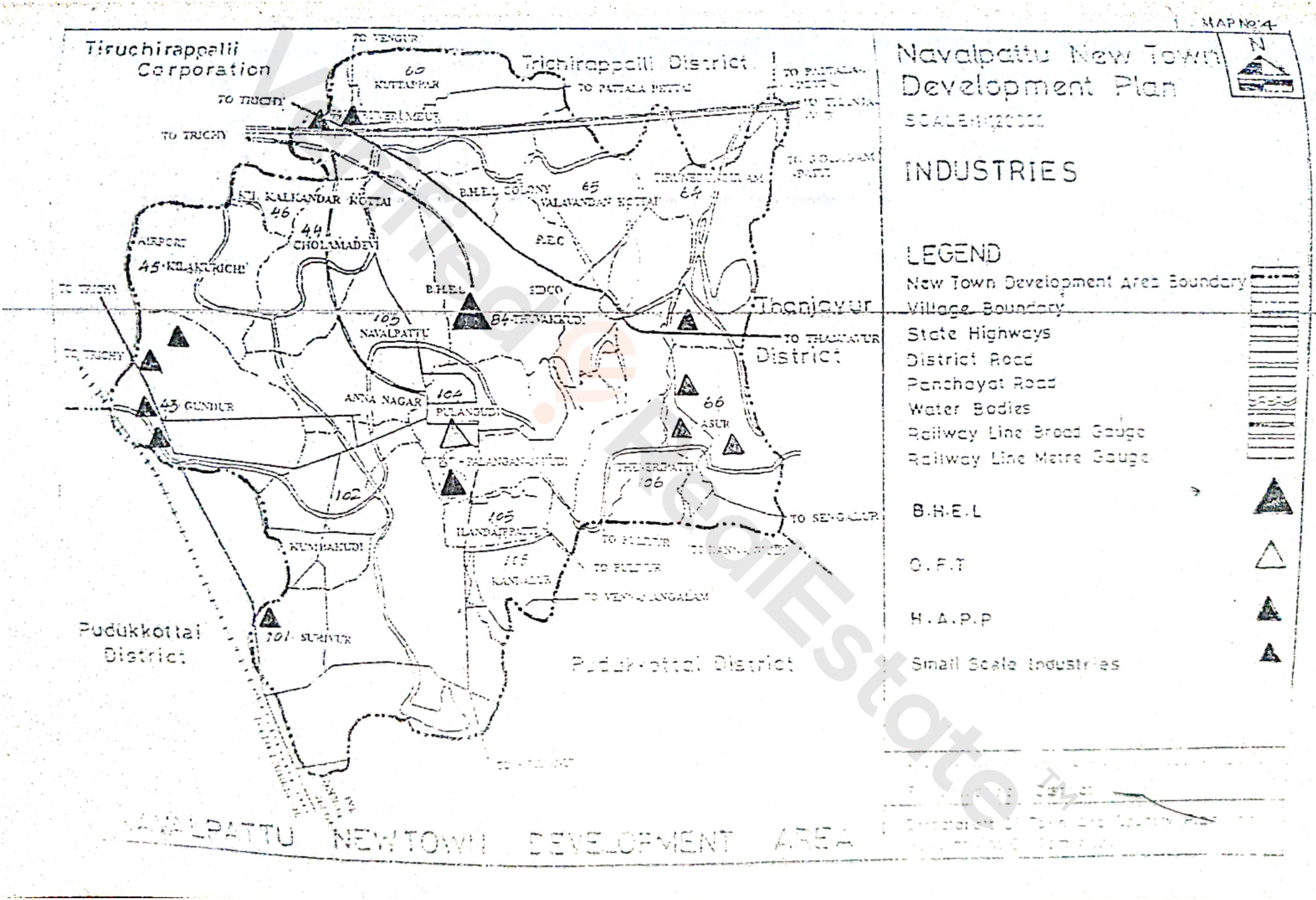
3.18 Under this category, an area of 1447.3 hectares which works out to 6.95% of the planning area is in industrial use. These industries are located at the centre of the town. Location of industries is shown in Map No.4.

Educational

3.19 The Educational institutions are Bharathidasan University, MIET Engineering College, Regional Engineering College, Government Polytechnic, Government ITI and Government Arts College etc., scatterdly located along the major transportation corridors. Under the secondary level education, 28 elementary schools, 2 Middle schools, 4 High school and 5 Higher secondary schools are spread out within the town. The area occupies 718.4 hectares which accounts as 3.5% to the planning area. Location of educational institutions is shown in Map No.5.

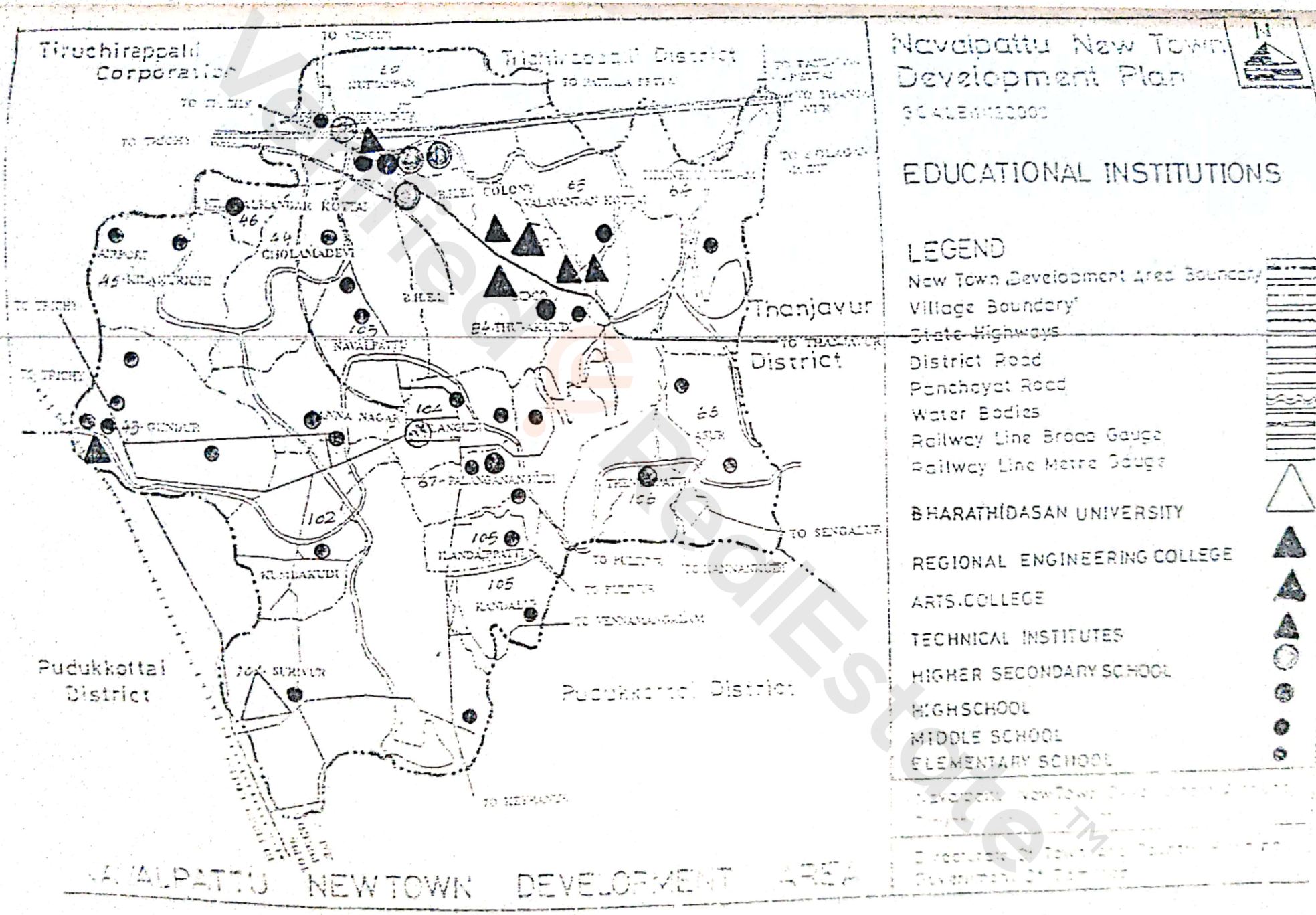
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Public and Semi public

i. Public Offices

3.20 There is no important Government offices available except Sub Registrar's office. People have to depend such facilities available nearby in Tiruchy town which is in easy reach with adequate transportation facilities.

ii. Medical Institutions:

3.21 There are three primary health centers available at Navalpattu, Thiruverambur and Thuvakudi Town Panchayats with maternity facility. In addition, 5 public health sub centers are also available in Kuttappar, Suriyur, Valavandankottai, Thuvakudi and Asur villages. The Ordinance Factory and BHEL are maintaining separate medical units for the welfare of their own industrial workers only.

The rest of the population have to depend Tiruchy Town for major ailment which is at a distance of 15 KM.

This facility is much lacking in this field.

iii. Water Supply :

3.22 Navalpattu new town is served with protected water supply system by providing over head tank with street connections covering in most of the settlements. Thiruverambur and Thuvakudi Town Panchayats have provided house service

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connections. The source for water supply is from bore-well and open well provided in settlements.

In respect of BHEL Township (Kailasapuram) and Ordinance Factory quarters they have made their own arrangements for supply of drinking water from Cauvery river is the source. Besides the above, the BHEL management has provided public street taps in Thiruverambur and Thuvakudi in predominant places for the public.

iv. Drainage.

3.23 This new town has not provided any underground drainage system. Only open drains are provided in the parts of Thiruverambur and Kuttappar Town panchayats. The BHEl and Ordinance factory have made own arrangements for disposal storm water.

v. Electricity

3.24 All the village settlements are provided with electricity including street lighting.

vi. Recreation facility:

There are 3 permanent cinema theatre available for the inhabitants. BHEL have also significantly contributed by providing stadium, auditorium, park and playfields etc.

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Transportation:

i. Road.

3.25 Almost all parts of the new town are served by internal road system. Among the transportation net work, the important corridor are Tiruchy – Thanajvur National Highway, Tiruchy – Pudukottai State Highway and Thiruverambur Keeranur ODR.

Tamil Nadu Housing Board has developed two 120' wide roads, of which one is branching from Tiruchy Pudukottai road to a length of 5 KM and another one interconnecting ordinance factory road and the above 120' road running on south in "ANNA NAGAR".

There is a way side Bus stand available in Thuvakudi Town Panchayat along the National Highway. Similarly in Thiruverambur also a way side bus stand is available but the location is far off from the development and thereby it is not put into effective use. The Town buses are plying to a radious of 25 KMs connecting all parts of settlements. Map No. 6 indicates the transportation system in the new town.

Details of Road net work is given in the Table No. 3.8

S. No.	Classification of roads	Length of roads
1	National Highway	17.7 KMs
2	State Highway	4.5KMs
3	District Road	21.9 KMs
4	Panchayat Union Road	63.6 KMs
5	Panchayat Road	31.4 KMs

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ii. Railways:

On the northern part of the new town, two parallel railway lines passing through east west connecting Tiruchy town on the west and Thanjavur on the east. The metre gauge railway line is the very old one leading to Chennai and the broad gauge line which has been recently laid out in the year 1997 is serving up to Thanjavur only. There are 3 railway stations falling in this town.

A separate broad gauge railway line is running for BHEL factory for transportation the goods. Similarly ordinance factory is also having their own railway line but at present is not in use. The transportation net work is shown in Map No.6.

The details of existing land use is furnished in Table No. 3.9.

Table No. 3.9

S. No.	Land use	Existing land use in hectare	Percentage of total area
1	Residential (excluding BHEL, OFT, HAPP township area)	1228.20	5.89
2	Commercial	6.61.0	0.03
3	Industrial	1447.30.0	6.95
4	Educational	718.49.0	3.46
5	Public and semi public	291.68.0	1.40
6	Agriculture wet	4860.66.0	23.16
7	Agriculture dry	12301.20	59.11
	Total	20814.40	100.00

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CHAPTER IV

ANATSIS AND ASSESSMENT

4.01 The north western boundary of the new town coincides with the south eastern boundary of the Tiruchirappalli Local Planning area. The new town extends over an area of 20.81 sq.KM. The predominant area is dry vacant lands spread out through out the town. The aim of new town development plan is to guide the growth of the town for future development in an orderly manner with a view to regulate and control the haphazard developmental activities by formulating different land use classification.

4.02 The economical base of the town is oriented towards industrial employment, trade and commerce and primary occupations. The new town, through situated on State and National Highway, most of the industrial and educational activities including BHEL, Kailsapauram Township etc., are linear pattern along the National Highway to a length of 3 KMs from east to west on the north of the town. There is no appreciable commercial activities except road side development in Town Panchayat areas such as Thiruverambur and Thuvakudi.

4.03 The major housing development Anna Nagar, Police Housing Colony, OFT quarters and HAPP quarters are located at the centre of he town around the ordinance and HAPP factory.

4.04 As per the land use survey conduced during the year 1999 the dry land occupies 59% wet land 23% and rest of the 18% covering an

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area of 3692 hectares comes under the category of developed area. The main source for the paddy cultivation depends on canal and tank irrigation and thereby only one crop is cultivated in wet lands. The dry lands are rainfed area and depend on tank and well irrigation and thereby only a seasonal crop cultivated. In the rest of the period, the workers are engaged in constructional activities migrating to the Tiruchy town for their earning.

4.05 Vast stretch of dry lands are available for urban development such as housing, commercial and industrial activities. However after 1991, there is no industrial development.

Assessment of population and land requirement

4.06 The proposals contemplated in this new town is broad based considering the follows aspects.

1. The plan period for the development of new town is taken for a period of 20 years i.e. upto 2021.
2. Determination of space standards for all uses.
3. Assessment of land required for ultimate population of the planning area.
4. Zoning of land into broad based density and use zone for different uses and the framing of zoning regulations needed for controlling the development.

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4.07 The physical environment of new town is mainly based on the size of population. In order to assess the future space needs for various categories of land uses, one among the component is assessment of future population.

4.08 The population of Navalpattu new town for the past decades was 55177, 81286, 122433 in the year 1971, 1981 and 1991 respectively. With a view to assess the ultimate population for the year of 2021, the population method such us geometric curve, arithmetical increase and incremental increases method etc., are taken into account. Further it is also reveals from the existing study that there is no industrial growth after 1991. some of the layout developments which where approved during the year1984-1987 has not yet been developed. Considering the existing trend of development it is ascertained that average incremental increase is more appropriate and hence it is taken. According the population for the planning period is estimated as 2.00 lakhs.

Estimation of working force

4.09 The assessment of working force on various economical activity is the most important factor for planning purpose as is required to assess the future need of land for various categories of land uses. The participation rate of working population in Navalpattu new town as per 1991 census is 31%. The number of persons coming under the various age group by 2021 is assumed as given in Table No.4.1.

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Table No: 4.2 OCCUPATIONAL PATTERN – YEAR 1991 – 2021

S. No.	Description	1991			2001				2011			2021
		Workers	% of Total population	% of Total workers	Workers	Workers	% of Total population	% of Total workers	Workers	Workers	% of Total population	% of Total workers	Workers
1.	Cultivators	3792	3.10	9.95	3128	2.19	6.63	2582	1.54	4.39	21312131	1.07	2.86
2.	Agriculture labours	5117	4.17				12.74	3484	2.07	5.93	2875	1.44	3.86
3.	House hold industries workers	5932	4.85	15.56	7118	4.98	15.08	8541	5.08	14.53	10249	5.12	13.76
4.	Manufacturing processing, servicing mining live stock quarrying constn. and other workers including industry workers	22670	18.52	59.58	30210	21.13	64.01	43325	25.79	73.68	10206	29.10	78.13
5.	Marginal workers	602	0.49	1.58	722	0.50	1.53	866	0.52	1.47	58206	0.52	1.39
	Total workers	38113	31.13	100.00	47190	33.0	100	58798	35.0	100	1039	37.25	100
	Non workers	84320	68.87	--	95810	67.0	--	109202	65	--	125500	62.75	--
	Total population	122433	100	--	143000	100	--	168000	100	--	200000	100	--

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Table No.4.1

Age group	Percentage of age group to the total population	Population
0 – 14	40	80000
15 – 29	25	50000
30 – 59	20	40000
60 and above	15	30000
	100	200000

4.10 In order to assess the working force, the age group between 15 to 59 is taken into account. Accordingly the total working force in the year 2021 will be 90000. The calculation of working force is based on the above assumption only. Table No.4.2 indicates the occupational pattern for the year 1991 – 2021.

Spatial requirements

4.11 The rapid growth of population in Navalpattu new town is due to industrial activities and number of educational institutions. Besides the Tamil Nadu State Housing Board is the public agency in the development of housing and SIDCO in the field of small scale industry. Apart that certain private agencies have also involved in the housing development.

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4.12 The following are the use zones provided in the Navalpattu new town.

1. Residential 2. Commercial 3. Industrial 4. Education 5. Public and Semi public 6. Agriculture.

RESIDENTIAL:

4.13 In this town the residential area occupies 1228 hectares which works out to 33% of the developed area. At present the density in the New Town is 95 persons/hectare for population of 122000. The assigned population for this new town are 1.68 lakhs and 2.00 lakhs for the year 2011 and 2021 respectively. Assuming a net density of 250 persons/hectare the area required for residential use in the year 2021 will be 800 hectare.

COMMERCIAL:

4.14 The commercial use includes all commercial and business uses. The commercial area occupies 6.61 hectare which occupies 1% of the developed area. At present these commercial uses concentrated along the major corridor and further the local residents are depending the Trichy town. A minimum of 3 to 6 percent is considered essential for a town. However, Trichy town is very nearer and the village settlements are of scatterdly located and in Housing Board neighbourhood schemes certain shopping facilities are also available hence an area of 33.0 hectare is proposed.

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Industrial use

4.15 Under this use, an area of 1447.30 hectares of land has been occupied by the industries which accounts to 39% of the developed area. These industries came into existence before the year 1991 and there after there is no progress in this sector. However Small Scale Industrial Development Corporation intend to develop a small industrial estate with an extent of 100 hectares at Valavanthankottai village. Except the above, there is no provision earmarked for industrial activities. However, vast dry lands are available and further industrialization may be encouraged as and when required.

Educational Institutions

4.16 Educational use includes schools, colleges, Higher educations including technical institutions. Under this category an area of 718 hectares of land which accounts for 19% of the developed area is occupied. The Tiruchirappalli town and its environs shows the imparting higher educational facilities and professional studies. Since most of the villages settlements are provided with elementary, middle and secondary educational facilities and hence no additional area is proposed for this category.

Public and Semi Public

4.17 Government, Quasi Government office, Bust stand, Community centre, Library, medical institutions, stadium etc., comes under this category.

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The total area occupies 291.68 hectares which works out to 7.9% of the developed area.

4.18 In this town, except Sub Registrar office, there is no public and semi public uses prevailed. The inhabitants are depending the Tiruchirappalli town wherein the Collectorate, Revenue Department, Educational Department, District Court etc., are available.

4.19 However with a view to induce certain developments and vast Government land are available in this town. Hence an area of 90 hectares is proposed for Government office comples abutting 120 wide existing road.

Agricultural use

4.20 The area under this use constitutes wet agriculture lands, irrigation tanks etc. There are 5 major tanks situated in Kuttappar, Gundur and Valavandankotai villages having an ayacut area 4820 hectares. This ayacut area has been preserved. These locations are indicated in the map.

Traffic and Transportation

4.21 Almost all parts of the Navalpattu town area served by the road net work as detailed in forgoing paragraph. An 120' road branching from Pudukottai road is running toward east and another 120' road on south ends with Navalpattue village which was already formed by the Tamil Nadu Housing Board in

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ANNA NAGAR. There is a proposal to formulate an outer ring road in the Tiruchy and its environs within the planning area by the Tiruchirappalli local Planning Authority. With a view to link the newly proposed outer ring road in TLPA the existing east west 120' road (already formed by the Housing Board) has been proposed to extend towards east lies in Navalpattu, Thuvakudi and then turn towards north falling in Valavanthankottai village.

4.22 80' – 0" wide road is also proposed linking Tiruchy – Thanjavur National Highway and the existing 120' road for easy accessibility and to reduce the travel time.

Another 50' road is also proposed linking the existing ODR on the east and Tiruchy corporation road on west which ends with Keelakandarkottai village.

4.23 In order to provide, a bus stand facility for the inhabitants of the new town, an area of 4.0 hectares has been proposed along the proposed 120' road with a shopping complex on the south of 120' road.

Proposed land uses

4.24. The proposed land uses for the Navalpattu new town development area for
the planning year 2021 is given in Table.

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Table 4.3

Proposed land use break up Navalpattu New Town Development Plan

Usage	Area in hectares	Percentage to total developed area	Percentage to total area
1.Residential	2036.20.0	41.83	9.78
2.Commercial	39.61.0	0.81	0.19
3.Industries	1547.30.0	31.78	7.44
4.Educational	718.49.0	14.78	3.45
5.Public and semi Public	525.68.0	10.80	2.52
Total developed area	4867.28.0	100.00	
6.Agricultural wet	4820.65.0		23.16
7.Agricultural dry	11126.21.0		53.46
Total Area	20814.14.0		100.00

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CHAPTER – V

LAND USE ZONING

5.01 The new town development plan lay down policies and programmes for over all development of Navalpattu New Town Areas taking long term view requirement. The emphasis of the plan is the regulation of land and building use. The New Town Development Plan has provides for various uses such as residential, commercial, educational and public uses etc., in appropriate loations and in a manner inter related to each other so as to promote an orderliness and smooth functioning. For this purpose all lands in the Navalpattu new town area have been categorized under the following 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 residential use zone has been sub-divided into two categories such as

(i) Primary Residential use zone

(ii) Mixed residential use zone and industrial use zone has been similarly sub – divided into three categories such as

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(i) Controlled industrial use zone

(ii) General industrial use zone and

(iii) Special industrial and hazardous use zone

5.02 The entire Navalpattu new town area land use has been broadly classified as mentioned above and their details are furnished. Land use schedule with revenue village wise and revenue survey number details are annexed with this report.

USE ZONE REGULATIONS

I. RESIDENTIAL USE ZONE

(a) Primary Residential use zone

(b) Mixed Residential use zone

Use zone I (a) Primary Residential use zone – uses permitted

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

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Use zone I (b) Mixed Residential use zone – uses permitted

1. All uses permitted under use zone I (a) (i.e.) Primary Residential use zone
2. Hostels and single person apartments
3. Community Halls, Kalyana Mandapams, Religious building, welfare centers and Gymnasia;
4. Recreation clubs, libraries and reading rooms;
5. Clinics, dispensaries and Nursing homes
6. Government, Municipal and other Institutional sub – offices;
7. Police stations, Post and Telegraph offices, Fire stations and Electric sub – stations.
8. Banks and Safe deposit vaults
9. Educational Institutions excluding colleges
10. Restaurants without residential accommodation, eating and catering houses and lodging houses for less than 20 occupants
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
16. Cottage industries permissible in residential areas under G.O.Ms.No.566 date 13.3.82.

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II. COMMERCIAL USE ZONE – USE ZONE 2

1. All uses permitted in the zones 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 and sale of merchandise, either wholesale or retail but excluding explosives 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 of wholesale trade, but excluding storage explosive or products which are either obnoxious or likely to cause health hazards.
5. Cinema Theatres and other commercial entertainment centers.
6. Research, experimental and Testing laboratories not involving danger of fire, explosion or health hazards.
7. Transportation terminals including bus stands, railway stations and organized parking lots;
8. Automobile repair shops and garages;
9. Small industries, using electric motors not exceeding 50 H.P and or employing not more than 25 workers which are not noxious or offensive due to odous, dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety; and
10. Installation of electric motors not exceeding 30 H.P. for use incidential to the commercial activities permissible in the zone as amended in the Govt. letter No.12096/UDIV (1) 93-4 dated 2.8.93.

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11. Restaurants with or without boarding and lodging houses star hotels and non-star hotels (as amended in Govt. letter No.69759/UDIV(2) 89/11 H&UD dt.22.6.92.

III. INDUSTRIAL USE ZONE – Use zone 3

(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

1. All commercial uses listed under use zone 1(a) 1(b) and 2 i.e. residential and commercial use zones;
2. Industries using electric power not exceeding 130 H.P. (L.T. maximum load) but excluding industries of obnoxious and hazardous nature by reasons of odour, liquid effluent, dust, smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity;
3. Hotels, Restaurants and Clubs, places for social intercourse, recreation and worship and dispensaries and clinics; and
4. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

Use Zone III (b) General Industrial Use Zone

Uses permitted

1. All commercial uses listed under use zone 1(a), 1(b) and 2 i.e. residential and commercial use zones;
2. All industries without restrictions on the horse power installed or type of motive power used excluding odour liquid effluent, dust,

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smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity;

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

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

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

Use permitted

1. All commercial uses listed under use zone I and II i.e. residential and commercial use zones.

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

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

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

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

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

7. Melting or processing tallow or sulphur;

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8. Storing, handling or processing of manure, offal, blood, bones, rags, hides, fish, horns or skin;
9. Washing or driving wool or hair;
10. Making fish oil
11. Making soap, boiling or pressing oil, burning bricks tiles, pottery or lime;
12. Manufacturing or distilling sago and artificial manure;
13. Beewing beer, manufacturing by distillation arrack or spirit containing alcohol, whether denature 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 and the general industrial use zones;
15. Hotels, restaurants and clubs or places for social intercourse, recreation and worship or dispensaries and clinics; and
16. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

IV. EDUCATIONAL USE ZONE – Use Zone 4

Uses permitted

1. Schools, colleges and other higher education and training institutions and the uses connected therewith
2. All uses permitted in Use Zone 1 (a) i.e. Primary Residential Use Zone.
3. Hostels and single person apartments;
4. Recreation clubs, libraries and reading rooms; and
5. Restaurants

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

1. Government and quasi Government offices
2. Art Galleries, Museums, Acquiries and Public Libraries;
3. Hospitals, sanitaries 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, stadia, zoological gardens, exhibition grounds and other public and semi – public open spaces; and
7. All uses permitted in the use zones 1 (a) and 1 (b) i.e. the residential use zone.

VI. AGRICULTURAL USE ZONE – USE ZONE - 6

Use Permitted

1. All agricultural uses;
2. Farm houses and building for agricultural activities
3. Rural settlements with allied uses;
4. Public and private parks, playfields, gardens,
5. Diary and cattle forms
6. Piggeries and Poultry farms
7. Water tanks and reservoirs;
8. Sewage farms and garbage dumps
9. Airports and broadcasting installation
10. Forestry
11. Cemetaries, Crematoria and burning and burial grounds
12. Storing and drying of fertilisers
13. Fish curing
14. Salt manufacturing

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15. Brick, tile or pottery manufacture
16. Stone crusing and quarrying and
17. Sand, clay and gravel quarrying

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SCHEDULES

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V.No.43 GUNDUR VILLAGE

COMPRISING S.F. NO. 1 TO 415

Use zone		S.F. Nos.
Residential	PR	150, 178, 182, 183pt, 184, 185, 187 to 190 191pt, 194pt, 195pt, 196pt, 197pt, 198pt, 199 to 201, 202pt, 203 to 217, 218pt, 219pt, 231pt, 233pt, 241, 250pt, 255, 256, 257pt, 262pt, 268, 281pt, 282pt, 283pt, 289pt, 308pt, 309pt, 310pt, 316, 341 to 346, 347pt, 348pt, 350 to 352, 353pt, 354pt, 355 to 357, 358pt, 359pt, 363pt, 364pt, 365pt, 390 to 397.
	MR	1 to 5, 6pt, 7pt, 8pt, 12, 23pt, 24 to 26, 28pt, 29 to 31, 32pt, 33, 35, 36, 37pt, 38, 39, 40pt, 43, 46pt, 47, 48pt, 51, 52pt, 60, 72pt, 73pt, 74 to 76, 77pt, 79pt, 80pt, 81pt, 83pt, 84pt, 85pt, 87pt, 88pt, 89pt. 103pt, 104pt, 105pt, 115pt, 116pt, 117, 118, 119pt, 122pt, 123pt, 124, 125pt, 126pt, 127pt, 128pt, 130pt, 131, 134, 135pt, 136pt, 137pt, 138, 139pt, 294 to 296, 298 to 300, 303pt, 304, 305, 388pt.
Commercial		46pt, 49pt, 79pt, 80pt, 84pt, 85pt, 87pt, 88pt, 136pt, 137pt, 139pt, 388pt.
Industrial	IC	37pt, 77pt, 88pt, 89pt, 136pt.
Educational		14pt, 32pt, 80pt, 97pt, 99pt, 100 to 102, 103pt, 104pt, 105pt, 126pt, 128pt, 129pt, 130pt, 202pt.
Public & Semipublic		Nil
Agriculture		6pt, 7pt, 8pt, 9 to 11, 13, 14pt, 15 to 22, 23pt, 28pt, 32pt, 40pt, 41, 50, 52pt, 53 to 59, 62 to 65, 66pt, 67pt, 68pt, 69 to 71, 81pt, 82, 83pt, 84pt, 89pt, 90, 92 to 94, 96, 99pt, 107 to 114, 115pt, 116pt, 119pt, 122pt,

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	123pt, 125pt, 129pt, 140pt, 141pt, 142pt, 143pt, 144pt, 145pt, 146pt, 147pt, 148pt, 151pt, 152pt, 153 to 177, 179 to 181, 183pt, 192, 193, 197pt, 219pt, 221 to 230, 231pt, 232pt, 233pt, 234pt, 236 to 239, 240pt 242 to 248, 250pt, 251 to 254, 257pt, 258 to 261, 262pt, 264 to 267, 269 to 280, 281pt, 284pt, 286, 287pt, 288pt, 290pt, 291 to 293, 297, 301pt, 302, 303pt, 306pt, 307pt, 308pt, 309pt, 310pt, 311 to 315, 317, 318, 321 to 340, 347pt, 348pt, 349pt, 354pt, 358pt, 359pt, 360, 361, 362pt, 363pt, 365pt, 366, 367, 368 to 386.
Existing Road	34, 48pt, 49pt, 61, 66pt, 67pt, 68pt, 72pt, 73pt, 78, 86, 120, 121, 133, 135pt, 136pt, 137pt, 139pt, 142pt, 149pt, 151pt, 152pt, 191pt, 194pt, 196pt, 231pt, 232pt, 234pt, 235, 240pt, 281pt, 282pt, 283pt, 284pt, 285pt, 287pt 288pt, 289pt, 290pt, 301pt, 306pt, 307pt, 308pt, 319, 347pt, 348pt, 353pt, 354pt, 358pt, 359pt, 362pt, 363pt, 364pt, 365pt, 389, 401, 410 to 414.
Water bodies	27, 42, 44, 45, 52pt, 91, 95, 97pt, 98, 99pt, 106, 115pt, 116pt, 119pt, 122pt, 123pt, 127pt, 128pt, 129pt, 132, 140pt, 141pt, 142pt, 143pt, 144pt, 145pt, 146pt, 147pt, 148pt, 149pt, 186, 195pt, 198pt, 218pt, 220, 232pt, 249, 263, 281pt, 282pt, 283pt, 284pt, 285pt, 288pt, 320, 349pt, 362pt, 398 to 400, 402 to 409, 415.
Railway line	387.

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V.NO. 44 SOLAMADEVI VILLAGE

COMPRISING S.F. NOS. 1 TO 396

Use zone	S.F. Nos.
Residential PR	1pt, 90, 113 to 115, 117 to 119, 136, 138, 140, 141pt, 142 to 146, 147pt, 148 to 151, 153, 154, 155pt, 286 to 288, 289pt, 291, 292, 293pt, 305pt, 309, 312, 314, 315pt, 335 to 340, 349, 350pt, 351 to 353, 356, 357.
Commercial	Nil
Industrial	Nil
Educational	147pt
Public & Semipublic	316pt, 319pt, 374, 379 to 396.
Agriculture	1pt, 2, 3, 5, 6pt, 7, 8, 10pt, 11pt, 12pt, 13pt, 14pt, 15 to 20, 21pt, 22pt, 23pt, 24pt, 25pt, 26, 27, 29, 31 to 35, 36pt, 37, 38pt, 39pt, 40pt, 41pt, 42pt, 43pt, 44pt, 45, 46pt, 49 to 53, 54pt, 55pt, 56pt, 57pt, 58pt, 59, 60, 62 to 66, 68, 69pt, 70pt, 71pt, 72pt, 73 to 78, 79pt, 80pt, 81pt, 82 to 85, 86pt, 87 to 89, 92 to 99, 101 to 109, 110pt, 111, 120 to 125, 127, 128 to 132, 133pt, 134, 135pt, 139, 156pt, 157, 158pt, 159, 161, 163pt, 164, 165pt, 166pt, 167pt, 168pt, 169 to 178, 180, 182 to 184, 186pt, 187 to 189, 191pt, 192pt, 193 to 196, 198 to 204, 205pt, 208, 209, 211, 213 to 221, 223 to 228, 231 to 247, 248pt, 249 to 257, 259 to 270, 272, 273, 275, 276, 278 to 281, 283, 284, 289pt, 298 to 301, 303, 304pt, 307pt, 311, 316pt, 318pt, 319pt, 321, 322pt, 323pt,

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	324pt, 325pt, 326, 327, 328pt, 329 to 334, 341 to 343, 344pt, 345, 347, 348, 350pt, 354, 355, 358 to 373, 377pt, 378.
Water Bodies	9, 28, 30, 47, 48, 61, 67, 100, 112, 137, 160pt, 162, 179, 181, 185, 190pt, 197, 206, 207pt, 210, 212, 222, 229, 230, 248pt, 258, 271, 274, 277, 282, 285, 290pt, 294pt, 295, 296pt, 297, 306pt, 310, 317, 320, 375, 376, 377pt.
Transportation Ex. Road	4, 91, 116, 126, 133pt, 135pt, 141pt, 152, 156pt, 167pt, 302, 306pt, 308, 313, 346.
Pro. Road 50 link Road	21pt, 24pt, 25pt, 38pt, 39pt, 41pt, 42pt, 44pt, 86pt, 324pt, 325pt.
Proposed 80 Link Road	6pt, 22pt, 36pt, 40pt, 43pt, 46pt, 54pt, 55pt, 56pt, 57pt, 58pt, 186pt, 190pt, 191pt, 192pt, 205pt, 207pt, 315pt, 318pt.
Railway line	10pt, 11pt, 12pt, 13pt, 14pt, 22pt, 23pt, 69pt, 70pt, 71pt, 72pt, 79pt, 80pt, 81pt, 110pt, 155pt, 156pt, 158pt, 160pt, 163pt, 165pt, 166pt, 168pt, 289pt, 290pt, 293pt, 294pt, 296pt, 304pt, 305pt, 306pt, 307pt 315pt, 322pt, 323pt, 324pt, 328pt, 344pt, 350pt.

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V.NO.45 KILAKURICHI

COMPRISING S.F.NOS. 1 to 330

Use zone	S.F.No.
Residential PR	2, 4, 19 to 21, 24 36, 40pt, 41, 89pt, 90pt, 105, 106, 111, 141 to 147, 149, 164, 169, 176 to 178, 267, 269 to 271, 276, 303.
MR	23, 171, 172, 218, 219pt, 220, 222 to 234, 235pt, 241pt, 242pt, 243, 247 to 249, 281, 282, 287 to 290.
Commercial	Nil
Industrial	Nil
Educational	40pt, 219pt,
Public & Semi Public	215, 216, 217, 237pt, 238pt, 239pt, 240, 241pt, 242pt, 254pt, 255pt, 258pt, 261pt, 266pt, 291, 292, 296pt, 297pt.
Agricultural	1, 3, 5 to 18, 26 to 29, 31 to 35, 38, 40pt, 44, 46 to 48, 50 to 62, 64 to 68, 70 to 79, 81 to 87, 89pt, 91, 93 to 98, 100 to 104, 107 to 110, 113 to 115, 117, 118, 120, 121, 125 to 139, 148, 150 to 155, 157 to 163, 165 to 167, 173, 174, 179 to 187, 189, 190, 193 to 198, 200 to 204, 206 to 210, 212 to 214, 235pt, 236, 237pt, 238pt, 239pt, 244 to 246, 250, 251, 253, 254pt, 255pt, 256, 257, 258pt, 259, 260, 261pt, 262 to 265, 268, 272 to 275, 277 to 280, 283 to 286, 293 to 295, 296pt, 297pt, 298 to 302, 306 to 330.
Water Bodies	22, 25, 37, 39, 42, 43, 45, 49, 63, 69, 80, 88, 90pt, 112, 116, 119, 122 to 124, 140, 156, 170, 175, 188, 192, 199, 205, 266pt.
Transportation Ex Road	30, 92, 99, 168, 191, 211, 221, 252, 304, 305.

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V.NO.46 KILAKALKANDAR KOTTAI
COMPRISING S.F.NOS. 1to 136

Use zone	S.F. Nos.
Residential PR	37, 47, 48, 52, 53, 56, 59pt, 61, 62pt, 63, 64pt, 68pt, 69, 70, 135.
Commercial	Nil
Industrial	Nil
Educational	62pt, 64pt.
Public & Semi Public	Nil
Agriculture	1, 2pt, 3pt, 4pt, 5, 7pt, 8 to 14, 16 to 21, 22pt, 24, 25, 26pt, 27pt, 28, 29pt, 30pt, 31, 32pt, 33pt, 34pt, 35, 36, 41 to 45, 50pt, 51, 54, 55, 58pt, 66pt, 68pt, 71, 72pt, 73pt, 74pt, 75, 76pt, 77pt, 79, 80pt, 81pt, 82 to 91, 92pt, 94pt, 96pt, 97pt, 98pt, 99pt, 100, 101, 103pt, 104pt, 105pt, 107 to 118, 121 to 130, 132 to 134.
Water Bodies	6, 15, 23, 29pt, 38, 39, 40, 46, 49, 50pt, 57, 58pt, 60 65, 67, 78, 93pt, 95, 102, 106pt, 119, 120, 131.
Transportation Proposed 50 feet link Road	2pt, 3pt, 4pt, 7pt, 66pt, 72pt, 73pt, 74pt, 80pt, 81pt, 92pt, 93pt, 94pt, 96pt, 97pt, 98pt, 99pt, 103pt, 104pt, 105pt, 106pt.
Existing Road	22pt, 26pt, 27pt, 29pt, 30pt, 32pt, 33pt, 34pt, 59pt, 62pt, 64pt, 72pt, 76pt, 77pt, 136.

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V.NO.59 TIRUVERAMBUR VILLAGE

COMPRISING S.F.NOS. 1 to 197

Use zone		S.F. Nos.
Residential	PR	1, 2, 16, 22, 30, 31pt, 36 to 41, 42pt, 43pt, 44pt, 45, 46pt, 47, 48, 49pt, 50pt, 188, 190 to 192.
	MR	53pt, 54pt, 55pt, 56pt, 57pt, 58pt, 59pt, 61pt, 62pt, 63, 64pt, 65, 66, 92pt, 96, 104pt, 110, 125pt, 126, 134pt, 135pt, 136pt, 137pt, 164, 166, 167pt, 168pt, 169pt, 170pt, 171pt, 172, 173, 174pt, 175, 176, 177pt, 179pt, 181, 182pt, 185pt, 187pt, 195pt, 196pt, 197pt
Commercial		43pt, 44pt, 49pt, 50pt, 51pt, 53pt, 54pt, 55pt, 56pt, 57pt, 58pt, 59pt, 64pt, 134pt, 135pt, 136pt, 137pt, 167pt, 168pt, 169pt, 170pt, 171pt, 174pt, 177pt, 178, 179pt, 180pt, 184pt, 185pt, 187pt, 195pt, 196pt.
Industrial		Nil
Educational		180pt, 184pt
Public & Semipublic		180pt
Agricultural		3 to 15, 17 to 21, 25 to 27, 29, 31pt, 32 to 34, 67, 68, 70, 72, 73pt, 74 to 77, 79pt 80pt, 81 to 83, 84pt, 85 to 88, 89pt, 93, 94pt, 95, 97pt, 98pt, 99pt, 100pt, 101 to 103, 104pt, 106pt, 107pt, 108, 109, 111pt, 112pt, 113pt, 114pt, 115pt, 116, 117pt, 118, 119, 120pt, 121, 123, 124, 128pt, 129pt, 130 to 133, 139 to 146, 147pt, 148pt, 149, 151pt, 152pt, 153, 154, 155pt, 157pt, 158 to 163, 186, 189, 193pt, 194pt.

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Water Bodies	23, 28pt, 35, 46pt, 69, 71, 73pt, 90, 97pt, 105, 107pt, 122, 127, 138, 150, 193pt, 194pt, 197pt.
Transportation Existing Road	24, 28pt, 42pt, 43pt, 44pt, 49pt, 50pt, 51pt, 52, 53pt, 54pt, 55pt, 56pt, 60, 125pt, 134pt, 135pt, 136pt, 156pt, 167pt, 168pt, 170pt, 177pt, 182pt, 183, 184pt, 197pt.
Proposed 80 feet link road	58pt, 59pt, 61pt, 62pt, 64pt, 92pt, 94pt, 99pt, 106pt, 107pt, 151pt, 155pt, 156pt, 157pt.
Railway line	78, 79pt, 80pt, 84pt, 89pt, 91, 97pt, 98pt, 99pt, 100pt, 111pt, 112pt, 113pt, 114pt, 115pt, 117pt, 120pt, 125pt, 128pt, 129pt, 147pt, 148pt, 152pt, 155pt, 165.

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V.NO.60 KUTTAPPAR

Comprising S.F. No. : 1 to 27, 29 to 198, 200 to 241, 243 to 250, 252 to 333, 335, 337, 340 to 394, 408 to 414.

Use zone	S.F. No.
Residential PR	170, 208, 209pt, 210, 211, 218, 225, 227, 228pt, 233, 264, 265, 266pt, 277 to 281, 285pt, 286pt, 288 to 292, 322, 333, 337, 340 to 342, 362 to 369, 372 to 392.
Commercial	351pt.
Industrial GI	351pt, 352, 353, 355pt, 356 to 360.
Educational	344 to 347, 355pt.
Public & Semipublic	354
Agriculture	1 to 13, 16 to 27, 29 to 38, 41 to 60, 62 to 79 81 to 88, 90, 92 to 108, 110, 112 to 123, 125, 126, 128, 130 to 169, 171 to 173, 175 to 180, 182 to 188, 190 to 194, 196, 198, 200 to 202, 204 to 207, 209pt, 212 to 217, 219 to 224, 228pt, 229 to 232, 234 to 241, 243 to 250, 252 to 261, 263, 266pt, 267 to 276, 284, 285pt, 286pt, 287, 293 to 319, 323 to 330, 408 to 414.
Water Bodies	14, 15, 39, 40, 61, 80, 89, 91, 109, 111, 124, 174, 181, 189, 195, 203, 262, 282, 320, 321, 331, 343, 348, 350, 370, 371, 393, 394.
Transportation Existing Road	127, 129, 197, 226, 283, 349, 361.
Railway line	332, 335.

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V.NO.60/1, KRISHNAN SAMUDRAM (KUTTAPPAR)

COMPRISING S.F.NO. 28, 199, 242, 251, 334, 336, 338, 339, 398 to 403, 405 to 407, 415,to 539

Use zone	S.F. Nos.
Residential PR	334, 336, 338, 339, 398pt, 399, 401pt, 421pt, 422pt, 453, 455pt, 466,509pt.
Commercial	Nil
Industrial	Nil
Educational	Nil
Public & semipublic	Nil
Agriculture	28, 199, 242, 251, 398pt, 402, 403, 405 to 407, 415 to 420, 421pt, 422pt, 423, 424, 426 to 449, 451, 452, 455pt, 456 to 465, 469 to 508, 509pt, 510 to 512, 514, 515, 517 to 522, 524 to 526, 530 to 539.
Water Bodies	400, 401pt, 513, 516, 523, 527 to 529.
Transportation Ex. Road	425, 450, 454, 467, 468.
Railway	Nil

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V.NO.60/2, SAMBANKULAM (KUTTAPPAR)

Comprising S.F.No.395 to 397, 404, 540 to 623

Use zone PR	S.F. Nos.
Residential	396, 594 to 618, 620, 622.
Commercial	Nil
Industrial	Nil
Educational	Nil
Public & Semipublic	Nil
Agriculture	404, 540 to 547, 551pt, 552pt, 555pt, 556 to 571, 573 to 588.
Water Bodies	395, 397, 572, 619, 621, 623.
Transportation Ex Road	548, 549, 550, 551pt, 552pt, 553, 554, 555pt.
Railway line	589 to 593

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V.NO.64, THIRUNEDUMKULAM
COMPRISING S.F.NO. 1 to 293

Use zone	S.F. Nos.
Residential PR	1, 2pt, 55, 71pt, 94, 96pt, 107pt, 196, 211, 212, 214, 216pt, 217, 277.
Commercial	3
Industrial	107pt
Educational	114pt
Public & Semipublic	Nil
Agricultural	4,5pt, 7 to 9, 11, 12, 14 to 20, 22 to 35, 37 to 54, 56 to 70, 71pt, 72 to 93, 95, 97, 99 to 101, 103 to 104, 105pt, 106pt, 107pt, 108pt, 109 to 112, 114pt, 115pt, 116 to 122, 124, 125, 126pt, 127, 128, 129pt, 131, 132pt, 133pt, 135 to 146, 147pt, 148 to 161, 162pt, 163, 164pt, 165 to 172, 174 to 195, 197, 198, 200, 201, 203, 205 to 209, 210pt, 218pt, 219 to 231, 233 to 252, 254 to 265, 267 to 273, 276, 282 to 284, 286, 287, 290 to 293.
Existing Road	6, 10, 13, 21, 98, 102, 107pt, 114pt, 115pt, 202, 204, 210pt, 213, 215, 218pt, 275, 279, 280, 281, 288, 289.
Water Bodies	36, 96pt, 105pt, 106pt, 108pt, 113, 123, 126pt, 129pt, 130, 132pt, 133pt, 134, 147pt, 162pt, 164pt, 173, 199, 216pt, 253, 266, 274, 278, 285.
Railway line	2pt, 5pt, 232.

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V.NO.65, VALAVANTHANKOTTAI,
COMPRISING S.F.NOS. 1 to 448

Use zone		S.F. Nos.
Residential	PR	7pt, 9pt, 11pt, 12pt, 13pt, 14pt, 15, 16pt, 17pt, 21, 22pt, 27pt, 28pt, 29 to 31, 62 to 64, 75, 77 to 82, 83pt, 84, 86, 89pt, 90, 92 to 95, 99 to 105, 127 to 129, 131pt, 133 to 136, 137pt, 138pt, 139pt, 140pt, 141, 142pt, 143pt, 144pt, 145, 146, 147pt, 148pt, 149pt, 150, 151, 153, 155 to 166, 171, 183, 203pt, 210, 212, 214, 216pt, 218pt, 219pt, 225, 226pt, 228, 229, 230pt, 231, 234 to 249, 251pt, 253 to 255, 256pt, 257pt, 258pt, 259pt, 260 to 268, 270pt, 272, 273, 277, 278pt, 279, 280, 284pt, 285, 286, 288pt, 290pt, 291, 293, 310, 370.
ommercial		445pt, 446pt, 447, 448.
ıdustrial	IC	176 to 179, 187, 197pt, 199pt, 200pt, 201, 202, 203pt, 204 to 209, 211.
ducational		98, 106 to 124.
ublic & Semipublic		Nil
gricultural		1, 2, 3, 5, 6, 7pt, 8, 9pt, 23 to 26, 32 to 43, 45 to 61, 65 to 72, 74, 169, 170, 172 to 175, 180 to 182, 188pt, 189 to 196, 197pt, 199pt, 200pt, 218pt, 219pt, 220pt, 221 to 224, 226pt 230pt, 270pt, 278pt, 288pt, 294 to 309, 311 to 369, 371 to 433, 434pt, 435pt, 436pt, 437 to 440, 441pt, 442pt.

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Water Bodies	4, 18 to 20, 44, 73, 76, 87, 88, 96, 97, 125, 130pt, 132, 154, 167, 168, 184, 185, 186pt, 198, 203pt, 213, 232, 233, 252, 270pt, 289, 290pt, 292, 434pt, 435pt, 436pt, 441pt, 442pt.
Transportation Ex. Road	11pt, 12pt, 13pt, 14pt, 16pt, 17pt, 22pt, 27pt, 28pt, 83pt, 85, 89pt, 91, 126, 130pt, 131pt, 137pt, 138pt, 139pt, 140pt, 142pt, 143pt, 144pt, 147pt, 148pt, 149pt, 152, 215, 217, 227, 250, 251pt, 256pt, 257pt, 258pt, 259pt, 269, 271, 274, 275, 276, 281, 282, 283, 284pt, 287, 443, 444.
Proposed 120 Bye Pass Road	186pt, 188pt, 197pt, 199pt, 216pt, 218pt, 219pt, 220pt, 226pt, 230pt, 288pt, 445pt, 446pt.
Railway line	10

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V.NO.66 ASUR VILLAGE

COMPRISING S.F.NO. 1 to 335

Use zone	S.F. Nos.
Residential PR	22pt, 164 to 167, 208, 214 to 216, 217pt, 218, 219, 220pt, 222, 284pt, 288pt.
Commercial	Nil
Industrial GI	195pt
Educational	22pt, 220pt
Public & Semipublic	Nil
Agriculture	1 to 21, 24 to 61, 63, 64, 66 to 161, 168pt, 169 to 180, 182pt, 183pt, 184pt, 185pt, 186pt, 187pt, 188pt, 189pt, 190pt, 191pt, 192pt, —— 193, 194, 196pt, 197 to 199, 200pt, 201pt, 202pt, 203pt, 204pt, 205pt, 206pt, 207pt, 209 to 212, 217pt, 221pt, 223 to 259, 260pt, 261 to 267, 268pt, 269, 270pt, 271, 272pt, 273pt, 274 to 282, 283pt, 285 to 287, 288pt, 289 to 304, 307 to 326, 330pt, 331pt, 332 to 335.
Water Bodies	23, 62, 65, 162, 163pt, 181, 182pt, 183pt, 184pt, 185pt, 186pt, 187pt, 188pt, 189pt, 190pt, 191pt, 192pt, 196pt, 200pt, 201pt, 202pt, 204 pt, 205pt, 206pt, 213pt, 217pt, 260pt, 268pt, 270pt, 272pt, 273pt, 283pt, 284pt, 305, 306, 327, 328, 329, 330pt, 331pt.
Transportation Ex Road	163pt, 168pt, 182pt, 183pt, 192pt, 195pt, 196pt, 200pt, 203pt, 207pt, 213pt, 221pt.

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V.NO.60 PALAGANANGUDI

COMPRISING S.F.NO. 1 to 304

Use zone		S.F. Nos.
Residential	PR	1 to 3, 6 to 13, 17, 18pt, 22, 25, 53, 55, 56, 60, 88, 89, 90pt, 91 to 97, 155, 156pt, 162, 165 to 168, 170, 171pt, 172pt, 173pt, 174, 175pt, 182pt, 183pt, 184, 185 to 196.
	MR	143 to 154, 156pt, 157 to 161, 163, 164, 171pt, 172pt, 173pt, 175pt, 176 to 181, 182pt, 183pt.
Commercial		Nil
Industrial	GI	23, 126 to 142
Educational		90pt
Public & Semipublic		Nil
Agricultural		4, 14 to 16, 18pt, 19, 20, 26 to 52, 58, 59, 63 to 69, 71 to 74, 76, 77, 79 to 87, 98 to 124, 198 to 292, 294 to 304.
Transportation Ex Road		21, 24, 57, 91pt.
Water Bodies		5, 54, 61, 62, 70, 75, 78, 125, 169, 182pt, 183pt, 197, 293.

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V.NO.84 THUVAKUDI

COMPRISING S.F.NOS. 1 to 755

Use zone		S.F. Nos
Residential	PR	2pt, 3pt, 4pt, 5, 524 to 534, 539 to 552, 555 to 566, 572 to 595, 601, 603, 604pt.
	MR	182pt, 196 to 199, 200, 282, 284, 286 to 289, 291, 293 to 299, 372pt, 382 to 385, 386pt, 387, 417, 439, 450, 653, 654, 697, 699.
Commercial		2pt, 3pt, 4pt, 180pt, 429pt, 430pt, 431pt, 604pt, 695pt.
Industrial	IC	172, 176 to 178, 180pt, 181, 182pt.
	GI	367 to 371, 372pt, 388 to 416, 418 to 427, 429pt, 430pt, 431pt, 495, 496, 568 to 571, 632 to 649, 659 to 694, 700 to 749, 750pt, 751pt, 752pt, 753pt, 754, 755.
Educational		279, 280, 281, 433 to 436, 438, 440, 441, 443, 445 to 449, 452 to 485, 487 to 493, 497 to 523, 535 to 538, 596 to 600, 602, 605 to 616, 650 to 652, 655 to 658, 695pt, 696.
Public & Semipublic		451
Agricultural		6, 7, 8, 10 to 23, 24pt, 25pt, 26, 27, 28pt, 29pt, 30, 31, 32pt, 33, 34pt, 35, 36, 37pt, 38, 39, 40pt, 41pt, 42pt, 43pt, 44pt, 45, 46pt, 47pt, 48pt, 49, 50pt, 51 to 53, 54pt, 55, 56pt, 57pt, 58pt, 60pt, 61, 62pt, 63pt, 65 to 71 to 76, 77pt, 78pt, 79pt, 80pt, 81pt, 82, 83pt, 84, 86, 87, 88pt, 89, 91, 94 to 97, 99, 100pt, 102pt, 103pt, 104 to

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	111, 112pt, 113 to 156, 158 to 170, 175, 183, 185, 189, 191 to 195, 202 to 204, 205pt, 206, 207pt, 208pt, 209pt, 210, 211pt, 212, 213, 214pt, 215pt, 216pt, 217pt, 218 to 221, 223pt, 224pt, 225pt, 226pt, 227, 228, 229pt, 230pt, 231 to 257, 259 to 278, 300 to 334, 337 to 354, 355pt, 356pt, 357pt, 358pt, 359, 360pt, 361pt, 362 to 364, 366, 375 to 381,
Water Bodies	1, 9, 70, 85, 90, 92, 93, 98, 157, 173, 174, 184, 186, 190, 201, 205pt, 258, 292, 336, 365pt, 372pt, 373, 374, 386pt, 553, 554, 698.
Transportation Ex Road	171, 179, 187, 188, 283, 285, 290, 335, 428, 432, 437, 442, 444, 486, 494, 567, 617 to 631.
Proposed 120 feet Bye Pass Road	2pt, 3pt, 4pt, 24pt, 25pt, 28pt, 29pt, 32pt, 34pt, 37pt, 40pt, 41pt, 42pt, 43pt, 44pt 46pt, 47pt, 48pt, 50pt, 54pt, 56pt, 57pt, 58pt, 59, 60pt, 62pt, 63pt, 64, 77pt 78pt, 79pt, 80pt, 81pt, 83pt, 88pt, 100pt, 101, 102pt, 103pt, 112pt, 207pt, 208pt, 209pt, 211pt, 214pt, 215pt, 216pt, 217pt, 222, 223pt, 224pt, 225pt, 226pt, 229pt, 230pt, 355pt, 356pt, 357pt, 358pt, 360pt, 361pt, 365pt, 750pt, 751pt, 752pt, 753pt.

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V.NO.101 SURIYUR

COMPRISING S.F.NO. 1 to 742

Use zone		S.F. Nos.
Residential	PR	129 to 132, 134, 136 to 139, 141 to 143, 153, 164pt, 181pt, 182pt, 207pt, 208pt 220pt, 221pt, ..., 222, 227 to 231, 233, 234, 236, 238 to 251, 254 to 261, 265pt, 550, 551, 556, 557, 558pt, 559pt, 568, 569, 636pt, 637 to 641, 733pt, 739, 741, 742.
	MR	225, 226, 469.
Commercial		Nil 147/2
Industrial	IC	636pt
	GI	1 to 6, 53 to 60, 116 to 121, 636pt.
Educational		558pt, 609 to 631, 648 to 670, 673, 676, 680 to 682, 686 to 690, 692, 697 to 714, 726 to 729, 733pt.
Agricultural		8, , 10 to 28, 31, 32, 37, 40, 41, 43 to 46, 50, 52, 61 to 68, 77 to 81, 84 to 87, 89, 90, 92 to 110, 114, 115, 122, 125, 126, 133, 135, 140, 144 to 147, 149, 152, 155, 157 to 159, 162, 163, 164pt, 165 to 180, 181pt, 182pt, 183, 185 to 189, 196 to 206, 207pt, 208pt, 209 to 219, 220pt, 221pt, 223, 265pt, 266, 268 to 314, 317, 318, 320 TO 327, 330 to 339,

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	341pt, 344 to 349, 352 to 359, 363, 367 to 371, 373 to 379, 381 to 400, 404 to 430, 432 to 444, 447 to 449, 451 to 453, 456 to 468, 470, 472 to 479, 481 to 491, 493 to 546, 549, 553, 555, 559pt, 562 to 566, 574 to 578, 580 to 608, 715 to 724, 730, 732, 733pt, 735 to 738, 740pt.
Water Bodies	7, 9, 29, 30, 33 to 36, 38, 39, 42, 47 to 49, 51, 69 to 76, 82, 83, 88, 91, 111 to 113, 184, 267, 315, 316, 319, 328, 329, 340, 343, 350, 351, 360 to 362, 364 to 366, 372, 380, 401 to 403, 431, 454, 455, 471, 480, 492, 547, 552, 554, 558pt, 559pt, 570, 579, 671, 672, 674, 675, 677 to 679, 683 to 685, 725, 731, 734, 740pt.
Transportation Ex Road	123, 124, 127, 128, 148, 150, 151, 154, 156, 160, 161, 190 to 195, 224, 232, 235, 237, 252, 253, 262 to 264, 341pt, 342, 445, 446, 450, 548, 560, 561, 567, 571 to 573, 632 to 635, 642 to 647, 691, 693 to 696.

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V.NO.102 KUMBAKUDI

COMPRISING S.F.NOS. 1 to 268

Use zone		S.F. Nos.
Residential	PR	19, 27, 28, 29, 34, 35, 41, 44 to 52, 106pt, 109, 115, 116, 118, 121 to 128, 131, 136 to 139, 165pt, 166 to 169, 171, 173, 174, 177 to 179, 180pt, 181pt, 186 to 188, 228pt.
Commercial		Nil
Industrial	GI	32
Educational		104pt, 106pt
Public & Semipublic		Nil
Agriculture		1 to 4, 7 to 11, 16, 21, 22, 57 to 64, 67, 68, 70 to 99, 102, 103, 104pt, 105, 107, 113, 140, 146 to 158, 162, 165pt, 172, 180pt, 181pt, 189 to 197, 201 to 203, 206 to 208, 210 to 215, 217 to 227, 229 to 234, 237, 238, 240 to 246, 248, 249, 251, 253, 255, 258 to 262, 268.
Water Bodies		5, 6, 12, 17, 18, 20, 30, 31, 33, 36, 37, 42, 43, 53 to 56, 100, 101, 108, 114, 129, 132 to 135, 145, 159, 160, 161, 170, 175, 176, 209, 228pt, 235, 236, 239, 252, 256, 257, 267.
Transportation Ex Road		13 to 15, 23 to 26, 38 to 40, 65, 66, 69, 110 to 112, 117, 119, 120, 130, 141 to 144, 163, 164, 182 to 185, 198 to 200, 204, 205, 216, 247, 250, 254, 263 to 266.

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V.NO.103 NAVALPATTU

COMPRISING S.F.NO. 1 to 349

Use zone		S.F. Nos.
Residential	PR	20, 40pt, 42, 43, 55 to 57, 64 to 66, 69, 71, 142pt, 146pt, 150pt, 166, 167, 171, 178, 179, 183pt, 225pt, 238, 255pt, 256 to 259, 261pt, 265pt, 271pt, 273pt, 279pt, 280pt, 283pt, 285pt, 286pt, 291, 310pt, 330, 347, 348pt, 349.
	MR	197
Commercial		142pt, 150pt, 255pt, 261pt, 265pt, 310pt.
Industrial	GI	7 to 19, 21 to 30, 33, 35, 37, 38, 44 to 46, 109 to 141, 142pt, 148, 153pt, 155, 156, 158 to 165, 269, 270, 276, 277pt. 278pt, 308, 309, 329pt.
Educational		40pt, 183pt, 261pt, 319
Public & Semipublic		310pt
Agriculture		6, 52 to 54, 61 to 63, 68, 70, 72 to 80, 82 to 95, 98, 100, 101, 103 to 107, 142pt, 152, 153pt, 154pt, 157, 168, 172 to 175, 177, 184 to 196, 198, 199, 200, 203 to 224, 225pt, 226 to 235, 237, 241 to 244, 246 to 250, 252, 262pt, 272pt, 281, 282, 283pt, 284pt, 294pt, 304, 305, 329pt, 331 to 346, 348pt.

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Water Bodies	1 to 5, 31, 32, 34, 36, 41, 47 to 51, 58 to 60, 67, 81, 96, 97, 108, 154pt, 201, 202, 236, 245, 251, 253, 254pt, 272pt, 273pt, 274, 275, 277pt, 278pt, 279pt, 287 to 290, 292, 293, 295 to 303, 306, 307, 311 to 316, 318, 320 to 328.
Transportation Ex. Road	39, 99, 102, 143 to 145, 146pt, 147, 149, 151, 169, 170, 176, 180 to 182, 239, 240, 260, 262pt, 263, 264, 266 to 268, 317.
Proposed 120 feet bye pass road	142pt, 254pt, 265pt, 271pt, 273pt, 280pt, 294pt, 310pt.
Proposed 80 feet link Road	284pt, 285pt, 286pt, 310pt.

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V.NO.104 PULANKUDI

COMPRISING S.F.NOS. 1 to 149

Use zone		S.F. Nos.
Residential	MR	34 to 38, 71, 76pt, 91pt, 97, 99, 100pt, 101pt, 102pt, 103pt, 104pt, 105pt, 106pt, 107pt, 108pt, 109pt, 110pt, 111pt, 112pt, 113pt, 114pt, 115 to 123, 126, 129 to 139, 142 to 146, 149.
Commercial		Nil
Industrial	GI	22 to 33, 94
Educational		Nil
Public & Semipublic		Nil
Agriculture		1 to 4, 7, 9, 10, 14 to 19, 21pt, 40 to 47, 48pt, 49 to 59, 62pt, 63 to 67, 69pt, 70, 72, 73, 74pt, 75pt, 76pt, 77pt, 78, 91pt.
Water Bodies		5, 6, 8, 11 to 13, 20, 21pt, 39, 48pt, 60, 61, 62pt, 68, 69pt, 74pt, 75pt, 77pt, 79 to 90, 113pt.
Transportation Ex Road		92, 93, 95, 96, 98, 100pt, 101pt, 102pt, 103pt, 104pt, 105pt, 106pt, 107pt, 108pt, 109pt, 110pt, 111pt, 112pt, 113pt, 114pt, 124, 125, 127, 128, 140, 141, 147, 148.

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V.NO.105 ILANDAIPATTI

COMPRISING S.F.NOS. 1 to 131

Use zone	S.F. Nos.
Residential MR	10, 11, 22, 44, 50pt, 51pt, 54pt, 55 to 58, 62, 70, 71pt.
Commercial	Nil
Industrial GI	1 to 5, 14 to 19.
Educational	71pt
Public & Semipublic	Nil
Agriculture	7, 12pt, 23, 24pt, 26 to 40, 42, 43, 45, 46, 47pt, 48, 49pt, 51pt, 52. 53, 54pt, 63, 64, 67, 68, 73 to 109, 111 to 131.
Water Bodies	12pt, 24pt, 25, 41, 47pt, 49pt, 50pt, 51pt, 54pt, 69, 72, 110.
Transportation Ex. Road	6, 8, 9, 13, 20, 21, 47pt, 54pt, 59, 60, 61, 65, 66.

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V.NO.91 KANDALUR

COMPRISING S.F.NO. 1 to 208

Use zone	S.F. Nos.
Residential PR	40, 177pt, 178, 181 to 183, 191pt, 193 to 195, 197, 198, 201, 204.
Commercial	Nil
Industrial	Nil
Educational	177pt
Public & Semipublic	Nil
Agriculture	1 to 8, 11 to 22, 24 to 27, 29, 31 to 34, 36 to 39, 41 to 49, 52, 55, 57 to 64, 66 to 87, 90, 91, 93 to 95, 97 to 114, 117 to 123, 125 to 138, 141 to 167, 168pt, 169, 171 to 173, 175, 176, 186, 187, 190pt, 191pt, 200, 203, 205 to 208.
Water Bodies	10, 35, 56, 65, 88, 89, 92, 96, 115, 116, 124, 139, 140, 168pt, 174, 179, 180, 189, 199.
Transportation Ex. Road	9, 23, 28, 30, 50, 51, 53, 54, 170, 184, 185, 188, 190pt, 192, 196, 202.

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V.NO. 106 THENERIPATTI
COMPRISING S.F.NOS. 1 to 249

Use zone	S.F. Nos.
Residential PR	14, 108, 110pt, 111 to 114, 132 to 139, 143 to 147, 148pt, 149pt, 156pt, 158pt, 161pt, 178, 206.
Commercial	Nil
Industrial	128pt
Educational	110pt, 140 to 142.
Public & Semipublic	Nil
Agriculture	3 to 11, 13, 15 to 18, 22 to 26, 29 to 39, 40pt, 41 to 44, 47 to 53, 57pt, 58 to 66 68 to 93, 94pt, 95 to 107, 115 to 123, 124pt, 125pt, 126, 127, 128pt, 129pt, 130, 131pt, 150, 151pt, 152pt, 153 to 155, 156pt, 157pt, 159pt, 162pt, 163pt, 164 to 166, 172, 174pt, 175, 176pt, 177pt, 179, 180pt, 181 to 184, 185pt, 186, 187, 188pt, 189pt, 190 to 196, 198 to 205, 217, 218pt, 219pt, 220 to 228, 230 to 238, 241 to 243, 245 to 249.
Water Bodies	1, 2, 12, 19 to 21, 27, 28, 40pt, 45, 46, 54 to 56, 57pt, 67, 94pt, 157pt, 158pt, 159pt, 161pt, 162pt, 163pt, 167 to 171, 173, 174pt, 176pt, 185pt, 197, 207 to 216, 218pt, 219pt, 229, 239, 240, 244.
Transportation Ex Road.	109, 124pt, 125pt, 128pt, 129pt, 131pt, 148pt, 149pt, 151pt, 152pt, 159pt, 160, 177pt, 180pt, 188pt, 189pt.

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ANNEXURES

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List of Annexures

Annexure	A	:	New Town Development Area notification under section 10 (1) G.O. Ms. No. 259 H & U Dept. Dated.15.4.81
Annexure	B	:	New Town Development Area notification under section 10 (4) G.O. Ms.No.1044 H & U D Dept. Dated.24.11.8
Annexure	C	:	Amendment for notification issued in G.O.Ms. No.465 H & U D Dept. Dated.02.06.89.
Annexure	D	:	New Town Development Authority constitution u section 11 (4). G.O.Ms.NO.606 H & U D Dept. Dated.22.09.94
Annexure	E	:	New Town Development Authority constitution u section 11 (4) G.O.Ms.No.438 H & U D Dept. Dated 06.11.2000

Consent

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ANNEXURE – A

GOVERNMENT OF TAMILNADU

ABSTRACT

New Town Development Authority – Navalpattu – Declaration of Site for New Town under section 10 (1) (c) of Tamil Nadu Town and Country Planning Act 1971 – Preliminary notification – Issued.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.O.259

Dated 15th April 1981
Chitrai 4, Thumathi,
Thiruvalluvar Andu 201..

READ: From the Director of Town and Country Planning letter No.9477/80 D4 dated 10.07.80.

ORDER:

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

2. The appended notification will be published in English, in the Tamil Nadu Government Gazette and republished in English and in Tamil in the Tiruchirappalli District Gazette. The Collector of Tiruchirappalli 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 transmission to the Collector of Tiruchirappalli.

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

(By order of the Governor)

P.Kandasamy
Commissioner & Secretary to Government

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (c) of sub section (1) of section 10 of Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby declares his intention to specify the areas specified in column (3) of the Table below as the site for a New Town with the name specified in the corresponding entry in column (2) thereof.

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

THE TABLE

Sl. No.	Name of New Town	Area forming of the site for New Town No. and name of Revenue village
1.	Navalpattu	Tiruchirappalli Taluk 43. Gundur 44. Cholamadevi 45. Kilakurichi 46. Kila Kalkandarkottai 57. Thiruverambur 60. Kuttapar 64. Tirunedungulam 65. Valavantankottai 66. Asur 67. Palanganangudi 84. Thuvakudi 101. Suriyur 102. Kumbakudi 103. Navalpattu 104. Pulangudi 105. Ilandaipatti 106. Theneripatti Kulathur Taluk 47. Mandaiyur 50. Singathakuruchi 51. Kumaramangalam 52. Mattur

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ANNEXURE - B

GOVERNMENT OF TAMIL NADU

ABSTRACT

New Town Development Area – Navalpattu – Declaration under section 10 ( ) of Tamil Nadu Town and Country Planning Act 1971 – Preliminary notifica ion issued – confirmation under section 10 (4) of the Act ordered.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 1044 Dated 24th Nov. 1982

READ:

1. G.O.Ms.No.259 Housing and Urban Development dated 16.04.1981.

2. From the Director of Town and Country Planning letter Roc.No.9477/80 dated 11.01.1982, 18.06.82 and 12.08.82.

ORDER:

A proposal notifying the intention of the Government to declare certain local areas forming a New Town Area and to constitute for such New Town Development Authority was published at page 343 of part II section 2 of the Tamil Nadu Government Gazette dated 27th May 1981 for general information as required under sub-section (3) of section 10 of the Tamilnadu Town and Country Planning Act 1971 (Tamilnadu Act 35 of 1972) No objection or suggestion having been received the Government declare the local areas specified in column (30 of the Table in the notification appended in this order, to be a New Town Area by name specified in the corresponding entry in column (2) thereof.

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

(By order of the Governor)

C.Ramachandran
Commissioner and Secretary to Govt.

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (4) of section 10 of the Tamil Nadu 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 declare the area specified in column (3) of the Table below be as the site for a New Town with the name specified in the corresponding entry in column (2) thereof.

THE TABLE

Sl. No.	Name of New Town	Area forming of the site for New Town No. and name of Revenue village
1.		43 Gundur 44 Cholamadevi 45 Kilakurichi 46 Kilakalkandarkottai 59 Tiruverambur 60 Kuttappar 60/1 Krishnasamudram 60/2 Sambankulam 64 Thirunedungulam 65 Valavanthankottai 66 Asur 67 Palaganangudi 84 Thuvakudi 101 Suriyur 102 Kumbakudi 103 Navalpattu 104 Pulankudi 105 Ilandaipatti 106 Theneripatti 91 Kandalur Kulathur Taluk 48. Mandaiyur 50. Singathakuruchi 51. Kumaramangalam 52. Mathur

C.Ramachandran
Commissioner and Secretary to Government

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GOVERNMENT OF TAMIL NADU

ABSTRACT

New Town Development Area – Navalpattu New Town Development – Declaration under section 10 (1) and confirmation under section 10 (4) of the Tamil Nadu Town and Country Planning Act – Amendment – issued.

HOUSING AND URBANK DEVELOPMENT DEPARTMENT

G.O.Ms.No.465 Dated 2nd June 1989

1. G.O.Ms.No.259 Housing and Urban Development dt.16.04.81
2. G.O.Ms.No.1044 Housing and Urban Development dt.24.11.82
3. From the Director of Town and Country Planning. Lr.Roc.No.2813/85 MP2 dt.18.10.85.

ORDER:

The following Notification will be published in Tamil Nadu Government Gazette, and republished in English and Tamil in the Tiruchirappalli District Gazette. The Tamil version of the Notification will be furnished to the Collector of Tiruchirappalli by Director of Tamil Translation in due course.

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 35 of 1972) the Governor of Tamil Nadu hereby makes the following amendments to the Housing and Urban Development notification SRO No.II (2) HOU/7095/82 dated the 24th November 1982, published on page No.812 of Part II Section 2 of the Tamil Nadu Government Gazette, dated the 15th December 1982.

AMENDMENT

In the said Notification, in the Table, in column (3) the heading "Kulathur taluk" and the entries "48. Mandaiyur, 50.Singathakurichi 51.Kumaramangalam, 52.Mathur "there under shall be omitted.

(By order of the Governor)

C.Chellappan
Commissioner and Secretary to Government

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ANNEXURE - D

GOVERNMENT OF TAMIL NADU

ABSTRACT

New Town development authority – Navalpattu new town development area – constitution of Authority, appointment of members under section 11 (4) of the Tamil Nadu Town and Country Planning Act, 1971, orders passed.

HOUSING AND URBAN DEVELOPMENT UD IV(2) DEPARTMENT

G.O.Ms.No.606 Dated : 22.09.94

1. G.O.Ms.No.259 H&UD dated 16.4.81
2. G.O.Ms.No.1044 H&UD dated 22.11.82

Read also

3. From the Dt. & CP Lr. Roc.No.19999/83 MP2 dated 22.8.85
4. From the DT & CP Lr. Roc. No.7640/89 MPA3 dated 9.6.89.
5. From the DT & CP Lr. Roc.No.29065/91 MPA dated 4.1.95 15.12.93 and 8.6.94.

ORDER:

The Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) provides for constitution of regional planning authority, local planning authority and new town development authority, after the declaration of a regional planning area, a local planning area or the site for a new town, as the case may be, under section 10 of the said Act. Sub-section (4) of section 11 of the said Act lays down that the composition of new town development authority constituted under sub-section (1) of section 11 of the said Act shall be as follows.

a) the Chairman to be appointed by the Government
b) the Chairman of the regional planning authority concerned or a member of the regional planning authority nominated by him.
c) The Deputy Director of Town and Country Planning of the Region concerned.
d) Such persons not exceeding four in number nominated by the Government of whom one shall be a Member of the State Legislature representing a Constituency which consists of, or comprises in, or relates to, the new town; and
e) A member Secretary to be appointed by the Government

2. In the Government order second read above, the Government have declared the Navalpattu area as the site for a new town under sub-section (4) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971.

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3. In exercise of the powers conferred by sub-section (1) of section 11 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) and in consultation with the Director of Town and Country Planning, the Governor of Tamil Nadu hereby constitutes the Navalpattu new town development authority for the Navalpattu new town development authority for the Navalpattu new town.

4. Under clause (a) of sub-section (4) of section 11 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby appoints the Collector of Tiruchirappalli district as he Chairman of the Navalpattu new town development authority.

5. Under clause (c) of sub-section (4) of section 11 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) he Government of Tamil Nadu hereby appoints the Deputy Director of Town nd Country Planning, Tiruchi-Thanjavur region as a member of the Navalpattu New Town Development Authority.

6. Under clause (d) of sub-section (4) of section 11 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby appoints Thiru.T.Rathinavel, M.A., Member of Legislative Assembly, Thiruverumber constituency Thiru Brig B.Narayanaswamy, E IE (Retired) Tiruchy the Superintending Engineer, Tamil Nadu Housing Board or his nominee and Thiru R.Perumal, director of School Education (Retired) Tiruchy as the members of the Navalpattu new town development authority.

7. Under clause (c) of sub-section (4) of section 11 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby appoints the Assistant Director of Town and Country Planning, Tiruchy Thanjavur Region as a Member Secretary of the Navalpattu new town development authority.

(BY ORDER OF THE GOVERNOR)

(Sd) L.N.VIJAYARAGHAVAN
SECRETARY TO GOVERNMENT

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ANNEXURE - E

GOVERNMENT OF TAMIL NADU

ABSTRACT

New Town Development Plan – Navalpattu New Town Development Area – consent of the Government for the Publication of a notice of the preparation of the New Town Development Plan – accorded.

HOUSING AND URBAN DEVELOPMENT (UD4-2) DEPARTMENT

G.O.Ms.No.438 Dated: 06.11.2000.

1. From the Special Commissioner of Town and Country Planning, Letter Roc.No.5613/99, MP3, dated:23.03.2000.

******

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 Government of Tamil Nadu hereby gives her consent to the Navalpattu New Town Development Authority, to the publication of notice under section 26 of the said Act, for the preparation of the New Town Development Plan for the Navalpattu New Town Development Area.

2. The draft New Town Development Plan for the Navalpattu New Town Planning area as consented to by the Government under sub-section (2) of section 24 of the said Act is returned to the Special Commissioner of Town and Country Planning and he is requested to acknowledge its receipt. The Special

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Commissioner of Town and Country Planning is requested to ensure that the various requirements specified in the said Act and in the New Town Development Plan (Preparation, Publication and Sanction) Rules are strictly adhered to by the Navalpattu New Town Development Authority, before the New Town Development Plan is resubmitted to the Government for their approval under section 28 of the said Act.

(BY ORDER OF THE GOVERNOR)

AJAY BHATTACHARYS,
SECRETARY TO GOVERNMENT

To

The Special Commissioner of Town and Country Planning,
Chennai – 2.
The Collector,
Tiruchirappalli District.
The Commissioner of Municipal Administration, Chennai – 5.
The Member – Secretary,
Navalpattu New Town Development Authority,
(through Special Commissioner of Town and Country Planning)
The Regional Deputy Director of Town and Country Planning,
Tiruchirappalli Region, Tiruchirappalli.
The Law Department, Chennai – 9.
sf/sc

/ Forwarded / by Order /

Section Officer

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DEVELOPMENT CONTROL RULES

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DEVELOPMENT CONTROL RULES FOR NAVALPATTU NEW TOWN DEVELOPMENT AUTHORITY

CHAPTER

PREAMBLE:

The Navalpattu New Town Development Area was notified and confirmed under section 10(1) and 10 (4) of the Town and country Planning Act 1971, vide G.O.Ms.No.259 dated 15.4.81 and1044 dated 24.11.82 Housing and urban Development Department respectively. The New Town Development Authority was constituted under section 11(4) of the Town and Country Planning Act 1971 at per G.O.Ms.No.606 Housing and Urban Development Department dated 22.9.94.

Section 13 (1) of the Town and Country Planning Act 1971 (Act 35 of 1972) prescribed that the New Town Development Authority shall prepare "New Town Development Authority shall prepare "New Town Development Plan" referred section 17 (2) of the Act.

Accordingly the Regional Directorate of Town and Country Planning, Tiruchirappalli has carried out necessary surveys and studies and prepared the "New Town Development Plan" for the Navalpattu New Town Area in 1998.

JURISDICTION:

The New Town Development Plan covers and extent on approximately 20810 hectares and includes the villages named Thirunedungulam, Valvandhankotai Asur, Palaganangudi Thuvakudi, Suriyur, Kumbakudi, Navalpathu, Pulankudi, Elandaipatti, Theneripathi, Kandulur, Koothappar, Tiruverambur, Kilakkurichi, Gundur, Cholamadevi and of Tiruchirappalli District.

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CONTENTS OF NEW TOWN DEVELOPMENT PLAN:

The New Town Development plan lays down policies and programmes for the over all development of the Navalpattu Town Development Area. The emphasit of the plan is, the regulation of the land and building use. The plan has allocated land for uses such as Housing, Industries, Commerce, play fields and other types of major urban land uses. In appropriate locations and in a manner interrelated each other, to as to promote order lines and smooth functioning. For this purpose all lands in the New Town Development Area have been categorized under the following use zones:

1. Primary Residential use zone
2. Mixed Residential use zone
3. Commercial use zone
4. Controlled Industrial use zone
5. General Industrial use zone
6. Special and Hazardous Industrial use zone
7. Educational use zone
8. Public and Semi Public use zone
9. Agricultural use zone

In each use your certain uses will be permitted normally, certain other uses may be permitted on appeal to the Director of Town and Country planning and other uses will be specifically prohibited. The uses under each of the above categories along with the regulations in respect of height, floor space index, plot coverage, minimum setback and such other regulations have been specified, taking into consideration of the different part of the New Town Areas.

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1. Areas of existing village Natham, old Settlements and thickly built up areas.

2. Areas covered by approved layouts, Industrial and other than the areas in item No. 1

The grant of planning permission within the Navalpattu New Town Development Area is being regulated in accordance with the Development control Rules forming part of the New Town Development plan.

DEVELOPMENT CONTROL RULES FOR NAVALPATTU NEW TOWN DEVELOPMENT AREA

PART I PERMISSION AND ZONE

1. WRITTEN PERMISSION FOR DEVELOPMENT:

(a) No person shall carryout any development as defined in clause (13) of section 2 of the Tamil Nadu Town and country planning Act 1971 (Tamil Nadu Act 35 of 1972) without the written permission of the Authority or such other person to whom this power has been delegated by the Authority.

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

(c) For the uses specified in item (a) to (b) of clause (13) of section 2 of the Act. The question of Issuing planning permission does arise as much as they do not constitute "DEVELOPMENT" as defined under the Act.

DEFINITION

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i) In these rules, unless there is anything repugnant in the subject or context, 'ACCESSORY USE' means any use of the premises subordinate to the principal uses and customarily incidental to the principal uses.'

ii) Act means, the Town and country planning Act 1971(Tamilnadu) Act 35 / 1972 as amended from time to time.

iii) Authority means the Navalpattu New Town Development Authority constituted under the Act.

iv) Development means the definition. The activities defined in the clause 13of the 2 of the Town and country planning 1971.

v) New Town Development plan means a plan for the development or redevelopment or improvement within the jurisdiction of the Development Authority and includes, New Town Development plan. Part plan or Sectoral plan, prepared under this Act.

vi) "plot coverage" means the extent to which the plot is covered with the building or structure and this is expressed as percentage of the ratio of the built-up area to plot area.

vii) "Floor space index" means the quotient obtained by dividing the total covered area (plinth area) for all floors by the plot area.

$$\text{Floor space index} : \frac{\text{Total covered area overall Floor}}{\text{Plot area}}$$

NOTE:

The following services and structures shall not be included in the determination of floor area and maximum plot coverage.

A basement or cellar and space under building constructed on sills and used as parking space, store rooms, and air conditioning plant room used as necessary to the principal use.

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Electric cabin of substation. Watchman's booth, pump house and garbage shaft and Staircase room and lift room above the topmost story architectural features, chimneys and elevated tanks.

viii) Height of building, means, the height measured from the average level of the centre of the street, on with the site abuts. Provide that, staircase head rooms lift rooms, chimneys and elevated tanks above the topmost full and architectural features and parapet of height upto 1mtr shall not be included in calculating the height of the building.

2. MANNER OF OBTAINING PERMISSION

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

(i) An application in form 'A' with Annexure accompanied by plans. specifications. Etc., mentioned there in the case of laying out of land for building purposes.

(ii) An application in form 'B' with Annexure accompanied by detailed plans. specification site plan to plan to a radios of 100 meters drawn to a scales of 1:500 and such other details as may be prescribed from time to time in the case of development of land and building. Change of land and building use and in case of site approval. To know whether this particular type of development contemplated is permissible or not.

(iii) Along with an application, the applicant should furnish in the form prescribed in Annexure obtained from the owner of building. Promoter or power of attorney holder in the effect that they are jointly and severally to carryout, developments in accordance with the permission granted and also for payment of development charges security deposit amount and all

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other charges laid from to time by the Navalpattu New Town Development Authority and also liable for penal actions for developments made in contravention of these rules for such categories of development like special buildings and multy storied building and other development as defined in the said rules as may be approved by the Authority with previous approval of Director of Town and Country planning.

NOTE:

For issue of Planning permit, application in the appropriate form furnishing all informations and plans required therein shall be submitted directly to the New Town Development Authority or to the Authority through concerned Local Body.

2 (b) If the plan and information given under sub-rule 2 (a) do not give all the particulars necessary to deal satisfactorily with the case. The member secretary or other Authority or person concerned may within 30 days from the date of receipt of the plans and other particulars required the production of such further particulars and details as be deems necessary.

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

ii) While granting permission, the Navalpattu New Town Development Authority or other Authority or person to whom the Authority had delegated its powers may impose such restrictions and conditions may be necessary under these rules.

iii) The applicant owner builder promoter or power of attorney holder shall not put the building to use without obtaining completion certificate from the Navalpattu New Town Development Authority for such categories of buildings like special buildings and multi storeyed buildings and other developments as defined in the said rules as may be approved by

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the Authority with previous approval of the Director of Town and Country Planning.

3) DEVELOPMENT TO BE IN CONFORMITY WITH THESE RUSES:

a (i) No development shall be contravention of these rules

(ii) No land, premises or building shall be changed or put to use not in conformity with the provision of these rules.

b. No development shall be made unless a site is approved for the development by the Authority.

4. DESIGNATION OF USE IN NEW TOWN DEVELOPMENT PLAN:

Wherever the use of with or premises is specifically designated in the New Town Development plan, it shall be used only for the purpose so designated. Shown in Map No. D.P./NNIDA

Provided that and subject to the provisions of the Tamil Nadu District Municipalities Act 1920 (Tamil Nadu Act V 1920) and Tamil Nadu Panchayat Act 1958 (Tamil Nadu Act XXXV of 1958) any lawful use of premises existing prior to the commencement of these rules may continue provided further that a non conforming use Case which under these rules will not be permissible in the concerned zone. Shall not be extended or enlarged.

EXPLANATION: FOR THE PURPOSE OF ABOVE RULE

i) Improvement to building or machinery intended to make the operations more economic less noise and provide amenities to workers which do not add the manufacturing capacity as may be specially approved by the Authority shall not be deemed to be extension or enlargement.

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

ii) Where for an area a detailed layout plan of land development has been prepared and approved by the DTCP or New Town Authority or such other Executive Authority of local body or Agency or person which the power has been delegated by the Authority, the zoning shown on such layout plan shall be applicable and the developments in the Area shall be regulated according to these rules.

iii) In all other cases of development, the provision of the rules shall apply.

iv) The minimum extent of plot frontage and site dimension under these rules shall not apply to sites sub-divided and registered prior to the publication of these rules in the Tamil Nadu Government Gazette.

v) Notwithstanding anything shown in the New Town Development plan.

a) All lands and premises listed in Annexure shall be deemed to be zoned under primary Residential use zone.

b) All lands and premises listed in Annexure shall be deemed to be zoned under Mixed Residential use zone.

c) All lands and premises listed in Annexure shall be deemed to be zoned under Commercial use zone.

d) All lands and premises listed in Annexure shall be deemed to be zoned under Controlled industrial use zone and the list of Industries and allowable and Specified as in Annexure.

e) All lands and premises listed in Annexure shall be deemed to be zoned under special and hazardous Industrial use zone and the list of Industries are allowable and specified in Annexure.

f) All lands and premises listed in Annexure Educational use zone.

g) All lands and premises listed in Annexure public and Semi-public use zone.

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h) All lands and premises listed in Annexure Agriculture use zone.

NOTE:-

Special and Hazardous industries listed in Annexure XII shall be permitted with the previous approval of Director of Town and Country planning and pollution control Board.

REQUIREMENT FOR SITE APPROVAL:

5. No piece of land shall be used as a site for the construction of a building for any development when the Authority considers that :

i) The site is in sanitary and that it is dangerous to construct a building or

ii) If by virtue of the small or shape of the site is not suitable for development

or

iii) If the site is near a water body or water course and proposed development is likely to contaminate the said water body or water course or.

iv) If the site is likely to be inundated and satisfactory arrangement for proper drainage is not possible or.

v) If the site is filled up tank of low lying or of made up of soil by depositing rubbish or offensive matters and the proposal is likely to be affected by deepness owing to sub soil water or so.

vi) If the site does not abuts any existing public or private street forming part of a layout sanctioned under the provision of the relevant local Body Act.

EXPLANATION:

If the site abuts the street or pathway in an unapproved layout in which the roads have all ready been handed over to the local body with or without its

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concurrence the applicant should pay the penalty fees fixed by the Authority from time to time. In addition to the proportionate cost towards the road formation, drainage construction, culverts construction, street light provision, and water supply etc., as fixed by the Authority. The penalty and the development cost will be fixed by the Authority time to time in accordance with the Government schedule of rate.

6. WIDTH OF THE ROADS IN THE NEW TOWN DEVELOPMENT PLAN:

i) Existing and proposed used names of all major roads together with setback lines for them shall be in accordance with the details specified in Rule 26. The Authority may prescribe or modify their rights of way or setback lines from time to time with the approval of the Director.

ii) No Building shall be erected within the boundary and set beck lines prescribed except the following.

a) Unsupported sunshade, balcony or other projections, attached to the wall so long as such structure do not fall within 1.5M of the street alignment of boundaries of the site. However, sunshades not exceeding 0.6M may be permitted in such open space.

b) Single flight or spiral staircase of maximum 1M width.

c) A compound wall of height not exceeding 1.5M

7. MINIMUM SETBACK LINES FOR PUBLIC AND SEMIPUBLIC BUILDINGS:

Setback all around on each side for all building such as Theatre. Kalyanamandapams, Exhibition Stalls, Hospitals, Nursing Homes and automobile garages, weigh bridges and service workshops shall not be less than 3.00M

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8. BOUNDARIES OF ZOMES

The different use zones are shown in different colours and notations as shown in the New Town Development plan map prepared by the Authority shown in Map No. D.P/N.N.T.D.A.

PART - II USE ZONES

9. PRIMARY RESIDENTIAL USE ZONE:

1. In the primary Residential use zone. Buildings of premises shall be normally permitted only for the following purposes and accessory uses. Permissible non-residential activity shall be limited to one in a sub-division.

a) Any residence including dwelling, Detached. semi detached continuous tenements or flats.

b) Professional consulting offices of the residents and incidental use there of occupying a floor area not exceeding 40sqm.

c) Petty shops, dealing with daily essential including retail sale of provisions, soft drinks, cigarettes, newspapers tea stalls, confectionery retail shops mutton stalls milk shops cycle repair shops tailoring shops may be permitted subject to the conditions imposed by the Authority occupying a floor area not exceeding 30sqm.

d) Clinics hospitals dispensaries. and nursing homes. occupying floor area not exceeding 300sqm and departmental stores with floor area not exceeding 100sqm.

e) School of commerce including tutorial institutions occupying floor area not exceeding 40sqm.

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f) Parks and playgrounds occupying an area of not exceeding 2 hectare or as permitted by Director.

g) Taxi stands and car parking.

h) Farms gardens nurseries occupying an area not exceeding 2 hectares.

i) Installation of motor for pumping water, Air conditioning and lifts.

j) Cottage industries list in G.O.Ms.565 & 566 dated 12th March 1962 and as amended, run by power upto 5 HP. Vide Annexure.

k) Craft centers, assembling of electronic Paris for manufacture or radios, transistors, television sets, computer chips and such other within installation not exceeding 5HP and the number of employees not exceeding 10 Nos.

l) Storage of domestic cooking gas cylinder: kerosene and HSD oil subject to the conditions imposed by the Authority after obtaining necessary clearance from the Director of Fire Service and the Department of Explosives of the Government of India.

m) Nursery, Primary and High Schools.

2) The following uses may be permitted with the special sanction of the Director of Town and Country Planning.

a) Hostels dormitories, restaurants not exceeding 800 sqm in floor area.

b) Public utility building like sewage pumping station. Water works fire stations telephone exchanges. Government and Semi Government offices serving the total needs, libraries, bus terminals and depot yards occupying a site area not exceeding 300sqm.

c) Community halls, clubs, religious buildings gymnasia, welfare institutions, occupying a floor area not exceeding 300sqm.

d) Parks and playgrounds occupying a site area not exceeding 4 hectare.

e) Petrol filling station and service stations with installation not exceeding 5 .Hp

f) Markets and area for shops occupying an area not more than 100sqm.

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g) All uses not specifically permitted under sues rule 1 and 2 shall be prohibited in this zone.

h) The extent of plot size. Plot frontage floor space index plot coverage height and set back lines for residential uses other specified uses namely clinics, dispensaries, nursing homes, nursery schools and primary schools not exceeding 300sqm in floor area and schools of commerce will be regulated as per table given below.

i) Nursery and primary schools exceeding 300sqpm in floor area will be regulated as per the table in Educational use zone but they will be permitted in Primary Residential use zone.

j) In other uses viz. Commercial, Industrial etc., clinics. dispensaries and nursing homes exceeding 300sqm in floor area will be regulated in accordance with the rules under respective use zone.

k) In the cases of approved sub-divisions and layouts the extent of plot. size, floor space index and all set back lines shall be regulated according to the layout conditions space fixed by Director of Town of Country Planning while approving layout and sub-division.

THE TABLE

(a) MINIMUM EXTENT OF PLOT:	75sqm except in areas specifically continuous building. economically weaker section and in respect of layout approved by Director of Town and Country planning for the development by the Tamilnadu Housing Board. Tamilnadu Siam Clearance Board. Adi Dravidar welfare schemes or such other Quasi Government Agencies.

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(b) MINIMUM PLOT FRONTAGE: 6mtrs except in areas set apart for continuous buildings where it shall not be less than 4.5M for housing for economically weaker section and in respect of layout approved by Director of Town and Country planning for the development by Tamilnadu Slum Clearance Board, Adi Dravidar Welfare schemes and other similar schemes under taken quasi Government it shall not be less than 4.0M

C) MAXIMUM PLOT COVERAGE: 75%

B) MAXIMUM HEIGHT : One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1metre for every 30 cm. By which the building's setback from the street for 15 meters whichever is less except in areas set apart specifically for multi storied buildings.

E) MINIMUM SET BACK: In accordance with rule 26 where building lines have not been specified it shall be as follows.

i) FRONT SETBACK

Abutting road width (1)	Residence (2)	Shop (3)
Below 10 M	1.3 M	1.5 M
10 M and above but less than 15 M	3.0 M	3.0 M
15 M and above but less than 30 M	4.5 M	3.0 M
30 M and above	6.0 M	4.5 M

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Explanation:

For economically weaker section and the layouts approved by Director of Town and Country planning for Tamilnadu Housing Board, Tamilnadu Slum Clearance Board, Adidirvidar Schemes and other Quasi Government schemes. The Front Set back shall not be less than 1.00 m irrespective of the road width where the building line is prescribed.

(ii) Rear set back

Depth of the plot	Residence	Shop
Upto 15mtr	1.5 M	
Between 15Mtr to 30Mtr	3.0 m	Nil
Above 30Mtrs	4.5 m	

Explanation:

Structures like a lavatory, bathroom, lumber room, garage etc., not intended for human habitation and servant quarters may be permitted in the rear set back provided that such structures do not occupy more than one third of the rear width of the site and 6mtrs of the depth of the site. Provided further that the height of such structures does out exceed 4mtrs measured from Ground Level For economically weaker section plots and other plots approved for TNHB, TNSCB, Adidravida Welfare Schemes etc., the set back space shall be 1.5 mtr.

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(iii) **Side set back**

Width of site	**Residence**	**Shop**
Upto 6mtrs	1.00mtr on one side	Nil
Above 6mtrs and less than 9m	1.5mtrs on one side	Nil
More than 9mtrs	1.5mtrs on either side	Nil

Explanation: For the constructions in areas set apart for continuous buildings, poor class area, economically weaker section and in respect of plot approved for the Tamil Nadu Housing Board and Tamil Nadu Slum Clearance Board and Adi Diravidar Welfare Housing Scheme leaving of side open space is not necessary.

) Where it is proposed to have more than one activity in a particular building space regulations that will govern the development shall be based on the dominant activity in the building.

0. MIXED RESIDENTIAL USE ZONE:

\) In the mixed residential use zone, building or premises shall be normally permitted only for the following purposes and accessory use.

i) All uses permissible under sub rule 1 and 2 of rule 9

ii) Banks and safe deposit vaults, offices occupying flow area not exceeding 300sqm.

iii) Restaurants occupying floor area not exceeding 500sqm.

iv) Hotels, Hostels, boarding and Lodging houses, and welfare institutions occupying a floor area not exceeding 300aqm

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v) Establishment and shops retailing in vegetable fruits, flowers, fish, meat and such other daily necessities of the residents occupying a floor area not exceeding 300sqm of an organized market.

vi) Bakeries and confectioneries, Laundries, tailoring, goldsmith shops, hair dressing saloons, flour mills, occupying floor area not exceeding 300sqm.

vii) Petrol filling stations, automobile service station and workshops occupying a site not exceeding 300sqm..

viii) Manufacturing service establishments using Electric motors not more than 15 HP and or employing not more 10 workers excluding those which are obnoxious or hazardous in nature by reason of odour effluent dust, smoke, gas, vibration, noise etc., or otherwise likely to cause danger and nuisance to public health amenity occupying a site area of not exceeding 300sqmts.

ix) Cinema theaters, assembly halls and reading rooms.

B) The following uses may be permitted with special sanction of the Director of Town and Country planning.

i) Departmental stores, for conduct of retail business, professional consulting offices and uses under clause (II) (III) (IV) (VI) sub-rule (A) above without restriction of floor space.

C) All uses not specifically mentioned under sub rule 10 (A) and (b) above shall be prohibited in the zone.

D) The extent of plot size, plot frontage, full space index, plot coverage, height and set back lines in the zone shall be regulated according to the rule 9.

11) COMMERCIAL USE ZONE:

A) In the commercial use zone, buildings. or premises shall normally be permitted only for the following purposes and accessory uses.

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i) All uses permitted on primary and Mixed Residential use zones.

ii) All commercial and business uses including all shops stores, markets and uses connected with this display and sale of merchandise either wholesale or retail excluding explosives, obnoxious product and other materials likely to cause health hazardous.

iii) Business offices and other commercial and financial institutions, without limitation of floor area.

iv) Warehouses and other uses concerted with storage or wholesale trade but excluding storage or explosives or products which are either obnoxious or likely to cause health hazardous.

v) Organized parking lots, multi-storey parking, Bus terminal and depots.

vi) Educational technical and research institutions.

vii) Garment industry irrespective of the number of persons employed where the authority is satisfied of its non-objectionable nature based on its performance characteristics.

B) All uses not specifically mentioned under rule 11 (A) above shall be prohibited.

C) The extent of plot size floor space index, set back etc., commercial uses shall be regulated according to the table given below. For other activities of residential character and institutional character where public assemble will be regulated in accordance with the table given under the respective use zones.

THE TABLE

a. Minimum extent of plot	:	40 square meters
b. Minimum plot frontage	:	3.0 meter
c. Minimum Road width	:	4.5 meters
d. Maximum plot coverage	:	75 percent

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e. Maximum height	:	One and half times the width of the abutting road provided that this height may exceed to the extent of one meter for every 30cm. By which the building is set back from the street or 15 meters whichever is less except in areas set apart specifically for multi strayed building.
Minimum set back		In accordance with sub-rule (1) of Role 6 where no set back lines have been specified the building line shall be as follows.
(i) Front set back		Road width Set back 7m and below 1.5m above 7m upto 15m 3.0m above 15m and upto 30m 4.5m
ii) Side set back Nil for the roads upto 7m width		For other roads 1/4the the height of the building to a minimum of 1.5 metres on either side.
iii) Rear set back Nil for the roads of 7m width		For other roads 1/4the the height of the building subject to a minimum of 1.5 meters.

12. CONTROLLED INDUSTRIAL ZONE:

a) In the controlled light industrial zone. buildings or premises shall be normally permitted for the following purposes and accessory uses.

i) All uses. Permissible in the commercial use zone with the sanction of the authority except residential uses.

ii) Residential buildings for security and other essential staff required to be maintained in the premises.

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iii) All industries using electrical power utilizing machinery not exceeding 130 Horse power or with employees not exceeding 100 in number but excluding all industries of obnoxious and hazardous nature by reasons of odour, effluent, dust, smoke gas, vibration, etc., or otherwise likely to cause danger or nuisance to public or amenity.

iv) All industries not producing noxious or dangerous effluents or where sufficient precaution to the satisfactory of the authority have been taken to eliminate noxious to dangerous effluents.

b) The following uses may be permitted with previous sanction of the Director of Town and Country planning.

i) Storage of petroleum, timber explores and inflammable and dangerous materials.

ii) All industries upto 200 H.P. where sufficient precautions have been taken to the satisfaction of the authority eliminate noxious or dangerous effluents.

C) All uses not specifically permitted under rule (a) and (b) shall be prohibited.

D) The extent of plot, floor space index, set back lines etc., for light industrial uses shall be regulated according to the table given below. For other activities of Residential and commercial character and institutional activities where public assemble they will be regulated in accordance with the table given under the respective zone.

THE TABLE

A. Minimum extent of plot	220sq.mtr
B. Minimum plot frontage	12mtr
C. i) Minimum Road width	10mtr.
ii) Maximum plot coverage	60 percent

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D. Set back lines-Front setback	On accordance with rules 6 (i) where no setback lines have been specified the building line shall be 1.5 meters for roads of width upto 15 meters, and below and 6.0 meters for other roads of width exceeding 15 meter, provided that gate pillars, security room of not more than 4.5mtrs in height and 50sq.mtr in extent shall be permitted in the front building.
E. Side set back	1.5mtr.
F. Rear set back	3metrs.
G. Maximum Height.	One and half times the width of abutting street provided that this height may be exceeding to the extent of 1 meter for every 30 centimeters by which the building is set back from the street, or 15 Meters whichever is less except in areas set sport specifically for multi- storied building.

13. GENERAL INDUSTRIAL ZONE:

a) In the General Industrial zone buildings or premises shall be normally permitted for the following purposes and accessory uses.

i) All commercial and industrial uses permissible in the tight industrial zone.

ii) All industries using electrical power and employed upto 300 staff (without producing noxious or dangerous effluents. or where sufficient precautions to the satisfactions of the authority have been taken to eliminate noxious or dangerous effluents which are not coming under: the category of 12

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b) All uses not specifically mentioned under rule (a) shall be prohibited in the zone.

c) The extent of plot sizes floor space index, set back lines of General industries will be regulated according to table given below for other uses namely residential, commercial, light industrial, special and hazardous industrial and institutional uses, etc., they will be regulated in accordance with the table given under the respective use zone. When a site is used both for General Industry and light industry the regulation, that will given the development in the site shall be decided on the basis of the dominant type of the industry.

THE TABLE

A.	Minimum extent of plot	1000sqmtr
B.	Minimum plot frontage	20 meters
C. 1)	Minimum road width	12mtrs
2)	Maximum coverage	75 percent
3)	Minimum set back lines	

i) Front set back: In accordance with Rule 6 (i) where building lines have not been specified building line shall be 4.5 meters in for all roads. Gate pillars and security room of not more than 4.5 mts. In height 50 square meters extent shall be permitted in the front set back.

ii) Side set back: Minimum 3 meters on all sides D. Maximum height: One and half times the width of the abutting street provided this height may be exceeded to the extent of one meter for every 30 centimeters by which the building is set back from street or 15 meters whichever is less.

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14.SPECIAL AND HAZARIDOUS INDUSTRIAL USES:

a) Special and hazardous industrial zone buildings or premises shall be normally permitted only for the following purposes and accessory uses with the previous approval of Director of Town and Country planning and the authorities of Tamil Nadu Pollution Control Board, in the areas permitted by the Director of Town and Country Planning.

i) All special and hazardous industries using upto 500-horse power irrespective of type of motive power uses as listed in Annexure occupying site area not exceeding 0.5 hectare.

ii) Uses involving storage, handling and other uses incidental to the industries in Annexure occupying site area not exceeding 0.5 hectare.

iii) In general, any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in light and General industrial use zones occupying. a site area not exceeding 0.5 hectares.

b) The following uses may be permitted with special sanction of the authority.

i) All used under a (i) (ii) and (iii) above occupying a site area exceeding 0.5 hectare and or 500 H.P.

ii) All uses permissible in the General Industrial zone

c) All uses not specifically permitted under rule (a) and (b) shall be prohibited.

d) The extent of plot, floor space index. set back etc., for special and hazardous industries shall be. Regulated according to the table given below. For other use viz., Commercial be regulated in accordance with the table given under the respective zones.

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THE TABLE

A. Maximum extent of plot	2500sqmtrs
B. Minimum plot frontage	30mtr
C. Minimum road width	20mtr
Maximum plot coverage	60 percent
D. Minimum height :	one and half time width of abutting street, provided that this height may be exceeded to the extent of 1mtr for every 30 centimeters by which the building is set back from the street or 15 metres whichever is less except in area set apart specifically for multi- storied buildings.

15. EDUCATIONAL USE ZONE:

A. In the educational zone buildings or premises shall be normally permitted for the following purposes and accessory uses where the site area does not exceed 10.0 hectares.

Government and Quasi Government offices, professional offices.

Art Galleries, museum, Public libraries social and culture institutions and religious buildings.

i) Hospitals, sanatoria and other medical and public health institutions.

ii) Parks, playfields, swimming pools and other public and semi public open spaces.

iii) Broadcasting installation and weather stations.

iv) Public utilities, storage and public yards municipal and community facilities.

v) Installation of electric motors upto 25 Horsepower may be permitted for the use incidental to the uses mentioned in item to (vi) above.

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b) The following uses may be permitted with the special sanction of the Director of Town and Country planning, Madras.

i) All uses normally permitted in the zone occupying a site area exceeding 10.0 hectares.

ii) Transportation, terminals, including bus and railway stations, airports, parking lots.

iii) Cinema theatres and other commercial entertainment matters and Kalyanamandapams.

iv) Circuses, touring talkies, sports stadium, recreational complexes, exhibitions, fairs.

v) Colleges and institutions of higher education, research technical and training in nature.

vi) Crematoria, cemeteries, burial and burning ground.

vii) Uses permissible in residential zones incident to institutional use.

viii) Installation of electric motors beyond 25 Horse Power the use mentioned above.

ix) All commercial uses incidental to institutional uses at any installation.

x) Petrol filling stations and services stations with installation now exceeding 5 Horse Power.

xi) All use not specifically permitted under sub-rule (a) and (b) shall be prohibited.

xii) The extent of plot, floor space index and set backs for the institutions shall be regulated according to table given below. For other uses namely residential, commercial etc., they will be regulated in accordance with table under the respective zones.

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THE TABLE

A.	Minimum extent of Plot		2500sq.mtrs
B.	Minimum street width		10 meters
C.	Minimum plot frontage		30mtrs
D	Minimum set back lines		
	(i) Front set back	Road width	Set back
		Below 7m	3.0m
		Above 7m upto 15 meters	4.5m
		above 15m	6.0m
	ii) Side set back	3 meters to be left on either side	
	iii) Rear set back	3 meters	

E. Maximum height One and half times the width of abutting street provided that this height may be exceeded to the extent of 1 mtrs for every 30 centimeters, by which the building is set back from the street or 15 mtrs whichever is less, except in areas set apart specifically for multi-strayed buildings.

16. PUBLIC AND SEMI PUBLIC ZUNE:

a) In the public and semi public use zone building or premises shall normally permitted for the following proposes and accessory uses.

i) All public and semi-public recreational use and open space, parks and playgrounds, zoological and botanical gardens. Nurseries, water front development, museums and memorials.

ii) Installation of electric motors of not exceeding 5-horse power may be permitted for pumping water for gardening purposes.

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ii) Transportation terminals, cinemas, theaters and open air theaters exhibitions circuses. Fairs and festivals grounds, public utilities.

v) Incidental residential uses for essential staff required to be maintained in the area.

) All activities incidental to recreational use as may be decided by the authority.

i) Installation that may be necessary for the uses mentioned above.

ii) a) Burial and burning grounds.

b) All uses not specifically mentioned under rule (a) and (b) above shall be prohibited.

c) For building in the area same regulations in respect of extent of plot, floor space index etc.. shall be applicable in accordance with the table given under respective zones.

7. AGRICULTURAL ZONE:

a) In the agricultural use zone building or premises shall be normally ermitted only for the following purposed and accessory uses.

i) All agricultural uses:-

ii) Farm houses and buildings for agricultural activities.

iii) All the uses permissible in the residential use zones within the Nat ham boundaries (Settlements)

iv) Dairy and cattle farms

v) Piggeries and poultry farms

vi) Water tanks and reservoirs

vii) Forestry

viii) Storing and drying of fertilizers

ix) Installation of electric machinery of not exceeding 15 horse power may be allowed for the use mentioned above.

x) Parks and playgrounds camping sites and other recreational uses.

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xi) Sewage farms and garbage damps burial/burning grounds, bricks kilns and tile manufacturing industries.

xii) All uses normally permitted in the primary Residential zone with the exception of residences.

xiii) Installation of electric motors that may be necessary for the uses mentioned above and for mill for grinding hulling, etc., of cereals, pulses food grains and oil seeds provided the site has proper access.

xiv) Burning grounds, crematoria

xv) Temporary touring cinemas

xvi) Stone crisping unit with

b) All uses not specifically permitted under rules (a) above shall be prohibited.

c) For building in the area the same regulations in respect of extent of plot floor space index etc., shall be applicable in accordance with the table given under the respective zones. Building that may be permitted in the area will be subject to such conditions as may be stipulated by the authority.

GENERAL NOTE:

If any of the use specified in the G.O.Ms.No. 1730 RDLA dated 24.7.1974 is omitted those will also be permitted with subject to the conditions of these rules.

PART - III

18. GENERAL PROVISIONS:

A. MULTI STORIED AND PUBLIC BUILDINGS

Multi storied buildings and buildings exceeding four floor and or fifteen meters in height shall be permitted only the previous approval of Director of Town and Country planning.

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At this stage, earmark for multi storied building area dues not arise.

These buildings should conform the special rules for multi stories buildings given in Annexure.

B. Architectural features like Gopurams, water tank or similar structure may be permitted subject to the ceiling of 20 meters height from ground level with the special sanction of Director of fawn and Country Planning.

NOTE:

When a Building abuts on more than one road in the maximum permissible height of such building shall be computed with reference to wider road provided that the maximum depth of plot or to which such height is permissible shall be limited to 25 meters from the building line of the wider road.

C. CONTINUOUS BUILDINGS:

Without side open space to be left shall be permitted in areas specifically set apart for construction of such buildings.

i) The existing village Nat hams and settlements specified in the revenue records are such areas now classified for this purpose.

ii) From time to time the Authority may add to or delete areas from this rule with the previous approval of the Director of Town and Country Planning.

The Authority may from time to mark sufficient area in residential use zone for the economically weaker section of the society or for the poor class housing.

D. SET BACK PROVISIONS:

The minimum set back all round on each side for all public and semi-public buildings such as office buildings, school buildings Kalyana Mandapams, community halls, exhibition halls, shopping complexes, automobile

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garages, weigh bridges and service workshops shall be not less than 3 meters.

19. LAYOUTS AND SUB DIVISION:

A. The layout and sub division of land for building purposes shall be carry out only in accordance with the provision specify below.

I. The width of the streets and roads in the layout shall conform to the minimum requirements given below and being conformity with New Town Development plan, if any for the area except in flats or in area reserved for economically weaker section or poor class housing.

Description (1)	Minimum width (2)	Remarks (3)
A) Passage		
I. In areas economically weaker section, poor class housing and for continuous buildings area		
a. For single plot	1.00 meter	The passage will remain private
b. For two or four plot	1.5 meter	
c. For more than four plot small passage is not permissible like (a)		
II. a. When it is intended to serve upto two plots and the length of passage should not exceed of 40 meter	3.0 meter	The passage will remain private
III. When it is intended to serve upto ten	4.75 meter	The passage will remain private

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plots length of passage does not be exceeded 80 meters		
IV. When it is intended To serve upto ten Plots length of Passage should not Be exceeded 100 meters.	6.0 meter	The passage will remain private

B. STREETS AND ROADS

1. Streets intended to serve not more than 10 plots on One side & or subject to A maximum length of 120m	7.0 meter	All street shall become public. The land owners developer Shall hand over. these street/road portion through a letter of relinquishment in a stamp paper to the local authority Concerned after forming the roads as per specifications. Contained under relevant section of Tamil Nadu District Municipalities Act 1920 and Tamil Nadu Panchayat Act 1958.
II. Streets intended to serve not more than 20 plots on one side and or subject to maximum of 240 meters.		
III. Roads of tength more than 240 meter but below 400 mts.	12 meter	

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IV. Roads of length between 401 to 1000 meters	18 meter	- do-
V. Roads of length more Than 1000 meters	24 meter	- do-

Note: SPLAY:

A splay at the intersection of two are more streets/ roads shall be provided as below.

Width of smaller road	Space to be left for Splay/rounding of.
1. Road upto 10 mete	1.5 m x 1.5 m
2. Road above 10 meter	1/3 rd of the width of road.

Provided that the provisions shall not apply to all provided and sub divisions in existence on or before date of consent of KNTD plan.

Note: 1.

All streets except cul-be-set streets shall be connected to a public or an approved private streets at both ends.

Pedestrian pathways and cul-be-set streets shall be connected to a public or an approved private street at one end.

vi) Reservation of land for Communal and recreational Purposes in a layout or Sub-division for residential, Commercial or industrial or Combination of uses of such Layouts shall be as follows.

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Extent of layout (1)	Reservation (2)
a) For the first 3000 sq.m	Nil
b) Above 3000 sqm.	10 percent of the area excluding roads shall be reserved and this space shall be maintained as communal and recreational open space to the satisfaction of the authority and transferred to the authority by gift deed for the maintenance. It is obligatory to reserve 10 percent of the layout area provided that the above provision shall not apply to all layouts and sub divisions in existence on or before the date of consent of KNTD plan.

vii) The space set apart for the roads and the 10 percent area reserves for commercial and recreational purposes under Item VII above shall be deemed to the zonal under public and semi public use zones as the case may be. The land reregistered shall be transferred to the Authority or the local body designated by the Authority through a gift registered deed before the actual approval of the layout under the provision of Town and Country planning Act 1971. The exact mode of conversance should be consistent with the relevant enactments and regulations.

viii) The buildings and use of land shall conform to the conditions that may be imposed while sanctioning the layout by the Director of Town and Country planning and the Authority. The space set apart for commercial, institutional, industrial and other uses shall be deemed to be zoned for commercial institutional, public and Semi-public corresponding uses under the New Town Development plan.

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ix) The land for communal recreational proposes shall be restricted to ground level in a shape and location to be specified by the Navalpattu New Town Development Authority. The land to reserved shall be free from any construction by the layout owner, developer or promoter.

x) 10 percent of layout area additionally shall be reserved for the public purpose in these layouts which are more than 20,000 sq.mt in extent. Interested departments shall be given intimation of layout approval by the Navalpattu New Town Development Authority and requested to purchase the land from the owner or developer or promoter on paying the cost of plots so reserved. The owner or developer or promoter has every right to sell the lands for residential purpose if no demand from any public department received within two years of the approval after duly getting approval from the Director of Town and country planning and Navalpattu New Town Development Authority.

21. SPECIAL BUILDING:

A. The following rule shall apply to "Special Building" explanation "Special Buildings" names.

i) a residential or commercial buildings with more than 2 floors (ground + 2 floor) (or)

ii) a residential buildings with more than six dwelling units or

iii) a commercial buildings exceeding a floor area of 200 square meters.

Provided that any construction in the first and second floor as an addition to an individual existing grounds and first floor which is as special buildings 3 years old shall not be constructed.

B. i) The minimum width of the road on which the site abuts shall be 9 meters, however a building for residential use upto three storeys or six

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dwelling units may be permitted on a site abuting or gaining access from a 7 meter wide road.

ii) If the site does not directly abut a public road but gains access through a private passage from a public road of minimum width as prescribed above the minimum width of the private passage shall be follows.

iii)

Description	minimum width
1. When it is intended to serve four dwelling or upto 300 square metres of commercial building and the passage does not exceed 60 meters.	4.75 mtrs
2. When it is intended to serve 5 to 10 dwellings or upto 500 square meters of commercial buildings and the length of the passage does not exceed 30 meters.	7.0 mtrs.
3. When it is intended to serve not more than 16 dwelling or upto 1000 square meters of commercial buildings and the length of passage does not exceed 100 meters.	9.00 mtrs
4. When it is intended to serve not more than 20 dwellings or upto 1000 square meters of commercial buildings and the length of passage does not exceed 200 meters.	10.00 mtrs.
5. When it is intended to serve more than 20 dwelling or more than 1500 square	12.00 mtrs

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meters of commercial building

C. For front set back and side set back rules whatever said in the other rule the rule shall be regulated for the special buildings are as follows:

	Width of road on with	set back
	Front set back	
	Site abute	
i)	9 meters and below	3.0 meters
ii)	Above 9 meters and upto 12 meters	4.5 meters
iii)	Above 12 meters	6 meters

2. Side set back

Height of the building		
i)	6.5 m and below	3.0 m
ii)	Above 6.5 m and 9.5 m	4.0 m
iii)	Above 9.5 and 12.5 m	4.5 m
iv)	Above 12.5 and upto 15.0 m	5.0 m

3. Rear set back

Depth of the plot		Set back
i)	15 m and below	3.0 m
ii)	Above 15m and upto 30m	4.0 m
iii)	Above 30 m	4.5 m

D. Parking : The parking standard prescribed in Annexure. Of the rules shall be Followed.

E. Open Space Reservation of land for committal and recreation purposes shall be as follows:-

Extent of site	Reservation
For the first 3,000sq.mtr	Nil
Above 3,000sq.mtr	10 percent of the area excluding roads shall be reserved and this space shall be

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transferred to the authority or to the local body designated by it, free of cost, through a deed. It is obligatory to reserve the 10 percent space of this site area and no charges can be accepted in lieu in case of new development or redevelopment.

EXPLANATIONS:

1. For the purpose of this rule, existing development is defined as on where the extent of ground area covered by structure already existing (prior to application) is 25% and above of the total site area.

2. In case existing development, where, it is difficult to leave the 10% area as open space for communal/recreational purposes. the Authority reserved the right to collect the market value of equivalent land in lieu to be reserved. However, it on a future date, the developer wants to demolish the existing structure and raise new structures on the site is question, the communal and recreational space shall be reserved as per the rule.

3. The land so reserved shall be free from any construction by the owner or developer or promoter. The land for communal and recreational purposes shall be restricted at ground level, in a shape and location to be specified by the Navalpattu New Town Development Authority.

4. The Authority reserved the right to enforce the maintenance of such reserved lands by the owner to the satisfaction of the Authority or any local body designated by it, free of cost, through gift deed. The authority or any local body designated by the Authority, as the case may be reserved the right to decide on entrusting the maintenance work to the institution individual on the merit of the case.

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22. SECURITY DEPOSIT

The applicant shall deposit a sum at the rate of Rs.15% per square metre of all Floor area as a refundable non interest earning Security Deposit for the following categories of the buildings, namely:

i) Special buildings with six dwelling or more and

ii) Commercial buildings exceeding 200 sq.mtrs of floor area.

The deposit shall be refunded on completion of the development as per the approved plant as certified by the Navalpattu New Town Development Authority. If the development is not as per the approved plant and violation of these rules the Security Deposit would be forfeited by the Member Secretary, Navalpattu New Town Development Authority after giving a show cause notice to the applicant. In the matter of forfeiture of the security deposit the decision of the Member Secretary shall be final.

23. DEVELOPMENT CHARGES:

Every developer intending to develop any areas shall obtain Planning Permission from the Authority on payment of development charges at the rate fixed by the Government. The rate of development charges may be modified by the Authority from time to time with the previous approval of Director of Town and country planning and the Government.

24. APPROVAL POWERS:

(i) The permission for any layout shall be granted by the Navalpattu New Town Development Authority with prior approval of Director of Town and Country Planning subject to such conditions and regulations as may be stipulated by him.

(ii) The Navalpattu New Town Development Authority shall approve all the cases which satisfy Development Control Rules. layout conditions in the approved layouts or in the size prior to the date of consent of NNTDA Plan as received by the Navalpattu New Town Development Authority.

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சான்று

நவல்பட்டு புது நகர் வளர்ச்சி திட்டப்பகுதிக்கான முழுமை திட்டம் ஒப்புதல் குறித்த திட்ட அறிக்கை அட்டவணை மற்றும் வரைபடம் தற்கால நகர வளர்ச்சி தேவையின் அடிப்படையிலும், நவல்பட்டு புதுநகர் வளர்ச்சி திட்டப்பகுதிக்கான இணக்கம் அளிக்கப்பட்ட முழுமைத்திட்டத்திற்கு பின்னர் பெறப்பட்ட நிலப்பயன் மாற்ற அரசாணைகளின்படியும் நகர்ஊரமைப்பு ஆணையரது சுற்றறிக்கைகளின் அடிப்படையிலும் தயாரித்து அட்டவணையிலுள்ள நிலஅளவு எண்கள் நில உபயோகவாரியாக சரிபார்க்கப்பட்டும் திட்ட அறிக்கை சரிபார்க்கப்பட்டுள்ளது என சான்றளிக்கப்படுகிறது

நகர்ஊரமைப்பு துணை இயக்குநர்,
திருச்சிராப்பள்ளி மண்டலம்

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CERTIFICATE

Scrutinised and certified that

The boundary of the master plan has been marked in red line in the plan and the area correspond to the planning area notified

The reports and all plans have been authenticated.

The catergorisatoin in zoning map and the catergorisation in zoning regulation are tallied and found correct.

The T.S. Nos /S.F. Nos and boundary description have been specified corresponding to the delinations made in the corresponding maps for zoni g and development control regulations and designated uses are tallied.

All the procedures prescribed in Master Plan (Preparation publication and sanction) rules have been followed.

22/12

Member Secretary
Navalpattu New Town
Development Authority

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CERTIFICATE

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All the procedures prescribed in Master Plan (Preparation publication and sanction) rules have been followed.

Deputy Director of Town & Country Planning,
Trichirapalli Region.

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PROFORMA

Name of the Region : TRICHIRAPALLI Name of N.T.D.A : NAVALPATTU

I	**PROPOSAL**	
	1. Lr. No. and date of municipality in which proposals submitted to Regional Deputy	
	2. Director for notification of L.P.A. Lr. No. and date of Regional Deputy	
	3. Director in which proposals submitted to DT & CP. Lr.No. and date of DT&CP. In which proposals Submitted to Govt	
II	**NOTIFICATION**	
	4. The G.O details of preliminary notification under section 10(1)	G.O.Ms.No.259 H&UD Dept dated 15.4.81
	5. Publication details of the notification in Tamilnadu Government Gazette	
	6. Republication details in district gazette i. Tamil ii. English	
	7. The G.O details in which confirmation as ordered under section 10(4) of the Act	G.O.Ms.No.1044 H&UD Dept dated 24.11.82 Amendment in G.O.Ms.No.465 H&UD Dept dated 2.6.89
	Publication details of the above said confirmation in TamilNadu Government Gazette	
III	**CONSTITUTION**	
	8. The G.O. details in which authority was Constituted U/S 11/1 (3) of the Act.	G.O.Ms.No.606 H&UD Dept dated 22.9.94
	9. Publication details in the TamilNadu Government Gazette	
IV.	**CONSENT**	
	10. Extension of time granted for the preparation of present land and building use map (up to date details) with C.No. and date to be entered here.	
	11. Resolution No. and Date in which the L.P.A adopted the present Land and Building use map	Resolution No.2 dated 28.2.2000
	12. Resolution No and Date in which the L.P.A resolved to submit the master plan to DT& CP' S Lr. Nos. and date in which the proposals submitted to Govt. should also be noted against this col.)	Resolution No.2 dated 28.2.2000
	13. The G.O. details in which the Government accorded consent.	G.O.Ms.No. 438 H&UD Dept dated 6.11.2000

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V	**SUBMISSION**	
	14. Publication details of this notification in from no.1 in the Tamil Nadu Government Gazette.	Part VI, Sec 1 Page No. 161, 162 dated 3.4.2002
	15. Republication details in form No.1 in District Gazette.	Malaimalar Trichy, Daily paper dt 3.9.2002
	16. Date of submission of master plan to various Government Departments with letter Nos.	Roc No. 3011/2001/NTDA dt 24.5.2002
	17. 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 where sent to this office should be noted here)	Roc. No. 3011/2001/NTDA dt 24.5.2002
	18. Lr.No.and date in which DT& CP has given advice on O & S	Roc. No. 10225/2003/ MP3 dt 14.9.2004.
	19. Resolution No. and date in which the L.P.A.considered and approved the Draft Master plan	
	20. Submission of Master Plan to Government for final approval (Lr. No. and date in which u/s28 of the Act the L.P.A, R.D.D and DT &CP submitted the Master Plan to Government for final approval.	
	21. The G.O. details in which Government accorded its approval	
VI	**PUBLICATION**	
	22. The republication details of the approval G.O.in the Tamil Nadu Government Gazette	
	23. The Republication details of the approval G.O. in the District Gazette	
	24. The Republication of the approval G.O. in the notice board of the office of the LPA	
	25. The Republication of the approval G.O. on the notice board of the office of the Regional Collector concerned.	
	26. The Republication of the approval G.O. on the notice board of the office of the Regional Deputy Director	
	27. The Republication of the approval G.O. on the notice board of the Local Authorities Compared in the area.	
	The Republication of the approval G.O. in one or more leading daily newspapers circulating in the LPA.	

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VII. REVIEW

28. Review details of Master Plan ordered by the government.

i. Resolution No and date in which the resolved to submit the Master Plan to Government for consent under section 24(2) of the Act.

The commissioner RDD's, DT&CP's lr's and date in which the proposals submitted to Govt should also be noted against this col.)

ii. The G.O. details in which the Government accorded consent.

SUBMISSION

iii. Publication details of this notification in Form No. 1 in the TamilNadu Government Gazette.

iv. Republication details in Form No.1 in District Gazette.

v. Date of submission of master plan to various Government Departments with letter Nos.

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

vii. Lr. No. and Date in which DT & CP has given advice on O & S

viii. Resolution No. and date in which the LPA considered and approved the draft master plan

ix. Submission of master plan to Government for final approval Lr. No. & date in which u/s 28 of the act the LPA, RDD and DT&CP submitted the master plan to Government for final approval)

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

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VARIATION

31. Publication details of draft variation notification proposed in the TamilNadu Government Gazette.
32. Publication details of draft variation notification proposed in the District Gazette.
33. Republication details by the local planning authority as prescribed under reference15 of master plan rules.

DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING
TRICHIRAPALLI REGION

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PROPOSED LAND USE

LEGEND

- NEW TOWN DEVELOPMENT AREA BOUNDRY
- VILLAGE BOUNDARY
- NATIONAL HIGHWAYS ROAD
- STATE HIGHWAS ROAD
- DISTRICT ROAD
- PANCHAYAT ROAD
- RAILWAY LINE BROAD GAUGE
- RAILWAY LINE METRE GAUGE
- WATER BODIES

EXISTING	PROPOSED
RESIDENTIAL	
COMMERCIAL	
INDUSTRIAL	
EDUCATIONAL	
PUBLIC AND SEMI PUBLIC	
AGRICULTURE LAND	
PROPOSED 120' ROAD	
PROPOSED 80' ROAD	
PROPOSED 50' ROAD	

1:30,000

0.0 0.3 0.6 1.2 1.8 2.4 3.0 3.6 4.2 KMs

0.0 0.47 0.94 1.41 1.88 2.35 2.82MILE

MEMBER SECRETARY
NAVALPATTU NEW TOWN DEVELOPMENT AUTHORITY

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING
TIRUCHY REGION

ASSISTANT DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING M.P. DIVISION

ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING

DIRECTOR COMMISSIONER OF TOWN AND COUNTRY PLANNING

SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMILNADU
TIRUCHIRAPPALLI REGION

DTCP

NAVALPATTU NEWTOWN DEVELOPMENT AREA