GOVERNMENT OF TAMILNADU

ABSTRACT

Planning Area - Modified Master Plan for Namakkal local planning area - approval under section 28 of the TamilNadu Town and Country Planning Act, 1971 - Accorded.

HOUSING AND URBAN DEVELOPMENT (UD 4.2) DEPARTMENT

No. 5 Dated 03.01.2000

READ

1. G.O.Ms.No.727, Housing and Urban Development Department, dated.31.08.95

READ ALSO:

2. From the Commissioner of Town and Country Planning, Lr.Roc.No. 3831/98 MP3, dt. 24.08.99
3. From the Commissioner of Town and Country Planning, Lr.Roc.No. 33929/99 MP3,dt.29.10.99

Xx xX

In the Government order first read above, the Government have accorded consent to the publication of a notice of preparation of modified master plan for the Namakkal local planning area. The Commissioner of Town and Country Planning in his letter second and third read above, has forwarded the modified master plan for the Namakkal Local Planning Area and requested the Government to accord approval to the said modified master plan under section 28 of the Tamil Nadu Town and CountryPlanning Act, 1971.

2. The Government after careful examination of the proposals of the Commissioner of Town and Country Planning referred to in para 1 above, have decided to approve the modified master plan for the Namakkal Local Planning 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 modified master plan for the Namakkal local planning area. The copies of the modified master plan for the Namakkal local planning area as approved by the Govern... communicated to the Commissioner of Town and ... Planning

...shed in the next issue of
...wn and Country Planning ...

NAMAKKAL MASTER PLAN

(MODIFIED APPROVED)



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NAMAKKAL LOCAL PLANNING AUTHORITY

SALEM REGION

MASTER PLAN FOR NAMAKKAL
LOCAL PLANNING AREA (MODIFED)

Approved in G.O. Ms. No. 5 H&UD.
dt. 3.1.2000

References :

3831/96 - MP -1
4051/97 - SR - 3

Namakkal Local Planning
Authority,
Salem Region.

Commissionerate of Town and
Country Planning.

Approved in Resolution
No. 3 Dt. 24.2.99.
of Namakkal
Local Planning Authority.

Member Secretary
Executive Authority
Namakkal
Local Planning Authority.

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

Consented in G.O.Ms.
No. 727 H & UD., Dept.,
Dated : 31.8.95.

N. Ramalingam 16.3.99

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

Additional Director of
Town and Country Planning.

6/20

Commissioner of Town and
Country Planning

for

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

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NAMAKKAL MASTER PLAN (MODIFIED).

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3. G.O.Ms.No.727, H&UD., Dept., Dt. 31.8.95 (Annexure - C) C1-C2
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NAMAKKAL MASTER PLAN (MODIFIED)

PART I

CHAPTER - I

INTRODUCTION

1.01. The rate of urbanisation is increasing day by day due to industrialisation, increase of population by migration from villages to urban centres seeking gainful employment. The problem of urbanisation can be solved only by preparation of Master plans for all Towns, which may be regarded as means of systematically anticipating and regulating physical environment social and economic needs of the Towns. Master Plan involves a continuous process of arriving a comprehensive programme of urban Development. Master Plans has to fulfill local objectives of socio-economic and physical well being considering needs of both immediate and those of foreseeable future.

1.02. Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) provides for preparation, sanction and review of Master plans by Local Planning Authorities. Namakkal municipal area has been declared as Namakkal Local Planning Area under section 10(4) of the Act in G.O.Ms.No.660 RDLA dated 16.03.74 and Namakkal Local Planning Authority had been constituted under section 11(1) of the Town and Country Planning Act in G.O.Ms.No.650 RDLA, dated 8.4.75 and 651 RDLA dated 8.4.75.

1.03. Namakkal Master Plan was prepared and approved by the Government in 1983 under section 28 of the Town and Country Planning Act 1971 in G.O.Ms.No.596 Housing and Urban Development dated 12.3.83 and Review of Master Plan consented in G.O.No.727 H & UD Department, dated 31.8.95 and the same is in operation now (vide Annexure-A).

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1.04 Section 32 (2) (b) of Town and Country Planning Act 1971 provides for review of the Master plans once in five years.Accordingly the Government in G.O Ms.No.419, Housing and Urban Development,Dated 10.6.93 (vide Annexure-B) had directed the Namakkal Local Planning Authority to take up review of Namakkal Master plan, which was already approved by the Government after carrying out such fresh surveys as may be considered necessary and in consultation with Regional Planning Authority and local authorities concerned and make such modifications wherever necessary and submit the modified Master plan for approval of the Government.

1.05. The Approved Namakkal Master plan was based on the surveys conducted during 1972 and also basesd on the 1971 census. Hence fresh surveys had been under taken in 1993 and 1994 and latest particulars had been collected from different sources and the report is recastered and updated with 1991 census figures. This report is organised in the four parts. The first part of the report is discussing about "Existing Features" with regards to physical features,population character land use pattern, Existing infrastructural facilities etc. The second part of the report titiled "Proposed Developments" deals with the dimensions of the future population and future land requirements for different land uses. The third part deals with "Projects and implementation" and the fourth part contains Devolopment Control and Use Zone Regulations.

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1.06. The Master Plan Report has limited scope as it deals broadly with general problems of the Planning Area and broad polices for development. Detailed Development plans for specific areas and detailed designs for each aspect of the proposal will have to be taken up seperately based on the broad proposals out lined in this Master Plan.

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CHAPTER - II

Physical Features and Economic Base

Location

2.0.1. Namakkal is an important Town in the southern part of Salem Disrict and located along N H-7 at a distance of 50 K.M from Salem connecting Karur and Dindigul. Namakkal is situated at 11°13" North latitude and 78° 10" East longitude. It is a Taluk and Revenue Divisional Head Quarters.

CLIMATE

2.0.2. The climate is hot in Summer and Cold during the Winter.Namakkal gets least annual rain fall Viz.911.4 MM. The average rainy days are 52 in a year.

Economic Base of Town

2.03. Agriculture is not a major activity at Namakkal.Neglible population are engaged in agriculture due to water scarcity. As an alternative to agriculture,poultry farms devoloped in and around Namakkal due to its climate. Namakkal zone supplied 55% of its egg production to Kerala, 10% to North and 5% to Madras and the rest to Southern Districts.Price of egg is fixed at Namakkal at a joint meeting of traders and farmers. Adout 180 Lorry body building units are also located at Namakkal area, employing 10,000 labouress. Bodies are built for 100 lorries per month. As such the economic base of the Namakkal is based only on lorry body building works and poultry farms.

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CHAPTER - III

History and Growth of Town

3.0.1. Namakkal has some significant historic interest with a Hill Fort and Mosque built by Tippusultan at the Hill top which is 75 metre Height. Namakkal posesses a certain religious interest also. The famous Vishnu cave.temple dedicated to Lord Narasimma and his consort Namagiriamman is often visited by pilgrims. Opposite to Narasimma temple at a distance of 100 Metre is a colossal statute of Lord Anjaneya 6.7 Metre in height.The name "NAMAKKAL" had been derived from the huge rock on which the Fort stands. Thus Namakkal can be regarded as a pilgrim centre.

Fairs and Festivals

3.0.2. Annual car Festival for the Lord Narasimma swamy temple is conducted in March and April every year. There are number of sacred bathing places or thirthams in hollows in the sides of the rock and the largest of them is called "Kamalalayam" which is sacred to Lakshmi.Apart from the rock temples there is one Murugan temple at Koolipatti at about 3 K.M from the town.

Local Body

3.0.3. Namakkal was a Town Panchayat from 1943 to 1970.Namakkal Town Panchayat was converted in to a III Grade Municipality with effect from 17-1-1970 in G.O. Ms.No.54 Rural Development and Local Administration dated 12-1-1970. In addition to the area of Namakkal revenue Village some portions from revenue village of Periyapatti is also included in this Municipality. Its area is

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about 10.24 Sq.Kms. The Municipality was upgraded as a II Grade Municipality from 1-4-75 onwards in G.O.Ms.No. 200 RDLA Dated 7-2-1975.Again the Municipality was upgraded as a I Grade Municipality from 9-5-1983 onwards in G.O.Ms.No. 631 RDLA Dated. 9-5-1983 Municipality was then upgraded as selection Grade Municipality in G.O.Ms.No. 1074 RDLA Dated 14-12-88. It has a population of 44,969 as per 1991 census.

Regarding Transportation linkage, this town has sevan main roads connecting Salem, Trichy, Karur, Thiruchengode, Thuraiyur, Mohanur and Sendamangalam.

Local Planning Authority

3.0.4. Namakkal Local Planning Area comprising of only Namakkal Municipal area was notified and confirmed under section 10(4) of Town and Country Planning, Act 1971 by the Government in G.O. Ms.No. 660 RDLA dated 16-3-1974. The Local Authority for Namakkal was declared as Local Planning Authority under section 11(1) of the Act by the Government in G.O. Ms.No.650 RD&LA Dated 8-4-1975. The Government in G.O. Ms. No. 651 RD & LA Department, dated 8-4-1975 had issued clarification that the chairman, Members and Executive Authority of the Local Authority of Namakkal shall automatically become the chairman. and members of Local Planning Authority.

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CHAPTER = IV

DEMOGRAPHIC STUDIES

GENERAL

4.0.1. Demographic study refers to the study of the size composition and spatial distribution of population and population increase over time. This study is very important in preparation of Master Plans since it is a basic yard stick to estimate the land requirements for various categories of land uses.

Growth of population

4.0.2. In 1901, the population of Namakkal was only 6843. As per 1991 census population of Namakkal Town was 44969, with a decennial growth rate of 13.04% from 1981to 1991 as against the District Urban growth rate of 13.45%

4.0.3. The Decade wise population of Namakkal town since 1901 are shown in Table No. 1.01

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Table No. 1.01. Growth of population since 1901

Census years.	Population	Variation	Percentage of variation.
1.	2.	3.	4.
1901	6843	--	--
1911	5196	- 1647	- 24.07
1921	9293	+ 4097	+ 78.85
1931	9306	+ 113	+ 0.14
1941	12515	+ 3209	+ 34.48
1951	16830	+ 4315	+ 34.48
1961	19935	+ 3105	+ 18.45
1971	29983	+10048	+ 50.40
1981	39782	+ 9799	+ 32.68
1991	44969	+ 5187	+ 13.04

It can be seen from the above Table, that there is fluctuation in growth trend. During the decade 1961 -71 there was a highest growth rate of 50.40 %. This is attributed to upgradation of Namakkal Town Panchayat into a Municipality in 1970 and due to immigration in search of employment.

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4.0.4. The decennial (1981 - 91) Population growth rate of Municipal Towns in Namakkal District are given in Table No. 1.02.

Table No.: 1.02.

DECENNIAL POPULATION GROWTH RATE OF MUNICIPAL TOWNS IN NAMAKKAL DISTRICT.

Town	Population 1981	1991	Decennial growth rate 1981-1991%
1. Namakkal	39782	44969	13.04
2. Rasipuram	33625	39323	16.95
3. Tiruchengode	53941	62903	16.61
4. Komarapalayam	48148	57532	19.49

Source : Census books.

Komarapalayam showed the highest growth rate of 19.49% followed by Rasipuram (16.95%) and Tiruchengode (16.61%). Compared to these Towns, Namakkal has shown a moderate growth rate in the decade 1981 - 1991.

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Population Density

4.0.5. The population density of Namakkal Local Planning Area in 1981 and 1991 are 3885 and 4392 persons per Sq.Km. respectively. The pattern of residential development of Namakkal Town also conform to the general pattern of other Towns of Tamil Nadu.This shows high density in the older parts an low density in the newly developing areas. The ward wise Population density of the Town for the year 1981 is given in Table No.1.03.

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TABLE No. 1.03

Ward wise Population Density of Namakkal Town = 1981

Ward No.	Population	Extent in Hec.	Density Persons/Hec.
1.	2427	352.07	7
2.	1849	57.06	32
3.	2121	160.66	13
4.	1579	52.61	30
5.	1281	13.35	96
6.	2003	78.10	26
7	1498	12.95	116
8.	1253	16.00	78
9.	1612	12.00	151
10.	1968	13.00	151
11.	2117	11.00	192
12.	2362	10.00	236
13.	2162	27.00	80
14.	1603	5.00	320
15.	2259	14.00	161
16.	1657	6.00	276
17.	1636	42.00	39
18.	2045	31.00	66
19.	2862	81.00	35
20.	3488	30.00	116
	39782	1024.00 Hec.	38.85

Source : 1981 Census publications.

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SEX RATIO

4.0.6. The sex ratio of the population of Namakkal town, Salem District (Urban) and Tamil Nadu (Urban) are given in Table No. 1.04 and it is found to be normal.

Table No. 1.04. - SEX RATIO

Census year	Females / 1000 Males		
	Namakkal Town	Salem District	Tamil Nadu Urban
1981	957	949	956
1991	951	951	951

Source : Census Publications.

The sex ratio of the Namakkal in 1991 is same as Salem District urban and Tamil Nadu urban figures.

Literacy

4.0.7 The distribution of literates of the Namakkal Town for the last four decades are given in the Table No. 1.05. From the Table,it can be seen that the literacy rate is gradually increasing in both sex. The percentage of literates to total population in Namakkal Town is 73.21 % which is higher than the State and District urban literacy rates of 68.11% and 60.88% respectively as per 1991 census.

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Table No.1.05

Male = Female Literates in Namakkal Town

Year	Literates			% Total literates to total population	% Total Male literates to male population	% Total femal literates to female population
	Total	Male	Female			
1961	10812	6668	4144	54.20	65.92	42.20
1971	17073	10319	6754	56.94	67.36	46.06
1981	27107	15667	11440	68.14	77.07	56.27
1991	32920	18490	14430	73.21	80.22	65.83

Source : Census of India.

Occupational Pattern

4.0.8. As per 1981 census, out of the total population of 39782, Main working force was 12913 which was 32.46 % of the total population. The District urban participation rate was 37.33 %. From this, it can be inferred that the participation rate in Namakkal Town in 1981 was less than the District urban participation rate.

4.0.9. Table No. 1.06 shows Occupational pattern of Namakkal Town for the year 1981 and 1991 figures are not readily available. However a comparative statement of working force for the years 1971 and 1981 are given in Table No.1.06. Nearly 92.62 % of workers were engaged in secondary and teritiary sectors in this Town as per 1981 census.

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The Occupation in primary activities is negligible.

Table No. 1.06

Occupational Pattern of Namakkal Town - 1971 and 1981.

Occupation	1971		1981	
	Workers	% to total workers	Workers	% to total workers
I. Primary Sector.				
1.Agriculture	516	5.79	586	4.54
2.Mining,Livestock, Quarrying etc.	34	0.38	--	
	550	6.17	586	4.54
II.Secondary Sector.				
3.Household Industry	417	4.68	367	2.84
4.Manufacturing other than Household industry.	1585	17.78	11960	92.62
5.Construction.	433	4.86	--	
	2435	27.32	12327	
III.Tertiary Sector.				
6.Trade & Commerce	2196	24.63	--	
7.Transport & Communication.	1684	18.89	--	
8.Other Services	2049	22.99	--	
	5929	66.51	--	95.46
TOTAL :	8914	100.00	12913	100.00

Items 2,4,5,6,7 & 8 are combined.

Source : Census of India 1971 and 1981.

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4.10. Table No. 1.07 shows the working force details of Municipal Towns in Salem District (Urban).

Table No. 1.07.

Occupational pattern of Municipal Towns in Salem District comparison 1981.

S. No.	Name of the town	Total Main workers.	% of Main workers to total population.	% of Main Workers in		
				Agriculture.	H.H.Industry.	Other activities.
1.	Namakkal	12913	32.46	4.54	2.84	92.62
2.	Salem Town	122485	38.89	1.56	20.99	77.45
3.	Attur	16927	33.51	34.78	2.48	62.74
4.	Rasipuram	13698	40.74	7.72	21.44	70.84
5.	Tiruchengode	20897	38.74	11.81	7.23	80.96
6.	Idappadi	16867	41.98	30.66	8.22	61.12
7.	Komarapalayam	22826	47.41	4.51	4.06	91.43
8.	Mettur	12199	26.54	4.19	1.40	94.41
9.	Salem District (urban)	371638	37.33	11.06	17.27	71.67

From the above Table, it is observed that the Towns Viz.Salem and Rasipuram are having simmilar occupational pattern identical to the District (Urban) occupational pattern whereas Namakkal, Tiruchengode, Komarapalayam and Mettur Towns are above the District Urban occupational pattern in respect of other activities such as manufacturing other than Household industry, Construction, Trade and commerce, Transport and Communication and Other Services.

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CHAPTER-V

Land Use Pattern

General

5.01. Land use is most essential for policy formulation and programme relating to Urban Planning and Development. The major objective of existing land use study are

i) To find out how the existing land uses conform with the space standards and to suggest resonable standards and assess land requirments for different uses for the plan period.

ii) To find out influence of Geographical , Physical, Demograpical and socio-Economic characters on the land use pattern and

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

5.02. Namakkal Local Planning Area covers an extent of 10.24 Sq.Km. The developments extend from the core of the town with Ribbon developments along the main roads of the town. The main developments are high density residential areas in older part of the town apart from work shops along major roads.

Further there are some poulty farms scatterd all over the Town. Many layouts are approved and developed on the northern and southern parts of the town. These areas are having medium densities whereas the fringe of the town have low densities with scattered residential development.

Land use Break-up 1972 (Approved Master plan 1983)

5.03. Existing land use break up of Namakkal Local Planning Area as per approved Master plan - 1983 is given in Table 1.08.

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Table No. 1.08.

Existing Land Use Break up of Namakkal as per approved Master plan 1983 (Base year 1972).

S. No.	Land use	Extent in Hect.	% to total Developed area.	% to total area
Developed Area				
1.	Residential	75.88	41.07	8.17
2.	Commercial	8.39	4.54	0.90
3.	Industrial	17.73	9.60	1.91
4.	Public & Semi Public	23.09	12.50	2.49
5.	Recreational	1.62	0.88	0.18
6.	Utilities and Service	4.15	2.25	0.45
7.	Transport and Communication	53.88	29.16	5.80
	TOTAL DEVELOPED AREA	184.74	100.00	19.90
UN DEVELOPED AREA				
1.	Agiculutural lands.			
a)	Wet lands	19.54		2.10
b)	Dry lands	662.54		71.37
2.	Hillocks	21.29		2.29
3.	Land under water	27.80		3.00
	Total non urban uses	731.27		78.76
	Vacant land	12.40		1.34
	Total Undeveloped Areal	743.67		80.19
	TOTAL AREA	928.41		100.00

Source : Approved Master plan Report - 1983.

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Existing Land Use Break up (1994)

5.04. The existing land use break up based on the land use survey conducted during 1993 and 1994 for Namakkal Local Planning Area is given in Table No.1.09 and the exiting land uses are shown in Map No.1.

Table No. 1.09.

Existing Land Use Break up of Namakkal - 1994

S. No.	Land use	Extent in Hect.	% to total Developed area.	% to total area.
	DEVELOPED AREA			
1.	Residential	199.60	45.30	19.49
2.	Commercial	36.52	8.29	3.57
3.	Industrial	48.28	10.95	4.71
4.	Educational	26.32	5.97	2.57
5.	Public & SemiPublic	11.68	2.65	1.14
6.	Existing Road	118.30	26.84	11.55
		440.70	100.00	43.03
	UNDEVELOPED AREA			
1.	Wet lands	25.92		2.53
2.	Dry lands	533.28		52.08
3.	Parks & Burial Ground	5.30		0.52
4.	Hillocks	5.28		0.52
5.	Water Bodies	13.52		1.32
	Total :	1024.00		100.00

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

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Comparison of land uses

5.05. At present the area developed is 440.70 Hectare which constitute about 43.03 % of the total area of the Town. Earlier study (1972) revealed that 743.67 Hectares were undeveloped area which is about 80.19 % to the total area of the Town. Nearly 23.22 % of the total area had developed during the last 22 years.

Comparison of land use break ups of other Local Planning Areas of Salem District.

5.06. The land use ditribution of developed area of Namakkal Local planning Area has been compared with Major Local Planning Areas of Salem District in Table No.1.10.

Table 1.10.

Land uses of Namakkal and other Local Planning Areas in Salem District.

Comparison of land uses in Salem District Local Planning Areas

Name of L.P.A. / Use	% to Developed area				
	Namakkal	Komara palayam	Tiruch-engode	Idapp-adi	Rasi-puram
1.	2.	3.	4.	5.	6.
1. Residential	45.30	* 78.14	* 73.37	* 58.00	* 70.00
2. Commercial	8.29	8.47	2.91	2.42	4.00
3. Industrial	10.95	6.01	15.76	32.63	14.00
4. Educational	5.97	4.92	4.08	2.72	7.00
5. Public & Semipublic	2.65	2.46	3.88	4.23	5.00
6. Transport and Communication.	26.84				
Total :	100.00	100.00	100.00	100.00	100.00

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* Including Transport & Communication.

Source : Approved Master Plan reports of concerned Towns.

The residential use in Namakkal is 45.30 % which is less than other Towns. The commercial land use percentage is similar to Komarapalayam Town. Industrial use is more than Komarapalayam percentage and less than that of Tiruchengode, Idappadi and Rasipuram.

Residential Use

5.07. Residential areas are scattered over almost all parts of the Town from the centre of the Town and along both sides of major roads. At present it constitutes about 199.60 Hect. or 45.30 % of developed area and 19.49 % to total area of the Town. In the earlier approved Master plan the residential area is found to be 75.88 Hect. or 8.17 % to total area of the town. There are few pockets of developed residential areas by way of approved loyouts. After approval of Master plan in 1983 28 layouts were approved with an extent of 24.07 Hect.

Commercial use

5.08. Nearly 8.29 % of total developed area is under commercial use.The main Commercial area of the Town is located in the older part of the Town near the Bus-stand.Generally commercial activities in Namakkal s well established. One weekly market, and two daily markets are functioning in Namakkal. Namakkal is the leading marketing centre for the poultry products especially for eggs. Daily about 30 lakhs of eggs are transported from Namakkal Town to the surrounding States and Districts of Tamil Nadu.

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Industrial use

5.09. The area under industrial use is 48.28 Hects.which constitutes about 10.95 % of the total developed area. The industrial development is higher in Nemekkal next to residential developments. There are about 180 units of lorry body building work shops. There are 61 Rice and flour mills,and oil mills.There are about 180 industrial units of which the rice and oil mills are major.

Public and Semi Public Use

5.10. Public & semi public uses are grouped as follows.

i) Administrative offices such as Government and Quasi Government offices, Local Authorities , Trust offices and courts etc.

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

iii) At present there are about 80 Government offices and 27 Medical institutions functioning in this town. Most of the offices are located along major roads of the town.

The total area under this use works out to 11.68 Hectares which constitutes about 2.65 % of total developed area and 1.14 % of total area of the town.

Educational use

5.11. There are 17 Educational institutions having a student strength of 12219. This varies from primary schools to colleges. The area under Educational use is 26.32 Hectares which constitute 5.97 % of total developed area and 2.57 % of total area of the town.

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Agriculture and Vacant lands

This use includes categories of undeveloed areas such as wet lands, Dry lands, Hillocks, Water bodies, Burial grounds etc. Vacant lands are being converted into residential and other uses. Agricultural areas nearby developed areas are being converted mostly for residential purposes. Still vast area is available in the North and Southern part of Namakkal Town. A portion of the land with in the Town on the Eastern part of the Town are wet land, which constitutes about 2.53 % of the total area of the Town. Dry lands constitute 92.14 % of undeveloped area and 52.08 % of total area of the Town. The undeveloped area comes to 583.30 Hectares which is 56.97 % of the total area. Earlier study revealed that 80.19 % of the total area was undeveloped and under agriculture use.

Conclusion

Comparatively, the area under residential use in the Namakkal Town is more. Then comes the industrial use which includes lorry body building and allied work shops. As the lorry body building works do not involve motor with Horse Power, this has also been included under commercial use. Other land uses satisfy the balanced development. The undeveloped area constituting dry lands Viz. 52 % to total area of the town is still available for future development of the Town.

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Chapter – VI

Ownership of Land

6.01. The Local Planning Area comprises of part of Namakkal Village and part of Periya patti Village. Even though Namakkal has been surveyed recently, classification of ward wise ownerships could not be found out since the records are not yet published. Hence the ownership of lands for the villages comprised in the Local Planning Area are given in Table No.1.11 below with break up of the owner ship of land.

Table No. 1.11

Details of owner ship of land in Namakkal Local Planning Area.

Sl. No.	Name of the Village.	Ownership of land in Hectares.		
		Municipal	Government	Private
1.	Periyapatti	5.00	6.00	83.00
2.	Namakkal	20.00	140.00	770.00
	TOTAL :	25.00	146.00	853.00

Source : Particulars collected from the village Administration officers of the respective villages.

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CHAPTER = VII

Residential Developments

Housing

7.01. 45.30 % of the total developed area of the Namakkal Local Planning area is under Residential use. As per 1991 census there were 10622 Houses and 10631 Households in Namakkal which had a Population of 44969. The salient features of Housing in 1991 are given in the Table No. 1.12.

Table No. 1.12

Salient features of Housing = 1991

S.No.	Dedails.	Feature.
1.	Population	44969
2.	No. of occupied Houses	10622
3.	No. of House holds	10631
4.	Occupancy rate	0.99
5.	Average house hold size	4.23
6.	Persons / house ratio	4.23
7.	Shortage of housing	11

Source : Census of India - 1991.

7.02. As per earlier census survey of 1981 there were 8689 houses as against 8786 house holds indicating only a housing shortage of 97.As per approved Master plan there were 6225 houses d 6700 house holds in 1972. The classification of buildings by pe in 1972 as per approved Master plan is given in Table No. 13. below.

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Table No. 1.13.- TYPES OF HOUSES

	Numbers	Percentage
1) Brick or stone wall plus terraced or tiled roof (pucca)	1350	21.69
2) Brick or stone wall thatched or other roof (semi pucca)	3460	55.58
3) Mud-wall plus thatched or other roof (kutcha)	1415	22.73
TOTAL :	6225	100.00

From the above Table, it may be seen that 22.73% of houses has to be replaced and 55.58 % required improvements even in 1972.

7.03. The building activities from 1981 to 1993 in Namakkal Town are given in Table No.1.14.

Table 1.14

Building acctivities during 1981-1993

Year	No.of building permissions granted.	No. of unauthorised constructions.	Total
1.	2.	3.	4.
1981	184	251	435
1982	106	235	341
1983	99	282	381
1984	76	236	312
1985	88	220	308
1986	70	201	271
1987	93	188	281
1988	66	199	265
1989	61	287	348

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1.	2.	3.	4.
1990	79	315	394
1991	113	192	305
1992	121	207	328
1993	59	181	240
TOTAL:	1215	2994	4209

Source : Namakkal Municipality.

From the above Table, it may be seen that nearly 4209 buildings had been constructed during this decade and most of them are residential buildings. As already stated nearly 24.07 Hectares of land had been developed as residential layouts. These layouts had been developed only by private developers during this decade. The public agency like Housing Board had not involved much in providing cheaper housing to the public during this decade within Namakkal Municipal limits.

Shelter upgradation

7.04. A shelter upgradation programmee under N R Y to upgrade huts with pucca houses by providing financial assistance from HUDCO for 500 persons in 1990-91 and 188 persons in 1991-92 was completed.

Detailed Development Plans.

7.05. There are 10 Detailed development plans notified under Town & Country Planning Act 1971, Among them one has been approved.Four of them had been consented and 4 Detailed Development Plans are submitted for consent. All the above 10 D.D.Plans cover the whole Local Planning area. The name of the Detailed development plans are given in Table No. 1.15.

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Table No.1.15

Stages of Detailed Development Plans

Sl.No.	Name of D.D.Plan	Extent (in hect.)	Stage
1.	D.D.Plan No. 1	138.78	Consented
2.	D.D.Plan No. 2	109.59	Approved
3.	D.D.Plan No. 3	99.26	Submitted for consent
4.	D.D.Plan No. 4A	73.37	Submitted for consent
5.	D.D.Plan No. 4B	87.92	Consented.
6.	D.D.Plan No. 5	54.28	Submitted for consent
7.	D.D.Plan No. 6	84.40	Submitted for consent
8.	D.D.Plan No. 7	73.63	consented
9.	D.D.Plan No. 8	58.20	consented
10.	D.D.Plan No. 9	68.06	consented

The above D.D.Plans need revision based on recent developments after consent of this Modified Master plan by Government.

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CHAPTER – VIII

Industries

8:01. The industrial development is moderate in Namakkal when compared to nearby similar towns. Namakkal town is famous for its efficient and strong body building for lorries and trucks. There are 180 body building work shops for lorries located along almost all major roads. The present capacity of those units is capable of supplying 25 lorries or trucks per day.

8.02. The total area occupied by industries is 48.28 Hect. or 10.95 % of total developed area of the town or 4.71 % of total area of the town. The classification of industries based on products is given in Table No.1.16.

Table No.1.16 – Classification of industries

Sl. No.	Type of products	No of units.
1.	Rice and Flour Mills and Bakery	50
2.	Oil & Rotary Mills	11
3.	Ice Factory & Milk Farms	3
4.	Coffee Grinders	3
5.	Engineering Industries	87
6.	Milk Farm	2
7.	Power loom	4
8.	Printing Press	20
	Total	180

(Source : D & O Trade Register, Namakkal Municipality)

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8.03. In Namakkal and its close vicinity, there are about 61 rice ,flour and oilmills. On an average, 130 tonnes of rice and 80 tonnes of groundnut as per month are processed and sent to various parts of Tamil Nadu.

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CHAPTER - IX

Trade and Commerce

9.01 The Commercial activity in Namakkal is well established. There are 1901 Commercial connections provided by TNEB. The total area utilised for commercial purpose is 36.52 Hectares or 8.29% of total developed area of the Town. One weekly Market and two daily markets are functioning in Namakkal. In the daily market mainly retail trade is being carried on, while in the weekly market both retail and wholesale trade are being carried out.

Daily Markets

9.02. One daily market is located near the Municipal park and the other one is located near the Municipal Bus-stand. The Daily Market near Municipal Park was improved by the Municipality under IDSMT. The Municipality proposes to construct the daily market near Municipal office under MUDF of TNUDP at a cost of Rs.15.45 Lakhs.

Weekly Market

9.03. The Weekly Market is located at Tiruchengode road which had been improved under IDSMT. The site area of the weekly market is 3.96 Acres. The Weekly market is held on every saturday.

Poultry farms

9.04. Namakkal is one of the leading marketing centre for the Poultry products, especially for the eggs in the State. There are about one lakh and ten lakhs of poultry population with in one K.M. and five KMS surrounding Namakkal town respectively.

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Daily about 30 lakhs of eggs are exported from Namakkal town to Kerala and Karnataka States, Madras,Pondichery and southern districts of Tamil Nadu.

9.05 There is one Ware housing Corporation in the Town and there is another Co-operative Marketing Society at Namakkal.Paddy, groundnuts, Millet and cotton are received in the Marketing Society.Rice is extracted by hullers in the marketing society and marketted. Groundnut oil is extrated by means of mechanical process and marketted. Millets and cotton are stored and marketted.

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CHAPTER X

Infrastructural Facilities

Introduction

10.1 Infrastructural facilities are the services and facilities which are an integral part of an urban community. The Infrastructural facilities are Housing and Transportation which can be categorised and seperated and the remaining are sub-divided in to three major types Viz. institutional, Recreational and Utilities and Services.

Institutional

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

Educational

10.2.1. There are one Middle school and 3 High and Higher secondary schools functioning with in the town. There are one Women's Government Arts college and one Government Teachers Training School for Woman. The list of Primary, Middle, and High / Higher secondary schools and other educational intitutions with all details are given in Table No.1.17.

10.2.2 Adopting a standard of one high school/ higher secondary school for 15,000 population the existing 3 High / Higher secondary schools is sufficient for the population of 44,969 as per 1991 census.

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Table No.1.17.

Existing Educational Facilities in Namakkal- 1990.

S. No.	Type of Institute.	No.of Schools.				Students Strength.			No. of Teachers.
		Private	Municipal.	Govt.	Total.	Boys.	Girls.	Total	
1.	Primary Schools.	5	4	–	9	1983	1844	3827	108
2.	Middle Schools.	2	–	–	2	660	597	1257	40
3.	High Schools.	–	1	–	1	650	222	872	22
4.	Higher Secondary	–	–	2	2	1960	3103	5063	154
5.	Colleges.	–	–	1	1	–	1200	1200	70
7.	I.T.I	1	–	–	1	–	–	–	–
8.	Polytechnic.	–	–	–	–	–	–	–	–
	Total	8	5	3	16	5253	6966	12219	394

Source : A.E.O. Office, Namakkal.

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Medical

10.2.3. There is one Government Hospital located along Trichy road which is having a bed strength of 123, But 170 inpatients are accomodated in the Hospital. Namakkal Municipality is maintaining one Maternity & Child Welfare centre. About 36 private Nursing homes with a total bed strength of about 908 are functioning in the Town and they are dispersely located. Among them one nursing home is exclusively for E.N.T.treatment.Apart from this, about 40 to 50 Doctors are practicing in their private consulting rooms.

The details of Medical Institutions in Namakkal Town are given in Table No. 1.18.

Table No. 1.18 = Type of Medical Institutions.

Sl. No.	Type of Medical Institutions.	Numbers.	Bed strength.
1)	Government Hospital	1	123
2)	Municipal Maternity and Child Welfare centres.	1	1
3)	Private Nursing homes and clinics.	25	908
	TOTAL :	27	1032

Source : Concerned Institutions.

Adopting the recommendation of Bhore committee as the Ideal standard Viz. 3 Beds / 1000 population, the present medical facilities are sufficient for the present population. The above Medical Institutions are also serving the population in the environs of Namakkal.

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Religious Buildings

10.2.3 A There are 16 Temples, 3 Churches and 2 Mosques with the Namakkal Town. Table No. 1.19 gives the details of Religious institutions.

Table No.1.19.

Details of Religious Institutions

Type of Religious institution	Nos.	Site area in acres
Hindu Temples	16	2.50
Churches	3	0.36
Mosques	2	1.14

Source: Concerned Institutions.

Libraries

10.2.4. There is one Library maintained by Local Library Authority and 4 reading rooms maintained by Municipality.

Administrative Offices

10.2.5. Since this town is a District Head Quarters of the newly constituted Namakkal District about 80 Government and Quasi Government offices are located in the Town. Collector office, Taluk office, Panchayat Union office, Municipal office, District Munsiff court, Sub-Magistrate court, Revenue Divisional Officer's office, Public works Department offices, Highways Department offices,

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Animal Husbandry, Agriculture and Education Department offices, Electricity Board office, Statistical department office, Post office and Telephone Exchange offices are located in this Town.

Collectorate and a number of Government offices are located in the stretch between Trichy road and Mohanur road. Some of the offices are located in residential areas distrubing the residential atmosphere. The Municipal office is being expanded with First Floor at a cost of 17.68 lakhs under MUDF of TNUDP.

Kalyanamandapams

10.2.6. There are 14 Kalyanamandapams in the Town with easy access, as they are located near the main roads. The details of Kalyanamandapams are given in Table No. 1.20.

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Table No. 1.20

LOcation of kalyanamandapams

S. No.	Name of the Kalyanamandapams.	Location.	Whether car parking available or not.
1.	Municipality Kalyanamandapam	Thuraiyur road	yes
2.	M.R.Kalyanamandapam	Mohanur road	--
3.	Elango kalyanamandapam	.. ..	yes
4.	Meenatchi	Paramathy road	--
5.	Thiruneelakandar	.. ..	--
6.	S.P.S.	.. ..	yes
7.	Subbu Lakshmi	Tiruchengode road	yes
8.	Lakshmi	.. ..	--
9.	K.P.R.	Thirumalai samy theru	--
10.	Kavin Kishoor	Jetti kular theru	--
11.	Muththamil	Salem road	--
12.	Kanniga parameswari	Thuban kumarasamy St.	--
13.	Arya vaisya	Line theru	--
14.	Sellappa	Line theru	--

Source : Namakkal Municipality.

The above kalyanamandapams are located in different parts of the Town. Most of them are not having sufficient parking space within the campus. They serve not only the Town but also the surrounding areas.

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Recreational Facilities

Parks

10.3.1. Two small parks are maintained by Namakkal Municipality, Out of them one park is notified under Parks & Play Field Act. One is called Nehru park situated opposite to Bus-stand, in an extent of 0.32 acres. Another one is situated at Jetty kulam street in an extent of 980 Sq.Ft. There are no private parks maintained in private sector. Recently a "Childrens park" is created on the banks of kamalalayam tank with childrens play materials. This is met with private donations.

PLAY GROUNDS AND OPEN SPACES

10.3.2. In Namakkal, no separate play fileds are available. Play fileds which are notified under Park & Play fileds Act are coupled with Educational institutions.

One Government Higher Secondary School along Mohanoor Road is having play ground of extent 17.5 Acres. Out of 17.5 Acres, about 7.0 Acres was notified. Another Government Higher Secondary School for boys (North) located in Thiruchengode road is having Play Ground of extent 7.0 Acres out of which 4.36 Acres was notified as Play Ground.Kandasamy kandar Matriculation Higher Secondary School is having a play ground of extent 4.0 Acres. The Government Arts College for Women is having a play ground of extent 1.0 Acre.

The list of Park & Play Fields notified under Parks and Play Field Act is given in Table No. 1.21.

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Table No.1.21.

List of Parks, Play-fields and Open Spaces notified within the Jurisdiction of Namakkal Municipality.

Sl.No. and Name of the Park, Play fields and Open Space.	Location, Ward Division and T.S.No.	Extent in (Sq.mt.)	Ownership.	Existing usage & conditions.	Accessi-bility.	Suita-bility.	Upkeep & main-tenance.	Remarks.
1.	2.	3.	4.	5.	6.	7.	8.	9.
			I. PARK.					
1. Municipal Park	Field No.358/1 JettiKula Street.	0.32 Ac 1296 Sqm	Municipal Council	Park	Paramathi Road and JettyKula Street	Suita-ble.	Park	--
			II.PLAY GROUNDS.					
2. Government South High School Play Ground	Field No.229 Pt and 230 Pt of Periyapatti	6.98 Ac (28259 Sqm) 7.11 Ac. (28785 Sqm)	Government South High School	Play Ground	Namakkal Mohanoor Road	"	Play Ground	--
3. Government North High school Play Ground.	Field No.158/3 and 158/4	4.36 Ac (17652 Sqm)	Government North High School.	"	Thiruchen-godeRoad	"	"	--

Source : Municipal Records.

Chinema Theatres

10.3.3. There are 11 Cinema theatres in Namakkal town, including one complex of 3 in one. All the theatres are having common facilities including parking space. The list of the theatres with their location are given in Table No. 1.22.

Table No. 1.22.

Cinema Theatres in Namakkal Town.

S. No.	Name of the Cinema Theatre.	Location.	Category
1.	Siva Sakthi (Touring)	Periyapatti road	Parmanent
2.	Jothi	Periannan street	"
3.	Santhi	Tiruchengode road	"
4.	K.S.	Salem road	"
5.	M.G.M.	Salem road	"
6.	Cheran	Salem road	"
7.	Cholan	Salem road	"
8.	Pandiyan	Salem road	"
9.	Pallavan	Salem road	"
10.	Ramesh	Trichy road	"
11.	Thiru mahal	Sendamangalam road	"

Cinema is the main recreational activity in Namakkal Town. The total seating capacity of all these theatres comes to about 4500. The cinema theatres attract the population not only from the town but also from the surrounding rural areas 10 Km. away.

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Utilities and services

10.4 The important Utilities and Services are Water Supply, Sewage disposal, Drainage,Electric power supply etc.In most of the towns,Utilities and Services are not planned properly. In urban areas, the population is growing day by day due to migration in addition to the natural growth of population. This has resulted in ove load of the Utilities and Services and consequent reduction in standards.

Water Supply

10.4.1. Namakkal is provided with protected Water Supply. The source is Cauvery river near Mohanoor which is located at 19 Km. from Namakkal towards south. The scheme was started in 1961 and completed in 1967 at a cost of Rs.24 lakhs intended for a population of 26000 and 800 house service connections. With the rapid increase of the population the scheme as originally executed could not meet the increased demand.

Hence a water supply improvement scheme was implemented in 1973 to augment the supply at the rate of 32 litres per capita.In 1984 a water supply scheme was implemented to cover Namakkal Municipality, 6 town Panchayats and 26 Village panchayats at a cost of Rs.2 crores which included construction of high level reservior with 6 lakhs litre capacity at Gandhi nagar and two 3 lakhs litres capacity reservoirs, one at Tiruchengode road and other at Sandaipettai pudur. The scheme will provide Water Supply for a population of 66,552 in 2001 and 88756 in 2016 to cover 55 % of the population at the rate of 70 lpcd and 45 % of population at the rate of 55 lpcd. The

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total Water Supply will be 40 lakhs litres including 16 lakhs litres from the old project.

The Water Supply is distributed in Namakkal though 7044 house service connections. Out of them there are 912 tap rate connections, 5410 residential connections and 722 Non-residential connections.

Apart from the above Water Supply Distribution System, there are 60 Public fountains, 40 open Shallow Wells and 86 Bore wells.

Drainage

10.4.2. At present there is no under ground Drainage System in Namakkal Town. Storm Water and Waste water from houses commercial shops and industries are only collected through open drains located on both sides of the roads. The waste water collected through open drains are being utilised for irrigation purpose at the down stream side. In Namakkal Town, the total length of open drains is about 90 Kms.

Conservancy

10.4.3. Namakkal Municipality is maintaining 3 pay & use latrines and 7 Public latrines. During 93-94, 4869 houses are provided with latrine facilities.

Low cost sanitation

10.4.4. A Low cost Sanitation programme to convert 1194 dry type latrines as flush out latrines and to constuct 2542 new flush out latrines at a cost of Rs. 26,71,611 from HUDCO assistance is under progress 728 units were completed as on 31-3-94.

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Solid Waste Managment

10.4.5. Solid waste and Garbages are daily collected manually and transported through lorries, bullock cart and trucks to the compost yard of extent 853 acres at Kosavampatti Village. The solid waste and night soil are mixed and compost is made at the compost yard. So for compost of 2593 Metric tonne is prepared and sold to the agriculturists. The targest was to manufacturem 1500 M.T of compost in 1993-94.The Municipality had purchesed two lorries and one Sullage lorry at a cost of 12.50 lakhs and one Millon mixer at a cost of Rs.1.50 lakhs under MUDF of TNUDP.

Burial Grounds

10.4.6. There is a Hindu Burial Ground and Brahmin Burial ground along Sendamangalam road near Kosavmpatti lake in Namakkal town. There is a Muslim Burial ground opposite to K.S theatre. There is a Burial Ground by the side of Ramesh Theatre. There is also a burial ground behind the existing boys school along Mohanoor road .The total area of Burial Grounds with in the Municipal limits is 4.15 Hects.

Electricity

10.4.7. Tamil Nadu Electricity Board is supplying Electricity in Namakkal Municipality for domestic as well as for industrial consumption. The whole town is covered by Electricity . The Table No. 1.23 below gives the number of electricity connections in the year 1993.

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Table No. 1.23

Details of Electric connections

S.No.	Category / Sector	No. of connections
1.	Domestic	5444
2.	Commercial	1701
3.	Industrial	346
4.	Agriculture	47
5.	Public	45

Source : TNEB Revenue Unit, Namakkal.

Street lights

10.4.8. The Municipality is maintaining street lights from September. 1989 onwards. There are 1272 street lights in Namakkal Town, out of which 1098 are tube lights and 13 are 250 W Sodium vapour lamps and 15 are 250 W Mercury vapour lamps and 146 are 125 W Mercury vapour lamps. Almost all the parts of the town are provided with street lights. The pockets of area which needs street lights will be provided as the required amount has been remitted to Electricity Board.

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Other Amenities

Fire Station

10.5.1. There is one fire station located along Periyapatti road with one Fire engine service.

Police Station

10.5.2. There is one Police Station located along Trichy road near the Bus-Stand.

Post office

10.5.3. One Post Office is located along Paramathy road.

Telephone Exchange

10.5.4. There is one Telephone Exchange located along Mohanur Road next to Government Hospital serving Namakkal Town and its environs.

Slaughter House

10.5.5. There is one slaughter house in Namakkal. It is maintained by the Municipality with the required facilities.

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CHAPTER = XI

TRAFIC AND TRANSPORTATION

Introduction

11.01. An efficient road net work is the backbone of any economic activity of a town. Such system is capable of attracting development both economic and social in a town. A proper Transportation system is essential which will serve the needs of the community at the minimum cost on maximum utility.

Road Net Work

11.02. N.H.7. linking Salem and Karur is passing through Namakkal Town. Total length of the N.H. road passing through Namakkal Local Planning Area is about 6.24 Km. and is maintained by the National Highways wing of Highways Department. All the other radial roads also belong to Highways Department.The Total length of Highways roads within Namakkal Local Planning Area is about 15.87 Kms. Apart from this Namakkal Municipality is maintaining roads to a length of about 45.37 Kms. The details of Roads maintained by Highways Department and the Municipality are given in Tables 1.24 and 1.25

Table No.1.24

Roads maintained by Highways Department.

S.No.	Name of the Road.	Length in Km.
1.	2.	3.
1.	Sendamangalam road	1.30
2.	Trichy road	1.24
3.	Salem - Karur road	6.24
4.	Thuraiyur road	0.77

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1.	2.	3.
5.	Mohanoor road	1.20
6.	Tiruchengode road	2.10
7.	Nainamalai road	1.225
8.	Rasipuram road	1.790
	TOTAL :	15.865

Table 1.25

Details of Municipal Roads

1. Tar Road	35.297 Km.
2. Metal Road	1.301 Km.
3. Cement Concrete Road	7.229 Km.
4. Earthen Road	1.565 Km.
Total :	45.372 Km.

The Municipal Roads collect traffic from Collector roads and join with arterial roads Viz. Highways roads. The Municipality is improving roads and drains at a cost of 44.66 lakhs under MUDF of TNUDP.

Bus Stand

11.03 Municipality had already improved Bus Stand under IDSMT and improving the Bus Stand with 20 more shops and 20 Rooms at a cost of Rs. 23.21 lakhs under MUDF of TNUDP.

Mofussil Bus Services

11.04. Namakkal is inter connected with neighbouring District Head Quarters and important Towns by Moffussil bus services. Moffusil Bus services between Namakkal-

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Coimbatore,Namakkal-Madurai,Namakkal - Trichy, Namakkal - Erode, Namakkal- Salem are available Buses connecting the neighbouring Metro politan city of Bangalore with the District Head Quarters of Tamil Nadu such as Trichy, Madurai, and with towns such as Tuticorin,Kanniyakumari and Palani are passing through Namakkal.

Town Bus Facilities

11.05. Namakkal and its vicinity are well connected with Town Bus services. About 42 Anna Transport Corporation buses and 7 Private company buses are plying from Namakkal connecting Palapatty,Rasipuram,Kallupatty,Thirumalaipatty, Varatharajapuram, Velur and Mohanoor through various town service routes. Town Bus services of Rasipuram and velur are extended upto Namakkal.

11.06. In addition to Town Buses, Taxies, Auto rickshaws and Jatkas are also available as public conveyances. Taxies are used to travel to interior rural areas surrounding Namakkal. Auto ritkshaws are efficiently serving within the town.

11.07. The State Highways Department had conducted a Traffic Volume survey on Tiruchengode road, Thuraiyur road, Trichy road andMohanoor road on 30-9-87.The result of the above survey showed that the intensity of the Traffic on Trichy road is the Maximum with an intensity of 18186 Thiruchengode road comes the next with an intensity of 11983 and third place goes to Thuraiyur road which has an intensity of 10119 Mohanoor road And Rasipuram road is having the traffic intensity of 8652 and 4476 respectively. Surveys had been taken up in National Highways Roads to Salem and Karur and it is

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proposed to form Bye pass Road connecting Salem and Karur roads by Highways Department out side Municipal limits and the lands are being acquired for the same.

Traffic Problems

11.2.1. The Major traffic are taken thrpugh six main radial roads. Namakkal town is not involved in any serious traffic problems such as bottlenecks and traffic congestions excepting 2 or 3 points Jetty kulam street with a small width is a one way traffic road allowing traffic towards Salem only.

11.2.2. Other notable traffic congestion points in the Namakkal Town are.

1. Road junction portion of Tiruchengode road, Salem road, Mariamman koil street and kottai main road. (Near west corner of the hill fort)
2. Near the junction of Mariamman koil street, Rangar sannathi street and Namakkal main road.
3. Near the junction of Namakkal main road and sengaluneer Pillayar koil road.

11.2.3. The traffic congestion is due to the following reasons.

i) Insufficient width of carriage way or right of way or improper utilisation of the right of way.

ii) Bad alignment of roads and improperly designed road junctions.

iii) Inadequate parking space for public service vehicles and Taxies.

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11.3. Parking Facilities

11.3.1. Parking problem is an integral part of any role of transport system. During peak hours, both in morning and evening when traffic flow is more the traffic jam is experienced much due to on street parking. In the Town, there is no organised parking area. This is the major problem. As a result vehicles are parked hapazardly on road sides according to convenience of drivers.

11.3.2. Parking of taxis and autos are made in some important places of the Town. Taxis are parked in two different places, one at junction of main road of Ranganathar Sannathi street and another near Taluk office along Trichy road. Auto rickshaw stands are located near Mariamman koil in Kottai main road, near Sri Ranganathar street on Namakkal main road, near Bus-stand and near Boys High school at Mohanoor road. One Tempo stand is located near Taluk office. Further there are no off street parking facilities provided any where in the town.

11.3.3. At present it is found that many lorries are parked either for body building or for servicing along Karuppan road, Bazar road and other main roads. This creates more traffic congestion at these places.

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11.4.0. About 3500 Trucks had enrolled thier names in Namakkal Taluk lorry owners Association in 1986. The Association has stated that about 400 Trucks including Mini lorries and Tempos are operating mainly for carrying goods such as rice, groundnuts, oils, refined oils, egg, timber, poultry cattle feeds etc. Hence other Trucks arive at Namakkal for servicing as well as for body building.

Accidents

11.5.0. Traffic congestion coupled with an indisiplined traffic partly due to inadequate traffic enforcement has contributed to a great extent to the frequent occurence of accidents. The Accident Situation in Namakkal Town are given in Table No.1.26.

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Table NO. 1.26.

Accident Situation in Namakkal - 1993.

S.No.	Name of the Road.	Type of Accident	
		Fatel	Major
1.	Salem road at Karungal palayam Service station.	--	yes
2.	Paramathy road Kavithipatty	--	yes
3.	Thindamangalam vettupalayam	--	yes
4.	Salem road junction	yes	--
5.	Tiruchengode near Maruthi Gas Agency	yes	--
6.	Salem road - Near Pandiyan Hotel	yes	--
7.	Trichy main road near Narayanan pattarai	--	yes
8.	Salem road near Karigalan lathe industry	yes	--
9.	Salem main road near pommakuttai Bunk	---	yes
10.	Trichy main road near Nadupati Bridge	yes	--
11.	Mohanoor road near Kondichettipatti	--	yes
12.	Paramathy road near Bodupatti colony	--	yes
13.	Near Namakkal Bus Stand	yes	--
14.	Erumapatti road	yes	--
15.	Paramathi road	--	yes
16.	Salem road	--	yes
17.	Trichy road	yes	--
18.	Namakkal Bus Stand	yes	--

Source : Namakkal Police Station.

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PART - II

PROPOSED DEVELOPMENTS

CHAPTER - XII.

Functions and Economic Base.

12.0.1. The secondary and tertiary activities are the main functions of Namakkal town. This town can be considered as a Bi-functional town. Further this town serves as a service centre for the entire south, due to location of lorry body buildings units, Egg market, service industries, banking, financing, education, health etc. Thus it attains the regional importance in the southern part of Tamil Nadu. And may recently the Namakkal District is constituted with Namakkal as District Head quarters hence it became as an administrative centre also. And also due to the new proposed Broad guage railway line connecting Salem - Karur alignment passes through this town. Hence in future there is a scope for development of industries in this region.

Population.

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

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Table No.2.01.

Population Projection for the Years 2001 and 2011 =

Namakkal Local Planning Area.

S. No.	Method.	Projected Population.	
		2001.	2011.
1.	Arithmatic increase Method.	51459	57949
2.	Incremental increase Method.	51475	64893
3.	Geometrical Progression Method.	60321	80917
4.	Changing increase rate Method.	48691	52430
5.	Linear Method.	58374	71799
6.	Exponential curve Method.	60586	81628
7.	Geometrical Increase method	57369	70282

12.0.3. The population forecasts by the Linear Method and Geometrical increase method give modest figures while the Geometrical progression method and Exponential Curve method give higher figures. The population during the plan periods 2001 and 2011 shall be adopted as 65,000 and 85,000 for arriving the proposals of this Master Plan in the light of Industrial and Commercial developments anticipated at Namakkal due its lorry body building units and Egg market. In the approved Master Plan, the population of 75,000 was assumed for the plan period 1991.

Occupational Pattern.

12.0.4. Total workers of the town in 1981 was 12923. The percentage of workers to the total workers engaged in different

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activities during the year 1981 for Namakkal town and Salem District (Urban) are indicated in Table No.2.02.

Table No.2.02.

Percentage of Workers in different Sectors - 1981.

S.No.	Sector.	% of Workers to Total Main Workers.	
		Namakkal	Salem District (Urban)
1.	Agriculture	4.54	11.06
2.	Non Agriculture.		
	Household Industries.	2.84	17.27
3.	Others	92.62	71.67
	Total	100.00	100.00

12.0.5. From the above Table, it is observed that employment in non agricultural activities is 95.46% and 88.94% in Namakkal and Salem District (Urban) respectively. The nonagricultural activities are visibly seen in the Town. These activities will continue to dominate in the future decades also. Hence the total workers engaged in non agricultural activities will be more or less same as that of the existing 95.46%. In the past 22 Years (between 1972 - 1994) nearly 260 hectares of agriculture land had been put into non agriculture use (ie.Urban use). It is presumed that the same trend may continue in the future also.

12.0.6. In view of these existing state of affairs, the workers in agricultural sector and non agriculture sector may be of 1%

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and 99% respectively in 2011. In the approved Master Plan also 1% and 99% respectively was assumed in between agricultural and non agricultural sector for the plan period of 1991.The details are given in Table No. 2.03.

Table No.2.03.

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

S.No.	Sector	% of Works to total Workers		
		Actual.	Assumed	
		1981	2001.	2011.
1.	Agriculture	4.54	1	1
2.	Non Agriculture	2.84	5	5
	a) H.H. industries	92.62	94	94
	b) Others			
	Total	100.00	100	100

The percentage of workers to total population during 1981 was 32.40% which is less than the District (urban) percentage.

In the approved Master Plan, the percentage of workers to the total population for 1991 was assumed as 45%. It is also anticipated that in the plan period 2011, about 45% of the population will be the working force and Table No.2.04 shows the anticipated workers in various sectors.

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Table No.2.04. Anticipated Workers in Various Sectors.

S. No.	Sector.	1981 (Actual)		1991 **		2011 *	
		% to Total Workers	No.of Workers	% to Total Workers	No.of Workers	% to Total Workers	No.of Workers.
1.	Agriculture sector.	31.06	5819	1	340	1	380
2.	Non Agriculture Sector.						
1.	Household	2.82	520	5	1700	5	1900
2.	Others.	66.12	12040	94	31960	94	35720
		100.00	18379	100	34000	100	38000

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

Requirements of Land for various uses.

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

12.0.8. In the earlier the approved Master Plan, a total of 591.00 hectares had been allocated for different uses for the plan period of 1991. The details of land allocated to various uses and the existing land use in 1994 are given in Table No.2.05.

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Table No.2.03. Existing Land Use in 1994.

S.No.	Usage.	1991 +		1994 existing *	
		Extent in Hect.	% to Developed area.	Extent in Hect.	% to Developed area.
1.	Residential	250.00	42.30	199.000	45.30
2.	Commercial	60.00	10.15	36.52	8.29
3.	Industrial	80.00	13.54	48.28	10.95
4.	Recreational and Public & Semi Public Open Space.	45.00	7.62		
5.	Public & Semi Public usage including education, health, public office utilities. #	36.00	6.09	38.00	8.62
6.	Transportation	120.00	20.30	118.30	26.84
	Total Developed Area	591.00	100.00	440.70	100.00

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

* Existing land use as per 1994 (Actual) land use survey.

@ Street and lanes has been included in residential area.

Includes Education and Pulic and Semi Public.

12.0.9. After approval of Namkkal Master Plan, the Government had issued orders for change of land uses involving 30.84 hectares. Details are given in Table Nos.2.06 and 2.07.

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Table No.2.06.

Change of land uses accepted by the Government in the Approved Master plan

S. No.	Village Name and SF.No.	Change of Land use From	Change of Land use To	Extent in Hect.	Permission accorded in
1.	2.	3.	4.	5.	6.
1.	Namakkal SF.No.313/1	Non Urban use zone	Industrial use zone	0.94	G.O. Ms.No. 1332 H&UD Dt.4-12-85
2.	Namakkal SF. NoS. 93,102 to 106,108,112 to 117,121to124	Non Urban use zone	Mixed Residential zone	49.37	G.O. Ms. No. 21 H&Ud Dept. Dt.20-1-88
3.	Namakkal SF.No.486 & 487	Controlled industrial Zone	Mixed Residential Zone	0.53	G.O.Ms.No. 1017 H&UD Dt.19.10.89
			TOTAL :	50.84	

Hence it is inferred that there is more demand for Residensial use.

Table No.2.07.

Change of Land Uses.

S.No.	From which use	To which use	Total area converted in Hectares.
1.	Non Urban use	Mixed Residential	49.37
2.	Non Urban use	Industrial	0.94
3.	Controlled Industrial	Mixed Residential	0.53
		Total	50.84

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12.10. For assessing the spatial requirements of the land for the proposed population of 85,000 in 2011 . of Namakkal Local Planning Area, the criteria adopted is that 45% of the urbanisable area would be for residential use and the remaining 55% for other con-commitant uses.

12.11. At present, the population density of Namakkal Local Planning area is 38.85 persons / hectare. Assuming a higher Population density of 90 persons per hectare, the urbanisable area required in the Namakkal Local Planning Area for the plan period 2011 shall be 945 hectares.

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

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Table No.2.08

Urbanisable Land Required for Namakkal Local Planning Area - 2011.

Sl. No.	Category of Land use.	%to total developed area		Area required in 2011 (Hec.)
		Standard	Percentage	
1.	Residential	30 to 40%	70%	661.50
2.	Commercial	3 to 5%	8%	76.60
3.	Industrial	10 to 15%	12%	113.40
4.	Transportation	25 to 30%		
5.	Public & Semi Public	4 to 7%	5%	47.25
6.	Educational	3 to 5%	5%	47.25
	Total Area		100	945.00

Note: + Transportation area (25%) have been included in the Residential area.

12.13. The undeveloped area consists of recreational uses like Parks, Burial Grounds, dry lands, wet lands and land under water. Keeping the Parks, Burial Grounds and land under water as it is, the remaining undeveloped area, i.e. dry lands and wet lands may be taken up for future development for the plan period of 2011.

12.14. Based on the above criteria and considering the existing trend of development, the proposed land use for the plan period 2011 has been finalised. The details of the land use proposed is shown in Table No.2.09 and Map No.2 shows the pattern of proposed land use in 2011

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and its spatial distribution. In the case of sanctioned Detailed Development Plan Area, the Land uses have been retained as for as possible excepting minor changes as per recent development.

Table No. 2.09.

Proposed Land use pattern for Namakkal Local Planning Area in 2011.

S.No.	Land use	Extent in Hectare.	% to the Total Area
1.	Residential use	597.36 *	58.34
2.	Commercial	73.12	7.14
3.	Industrial	129.40	12.64
4.	Public & Semi Public	35.15	3.43
5.	Educational	22.64	2.20
6.	Traffic & Transportation (Existing & Proposed Roads & Railways)	148.97	14.55
7.	Agricultural	4.16	0.41
	Parks, Open space, Burial grounds	13.20	1.29
8.	Land under water		
	Total	1024.00	100.00

* Streets and lanes have been included in the residential area.

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Residential Use and Housing

12.17 The area under this use is 199.60 Hectares which includes roads, lanes and layout reservations. To accomodate the anticipated population in 2011, the total Residential use has been provided for an extent of 597.36 Hectares in the proposed land use plan.

The future Residential area requirments are calculated for the future population of 85,000 in 2011. The number of House holds and Houses in Namakkal Local Planning Area in 1991 is 10631 and 10622 respectively. Assuming a house hold size of 4.3, the projected number of House holds in 2011 is 19767 for a polulation of 85000. The total additional housing requirements at the end of plan period will be 9145. Assuming the existing trend of Building activities and development of lay outs another 1000 houses will be added at the end of Plan period by private agencies.

The Housing Board under public agency has put up a Rental Housing colony of 180 Houses in the outskirts of Namakkal at a distance 5 Kms.along Trichy road. These houses are occupaied by Government Staff who are serving within Namakkal Town. Further Tamil nadu Housing Board had developed Neighbour hood schemes with about 1400 plots in the southern part of Local Planning Area and most of the area falls in villages out side Local Planning Area. The rest of the housing constructions are in Private sector. The Government Agencies like TNHB and Co.op Housing societies could be adviced to take up Housing schemes within Namakkal Municipal limits in the area reserved for Residential

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use to solve the problem of Housing to the Low income group and E.W.S population in future, as they can not meet the high prices of land and building materials.

More dry lands at present are used for Residential use as per the present trend of lay-out and building activities in the Town. Hence lands in Periyapatti Village in south west corner of L.P.A., lands near ThimmanKurichi Village south of Thiruchengode road and north of Thiruchengode road, lands around Mayapillyar koil street in the northern side and south of Murugan Koil in the northern part of town east of Salem road and lands around A.D. Colony road & Ramapuram pudur Main road and along Karuppatti palayam main road and lands south of kosavampatty lake are inentified as new Residential areas in the Proposed Land use plan.

Commercial use

12.19. The Commercial use which includes retail and whole sale shops, Markets, business and financial institutions, Cinema theatres and Godowns, Bus stands, etc. occupies at present 36.32 Hectares.In the plan period of 2011,an allocation for commercial use has been increased to 73.12 Hects. As lorry body building workshops without Horse power falls with in this category, more extent of land is found necessary for this use.

On either side of major roads Viz. Thiruchengode road Salem Road, Trichy Road, Thuraiyur Road, Mohanoor Road, and Paramathy Road to a depth of 30 M (100'C") Commercial uses are provided. Around some of the Burial Grounds lands are allocated for commercial uses which will serve as buffer zone in between

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residential areas and Burial Grounds. Existing Industrial units such as Lorry body building work shops are shown as commercial areas in the Proposed Land Use Plan by which industries with in the commercial use will be restricted to 50 H.P so as to avoid pollution.

Industrial use

12.20. A number of Rice & Oil mills are located along Thiruchengode Road, Thuraiyur Road and Trichy Road. The area occupied by this use is 48.28 Hects. In view of development of further small scale & other industries, the Industrial use is increased to 129.40 Hect. in the plan period of 2011.

As per the proposal in the sanctioned Detail Development Plan No. 2 and adjacent to 100' outer ring road and west of Salem main road, land for Industrial uses are earmarked in the Proposed Land use Plan.

Educational use.

No additional land is reserved for Educational use The Area occupied by this use is 22.64 Hects. Most of the schools catering to the Educational needs are located around the Fort. Higher secondary school along Mohanur road and Kalaingar Ramalingam Government Arts college along Trichy Road, serve for the Higher education. A number of colleges had sprung up in the outskirts of Municipal limits. Hence no further areas are reserved for this use with in Namakkal Local Planning Area. The student population in Namakkal are studying in various colleges located in nearby areas out side Municipal limmits.

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Public and Semi Public use

12.22 An extent of 11.68 Hects. are occupied by Central & State Government offices and Hospital. Small offices are sparingly located around the Fort nearer to Sub-collectors office.

Expecting increase of additional offices under Government and Quasi Government the area reserved for this use become 35.15. Hects. The entire hillock area brought under this Public and semi public use to protect temple and monuments.

Agriculture use

12.23 An extent of 537.46 Hects. was under this use, which includes wet lands, Dry lands, Water bodies & Vacant lands. As per the Government orders no wet lands can be taken up for Urban Development and have most of the wet land used for new Railway alignment. All other dry lands are proposed to be used for future development. The major tank named Kosavampatti Eri retained at present. But this tank can be utilised for modern Bus terminal as a permanent solution in future.

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Roads and Transportation

12.24 The road pattern of Namakkal form finger print pattern leading towards all surrounding town from Namakkal. There are 8 High ways road. Out of them Salem road, Trichy Road, Thuraiyur Road, Paramathy Road and Mohanoor Road are Major roads. The following roads are proposed in the Master Plan.

A road of 100'0" wide (30 M) parallel to Highways Bye pass Road is proposed along the western boundary of L.P.A. This connects a 100'0" link road to Salem Road & Highways Bye pass Road. This will serve as outer ring road of the town. It further proceeds from Salem Road to Thuraiyur Road interlinking Sendamangalam Road with the same 100'0" width (30 M).

Another inner ring road of 100'0" (30 M) width is proposed in between Salem and Sendamangalam Roads. Outer ring road have been connected to an existing lay-out road joining Salem Road with a width of 80'0".

Salem Road and Thiruchengode Road is connected by a link road 100'-0" wide. This road is an existing irregular road which is proposed to be widened as 100'0" feet wide road.

All other existing roads & path ways are retained in the proposed Land use plan.

A major Railway station has been proposed by Railway Authority to be located in Namakkal municipal area. The tentative location of the railway station and its alignment are incorporated in the Map.

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PART = III.

CHAPTER = XIII.

Projects and Implementation.

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

Residential Development.

13.0.2. Namakkal is a Secondary & tertiary sector Town in which 54.78% of the area has been proposed for residential development. Hence priority should be given for Area Development. Already action had been initiated for preparation and approval of 10 Detailed Development Plans covering the entire Local Planning Area. These Detailed Development plans have to be implemented in a phased manner.

Housing.

13.0.3. To provide one house for one house hold, there is a need to provide 9000 houses at the end of plan period. As per the existing trend, 1000 houses will be provided by private agencies. There is a further need to provide 8000 houses. Hence the Housing Board or any other public agencies can take up Neighbour hood schemes in Namakkal Town within Municipal limits in the area reserved for Residential use in this Master Plan.

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Industries.

13.0.4. The growth of industries are more, Since, There is potential for lorry body building, service industries, Development of industrial estate and construction of Tiny sheds may be taken up by in the cooperative sector in the Industrial area reserved in this Master Plan.

Transport.

13.0.6. To prevent further ribbon development along Salem, Sendamangalam, Thuraiyur and Paramathy road and to reduce the traffic intensity on the above roads and to induce further planned developments in the Planning Area, the following road net work are proposed in the Master Plan for implementation by Local Planning Authority.

1. Outer ring roads named as AA and BB with a width of 30M. (Total length 4.14 Km.) to connect Thuraiyur and Karuppatti palayam roads.
2. Inner ring road named as CC to a width of 30M. (Total length 1.62 Km.) to connect Salem and Sendamangalam Roads.
3. A road of 30M. width named as DD to connected Salem Road, outer ring road AA and Highways Bye pass road.
4. A road of 30M width named as EE to connect inner and outer ring roads in the eastern part of the town parallel to Sendamangalam road.
5. A Road of 25 M. width named as FF to connect outer ring road AA and Salem road. A part of the road is already existing in a layout.
6. A road of 30 M. named as GG width to connect Tiruchengode road and Salem road. The last mentioned Road is only widening of an Existing Road.
7. A road of 18 M. named as HH to connect inner ring road GG and Salem road, the mentioned road is only widening of existing road.

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All roads not yet improved has to be improved under MUDF of TNUDP.

Utilities and services

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

Low Cost Sanitation Programme

13.08. The on going Low Cost Sanitation Programme may be extended to the uncovered houses.

Burial Grounds

13.09. The burial grounds have to be improved by providing fencing, waiting shed, water supply and other required facilities.

Parks and Play Fields and Open spaces.

13.10. Open space like park and childrens play spaces etc. which are gifted by private developers have to be improved and maintained by the local body with the financial assistance provided by Commissioner of Town and Country Planning.

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Local Planning Authority's Functions.

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

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

13.13. For the purposes of implementing the projects mentioned in this Master plan and also for the general Urban Planning and Development and for implementing the same, the local body/ Local Planning Authority shall avail loans and grants from the World Bank, Government of India , Government of Tamil Nadu, and institutional financing body like HUDCO.

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PART = IV.

CHAPTER = XIV.

DEVELOPMENT CONTROL REGULATIONS AND USE ZONES.

Permissions and Use Zones.

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

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

Use Zones and Uses Permitted.

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

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

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

Development Regulations in Detailed Development Plans.

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

Verified by RealEstate ™

ANNEXURE-A

Copy of true Extract.

SALEM DISTRICT GAZETTE

SUPPLEMENT

PUBLISHED BY AUTHORITY

SALEM, DECEMBER 1993

SUPPLEMENT TO THE SALEM DISTRICT GAZETTE EXTRA ORDINARY.

DECEMBER - 1983.

ABSTRCAT.

Master paln - Namakkal Local Planning Area - Approval under section 28 of Town and Country Planning Act 1971 - Accorded.

Housing and Urban Development Department.

Go. Ms. No. 596 Dated 12-3-83.

Read:-

1.Go.Ms. No. 291, HG&UD., Dated 12.3.80.

2.From the Director of Town and Country Planning, Lr.Roc. No. 5576/82 MP Dated 20.11.82.

ORDER

1. Under Section 28 of the Tamil Nadu Town and Country Planning Act,1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu here by approves the Master Plan for Nammakal Local Planning Area submitted by the Director of Town and Country with the letter second read above.

2. A Copy of the Master Plan as approved by Government is communicated to Director of Town and country Planning for resubmission to Government. the following notification will be published in the Tamil Nadu Government Gazette.

..A2..

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.. /A2/..

NOTIFICATION

1. In exercise of the powers conferred by section 30 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu here by published the approval of the Government under section 28 of the said Act to the Master Plan for Namakkal Local Planning Area, submitted by the Director of Town and Country Planning.

2. The Master Plan for Namakkal Local Planning Area with all its enclosures shall be open to the inspection of the public in the office of the Local Planning Authority, Namakkl during office hours.

(BY ORDER OF THE GOVERNOR)

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

To,
The Works Manager,
Government central press,
Madras-1. (for publication in the T.N.G.G.).

Copy to
The Director of Town and Country Planning, Madras-2.

The Law Department, Madras-9.

The Executive Authority,
Local Planning Authority, Namakkal.

/ true copy /

Sd/-x.x.x.x.x.x.x.x.x.
Executive Authority,
Local Planning Authority,
Namakkal,

Namakkal-637002.
6.12.1983.

/ true copy /

Assistant Director of town & Country Planning, Salem - 7.

Verified by RealEstate

ANNEXURE-D

GOVERNMENT OF TAMIL NADU

ABSTRACT

Master Plan - Master Plan for Namakkal Local Planning Area - Approval accorded under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 - Review of the approved Master Plan - Direction - Issued.

HOUSING AND URBAN DEVELOPMENT (UD IV) DEPARTMENT

Go.Ms.No.419, Dated : 10th June, 1993.

Read :

1. Go.Ms.No.396, Housing and Urban Development Department, dated 12.3.1983.

Read also:

2. From the Director of Town and Country Planning, Lr.Roc.No.33597/85/MPA1, Dated 22.3.91.

ORDER

In the Government order first read above, the Master Plan for Namakkal Local Planning area was approved under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) and the same was published under sub-section (1) section 30 of the said act with the Housing and Urban Development Department Notification No.II(2)/HOU/1793/83, dated the 12th March 1983, at page 301 of part II- Section 2 of the Tamil Nadu Government Gazette, dated the 13th April 1983.

2. The Director of Town Country Planning in his letter second read above has reported that since the approval referred to in para 1 above was accorded several years back, the Master Plan can be reviewed under clause (b) of sub section (2) of section 32 of the said Act. He has, therefore, requested the Government to issue a direction to the Namakkal Local Planning Authority to reviwe the already approved Master Plan in respect of the said Local Planning area and to resubmit the same to the Government with necessary modifications for approval.

3. Now, therefore, under clause (b) of sub-section (2) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby directs the Namakkal Local Planning Authority to review the Master Plan for Namakkal Local Planning Area, approved and published with the Housing and Urban Development Department

..B2..

Verified E Recipe ™

/B2/

Notification No.II (2)/HOU/1793/83, dated the 12th March 1983, at page 301 of part II - section 2 of the Tamil Nadu Government Gazette, dated the 13th April 1983, after carrying out such fresh surveys as may be considered necessary and in consultation with the regional planning authority and the Local authorities concerned and to make such modifications in such plan wherever necessary and to submit the modified Master Plan for the approval of the Government.

(BY ORDER OF THE GOVERNOR)

L.N.VIJAYARAGHAVAN,
Secretary to Government.

/ true copy /

To,

The Member Secretary,
Namakkal Local Planning Authority through the Director of
Town and Country Planning, Madras.

The Director of Town and Country Planning, Madras-2

The Commissioner of Namakkal Municipality.

The Regional Deputy Director of Town and Country Planning, Salem.

Copy to :

The Law Department, Madras-9.

The Housing and U.D (UDIV(1)) Department. Madras-9.

/true copy/

Sd/-x.x.x.x.x.x.x.x.x.
Section officer.

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ANNEXURE-C

GOVERNMENT OF TAMIL NADU

ABSTRACT

Master Plan - Namakkal local planning area - consent of the Government to the publication of Notice of the preparation of the modified master plan - Accorded.

HOUSING AND URBAN DEVELOPMENT (UD.IV.2)DEPARTMENT.

G.O.Ms.No.727. Dated :31.8.95.

Read :

1. G.O.Ms.No.596, Housing and Urban Development Department, dated 12.3.83.
2. G.O.Ms.No.419, Housing and Urban Development Department, dated 10.6.93.
3. From the Director of Town and Country Planning Letter Roc.No.9840/95,MPA1, dated 27.3.95.

ORDER:

In the Government Order second read above the Government directed the Namakkal local planning authority under clause (b) of sub-section (2) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) to review the master plan for Namakkal local planning area, which was already approved by the Government in the Government order first read above, after carrying out such fresh surveys as may be considered necessary and in consultation with the regional planning authority and the local authorities concerned, and to make such modifications wherever necessary and to submit the modifiedmaster plan for the approval of the Government. In the letter third read above the Director of Town and Country Planning has forwarded the proposal of the Namakkal local planning authority requesting the Government to give their consent to the publication of a notice of the preparation of the modified master plan for Namakkal local planning area under sub-section (2) of section 24 of the said Act. The Director of Town and Country Planning has recommended that consent under sub-section (2) of section 24 of the said Act may be given to the publication of a notice of the preparation of the modified master plan for Namakkal local planning area by the Namakkal local planning authority.

2. Under sub-section (2) of section 24 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act. 35 of 1972), the Governor of Tamil Nadu hereby gives his consent to the Namakkal local planning authority to the publication of a notice under section 26 of the said Act for the preparation of the modified master plan for Namakkal local planning area.

3. The draft modified master plan for Namakkal local planning area as consented to by the Government under sub-section(2) of section 24 of the said Act is returned to the Director of Town and Country Planning and he is requested to acknowledge its receipt.

/2/

The Director of Town and Country Planning is requested to ensure that the various requirements specified in the said Act and the Master Plan (Preparation, Publication, and Sanction) Rules are strictly adhered to by the Namakkal local planning authority before the modified master plan is resubmitted to the Government for approval under section 28 of the said Act.

(BY ORDER OF THE GOVERNOR)

DEBENDRANATH SARANGI,
SECRETARY TO GOVERNMENT.

To

The Director of Town and Country Planning, Madras-2.
The Commissioner of Namakkal Municipality, Salem District.

Copy to:

The Collector of Salem District, Salem.
The Commissioner of Municipal Administration, Madras-5.
The Member-Secretary, Namakkal Local Planning Authority, through The Director of Town and Country Planning, Madras-2.
The Regional Deputy Director of Town and Country Planning, Salem Region, Salem.
The Law Department, Madras-9.
S/SC.

/FORWARDED/BY ORDER/

M. Pitchaiyan
SECTION OFFICER
25995

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ANNEXURE - D

GOVERNMENT OF TAMILNADU.

ABSTRACT.

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

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

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

Read:

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

. . . . . .

ORDER :

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

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

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Of these, the Residential use zone has been further sub-divided into two categories namely : -

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

The Industrial use zone has been similarly sub-divided into three categories, namely : -

1. Controlled Industrial use zone ;
2. General Industrial use zone ; and
3. Special Industrial and Hazardons use zone.

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

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

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

4. The Government have examined the suggestions. They accept the views of the Member Secretary, Madras Metropolitan Development Authority so far as it relates to the Madras Metropolitan and as for other urban areas of the State. The Government approve in priniciple, the draft zoning regulations submitted by the Director of Town and Country Planning. The Director is requested to furnish copies of the draft zoning regulations to the Local Planning Authorities as soon as they are constituted.

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

(By order of the Governor)

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

/true copy/

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USE ZONE REGULATIONS.

I. RESIDENTIAL USE ZONE.

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

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

Uses Permitted.

1. All residential buildings including single and multi-family dwellings, apartment dwelling and tenements together with appurtenances pertaining there to ;
2. Professional consulting offices of the residents and other incidental uses therefor ;
3. Petty shops dealing with daily essentials including retail provisions, soft drinks, cigerettes, news-papers, milk-kiosks, cycle repair shops and single person tailoring shops ;
4. Hair dressing saloons and Beauty Parlours.
5. Nursery and Primary Schools.
6. Taxi and Autorickshaw stands ; and
7. Parks and Play fields.

USE ZONE - I. (b) MIXED RESIDENTIAL USE ZONE.

Uses Permitted.

1. All uses permitted under use zone (a) (i.e.) Primary Residential use zone ;
2. Hostels and single person apartments.
3. Community Halls, Kalyanamandapams, Religious buildings, Welfare centres and Gymnasia ;
4. Recreation clubs, Libraries and Reading Rooms.
5. Clinics, Dispensaries and Nursing Homes ;
6. Government, Municipal and other Institutional Sub-Offices.

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

8. Banks and Safe Deposit Vaults ;

9. Educational Institutions excluding colleges.

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

11. Petrol filling and Service Stations.

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

13. Vegetable, Fruit, Flower, Fish eggs and meat shops ;

14. Bakeries and confectionaries ;

15. Laundry, Tailoring and Goldsmith shops ; and

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

II. COMMERCIAL USE ZONE – USE ZONE 2.

Uses Permitted.

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

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

3. Business Offices and other commercial and financial institutions ;

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

5. Cinema theatres and other commercial entertainment centres ;

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

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

8. Automobile repair shops and garages ;

9. Small Industries, using electric motor not exceeding 20 H.P. and - or employing not more than 25 workers, which are not noxious or offensive due to odour, dust, smoke, gas, noise or vibration or otherwise dangerous to Public health and safety ; and

10. Installation of electric motors not exceeding 50 H.P. for uses incidental to the commercial activities permissible in the zone.
(Vide Amentment issued in Government Letter No.12096/UD IV (1) 93-4 dated 2.8.93.)

11. Restaurants with or without boarding and lodging houses, star hotels and nonstar hotels.
(Vide Amentment issued in Government Letter No.6979/UD IV (2) 88/11, dated 22.6.92.)

III. INDUSTRIAL USE ZONE - USE ZONE 3.

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

USE ZONE = III(a) : Controlled Industrial Use Zone.

Uses Permitted.

1. All Commercial uses listed under use zone 1(a), 1(b) and 2 i.e. residential and commercial use zones ;

2. Industries using electric power not exceeding 130 H.P. (L.T. Maximum load) but excluding industries of obnoxious and hazardous nature by reason of odour liquid effluent dust, smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity. Provided that these industries may use steam, oil or gas, power during periods of power shortages or failure.

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

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

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ZONE III (b) GENERAL INDUSTRIAL USE ZONE.

Uses permitted.

1. All Commercial uses listed under use zone 1(a), 1(b) and i.e., residential and commercial use zones.

2. All Industries without restrictions on the horse-power installed or type of motive powers used excluding those are obnoxious or hazardous nature by reason or odour, liquid, effluent dust, smoke, gas, vibration etc., or otherwise like to cause danger or nuisance to public health or amenities.

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

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

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

Uses Permitted.

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

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

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

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

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

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

7. Melting or processing tallow of sulphur ;

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

9. Washing or driving wool or hair ;

10. Making Fish oil ;

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

12. Manufacturing or distilling sago and artifical manure ;

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

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

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

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

IV. EDUCATIONAL USE ZONE – USE ZONE 4.

Uses Permitted.

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

2. All uses permitted in use zone 1(a) i.e., Primary residential use zone.

3. Hostels, and Single person apartments ;

4. Recreation clubs, libraries and reading rooms and

.. 9..

5. Restaurants ;

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PUBLIC AND SEMI PUBLIC USE ZONE – USE ZONE 5.

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

VI. AGRICULTURAL USE ZONE – USE ZONE 6.

Uses Permitted.

1. All agricultural uses ;
2. Farm houses and buildings for agricultural activities ;
3. Rural settlements with allied uses ;
4. Public and Private parks, Playfields, gardens caravan and compaign sites and other recreational uses ;
5. Dairy and cattle farms ;
6. Piggeries and poultry farms ;
7. Water tanks and reservoirs ;
8. Sewage farms and garbage dumps ;
9. Airports and broadcasting installation ;

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10. Forestry.

11. Cemetaries, Crematoria and burning and burial grounds.

12. Storing and drying of fertilizers ;

13. Fish curing ;

14. Salt manufacturing ;

15. Brick, Tile or pottery manufacture.

16. Stone crushing and quarrying and

17. Sand, clay and gravel quarrying.

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

Director of Town &
Country Planning, Salem-7.

/true copy/

Verified by RealEstate ™

ANNEXURE - E.

SURVEY NUMBERS COMPRISED IN USE ZONES

WARD - A

Block No.1. (T.S.No. 1 to 27)

PRIMARY RESIDENTIAL

PR-13

T.S.No. 1pt.

PR-1

T.S.No.3pt, 4pt, 5pt, 6pt, 7pt, 8, 9, 10pt, 11pt, 12, 13, 14pt, 17pt, 18pt, 19pt, 20pt, 21pt, 23pt,

MIXED RESIDENTIAL

MR - 1

T.S.No. 17pt, 18pt, 19pt, 20pt, 21pt, 23pt, 25pt, 26, 27pt.

GENERAL INDUSTRY

GI - 1

T.S.No. 10pt, 11pt.

CONTROL INDUSTRY

CI - 1

T.S.No. 1pt.

CI - 2

T.S.No.3pt, 4pt, 5pt, 6pt, 7pt, 14pt.

CI-3

T.S.No. 17pt, 27pt.

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PUBLIC & SEMI PUBLIC

P-1

T.S.No. 25pt.

EXISTING ROAD

T.S.No.2, 4pt, 5pt, 15, 16, 22, 24.

PROPOSED ROAD

'DD' Road

T.S.No.11pt, 21pt, 19pt, 18pt, 14pt, 20pt, 23pt.

'AA' Road

T.S.No.21pt.

BLOCK - 2 (T.S.No. 1 to 23)

MR- 2

T.S.No.1pt, 2pt, 3, 4pt, 5pt, 6, 7pt, 8pt, 9pt, 10pt, 11, 12pt, 13pt, 15pt, 16, 17pt, 18pt, 19pt, 21pt, 22pt.

C-1

T.S.No.21pt, 22pt.

EXISTING ROAD

T.S.No. 14, 15pt, 18pt, 19pt, 20, 23.

LAND UNDER WATER

T.S.No.10pt, 13pt, 17pt, 22pt.

PROPOSED ROAD

'AA' Road

T.S.No.1pt, 2pt, 4pt, 5pt, 7pt, 8pt, 9pt.

'FF' Road

T.S.No.8pt, 10pt, 12pt.

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BLOCK - 3 (T.S.No. 1 to 17)

MR - 3

T.S.No.1pt, 2, 3pt, 4, 5, 7pt.

C - 2

T.S.No.7pt, 10pt, 11pt, 12pt, 13pt, 16pt.

CI - 7

T.S.No.10pt, 11pt, 12pt.

CI - 8

T.S.No.13pt, 15pt, 16pt.

E-1

T.S.No. 1pt.

EXISTING ROAD

T.S.No.1pt, 3pt, 6, 7pt, 8, 9,12pt, 14, 17.

PROPOSED ROAD

'GG' Road

T.S.No.12pt, 13pt, 15pt.

'HH' Road

T.S.No. 4pt, 5pt, 7pt, 10pt.

BLOCK - 4 (T.S.No.1 to 24)

PR - 2

T.S.No.1, 3pt, 4pt, 5pt, 6pt, 7pt, 8pt, 9pt, 16pt.

MR - 3

T.S.No. 8pt, 10pt, 11, 12, 13, 14pt, 15pt, 16pt, 17pt, 18, 19pt, 20, 21, 22pt, 23pt.

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C-4

T.S.No.16pt, 17pt, 22pt.

C - 5

T.S.No. 5pt, 6pt.

CI - 9

T.S.No.22pt, 23pt, 24pt.

E-2

T.S.No. 5pt, 4pt (4) as per adangal

P-13

T.S.No. 24pt.

EXISTING ROAD

T.S.No.22pt, 23pt, 24pt.

LAND UNDER WATER

T.S.No.2, 3pt, 4pt, 5pt, 6pt, 7pt, 16pt, 19pt.

PROPOSED ROAD

'AA' Road

T.S.No.7pt, 8pt, 9pt, 10pt, 14pt, 15pt, 16pt.

B

BLOCK - 5 (T.S.No. 1 to 32)

Comes under sanctioned Detailed Development Plan No.2

BLOCK - 6 (T.S.No. 1 to 20)

Comes under sanctioned Detailed Development Plan. No.2

Verified RealEstate ™

(T.S.No. 1 to 81, 88pt, 121 to 291.)
Comes under Sanctioned D.D.Plan.No.2.

(T.S.No.82 to 87, 88pt, 89 to 120)

MR-4

T.S.No. 82 to 87, 89 to 120.

EXISTING ROAD

T.S.No.88pt.

BLOCK - 8 (T.S.No. 1 to 60)

Comes under sanctioned D.D.Plan.No.2.

BLOCK NO. 9 (T.S.No. 1 to 157)

MR-3

T.S.No.3pt, 28, 29, 31, 32, 34 to 40, 51 to 53, 55 to 63, 65, 66pt, 67pt, 81pt, 82pt, 84, 85, 86, 88 to 107, 109, 110pt, 111, 112pt, 113pt, 122 to 131, 132, 133pt, 134pt, 135, 136, 137pt, 138, 139pt.

C-3

T.S.No.1pt, 2pt, 24pt, 25, 26, 66pt, 67pt, 68 to 79, 81pt, 110pt, 112pt, 113pt, 114, 115, 116, 117, 118, 119, 120, 133pt, 134pt, 137pt, 139pt, 140 to 156.

CI - 8

T.S.No.1pt, 2pt, 4, 5 to 7, 8pt, 9 to 21, 23, 24pt, 30, 81pt, 82pt.

EXISTING ROAD

T.S.No.8, 22, 27, 33, 50, 54, 64, 80, 83, 87, 108, 121, 157.

PROPOSED ROAD

'GG' Road

T.S.No.1pt.

Verified RealEstate™

BLOCK - 10 (T.S.No. 1 to 151)

C-3

T.S.No. 1 to 26, 28 to 50, 52 to 150.

EXISTING ROAD

T.S.No. 27, 51, 151.

BLOCK - 11 (T.S.No.1pt, 2, 3 to 80, 174pt, 195 to 204, 205pt, 206, 297 to 300)

Comes under Sanctioned D.D.Plan. No.2.

(T.S.No.1pt, 81 to 173, 174pt, 175 to 194, 205pt, 207 to 296, 301 to 309)

MR-4

T.S.No. 82 to 119, 120pt, 128, 129, 130pt, 134pt, 135, 175 to 184, 186 to 193, 207 to 219, 221 to 232, 234 to 250, 252, 253, 255 to 270, 272 to 279, 281 to 292, 301pt, 304, 305, 306, 307, 309.

C-3

T.S.No.120pt, 121, 122 to 127, 130pt, 131 to 133, 134pt, 136pt, 138 to 142, 143pt, 145pt, 146, 147, 148pt, 149, 150pt, 152 to 155, 156pt, 157 to 162, 163pt, 294, 295, 296, 301pt, 302pt.

E-3

T.S.No.169, 170pt, 172pt, 173pt.

P4

T.S.No.136pt, 137, 143pt, 144, 145pt, 148pt, 150pt, 151pt, 156pt, 163pt, 164 to 166, 170pt, 171, 172pt, 173pt, 302pt.

EXISTING ROAD

T.S.No.1pt, 81, 167, 168, 174pt, 185, 194, 205pt, 220, 233, 251, 254, 271, 280, 293, 303, 308.

Verified Real Estate ™

WARD - B

Block - 1 (T.S.No. 1 to 29)

PR - 12

T.S.No. 15pt, 16pt, 17pt, 20pt, 21pt, 22pt, 24pt.

MR-11

T.S.No.1pt, 2, 3pt.

MR-10

T.S.No. 3pt, 5pt. 9/4, 13/4

MR-8

T.S.No.26pt, 27pt, 28pt.

C-19

T.S.No.25pt, 26pt, 27pt.

C-27

T.S.No.16pt, 17pt.

C.28

T.S.No. 16pt, 17pt.

C-29

T.S.No.4pt, 6pt.

CI-4

T.S.No.1pt.

CI - 5

T.S.No. 5pt, 6pt, 7pt, 8pt.

CI- 6

except 9/4, 13pt except 13/4

T.S.No.8pt, 9pt, 10pt, 12pt, ~~13~~, 14, 15pt, 25pt.

P - 2

T.S.No. 1pt.

P - 3

T.S.No. 11, 25pt, 26pt, 28pt.

நகோப்பு எண் : 3433/2003-கே

① G:O.MS.NO-65, H&UD நாள்: 4.3.04 வார்டு-பி, பிளாக்-1, ந.அ.எண்: 9/4, 13/4-ல் 2.3780 ஹைக். நிலம் கட்டுப்படுத்தப்பட்ட தொழில்பகுதியி திலிருந்து நிலப்பயன் முடியிருப்பு பகுதி நிலப்பயன் மாற்றம் செய்யப்பட்

② TNGGazette No.13, Part II - Section 2, நாள் 7-04-2004.

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EXISTING ROAD

T.S.No.3pt, 4pt, 5pt, 6pt, 7pt, 8pt, 10pt, 12pt, 14pt, 15pt, 18, 19, 20pt, 21pt, 22pt, 23 , 24pt, 29.

LAND UNDER WATER

T.S.No. 12pt.

PROPOSED ROAD

'BB' Road

T.S.No.6pt, 8pt, 9pt, 16pt, 17pt.

'CC' Road

T.S.No.10pt, 12pt, 24pt, 25pt, 27pt.

BLOCK - 2 (T.S.No.1 to 30)

PR - 8

T.S.No. 19pt, 29pt.

PR - 9

T.S.No.17pt.

PR - 10

T.S.No.1pt, 2pt, 4pt, 6pt, 7, 8pt, 10pt, 11pt, 12, 13pt, 14, 15pt, 16pt, 17pt.

PR - 11

T.S.No.1pt, 2pt, 3, 4pt, 5, 6pt, 16pt, 18pt, 19pt, 20pt, 21, 22, 23, 24, 25, 26, 27pt, 28, 29pt.

MR - 7

T.S.No. 8pt, 9pt, 10pt.

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C - 25

T.S.No. 1pt, 2pt, 4pt, 6pt, 16pt, 18pt, 20pt.

C-26

T.S.No. 1pt, 2pt, 4pt, 6pt, 15pt, 16pt, 17pt.

C - 19

T.S.No.8pt, 10pt.

Ag.-1

T.S.No. 8pt.

EXISTING ROAD

T.S.No.4pt, 9pt, 29pt, 30.

PROPOSED ROAD

'BB' Road

T.S.No.1pt, 2pt, 4pt, 6pt, 16pt, 17pt, 18pt.

'CC' Road

T.S.No.8pt, 10pt, 11pt.

'EE' Road

T.S.No.13pt, 17pt, 18pt, 19pt, 20pt, 27pt, 29pt.

BLOCK - 3 (T.S.No. 1 to 32)

PR-8

T.S.No.27pt, 28pt, 29pt, 30pt, 31pt.

PR - 9

T.S.No. 13pt, 20pt, 21pt, 22pt, 23, 24pt, 25pt, 26pt, 29pt, 30pt.

PR - 10

T.S.No.12pt.

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UR-7

T.S.No.1, 2pt, 3, 4, 5pt, 6pt, 7pt, 8pt, 9, 10pt, 11pt, 13pt, 32pt.

C-18

T.S.No. 5pt, 6pt, 7pt, 8pt, 10pt, 11pt, 12pt, 13pt, 14pt, 15, 16, 18, 19pt, 20pt, 22pt.

C-20

T.S.No.20pt, 21pt, 24pt, 25pt, 28pt, 29pt, 30pt.

C-21

T.S.No.26pt. 28pt, 29pt, 30pt.

C-22

T.S.No.27pt, 30pt, 31pt.

E-17

T.S.No.32.

E-16

T.S.No.10pt.

Ag.-6

T.S.No.17. —

EXISTING ROAD

T.S.No.2pt, 8pt, 10pt, 12pt, 22pt, 25pt, 26pt, 27pt, 31pt.

PROPOSED ROAD

'BB' Road

T.S.No.25pt, 26pt, 28pt, 29pt, 30pt.

'CC' Road

T.S.No.10pt, 12pt, 13pt, 14pt, 19pt, 20pt, 21pt, 22pt.

RAILWAY LINE

T.S.No.27pt, 31pt.

Verified RealEstate ™

BLOCK - 4 (T.S.No.1 to196)

MR - 7

T.S.No.63pt, 64pt, 65pt, 66 to 85, 86pt, 89pt, 90, 92pt, 94 to 112, 113pt, 125 to 136, 138 to 149, 150pt, 151pt, 152pt, 155, 156, 157pt, 158 to 173, 175 to 185, 189pt, 190pt, 191, 192pt, 193pt, 194pt, 195pt, 196.

MR - 9

T.S.No. 1 to 8, 10 to 20, 22 to 39, 41 to 61.

C - 18

T.S.No.63pt, 64pt, 65pt, 86pt, 87, 88, 89pt, 92pt, 93, 113pt, 114 to 116, 118 to 124, 150pt, 151pt, 152pt 153, 154, 157pt, 186, 187, 188, 189pt, 190pt, 192pt, 193pt, 194pt, 195pt.

EXISTING ROAD

T.S.No. 9, 21, 40, 62, 91, 117, 137, 174,

BLOCK - 5 (T.S.No. 1 to 217)

MR - 7

T.S.No.94pt, 95 to 110, 111pt, 113 to 118,119pt, 120pt, 121pt, 122pt, 123pt, 124 to 128, 130 to 140, 141pt, 142pt, 143, 145 to 153, 154pt, 156 to 168, 171pt, 172, 173pt, 174 to 176, 177pt, 179pt, 180pt, 181, 182, 183pt, 184pt, 185 , 186pt, 187, 188pt, 189pt, 193 to 195, 197 to 216.

MR -9

T.S.No. 2 to 21, 23 to 25, 27 to 44, 46 to 51, 54 to 64, 66 to 69, 71 to 80, 82, 83, 84, 86 to 91.

C-18

T.S.No.94pt, 111pt, 119pt, 120pt, 121pt, 122pt, 123pt, 141pt, 142pt, 154pt, 170, 171pt, 173pt, 177pt, 178, 179pt, 180pt, 184pt, 186pt, 188pt, 189pt, 190, 191, 192.

Verified by RealEstate ™

EXISTING ROAD

T.S.No.1, 22, 26, 45, 52, 53, 65, 70, 81, 85, 92, 93, 112, 129, 144, 155, 169, 183pt, 196, 217.

BLOCK - 6 (T.S.No. 1 to 196)

MR-9

T.S.No.3pt, 15pt, 23pt, 24pt, 27 to 106, 108, 109, 110, 111pt, 112, 132pt, 141pt, 186pt, 187 to 190, 191pt, 192pt, 193, 194, 195pt, 196pt.

C-17

T.S.No.2, 3pt, 4 to 14, 15pt, 16 to 22, 23pt, 111pt, 113 to 119, 120 to 131, 132pt, 133 to 136, 137 to 140, 141pt, 142 to 147, 148 to 156, 157 to 182, 183pt, 186pt, 191pt, 192pt, 195pt, 196pt.

P-3

T.S.No. 1, 24pt, 25.

Aq- 2

T.S.No. 183pt, 184, 185.

EXISTING ROAD

T.S.No.24pt, 26, 107.

BLOCK - 7 (T.S.No. 1 to 287)

MR-9

T.S.No.105 to 112, 115pt, 116, 117pt, 118pt, 119, 120pt, 189pt, 227pt, 228, 230 to 235, 238 to 243, 245 to 255, 257 to 267, 268pt, 269 to 280, 281pt, 282 to 286.

C-17

T.S.No.2 to 75, 77, 78, 80 to 103, 113, 114, 115pt, 117pt, 118pt, 120pt, 121 to 188, 189pt, 190pt, 191 to 226, 227pt.

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EXISTING ROAD

T.S.No.1,76, 79, 104, 190pt, 229, 236, 237, 244, 256, 268pt, 281pt, 287.

BLOCK - 8 (T.S.No. 1 to 240)

MR - 9

T.S.No.1 to 15, 18, 19, 23 to 27, 29 to 63, 67 to 71, 73 to 76, 77pt, 80pt, 86pt, 87pt, 88pt, 89 to 97, 98pt, 101pt, 103pt, 104pt, 105pt, 106pt, 107 to 112, 114 to 124, 129pt, 130 to 134, 135pt, 136pt, 137pt, 138pt, 139, 140pt, 141 to 143, 144pt, 146 to 174, 176 to 218, 219pt, 220pt, 221pt, 226pt, 230pt, 231 to 233, 235, 236pt.

C - 17

T.S.No.77pt, 78, 79, 80pt, 81, 82, 83, 84, 85, 86pt, 87pt, 88pt, 98pt, 99, 100, 101pt, 102, 103pt, 104pt, 105pt, 106pt, 125 to 128, 129pt, 135pt, 136pt, 137pt, 138pt, 140pt, 144pt, 219pt, 220pt, 221pt, 222, 223, 224, 225pt, 226pt, 227 to 229, 230pt, 236pt, 237 to 240.

EXISTING ROAD

T.S.No.16, 17, 20, 22, 28, 42, 64, 65, 66, 72, 113, 145, 175, 234.

BLOCK - 9 (T.S.No.1 to 241)

MR-7

T.S.No. 4pt, 5 to 10, 12 to 24, 26 to 35, 37 to 42, 44 to 56, 59 to 71, 73, 74, 76 to 81, 83, 87pt, 89pt, 90 to 100, 107pt, 108 to 110, 111pt, 115 to 123, 134 to 150, 152 to 161, 163 to 188, 190 to 207.

Verified RealEstate ™

C-15

T.S.No.3, 4pt, 84, 86, 87pt, 88, 89pt, 101, 102 to 106, 107pt, 111pt, 113, 114, 127, 128 to 133, 209 to 216, 218 to 241.

EXISTING ROAD

T.S.No.1, 2, 11, 25, 36, 43, 57, 58, 72, 75, 82, 85, 112, 124, 125, 126, 151, 162, 189, 208, 217.

BLOCK - 10 (T.S.No.1 to 313)

MR-6

T.S.No.270pt, 271pt, 273, 274, 275, 276, 277 to 279, 280pt, 281pt, 282pt, 283pt, 284pt, 285 to 290, 291pt, 299pt, 300pt, 302pt, 304pt, 306pt, 307pt, 308pt, 309, 310, 311pt.

C-16

T.S.No. 2 to 29, 30 to 41, 43 to 50, 52 to 83, 85 to 146, 148 to 170, 172 to 231, 233 to 268, 269, 270pt, 271pt, 272, 280pt, 281pt, 282pt, 283pt, 284pt, 291pt, 293 to 298, 299pt, 300pt, 301, 302pt, 303, 304pt, 305, 306pt,307pt, 308pt, 311pt.

EXISTING ROAD

T.S.No.1, 42, 51, 84, 147, 171, 232, 292, 312,313.

Verified @ RealEstate ™

WARD - C

BLOCK - 1 (T.S.No. 1 to 10)

Comes under sanctioned D.D.Plan No.2

(T.S.No.11 to 95)

MR - 4

T.S.No.11 to 15, 16 to 32, 34 to 39, 41 to 53, 55 to 76, 78 to 83, 92, 93, 95.

PUBLIC & SEMI-PUBLIC

P-5

T.S.No. 84 to 91.

EXISTING ROAD

T.S.No.33, 40, 54, 77, 94.

BLOCK - 2 (T.S.No.1 to 201)

MR - 4

T.S.No.1 to 15, 17 to 21, 23 to 35, 37 to 50, 52 to 78, 80 to 98, 100 to 105, 107 to 110, 112 to 123, 125 to 133, 135 to 158, 160 to 200.

PUBLIC & SEMI - PUBLIC

P-5

T.S.No. 134.

EXISTING ROAD

T.S.No.16, 22, 36, 51, 79, 99, 106, 111, 124, 159, 201.

Verified by RealEstate ™

BLOCK - 3 (T.S.No. 1 to 6, 57 to 105.)
Comes under Sanctioned D.D.Plan.No.2
(T.S.No.7 to 56)

MR-4

T.S.No.7,8,10 to 55.

EXISTING ROAD

T.S.No. 9, 56.

BLOCK - 4 (T.S.No. 1 to 262)

MR - 4

T.S.No.2 to 17, 19 to 38, 40 to 45, 47 to 71, 74 to 84, 86 to 88, 90 to 104, 106 to 108, 110 to 124, 126 to 137, 139 to 141, 143 to 163, 165 to181, 183 to 203, 205 to 226, 228pt, 229pt, 230pt, 231 to 234, 236 to 238, 239pt, 240, 241pt, 242pt, 243 to 248, 250 to 261.

EXISTING ROAD

T.S.No. 1,18, 39, 46, 72, 73, 85, 89, 105, 109, 125, 138, 142, 164, 182, 204, 227, 228pt, 229pt, 230pt, 235, 239pt, 241pt, 242pt, 249, 262.

BLOCK - 5 (T.S.No. 1 to 223)

MR - 4

T.S.No.40 to 58, 60 to 64, 66 to 75, 93 to 95, 97 to 141, 143.

C - 6

T.S.No. 1 to 13, 23 to 28, 144pt, 145pt, 146, 147, 148, 150 to 166, 168 to 177, 179 to 184, 186 to 195, 196 to 222.

Verified @ RealEstate ™

E-4

T.S.No. 14 to 22, 29 to 38.

E-5

T.S.No.149.

PUBLIC & SEMI PUBLIC

P-6

T.S.No. 76 to 92, 96, 144pt.

EXISTING ROAD

T.S.No. 39, 59, 65, 142, 145pt, 167, 178, 185, 223.

LAND UNDER WATER

T.S.No. 144pt.

BLOCK - 6 (T.S.No. 1 to 172)

MR-4

T.S.No.1 to 6, 8 to 11, 13 to 20, 22, 23,

C-7

T.S.No.27pt, 29 to 36, 38, 39pt, 40 to 46, 48 to 52, 54 to 60, 62, 63, 64pt, 65, 66pt, 67 to 78, 80 to 85, 87, 89, 91 to 105, 107, 110 to 117, 119 to 148, 150 to 169, 170 to 172.

PUBLIC & SEMI PUBLIC

P-6

T.S.No.21, 24, 25.

P-7

T.S.No. 27pt.

EXISTING ROAD

T.S.No.7, 12, 37, 39pt, 47, 53, 61, 64pt, 66pt, 79, 86, 88, 90, 106, 108, 109, 118, 149.

LAND UNDER WATER

T.S.No. 26, 28.

Verified RealEstate ™

BLOCK - 7 (T.S.No. 1 to 67)

MR-5

T.S.No.31 to 42, 44 to 48, 50 to 57, 59 to 66.

E-8

T.S.No.2 to 15, 17, 18.

PUBLIC AND SEMI PUBLIC

P-9

T.S.No.19 to 30, 67.

EXISTING ROAD

T.S.No.1, 16, 43, 49, 58.

BLOCK - 8 (T.S.No. 1 to 434)

MR-5

T.S.No. 14 to 22, 24 to 32 , 34, 35, 36, 38 to 42, 44 to 55, 57 to 64, 67pt, 68, 69pt, 70pt, 71pt, 79 to 81, 83 to 88, 90 to 97, 99 to 106, 108 to 113, 115 to 124, 126 to 135, 137, 139, 141 to 150, 152 to 157, 159 to 165, 167 to 174, 176 to 179, 181 to 184, 186 to 194, 197 to 207, 209 to 212, 214 to 241, 243 to 272, 275 to 289, 291 to 306, 308 to 313, 315 to 323, 325 to 334, 336 to 349, 351 to 358, 361 to 368, 370 to 389, 392 to 411, 413, 414 to 432.

C-8

T.S.No.2 to 12, 67pt, 69pt, 70pt, 71pt, 72 to 78.

E-7

T.S.No.360.

EXISTING ROAD

T.S.No.1, 13, 23, 33, 37, 43, 56, 65, 66, 82, 89, 98, 107, 114, 125, 136, 138, 140, 151, 158, 166, 175, 180, 185, 195, 196, 208, 213, 242, 273, 274, 290, 307, 314, 324, 335, 350, 359, 369, 390, 391, 412, 433, 434.

Verified by RealEstate ™

BLOCK - 9 (T.S.No.1 to 111)

MR-5

T.S.No.3pt, 13, 14, 15pt, 17pt, 18 to 20, 21pt, 22, 23, 24pt, 25 to 30, 32 to 35, 48 to 55, 57 to 60, 62 to 64, 75 to 80, 82 to 86, 88 to 94, 96 to 98, 100 to 102, 104, 105, 107 to 109, 110pt.

C-8

T.S.No. 4 to 12, 36 to 46, 65 to 67, 69 to 73.

EXISTING ROAD

T.S.No.1, 2, 3pt, 15pt, 16, 17pt, 21pt, 24pt, 31, 47, 56, 61, 68, 74, 81, 87, 95, 99, 103, 106, 110pt, 111.

BLOCK - 10 (T.S.No. 1 to 124)

MR-5

T.S.No.4pt, 16, 18 to 42, 44 to 74, 76, 77, 84pt, 85pt, 89 to 118, 120 to 124.

C-8

T.S.No.3, 4pt, 5 to 15, 78 to 83, 84pt, 85pt, 86 to 88,

EXISTING ROAD

T.S.No.1, 2, 17, 43, 75, 119.

BLOCK - 11 (T.S.No. 1 to 351)

MR-5

T.S.No.18, 21,to 24, 32, 33pt, 35, 37 to 44, 46, 47, 48pt, 55pt, 60pt, 61 to 64, 77, 79 to 93, 95 to 109, 129, 133, 134 to 160, 162 to 167, 169 to 180, 196, 197, 201 to 252, 254 to 265, 276 to 291, 293 to 297, 298 to 307, 309 to 311, 313 to 335, 337 to 350.

C-8

T.S.No. 2 to 12, 14 to 17, 19, 20, 26 to 31, 33pt, 34, 48pt, 49 to 53, 55pt, 56 to 59, 60pt, 66 to 76, 111 to 128, 130 to 132, 182 to 195, 198, 199, 200, 266 to 275.

.. 20

Verified by RealEstate ™

EXISTING ROAD

T.S.No.1, 13, 25, 36, 45, 54, 65, 78, 94, 110, 161, 168, 181, 253, 292, 308, 312, 336, 351.

BLOCK - 12 (T.S.No. 1 to 265)

Comes under sanctioned D.D.Plan. No.2.

BLOCK - 13 (T.S.No. 1 to 116)

MR-5

T.S.No.2pt, 3 to 6, 7pt, 8 to 10, 13, 19 to 25, 27 to 31, 32pt, 35 to 44, 46, 47pt, 48pt, 50pt, 56pt, 57, 58, 70 to 80, 82 to 100, 102 to 107, 109 to 111, 113 to 115.

C-8

T.S.No.2pt, 7pt, 11, 14 to 18, 32pt, 34, 45, 47pt, 48pt, 49, 50pt, 51 to 55, 56pt, 59 to 69, 101pt.

PUBLIC AND SEMI PUBLIC

P-8

T.S.No.101pt.

EXISTING ROAD

T.S.No.1, 12, 26, 33, 81, 108, 112, 116.

BLOCK - 14 (T.S.No. 1 to 323)

MR-5

T.S.No. 1 to 19, 21 to 25, 27 to 44, 46 to 56, 58 to 61, 63 to 65, 67, 69 to 135, 137 to 167, 169 to 181, 183 to 199, 201 to 252, 255 to 288, 290 to 299, 301 to 305, 307 to 315, 316, 317, 320.

Z-6

T.S.No.254, 289.

Verified by RealEstate ™

EXISTING ROAD

T.S.No.20, 26, 45, 57, 62, 66, 68, 136, 168, 182, 200, 253, 300, 306, 318, 319, 321, 322, 323.

BLOCK - 15 (T.S.No.1 to 13)

PR-3

T.S.No.1,2, 3pt, 4 to 10, 11pt, 12pt, 13pt.

Ag.-3

T.S.No. 3pt.

EXISTING ROAD

T.S.No.11pt, 12pt, 13pt.

BLOCK -16 (T.S.No. 1 to 41)

PR-4

T.S.No. 5pt, 6 to 11, 13 to 17, 18pt, 19pt, 20pt, 22pt, 24 to 28, 29pt, 31pt, 33pt, 34pt, 35, 36pt, 37 to 41.

C-9

T.S.No.5pt, 18pt, 19pt, 20pt, 29pt, 30, 31pt, 32, 33pt, 34pt, 36pt.

E-9

T.S.No. 2 to 4.

E-10

T.S.No.22pt.

EXISTING ROAD

T.S.No.1, 12, 21, 23.

Verified @ RealEstate ™

WARD - D

BLOCK - 1 (T.S.No. 1 to 484)

MR-6

T.S.No.111pt, 113pt, 115, 116pt,118pt, 132pt, 133pt,134, 135, 136pt, 138pt, 139pt, 140 to 146, 147pt, 148pt, 295pt, 296pt, 297pt, 298, 299pt, 301pt, 302 to 312, 313pt, 315pt, 317pt, 320pt, 325pt, 326 to 328, 329pt, 330pt, 331pt, 332pt, 333pt, 334, 335pt, 336pt, 337, 339 to 359, 431 to 482.

C-16

T.S.No.2 to 88, 90 to 110, 111pt, 112, 113pt, 114, 116pt, 117, 118pt, 119 to 131, 132pt, 133pt, 136pt, 137, 138pt, 139pt, 147pt, 148pt, 149 to 151, 154 to 292, 294, 295pt, 296pt, 297pt, 299pt, 300, 301pt, 313pt, 314, 315pt,316, 317pt, 318, 319, 320pt, 321 to 324, 325pt, 329pt, 330pt, 331pt, 332pt, 333pt, 335pt, 336pt, 360pt, 361 to 429.

EXISTING ROAD

T.S.No.1, 89, 152, 153, 293, 338, 360pt, 430, 483, 484.

BLOCK - 2 (T.S.No.1 to 212)

MR-6

T.S.No.28 to 41, 43 to 46, 48 to 54, 80 to 111, 113 to 151, 153 to 176, 178 to 210.

C-16

T.S.No. 2 to 11, 13 to 15, 17 to 22, 24, 25 to 27, 56 to 67, 69 to 78.

EXISTING ROAD

T.S.No.1, 12, 16, 23, 42, 47, 55, 68, 79, 112, 152, 177, 211, 212.

Verified by RealEstate ™

BLOCK - 3 (T.S.No. 1 to 231)

MR-6

T.S.No.13 to 26, 32pt, 33 to 38, 42 to 45, 47 to 53, 65 to 74, 79 to 87, 110 to 118, 120 to 181, 183 to 192, 195pt, 196 to 201, 203 to 214, 216 to 228, 230,231.

C-16

T.S.No. 1 to 11, 28 to 31, 32pt, 39, 41, 46, 55 to 64, 76 to 78, 88 to 109, 195pt.

EXISTING ROAD

T.S.No.12, 27, 40, 54, 75, 119, 182, 193, 194, 202, 215, 229.

BLOCK-4 (T.S.No. 1 to 41)

MR-6

T.S.No.10pt, 19pt, 20pt, 26pt, 27, 28pt, 32pt, 33, 34, 37, 38pt, 39pt, 40pt, 41pt,

C-23

T.S.No.12pt, 13pt, 14pt, 15pt, 16pt, 17pt, 22pt, 23pt, 29pt, 30pt, 31pt, 41pt.

C-24

T.S.No.10pt, 16pt, 19pt, 20pt, 21pt, 24pt, 26pt, 28pt.

Ag.-5

T.S.No.2.

EXISTING ROAD

T.S.No.1,4, 5, 6, 7, 8pt, 9pt, 20pt, 35, 36, 38pt, 39pt, 40pt.

Verified RealEstate ™

AND UNDER WATER

T.S.No.3.

PROPOSED ROAD

'BB' Road

T.S.No.13pt, 14pt, 15pt, 22pt, 23pt, 29pt, 30pt, 31pt, 32pt.

RAILWAY LINE

T.S.No.8pt, 9pt, 10pt, 11, 12pt, 15pt, 16pt, 17pt, 18, 21pt, 22pt, 23pt, 24pt, 25, 26pt, 28pt, 29pt, 30pt.

BLOCK-5 (T.S.No. 1 to 142)

MR-6

T.S.No. 1 to 28, 98 to 101, 129 to 134, 137pt, 138pt.

C-14

T.S.No.29 to 96, 102 to 117, 119 to 128, 135, 136, 137pt, 138pt, 139, 140.

EXISTING ROAD

T.S.No.1, 97, 118, 141, 142.

BLOCK-6 (T.S.No.1 to 525)

MR-6

T.S.No.1 to 17, 19 to 66, 68 to 94, 96 to 98, 100 to 110, 112 to 121, 123 to 165, 167 to 209, 211 to 261, 264 to 304, 306 to 363, 365 to 374, 376 to 395, 397 to 410, 412 to 421, 423 to 425, 427 to 433, 435, 436, 439 to 443, 444pt.

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C-14

T.S.No.444pt, 445 to 447, 449 to 464, 466, 467, 469 to 483, 485 to 498, 500 to 508, 510 to 524.

EXISTING ROAD

T.S.No.18, 67, 95, 99, 111, 122, 166, 210, 262, 263, 305, 364, 375, 396, 411, 422, 426, 434, 437, 438, 448, 465, 468, 484, 499, 509, 525.

BLOCK - 7 (T.S.No.1 to 251)

MR-6

T.S.No. 2 to 16, 18 to 27, 29 to 40, 42 to 85, 87 to 98, 100, 101 to 106, 107 to 145, 147 to 163, 165 to 180, 182 to 190, 193 to 208, 210 to 223, 225 to 235, 237 to 246, 249, 250.

EXISTING ROAD

T.S.No. 1, 17, 28, 41, 86, 99, 146, 164, 181, 191, 192, 209, 224, 236, 247, 248, 251.

BLOCK-8 (T.S.No.1 to 158)

MR-6

T.S.No.2 to 5, 7 to 31, 33 to 98, 100 to 136, 139 to 152, 154 to 156.

EXISTING ROAD

T.S.No.1, 6, 32, 99, 137, 138, 153, 157, 158.

BLOCK-9 (T.S.No. 1 to 262)

MR-6

T.S.No.1 to 8, 10 to 28, 31 to 95, 97 to 105, 107 to 141, 143 to 150, 152 to 172, 174 to 210, 212, 214 to 218, 220 to 230, 231 to 242, 245 to 261.

Verified RealEstate ™

EXISTING ROAD

T.S.No. 9, 29, 30, 96, 106, 142, 151, 173, 211, 213, 219, 243, 244, 262.

BLOCK-10 (T.S.No.1 to 211)

MR-6

T.S.No.1 to 20, 22 to 39, 41 to 76, 78 to 98, 100 to 118, 120 to 129, 131,to 147, 149 to 153, 155 to 209.

EXISTING ROAD

T.S.No. 21, 40, 77, 99, 119, 130, 148, 154, 210,211.

BLOCK-11 (T.S.No.1 to 322)

MR-6

T.S.No.141, 143 to 145, 149, 169, 170, 172 to 186, 188 to 200, 202 to 221, 223 to 258, 285 to 321.

C-15

T.S.2 to 56, 58 to 79, 81 to 90, 92 to 117, 119 to 130, 134,to 139, 142, 146 to 148, 150 to 165, 166, 167, 168, 260 to 284.

EXISTING ROAD

T.S.No.1, 57, 80, 91, 118, 131, 132, 133, 140, 171, 187, 201, 222, 259, 322.

BLOCK-12 (T.S.No.1 to 93)

MR-6

T.S.No. 57 to 85.

C-14

T.S.No.92pt.

C-15

T.S.No. 1 to 12, 14 to 21, 23 to 27, 28pt, 29 to 32, 33pt, 34 to 56.

Verified by RealEstate ™

E-15

T.S.No.87, 88, 89, 90, 91pt.

PUBLIC & SEMI PUBLIC

P-12

T.S.No.22, 28pt, 33pt, 91pt, 92pt.

EXISTING ROAD

T.S.No.13, 86, 93.

BLOCK-13 (T.S.No.1 to 38)

PUBLIC & SEMI PUBLIC

P-10

T.S.No.2 to 26, 28 to 32, 34 to 37.

EXISTING ROAD

T.S.No. 1, 27, 33, 38.

BLOCK-14 (T.S.No. 1 to 153)

PR-7

T.S.No. 88 to 104, 106 to 120, 122 to 136, 139pt, 140pt, 141pt, 142pt, 143 to 145, 147, 148pt, 149pt, 150pt, 151, 152pt, 153pt.

C-13

T.S.No.1 to 8, 9 to 17, 18pt, 19 to 23, 24pt, 25pt, 28pt, 29 to 32, 33pt, 34pt, 35pt, 43pt, 44, 45, 46pt, 48 to 59, 61 to 71, 73 to 86, 138, 139pt, 140pt, 141pt, 142pt, 148pt, 149pt, 150pt, 152pt, 153pt.

E-14

T.S.No.18pt, 24pt, 25pt, 26, 27, 28pt, 33pt, 34pt, 35pt, 36 to 42, 43pt, 46pt.

EXISTING ROAD

T.S.No.47, 60, 72, 87, 105, 121, 137, 146, 154.

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BLOCK -15 (T.S.No.1 to 292)

PR-7

T.S.No. 109 to 123, 149 to 152, 154 to 156, 158 to 164, 166 to 171, 174 to 180, 182 to 186, 188 to 209, 212 to 220, 222 to 234, 236 to 260, 262 to 278,291.

C-12

T.S.No. 280 to 290.

C-13

T.S.No. 1 to 24, 26 to 45, 47 to 50, 52 to 54, 57 to 79, 81 to 107, 125 to 134, 136 to 147.

EXISTING ROAD

T.S.No.25, 46, 51, 55, 56, 80, 108, 124, 135, 148, 153, 157, 165, 172, 173, 181, 187, 210, 211, 221, 235, 261, 279, 292.

BLOCK-16 (T.S.No. 1 to 241)

PR-7

T.S.No. 52 to 77, 79 to 93, 95 to 110, 112 to 135, 137 to 153, 155 to 173, 175 to 199, 201 to 216, 219 to 241.

C-13

T.S.No. 2 to 50.

EXISTING ROAD

T.S.No. 1, 51, 78, 94, 111, 136, 154, 176, 200, 217,218.

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BLOCK -19 (T.S.No.1 to 256)

PR-7

T.S.No.58 to 63, 65, 66, 67, 68 to 73, 74pt, 76 to 105, 107 to 118, 120 to 132, 134 to 153, 155 to 159, 183, 184, 186 to 198, 206, 207, 208 to 216, 221 to 224, 226 to 236, 238 to 241.

C-12

T.S.No. 1 to 25, 27,to 44, 45 to 57, 64, 74pt, 161 to 180, 200 to 204, 220, 243 to 248, 250 to 256.

Ag.4

T.S.No.218, 219.

EXISTING ROAD

T.S.No.26, 75, 106, 119, 133, 154, 160, 181, 182, 185, 199, 205, 217, 225, 237, 242, 249.

BLOCK-20 (T.S.No.1 to 74)

PR-5

T.S.No.3,4, 6 to 36, 38 to 50, 52 to 54, 57 to 63.

C-11

T.S.No. 64pt.

E-13

T.S.No. 64pt.

PUBLIC & SEMI PUBLIC

P-10

T.S.No.2

P-11

T.S.No.65pt, 66 to 74.

EXISTING ROAD

T.S.No. 1, 5, 37, 51, 55, 56, 65pt.

Verified JJ RealEstate ™

BLOCK - 21 (T.S.No.1 to 46)

PR-5

T.S.No.8 to 27, 30,to31, 36 to 42, 45.

C-10

T.S.No.2 to 7, 33 to 35.

R-11

T.S.No. 28, 29, 43, 44.

EXISTING ROAD

T.S.No. 1, 32, 46.

BLOCK - 22 (T.S.No.1 to 129)

PR-5

T.S.No.4 to 7, 15, 26pt, 27, 28, 36, 37, 45pt, 46, 47, 49pt, 50 to 60, 64 to 66, 68 to 69, 71 to 74, 76, 78 to 90, 92, 93, 96 to 102, 104 to 117, 119to 122,124 to 129.

C-10

T.S.No. 8, 10 to 14, 17 to 25, 26pt, 30 to 35, 39 to 43, 45pt, 49pt, 62, 63.

EXISTING ROAD

T.S.No.1,2, 3, 9, 16, 29,38, 44, 48, 61, 67, 70, 75, 77, 91, 94, 95, 103, 118, 123.

BLOCK - 23 (T.S.No.1 to 228)

PR-5

T.S.No. 3 to 29, 30pt, 33 to 39, 40 to 131, 135pt, 136, 137, 139 to 141, 144pt, 148 to 161, 163 to 174, 175pt, 181 to 192, 194 to 203, 204pt, 207pt, 208pt, 209pt, 210pt, 211pt, 212pt, 213 to 217.

Verified @ RealEstate ™

C-10

T.S.No. 30pt, 31, 32, 132, 133, 134, 135pt, 142, 143, 144pt, 145, 146, 147, 175pt, 176 to 180, 204pt, 205, 207pt, 208pt, 209pt, 210pt, 211pt, 212pt.

EXISTING ROAD

T.S.No.1, 2, 138, 162, 193, 206, 218 to 228.

BLOCK-24 (T.S.No.1 to 67)

PR-5

T.S.No. 2, 3, 4, 5, 27 to 57.

PR-6

T.S.No. 67pt.

C-11

T.S.No. 24, 25, 59, 61 to 66, 67pt.

E-12

T.S.No. 26.

PUBLIC & SEMI PUBLIC

P- 11

T.S.No. 6 to 13, 15 to 23.

EXISTING ROAD

T.S.No. 1, 14, 58, 60.

Verified RealEstate™

SANCTIONED D.D. PLAN

D.D. PLAN Nº 2

V.Nº 154
PERIYAPATTI

D.D. PLAN Nº 7

D.D. PLAN Nº 4A

V.Nº 150
VETTAMBADI

PROPOSED RAILWAY STATION

WARD - C

WARD - D

D.D. PLAN Nº 3

D.D. PLAN Nº 4B

V.Nº 74
NAMAKKAL (RURAL)

V.Nº 149
VAGURAMPATTI

V.Nº 73
KONDICHETTIPATTI

TO PERIYAPATTY

TO KARUR

TO TRICHY

TO MOHANUR

NAMAKKAL LOCAL PLANNING AREA

- COLLEGE
H.S. - HIGH SCHOOL & HIGHER SECONDARY SCHOOL

PUBLIC & SEMI PUBLIC
O.C. - OFFICE COMPLEX
H - HOSPITAL
T - TEMPLE

AGRICULTURE
AGRICULTURE
B.G. - BURIAL GROUND

EXISTING ROADS

PROPOSED ROADS

LANDS COMES UNDER PROPOSED SALEM - KARUR BROAD GAUGE RAILWAY LINE

MEMBER SECRETARY
EXECUTIVE AUTHORITY.

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING,
SALEM REGION.

~~JOINT~~ DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING

ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING

COMMISSIONER OF TOWN AND COUNTRY PLANNING

~~COMMISSIONER &~~ SECRETARY TO GOVERNMENT,
HOUSING & URBAN DEVELOPMENT DEPARTMENT.

SCALE 1:4000

COMMISSIONERATE OF TOWN AND COUNTRY PLANNING
SALEM REGION
GOVERNMENT OF TAMILNADU

Verified