TIRUTTANI MASTER PLAN

REPORT

TIRUTTANI LOCAL PLANNING AUTHORITY

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TIRUTTANI MASTER PLAN

REGIONAL OFFICE Ref. No. : 6387/87 CSAR-5

D.T.C.P. Office Ref. No. : 9932/88 - MP-1

L.P.A. Resolution No. :

Dated : 9.6.93.

Chairman [Dr. V. VARAPRASADA RAO. Ph.D. IAS.]
Tiruttani Local Planning
Authority & COLLECTOR
CHENGAI - M.G.R Dist.

Deputy Director of Town &
Country Planning.
Chengalpattu MGR -
South Arcot Region.

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

13.1.94
ASSISTANT Director of
Town and Country Planning.

Approved in G.O.Ms.No.
638
H.&.U.D.
Dated 4-10-94

18/94
Director of Town and
Country Planning,
Government of Tamil Nadu.

for Commissioner and Secretary
to Government,
Housing & Urban Development
Department,
Government of Tamilnadu.

TIRUTTANI LOCAL PLANNING AUTHORITY

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Copy of

GOVERNMENT OF TAMIL NADU
ABSTRACT

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

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.2004 Dated : 27.10.79.

Read:

From the Director of Town and Country Planning
Letter No. 3018/77/MP dated 31.9.77 and 6.2.78.

ORDER:

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

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

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

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

(BY ORDER OF THE GOVERNOR)

P.KANDASAMY,
COMMISSIONER AND SECRETARY TO GOVERNMENT.

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APPENDIX

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby declares his intention to specify the area specified in coloumn (3) of the Table below, to be a local planning area with the name specified in the corresponding entry in column (2) thereof.

Notice is hereby given that this Notification will be taken into consideration again under sub-section (4) of section 10 of said rule on or after the expiry of two months from the date of publication of this Notification in the Tamil Nadu Government Gazette and that any objection or suggestion which may be received from any inhabitant or any local authority or institution in the said area with respect thereto before the expiry of the period of two months aforesaid will be duly considered by the Government of Tamil Nadu. Objection and suggestion if any, in writing should be addressed to the Commissioner and Secretary to Government, Housing and Urban Development Department, Fort St. George, Madras-9.

THE TABLE

S.No.	Name of Local	Area forming the Local Planning Area
		No. and Name of Revenue Villages.
1.	2.	3.
1.	Tiruthani	82. Tiruthani Comprising Survey Nos. S.No. 1 to 322 Tiruthani (Part) 334 to 335 357 S.No. 336 to 354 Matham S.No. 352 to 356 Nallamguntam. S.No. 357 to 364 Kildevadanam. 84 Aguru (Part) S.No. 1 to 147 Amirthapuram S.No. 350 to 382 Kumarakuppam.

P.KANDASAMY,
COMMISSIONER AND SECRETARY TO
GOVERNMENT.

/True copy/

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Copy communicated by the Office of the Director of Town and Country Planning Madras - 2 in Endt R.C No.33054/79 dt. 11.12.79.

Sd/-
for Director of Town and Country Planning.

/true copy/

Office of the Deputy Director of Town and Country Planning, Madras-8.

R Dis.No.1532/80 CR5 Dated: 25.4.80.

Copy communicated

Sd.
Deputy Director

To
C.C. to Deputy Director,
Copy to Supervisors and CR5

/true copy/forwarded/by order/

Selection Grade Superintendent.

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COPY Of:

GOVERNMENT OF TAMIL NADU
Abstract

Local Planning Area - Tiruthani - Confirmation of Local Planning Area under section 10(4) of Tamil Nadu Town and Country Planning Act, 1971 - Orders - Issued.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.504 Dated 22nd June 1982

READ:-

1. G.O.Ms.No.2004 Housing and Urban Development dated 27.10.1979.

2. From the Director of Town and Country Planning letter Rc.No.32822/80-MP, dated 23.2.1982.

ORDER

A Proposal notifying the intention of the Government to declare certain local areas forming the site for Tiruthani Local Planning Area, and to constitute for such local planning area a local planning authority, was published as SRO No.II(2)HOV/7081/79 at pages 672-673 of Part II Section 2 of the Tamil Nadu Government Gazette dated the 21st November 1979, for general information as required under sub-section (3) of section 10, of the Tamil Nadu Town and Country Planning Act 1971, (Tamil Nadu Act 35 of 1972). Two months time from the date of publication was given for receipt of suggestions or objections to the above proposal. But no objection or suggestion has been received so far. The Government therefore, declare the local areas specified in Column (2) of the table in the Notification appended to this order to be site for local lanning area, with the name specified in the corresponding entry in coloumn (1) thereof.

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

(BY ORDER OF THE GOVERNOR)

C.Ramachandran,
Commissioner and Secretary to Government.

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ABSTRACT

Local Planning Authority - Constitution of Tiruthani Local Planning Authority under section 11 (1) of the Tamilnadu Town and Country Planning Act 1971 - Issued.

Housing and Urban Development Department.

G.O.Ms.No.1089. Dt.17th October 1985.

Read:

1. G.O.Ms.No.2004, Housing and Urban Development dt.27.10.79.
2. G.O.Ms.No.504, Housing and Urban Development dt.22.6.82.
3. From the Director of Town and Country Planning Lr.Roc.No. 14193/81/MP, dt.23.9.82.

ORDER

The oppended notification will be published in the Tamilnadu Government Gazette.

Appendix

NOTIFICATION

In exercise of powers conferred by the provision to sub-section (1) of the section 11 of the Tamilnadu Town and Country Planning Act, 1971 (Tamilnadu Act 35 of 1972), the Governor of Tamilnadu hereby declares the Tiruthani Town Panchayat as the Local Planning Authority for Tiruthani Local Planning Area.

/By order of the Governor/

K.Dharmarajan,
Commissioner and Secretary to Government.

/true copy/

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GOVERNMENT OF TAMIL NADU

Housing and urban
Development Department
Secretariat,
Madras - 600 009.

Letter No. 15963/UDIV(2)/90-9, Dated 6.3.91.

From,
Thiru R. Christodous Gandhi, I.A.S.,
Joint Secretary to Government.

To
The Works Manager,
Government Central Press,
Madras-79.
(Publication of the Notification in
Tamil Nadu Government Gazette)
The Collector of Chengai - Anna District,
Kancheepuram.

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

The Deputy Director of Town and Country Planning,
Chengai-Anna region,
Chengalpattu.

Sir,

Sub: Local Planning area-Tiruthani Local Planning Area - Confirmation issued under section 10(4) Act, 1971 - Amendmentr - Issued.

Ref: 1. G.O.Ms.No.2004/ Housing and Urban Development, dated 27.10.79.
2. G.O.Ms.No.504, Housing and Urban Development, dated 22.6.82.
3. From the Director of Town and Country Planning. Lr.Roc.No.22638/82-MP2, dt.12.8.85.
4. From the Director of Town and Country Planning, Lr.Roc.No.30392/86-MP-1, dt.1.3.90 and 22.11.90.

In the G.O. second cited orders were issued for confirmation of the preliminary notification issued under section 10(4) of the Tamil Nadu Town and Country Planning act, 1971 in respect of Tiruthani Local Planning Area and the notification was published in the Tamil Nadu Government Gazette. In his letter second cited, the Director of Town and Country Planning has

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requested to issue certain amendment to the orders already issued in regard to the above confirmation. Accepting the request of the Director of Town and Country Planning the Government have decided mto issue necessary amendment accordingly.

2. I am directed to request that the following Notification shall cause to be published in the Tamil Nadu Government Gazette and the same will be republished in the Chengai-Anna District Gazette by the Collector of Chengai-Anna District. The Director of Translation is requested tom furnish a Tamil version of the Notification direct to the Collector of Chengai-Anna District under intimation to the Director of Town and Country Planning.

NOTIFICATION

The following draft of an amendment to the Housing and Urban Development Department Notification No.II(2) HDU/3260/82, dated the 22nd June 1982, published at page 457 of part II Section 2 of the Tamil Nadu Government Gazette, dated the 14th July 1982, which it is proposed to make in exercise of the powers conferred by sub-section (1) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) is hereby published for information of all persons. Notice is hereby given that the draft amendment will be taken into consideration under sub-section (4) of the said section 10 of the said act on or after the expiry of two months from the date of publication of this Notification in the Tamil Nadu Government Gazette and that any objection or suggesstion which may be received from any person with respect thereto before the expiry of the period of such notice will be considered by the Government of Tamil Nadu. Objection or suggestion, if any, shall be addressed in writing to the Secretary to Government, Housing and Urban Development Department, Secretariat, Madras - 600 009.

DRAFT AMENDMENT

In the said Notification, for the Table, the following Table shall be substituted, namely:-

"THE TABLE"

Name of Local Planning Area (1)	Area forming the Local Planning Area (2)
Tiruthani	Tiruthani Town Panchayat area.

Yours faithfully,
Sd.
for Joint Secretary to Government.

PREFACE

Tiruttani Town has been upgraded as a Township because the town is a pilgrim town. The other functions of the town is mainly Agriculture and Commerce. For the orderly development of the town a plan should be prepared and implemented. The Surveys were conducted by the staff of the Directorate of Town and Country Planning and a Master Plan for Tiruttani was prepared on behalf of Tiruttani Local Planning Authority. It is hoped this document would be studied by all those who are interested and suggestions will be received for its improvement.

Deputy Director of Town and
Country Planning,
Chengalpattu – MGR, South Arcot Region,
Chengalpattu.2.

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TIRUTTANI MASTER PLAN

Chapter – I

HISTORY AND LOCATION

1.01 Tiruttani is famous as a pilgrim centre due to the location of the well known temple of Lord Subramania on a hill top within this town. The orgin of the temple goes to historic days and it is believed that the temple is at least 4000 years old. The rulers of Vijayanagar and chandragiri and the Jamin dars of Karuvettinagar took special interest in the temple and renovate it whenever required. The temple covers an area of one acre and faces East and is square in shape with four pragarams. Ther are 5 gopurams and the devotees have to ascend a flight of 365 steps to reach the temple. It is significant that the number of steps to the temple is the same as the number days in a year. In addition to Lord Subramania in the temple his concert Sri Valli and Sri Deivayanagi and Sri Apthsagaya Vinayagar find a place in seperate Garbagrahas in the temple complex. The Moolavar in 3 feet 6 inches in height and is known as Murugar and Gnanasaktidarar. The temple sthalapuranam has been written both in Tamil and in Sanskirit. The Tamil version was written by Shri Kachiappa Munivar and is known as Thanikai Puram. The Sanskirit version is known as Kallargiri Mahatmiyam. Shri Ramalinga Swami and Shri Arunagirinathar composed Thiruvarutpa and 'Thirupugazh' respectively in this place. Saints Appar, Sundarar and Manicka Vasagar have visited this shrine.

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1.02. The important annual festivals of this temple are:

1. Fleat Festival celebrated for three days in the month of Adi from the Krithigai day.
2. The Thiruppugazh Bajanai on the 31st December of every year.
3. Brahmotsavam in the month of Masi.
4. Skanthat Sasti in the month of Ayppasi.

In addition Krithigai day of every month is a special significiance when devotees far and near visit the temple. About 3 to 4 lakhs of pilgrims visit the temple for Adi Krithigai and fleat festival, while very large crowds gathered for the other festivals.

1.03 The temple which was originally under the management of Jamindars of Karvettinagar, is now under the control of Hindu Religious and Charitable Endowment Department.

LOCATION

1.04 It is located on the Madras - Bombay Railway route about 13 km. from Arakonam Junction and 82 km. from Madras. It is at a distance of 42km. from Thirupati on the North, 26 km. Sholingar in the West and 24km. from Thiruvelangadu in the East Tiruttani. Tiruttani the headquarters of Tiruttani.Tiruttani taluk was transferred to Tamilnadu in 1960 from Andhra Pradesh consequent on the implementation of Shri Patasakar's award. The population of Tiruttani is 24,496. (As per 1981 census)

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CLIMATE AND RAINFALL

1.05 The climate of the town is characterised by hot and long summer and reasonably good seasonal rainfall. The maximum temperature is 42.9 C and minimum average temperature is 22.7 C.

ADMINISTRATION

1.06 Tiruttani has a township committee headed by the District Collector which was constituted by the Government in G.O.Ms.No.600 RD&LA dated 25.7.85 and is comprised of all the villages in the Tiruttani Town Panchayat formed as early as 1892. The area of the township is 12.42 sq. km.

1.07 A Local Planning Area with the Township limit was constituted by Government in G.O.Ms.No.504, H&UD dated 22.6.82 under Section 10(4) of Town and Country Planning Act 1971. Tiruttani Township was constituted as the Local Planning Authority under Section 11(i) of the Town and Country Planning Act 1971 in G.O.Ms.No.1089, H&UD dated 17.10.85.

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CHAPTER - II

TEMPLE AND FESTIVALS

2.01 The sacred hill temple for Lord Muruga is situated on a monolithic rock is about 500 ft. above Mean Sea Level with hills on the Northern and Southern sides. The temple commands and excellent view and is like a peerless central jewel in the tiara of the region surrounding the hill. The ascent to the hill temple is by two flights of steps numbering 365 steps in each flight representing the number of days in a year spent in peace and happiness. Among the six hollowed abodes held sacred for the worship of Sri Subramanya or Skanda "Kunruthoradal" is one which is a place of pilgrims for Hindus throughout the year.

FESTIVALS

2.02 The two annual Brahmotsavam celebrated in this temple are during the TAmil months of Chithirai (April, May) and the other in the month of Masi (February, March) on the 1st January of every year Thirupugal Thirupadi festival is celebrated. About two lakhs of pilgrims attend this festival. Bajanai troups from all the nearyby districts go over here and sing the rituals on all the steps during the whole night of 31st December.

2.03 On the occasion of Adi Krithigai, Tiruttani is visited by 3 to 4 lakhs of pilgrims. This festival attracts large crowds from all parts of the State. This festival is celebrated for 4 days. First day is Bharanai Second day is Kiruthigai (1st float). More than one lakh Pushpa Kavadis (flower Kavadis) are offered.

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During the festival days, the town wears a festival look when thousands of pilgrims stream in with their Kavadis, containing milk pots, fruits and flowers. Thousands of pilgrims also stay during nights. Facilities and amenities for pilgrims are however inadequate. The magnitude of the problem can be appreciated through a study of pilgrims movement and number involved.

Special trains and buses are run during Adi Kiruthigai festival. For the Adi Kiruthigai festival about 2300 special bus trips are arranged. Nearly 1350 cars, vans and taxis are coming to Tiruttani, most of the pilgrims arrive at Tiruttani 24 to 36 hours in advance of "Adi Kiruthigai" day. On Adi Kirithigai almost 4 lakhs pilgrims visit Tiruttani. From the day prior to this festival, buses are not allowed to enter the bus stand, and are stopped at the town limits along the respective roads. Temporary arrangements are made for shelter.

Most of the people stay in open grounds. As per the official records, there are 360 mandapam and chatrams. People stay at these Madams. There are 96 cottages and 132 rooms provided by Devasthanam. There are about 10 private lodges.

CATERING FACILITIES

2.04 There are about 20 hotels and 100 small tea stalls and restaurants. These hotels are over crowded during festival days. Existing facilities are not adequate. More than 100 road side restaurants and vendors cater to the pilgrims during festival time.

PUBLIC HEALTH FACILITIES

2.05 Being a pilgrim centre, people bath immediately on arrival. There is a tank at the entrance to the temple. People take bath in this tank as well as in four other smaller tanks. Toilet facilities are arranged by Township authorities during festival time. Due to inadequate toilet facilities are entire open areas around the town are used for the purpose causing considerable health hazard.

The other festivals celebrated are Sivarathiri with 1008 Sanku Abishekam (March) and Sashti (October, November).

Monthly Kiruthigai and Sashti are the days of fasting and prayer for devotees of Muruga everywhere. Nearly 20,000 to 30,000 peoples visit the temple monthly during Krithigai. Due to its location on the highway to Tirupati, significiant number of pilgrims visit this temple on all sundays also.

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CHAPTER - III

INFRASTRUCTURES

TRANSPORT AND COMMUNICATION

3.01 Tiruttani town is connected by four major district roads from Arakonam, Madras, Chittoor and Renigunta. The town is located between the Southern side of Chittoor road and Western side of Railway line, Arakonam road runs almost parallel to the railway line through the town and join the Chittoor road at the Norther side of the town. A bye-pass road connecting Chithoor,, Renigunta and Madras roads has been formed with a sub-way across the Madras-Renigunta Railway Broadgauge line.

RAILWAYS

3.02 Tiruttani town is served by a railway station and it is located almost in the centre of the town.

VEHICULAR TERMINALS AND PARKING SPACE

3.03 The Township bus stand is located near Arakonam road and is very near the steps leading to the temple. There are no stand for lorries, taxies, auto-rickshaws and horse drown vehicles.

There are 12.34 km. of roads maintained by Township as given below.

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1. Cement roads	- 0.281 km.
2. Black topped	- 7.426 km.
3. Metal roads	- 0.188 km.
4. Gravel roads	- 3.041 km.
5. WBM roads	- 1.404 km.
Total	12.340 km.

GOVERNMENT OFFICES

3.04 The Taluk office, Township office, Panchayat Union Office, Railway Station, Police Station, I and II Class Magistrate Courts, Sub-Treasury, Telephone EXchange, Tamilnadu Electricity Board, Post Office, TWAD Board, a College named Dr.RAdhakrishnan, a Branch Library and other sub divisional offices of the State government constitute the Public Offices in the town.

HEALTH FACILITIES

3.05 There is a Government Hospital and Venterinary Hospital. There are 42 beds in the Government Hospital.

EDUCATIONAL FACILITIES

3.06 The following educational institutions serve the town.

1. Higher Secondary Schools (one for Boys and other for Girls)	- 2
2. Panchayat Union Middle Schools	- 12
3. Balvadis	- 9
4. Private Schools	- 2
5. Teachers Training School	- 1

There are two hostels and branch library of the local library authority in addition to private library.

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nationalised bank.

BANKS

3.07 There are four banks viz. State Bank, Indian Bank, Syndicate Bank, District Co-operative Bank.

RECREATIONAL FACILITIES

3.08 There are two parks with radio rooms and one club (Lion's Club). There are 4 cinema theatres.

HOUSING

3.09 There are 5102 houses assessed by Township.

3.10 Tiruttani town is provided with protected water supply from Kusasthalai River at a distance of 12 km. from the town. There are 23 wells, 47 hand pumps, 187 public taps and 5 power pumps and one over head tank maintained by the Township. The capacity of the overhead tank is 3,65,000 litres. An average supply of 15 litres per head is provided. There is no underground drainage system in the town. Only open drainage system serves the town.

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CHAPTER - IV

POPULATION

The growth of Tiruttani town for the past few decades is given in TAble 4.1.

Table - 4.1

TIRUTTANI - GROWTH OF POPULATION

Year	Population	Percentage Variation
1921	5815	---
1931	6405	10.25
1941	7197	12.37
1951	9925	37.90
1961	10324	4.02
1971	16361	58.08
1981	24496	49.72

Source : Census of India

The increase from 1961 to 1981 has been significiant compared to previous decades.

The net increase of population of the town over the past 5 decades is 18,681 or 321%. This compared with the rate of increase with other temple towns. It shows that this temple town has been growing faster than the others.

Madurai	---	295.30%
Chidambaram	---	116.90%
Palani	---	188.90%
Sri Rangam	---	120.50%

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Table 4.2 gives a comparison of percentage growth of urban population of the town with that of the District and State.

Table - 4.2

PERCENTAGE GROWTH OF POPULATION

Year	Tiruttani town	District Urban	State Urban
		(percentage variation)	
1951	37.90	40.23	41.25
1961	4.02	32.64	22.59
1971	58.48	108.44	38.64
1981	49.72	55.18	27.98

Source : Census of India 1981.

From the above table, it is seen that population growth of Tiruttani is much higher than that of the district and the State.

The sex ratio in Tiruttani town since 1921 is given in TAble 4.3.

Table - 4.3

SEX RATIO

Year	Males	Females	Females per 1000 males
1921	2,870	2,945	1,036
1931	3,214	3,191	992
1941	3,592	3,605	1,003
1951	4,963	4,962	1,000
1961	5,238	5,086	971

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Year	Males	Females	Females per 1000 males
1971	8,331	8,330	964
1981	12,432	12,064	970

Source : Census of India .

It is found from the above table that the female population per 1000 male population from 1961 has decreased compared to the previous decades.

AGE SEX COMPOSITION

The age sex distribution of Tiruttani town population in 1971 is given in Table 4.4.

Table - 4.4

AGE SEX COMPOSITION

Age group	Total persons	Percentage	Males	Percentage	Females	Percentage
0-14	6,139	37.5	3,114	19.0	3,025	18.5
15-19	1,364	8.3	126	4.4	638	4.0
20-24	1,474	9.5	690	4.2	779	4.8
25-29	1,429	9.5	660	4.0	769	4.7
30-39	2,343	13.5	1,244	8.0	1,099	6.7
40-49	1,633	10.0	896	5.5	737	4.5
50-59	1,096	6.7	543	3.3	553	3.4
above 60	882	5.0	452	0.02	430	2.6
Total	16,361	100.0	8,331	48.42	8,030	49.2

Source : Census of India 1971 (1981 census figures not available)

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LITERACY

Table 4.5 gives literary details of the Towns Populations Table 4.5.

LITERACY AND SEX RATIO

Year	Total population		Males	Females
1961	Population	10,324	5,238	5,086
	Sex ratio		1,000	971
	Literates	5,136	3,369	1,767
	Percentage of Literacy	49.7	63.1	36.9
1971	Population	16,361	8,331	8,031
	Sex ratio		1,000	964
	Literates	8,256	5,242	3,014
	Percentage of Literacy	50.4	62.9	37.1
1981	Population	24,496	12,432	12,064
	Sex ratio		1,000	970
	Literates	13,541	8,225	5,316
	Percentage of Literacy	55.28	65.10	34.90

Source: Census of India

Over 50% of the total population are literates in the town. The literacy rate 1981 shown an increase of about 55.28%.

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OCCUPATIONAL BREAK UP

The Table 4.6 and 4.7 gives the details break up of working force in different sectors.

Table - 4.6

OCCUPATIONAL PATTERN

Occupation	1961		1971	
	No of workers.	Percentage to total workers	No. of workers	Percentage to total workers
Manufacture	522	15	882	18
Commercial	590	17	1080	21
Transportation	287	8	509	11
Services	1182	34	1130	23
Agricultural	930	26	1130	27
Total	3511	100	4857	100

Source: Census of India

Out of the total population 16361 in 1971 the total working force constitute 29.68%. The primary economic activity of Tiruttani town is agriculture. The other activities are services, commercial, manufacturing and transportation.

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Table - 4.7

OCCUPATIONAL PATTERN - 1981

Occupation	Number of workers	Percentage to total
Manufacturing commercial transportation	294	4.07
Services	5149	71.27
Agricultural	1782	24.66
Total	7225	100.00

Source: Census of India 1981.

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Chapter - V

LAND USE

5.01 Tituttani Town consists of six divisions

1. Tiruttani
2. Matham
3. Nallamguntam
4. Kumarakuppam
5. Amirthapuram
6. Kildevedanam

The town extends over an area of 1242 hectares. The area is predominantly of Agriculture use.

The existing land use break up is as shown in Table 5.1 Map -1 shows existing land use details.

a. Residential:

5.02 It may seen from the figures given that land under residential use is only 93.48 hectares out of total developed area of 176.14 hectares. The residential use is concentrated along the Chittoor road on the West, Arakonam road on the South and in between Arakkonam and Madras road on the east.

b. Commercial:

5.03 The area under commercial use is 6 hectaes or 3.41% of developed area which includes hotels, lodging houses, cinema theatres and shops. The important commercial areas of the town are at the Junction of M.P. Sivagnanam Salai and along the road parallel to railway station and railway line. The commercial development in Sannathi street is use to the location of Bus stand and approach road to the temple.

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EXISTING LAND USE

Land Use	In Hectares	Percentage Of total developed area	Percentage to town ship
Developed Area:			
1. Residential	93.48	53.07	7.52
2. Commercial	6.01	3.41	0.49
3. Industrial	2.78	1.57	0.22
4. Public and Semi public	23.91	13.58	1.93
5. Educational	2.77	1.57	0.22
6. Transport and Communication	43.17	24.31	3.47
7. Vacant	4.02	2.29	0.32
Total	176.14	100.00	14.17
Un- developed Area:			
8. Agricultural			
Dry	303.76		24.42
Wet	337.65		27.18
Hill	322.27		25.94
9. Land under water	102.96		8.29
Total	1242.78		100.00

Source: Survey conducted by office of the Deputy Director of Town and Country Planning, Chengalpattu.

C.Industrial:

5.04 The industries in the town are agro based such as Rice mills, flower mills, and oil mills. The other industries are printing press,lathes, welding etc. Only small scale industries are located within the town. There is no major industries in

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this town. The area under industrial use is 2.78 hectares which is 1.58% of total developed area.

d. Public and Semi public:

5.05 The area occupied by public use is 23.91 hectares which is 13.58% of the developed area. Most of the Government offices, temple, cottages choultries included under this use.

e. Educational:

5.06 In this town there are 12 panchayat union Middle Schools and 2 Higher Secondary Schools. Educational uses cover 2.77 hectares,which is 1.57% of the developed area. There is one college situated outside the Township limit.

f. Agriculture:

5.07 Executive areas are under agriculture use in this town. Agriculture uses constitute 641.35 hectares which is 51.62% of the total area of the town.

g. Transportation and Communication:

5.08 43.17 hect. or 24.5% of developed area is under this use. The roads, railway line, railway station, bus stand etc. are included in this use.

h. Vacant lands, hills and land under water:

5.09 Only 14.17% of the town's area is developed and 85.83% of town's area are agricultural land, hills, land under water and vacant.4.02 hectares are 2.29% of developed area is vacant. 323.27 hectares or 25.94% of the total area of Town are land under water and vacant in this town.

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Chapter - VI

STRATEGY FOR DEVELOPMENT

6.01 Tiruttani is a major Hindu Pilgrim Centre not only for Tamilnadu but for pilgrims from all over India. The town has no great potential for development as an industrial centre. All the same by virtue of the location of the famous Sri subramanyaswamy Temple in this town, it is likely to gain importance as a major commercial centre, in view of the large number of floating population who visit the temple.

6.02 The strategy for dvelopment of this town should include the following aspects.

1. Sufficient number of lodging places should be provided to cater to the needs of pilgrims.
2. Services such as water supply, drainage and recreational facilities should be strengthened to meet the needs of the floating population.
3. Creating of shopping complexes and the entertainment centres should be through of.
4. The approaches to the Hill temple should be widened wherever necessary to secure smooth vehicular and pedestrain movement.
5. Areas for parking of vehicles such as tourist buses and other automobiles should be planned.
6. The possibilities of organising caravan states with sufficient toilet and drinking water and well lighted, should be investigated and suitable

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Educational:

7.05 In addition to the two existing higher secondary Schools an area of 10.75 hectares has been reserved for an industrial training centre and play grounds to cater to needs of future population.

Agricultural Use:

7.06 Most of the area within the Local Planning Area which are at present under agricultural use are proposed to be retained as such. A piece of land abutting Sholinger road has been reserved for a stadium. The areas coming under this use has been listed in the Annexure enclosed.

General:

7.07 Once the overall framework of the suggested land uses and road links proposed are approved, detailed proposals on the link roads proposed and the amenities discussed in chapter - VI will be worked out seperately and action taken to implement town.

PROPOSED LAND USE BREAK UP

S.No.	USES	Existing land use extract	Proposed other than existing	Total extract
		(Hec.)	(Hec.)	(Hec.)
1.	Residential	93.48	158.52	252.00
2.	Commercial	6.01	10.71	16.72
3.	Industrial	2.78	18.62	21.40
4.	Educational	2.77	10.75	13.52
5.	Parks and open spaces	4.02	25.48	29.50
6.	Public and semi-public	23.91	24.33	48.24

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S.No.	USES	Existing land use extract	Proposed other than existing	Total extract
		(Hec.)	(Hec.)	(Hec.)
7.	Traffic and communication	43.17	26.80	69.97
8.	Land under water	102.96		102.96
9.	Hills	322.27		322.27
10.	Agricultural land	641.41		641.41
		1242.78	275.21	1517.99

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Copy of :

Government of Tamil Nadu

Abstract

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

Rural Development and Local Administration Department

G.O. No. 1730

Dated the 24th July, 1974.

Read:

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

ORDER :

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

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

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

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

The Industrial Sub Zone has been similarly sub-divided into three categories, namely:

1. Controlled Industrial Use Zone;
2. General Industrial Use Zone; and

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3. Special Industrial and Hozardous Use zone

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

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

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

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

(By order of the Governor)

M.M. Rajendran,
Secretary to Government.

To

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

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

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ANNEXURE -I

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

The Developments shall confirm to the following zoning Regulations.

1. Residential Use zone:

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

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

Uses Permitted:

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

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

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

4. Hair dressing saloons and Beauty parlours;

5. Nursery and Primary schools;

6. Taxi and Auto - rikshaw stands; and

7. Parks and Playfields.

Use Zone I(b) Mixed Residential Use Zone

Uses permitted:

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

2. Hostels and Single Person Apartments;

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

4. Recreation Clubs, Libraries and Reading Rooms;

5. Clinics, Dispensaries and Nursing Home;

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

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

8. Banks and Safe Deposit Vaults;

9. Educational Institutions excluding Colleges;

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

11. Petrol Filling and Service Stations;

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

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

14. Bakeries and Confectionaries;

15. Laundary, Tailoring and Goldsmith Shops; and

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

II. Commercial Use Zone :- Use Zone 2:

USES PERMITTED

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

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

3. Business offices and other commerical & Financial institutions.

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

5. Cinema Theatres and other commericial entertainment centres;

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

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

8. Automobile repair shops and garages;

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

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

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

III. Industrial Use Zone - Use Zone 3:

a) Controlled Industrial Use Zone

b) General Industrial Use Zone

c) Special Industrial and Hazardous Use Zone

a) Controlled Industrial Use Zone

Uses permitted:

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

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

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

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

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

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b) General Industrial Use Zone:

Uses Permitted:

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

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

3. Hotels, Restaurants and Clubs or places for socially intercourse, recreation and worship or for dispenseries and clinics; and

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

c. Special Industrial and Hazardous Use Zone:

Uses Permitted:

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

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

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

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

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

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

7. Melting or processing tallow or sulphur.

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

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9. Washing or drying wool or hairs.

10. Making Fish oil,

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

12. Manufacturing or distilling sago and artificial manure.

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

14. In general, any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in the Use Zones 3(a) and 3(b) ie. controlled industrial and the general industrial use zones,

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

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

IV. Educational Use Zone = Use Zone 4:

Uses Permitted:

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

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

3. Hostels and Single Person Apartments;

4. Recreation Clubs, Libraries and Reading Rooms and

5. Restaurants.

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

Uses Permitted :

1. Government and Quasi Government Offices;

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

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

4. Harbour, Airport and Flying Club;

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5. Organised Parking Lots and Bus and Taxi Stands;

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

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

VI. Agricultural Use Zone - Use Zones

Uses Permitted:

1. All agricultural uses;

2. Farm houses and buildings of agricultural activities;

3. Rural settlemnents with allied uses;

4. Public and Private parks, playfields, gardens, caravan and camping sites and other recreational uses;

5. Dairy and Cattle Farms;

6. Piggeries and Poultry Farms;

7. Water tanks and reservoirs;

8. Sewage Farms and Garbage Dumps;

9. Airports and Broadcasting Installations;

10. Forestry;

11. Cemetaries, Crematoria and Burning and Burial Grounds;

12. Storing and Drying of Fertilizers;

13. Fish curing;

14. Bait Manufacturing;

15. Brick, tile or pottery manufacture;

16. Stone crushing and quarrying and

17. Sand, Clay and Gravel Quarrying.

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Chapter - VII

PROPOSALS

Residential use:

7.01 Table 7.1 and Map 2 shows the proposed land uses.

7.02 The existing residential areas on either side of the Chittoor Main road have been zoned as mixed residential zone. Where cottage industries and small shops can be permitted. The other paart of the town is on the Eastern side of the temple which is fully set up part for the residential use. additional provision for residential use can be made on either side of Arakonam road in the South, and on either side of Tiruvellore road and expansion may be allowed in these packets.

Commercial use:

7.03 The commercial uses on either side of the main road viz. Chittor road, Tiruvellore and Arakonam roads which cater to the need of the town are zoned for some more commercial areas. New commercial areas are proposed at the junction of Arakonam and Sholingur road and Madras road and the proposed bye-pass road.

Industrrial use:

7.04 The area already notified as industrial area is retained as such. No dditional areas are proposed since scope for industrial development in the town are limited. Being a pilgrim centre it is also not advisable to bring any major industries to this town.

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sites developed to meet the needs of pilgrims visiting the town for short periods during festivals.

6.03 The accent of development of the town should be to provide all facilities and conveniences needed for the large number of pilgrims who assemble in this town for large number of pilgrims who assemble in this town for short durations. The second aspect of development which should be planned is to provide housing and other facilities for the expanding service population who cater to the need of pilgrims. Commercial areas and transprtation facilities should be organised in a bigger way. Considering all these aspects it is estimated that the town should be planned for a total population of 50000 by the year 2001 A.D. The next chapter discussess primarily the land use allocations needed for this population and amenities discussed earlier.

6.04 It is necessary that each one of these aspects should be taken up for in depth study so that projects for implementation can be formulated for each of them. It is proposed to take up these aspects for detailed study and scheme formulation after the Master plan is approved by government.

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Annexure - B (i)

Tiruttani Local Planning Authority

Permitted landuses in various Survey Nos. of Tiruttani Local Planning Authority

Zone.I (A) PRIMARY RESIDENTIAL (PR) USE ZONE

- NIL -

ANNEXURE - B (ii)

Zone.I (B) MIXED RESIDENTIAL USE ZONE (MR)

MR : 1

TIRUTTANI : Survey Nos. 15pt, 22pt, 23pt, 24pt, 25pt, 35pt and 36pt.

MATHAM : Survey Nos. 335pt, 338pt, 342pt, 345pt, 346pt and 351pt.

NALLAMKUNTAM : Survey Nos. 352pt and 355.

MR : 2

TIRUTTANI : Survey Nos. 56pt, 57pt, 58pt, 59pt, 60pt, 67pt, 68, 69, 70 and 72pt.

MR : 3

TIRUTTANI : Survey Nos. 28pt, 29pt, 30pt, 101pt, 102pt, 107pt, 108pt and 119pt.

MR : 4

TIRUTTANI : Survey Nos. 75pt, 76pt, 77pt, 78pt, 79pt, 80, 83pt, 84 to 86, 87pt, 88, 90, 91, 93pt, 94pt, 113pt, 114, 122pt, 123pt, 124, 125pt, 153pt, 154pt, 215, 234, 235pt, 236pt, 240pt, 241pt, 242pt, 243pt, 244pt, 245, 246 and 247.

KILDEVADANAM : Survey Nos. 357 to 364.

MR : 5

TIRUTTANI : Survey Nos. 284pt, 285pt, 288pt, 291 to 293, 296 to 300, 301pt, 302pt, 303pt and 307 to 310.

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NATHAM : Survey No. 335pt.

MR : 6

TIRUTTANI : Survey Nos. 251pt, 252pt, 253, 257, 261, 262, 263pt, 267, 270pt, 272pt, 273, 274, 277pt, 278pt, 279pt, 315, 319 and 320.

MR : 7

KUMARAKUPPAM : Survey Nos. 353pt, 360 to 363, 365, 366pt and 367pt,

MR : 8

AMIRTHAPURAM : Survey Nos. 1pt, 4pt, 17pt, 18pt, 25, 27pt, 34pt, 37pt, 47pt, 48, 55pt, 70pt, 71pt, 91pt, 93pt, 94pt, 95pt, 96pt, 98pt, 100pt, 101pt, 102pt, 103pt, 104pt, 110, 111pt, 112, 113pt, 118pt, 119pt, 120pt, 125, 126pt, 128pt, 129pt and 130pt.

MR : 9

TIRUTTANI : Survey Nos. 33pt, 38pt, 39 to 42 and 49.

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Zone : II COMMERCIAL USE ZONE (C)

(C1) TIRUTTANI	: Survey Nos. 22pt, 23pt, 25pt and 31.
(C2) TIRUTTANI	: Survey Nos. 28pt, 29pt and 30pt.
(C3) TIRUTTANI	: Survey Nos. 75pt, 76pt, 77pt, 78pt, 79pt, 94pt, 123pt and 154pt.
(C4) TIRUTTANI + NATHAM	: Survey Nos. 105pt, 106pt, 109pt, 110pt, 111pt, 112pt, 116pt and 117pt. : Survey Nos. 338pt, 340pt, 342pt, 345pt and 346pt.
(C5) TIRUTTANI	: Survey Nos. 279pt and 280pt.
(C6) TIRUTTANI	: Survey Nos. 284pt, 301pt, 302pt and 303pt.
(C7) TIRUTTANI	: Survey Nos. 118 and 119pt.
(C8) TIRUTTANI	: Survey Nos. 270pt, 271 and 272pt.
(C9) TIRUTTANI	: Survey No. 251pt.
AMIRTHAPURAM	: Survey No. 103pt.

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III. GENERAL INDUSTRIAL USE ZONE : (I)

III (a) Controlled Industrial Use Zone

- NIL -

III (b) General Industrial Use Zone

I1 : AMIRTHAPURAM : Survey Nos. 45, 49pt, 50 to 52, 54 and 101pt.

I2 : TIRUTTANI : Survey Nos. 33pt, 56pt, 57pt, 102pt, 249, 250 and 280pt.

MATHAM : Survey No. 340pt.

III (C) Special Industrial and Hazardaze Use Zone

- NIL -

G.O.M.S.NO: 31 H&U.D. Dt.dt: 29/1/04 ன்
S.NO: 49/1A, 3(a) 4. ன் இளைஞர்களுக்கான
பயிற்சிமையம் (ITI) ஒன்று அமைப்பதற்கு
(Stg.4 நகர்: 2875/03 பகுதி)

Amirthapuram village

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IV EDUCATIONAL USE ZONE (E)

E1 : TIRUTTANI : Survey Nos. 83pt, 108pt, 123pt, 316, 317pt and 318.

AMIRTHAPURAM : Survey Nos. 101pt and 103pt.

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V. PUBLIC AND SEMI PUBLIC USE ZONE (P)

P1 : TIRUTTANI : Survey Nos. 286, 287pt, 288pt, 289pt and 290pt.

P2 : TIRUTTANI : Survey Nos.29pt, 33pt, 56pt, 93pt, 130pt, 154pt, 161pt, 252pt, 264, 265pt, 266, 268, 269, 277pt, 278pt, 279pt, 302pt, 314 and 317pt.

MATHAM : Survey Nos. 345pt, 346pt, 349pt and 351pt.

NALLAMGUNDAM : Survey No. 354pt.

AMIRTHAPURAM : Survey Nos. 55pt and 104pt.

TRANSPORTATION USE

EXISTING ROADS

TIRUTTANI : Survey Nos. 22pt, 23pt, 24pt, 25pt, 26, 27, 29pt, 32, 33pt, 34, 35pt, 37, 38pt, 43, 47, 48, 52 to 55, 59pt, 60pt, 64pt, 65pt, 66pt, 67pt, 71, 72pt, 73, 81, 82, 89, 92, 95 to 100, 101pt, 103, 104, 105pt, 106pt, 107pt, 109pt, 110pt, 111pt, 112pt, 113pt, 115, 116pt, 117pt, 120, 121pt, 122pt, 126, 146pt, 151, 152, 175pt, 187pt, 188pt, 189pt, 190pt, 191pt, 197, 198, 204, 208, 216pt, 235pt, 236pt, 237pt, 240pt, 241pt, 242pt, 246pt, 248, 254 to 256, 258 to 260, 275, 276, 281, 283, 304 to 306, 311 to 313, 321 and 322.

MATHAM : Survey Nos. 336pt, 339, 341, 343, 344, 345pt, 346pt, 349pt and 351pt.

NALLAMGUNDAM : Survey No. 355pt.

AMIRTHAPURAM : Survey Nos. 2, 19, 20, 26, 28, 29, 95pt, 96pt, 97, 99, 106 to 109, 121 to 123 and 127.

KUMARAKUPPAM : Survey Nos. 356 to 359.

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TRANSPORTATION USES

(PROPOSED ROADS)

TIRUTTANI : Survey Nos. 74pt, 125pt, 130pt, 146pt, 147pt, 150pt, 153pt, 154pt, 156pt, 242pt, 243pt, 244pt, 251pt, 252pt, 278pt, 285pt, 287pt, 288pt, 289pt and 290pt.

AMIRHTAPURAM : Survey Nos. 37pt, 38pt, 46pt, 47pt, 49pt, 128pt, 129pt, 130pt, 142pt, 144pt, 145pt and 147pt.

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VI. AGRICULTURE USE ZONE

TIRUTTANI : Survey Nos. 2 to 7, 10 to 14, 15pt, 17pt, 18, 20, 21, 22pt, 24pt, 26pt, 44, 45, 60pt, 61, 64pt, 127 to 129, 131 to 145, 146pt, 147pt, 148, 149, 150pt, 157 to 160, 161pt, 162, 165, 166, 168 to 174, 175pt, 176, 177, 178, 182, 183, 184, 186, 187pt, 188pt, 189pt, 190pt, 191pt, 192 to 196, 199 to 203, 205 to 207, 209pt, 210 to 214, 216pt, 217 to 233, 237pt, 238, 241pt, 242pt, 243pt, 282, 288pt and 289pt.

MELDEVADANAM : Survey Nos. 179 to 181.

MATHAM : Survey Nos. 335pt, 336pt, 337, 338pt, 347 and 348pt.

NALLAMGUNTAM : Survey Nos. 352pt, 353 and 354pt.

AMIRTHAPURAM : Survey Nos. 1pt, 3, 4pt, 5 to 16, 17pt, 18pt, 21pt, 22 to 24, 27pt, 30, 31, 32, 33, 34pt, 37pt, 38pt, 39, 41 to 44, 47pt, 53, 56 to 69, 70pt, 71pt, 72, 73, 76, 77, 79 to 82, 85pt, 86 to 90, 91pt, 92, 93pt, 94pt, 96pt, 98pt, 100pt, 101pt, 102pt, 111pt, 113pt, 114pt, 115pt, 116pt, 117, 118pt, 119pt, 120pt, 126pt, 129pt, 130pt, 131, 134, 137pt, 138, 139, 142pt, 143, 144pt, 145pt and 146.

KUMARAKUPPAM : Survey Nos. 350 to 352, 353pt, 354, 355, 366pt, 367pt and 368 to 381.

G.O.M.S.No: 31 H & UD dt 29/1/04 ன்.

S.No: 39/11, 12, 13, 14A, 14D. [illegible]

[illegible] (2895/03)

G.O.Ms.no. 368, H&UD Dept, dt. 9/12/05

Amirthapuram: S.nos. 89/1D; 88/2, 4D, 5B; 89/1, 2, 4A & 9A (3.60.0 Hec) — Agri to Mixed Residential

G.O.ms.no. 294, H & UD Dept; dt 22/7/05

Amirthapuram: S.no. 116/1A; 118/1B, 1F, 15, 16; 120/3pt, 4, 5 (2.67.3 Hec) — Agri to Mixed Residential.

WATER BODIES

TIRUTTANI	: Survey Nos. 1, 8, 9, 16pt, 17pt, 19, 46, 50, 51, 62, 63, 64pt, 65pt, 66pt, 74pt, 87pt, 155, 156pt, 163, 164, 167, 185, 209pt, 239, 263pt, 265pt and 302pt.
NALLAMGUNTAM	: Survey Nos. 354pt and 355pt.
AMIRTHAPURAM	: Survey Nos. 1pt, 21pt, 30pt, 35, 36, 37pt, 40, 46, 75, 78, 83, 84, 85pt, 105, 124, 132, 133, 135, 136, 140 and 141.
KUMARAKUPPAM	: Survey No. 364.

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HILLS

TIRUTTANI	: Survey Nos. 29pt, 288pt, 294, 295 and 334.
NATHAM	: Survey Nos. 335pt, 348pt, 349pt, 350 and 351pt.
NALLAMGUNDAM	: Survey Nos. 355pt and 356.
AMIRTHAPURAM	: Survey Nos. 74, 98pt, 114pt, 115pt, 116pt, 137pt and 147pt.
KUMARAKUPPAM	: Survey No. 382.

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GOVERNMENT OF TAMIL NADU

ABSTRACT

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

- -

HOUSING AND URBAN DEVELOPMENT (UDIV) DEPARTMENT

Dated: 4th October, 1994.

G.O.Ms.No.638,

Read again:

1. G.O.Ms.No.652, Housing and Urban Development, dated 8.4.75.
2. G.O.Ms.No.1198, Housing and Urban Development, dated 10.3.87.

Read also:-

3. From the Director of Town and Country Planning, letter Roc.No.9932/MPA1, dt. .1.94.

...

ORDER:

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

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

3. Under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves the master plan for Thiruthani local planning area submitted by the Director of Town and Country Planning. Copies of the master plan for Thiruthani local planning area as approved by the Government are communicated to the Director of Town and Country Planning.

4. The following Notification will be published in the next* * issue of Tamil Nadu Government Gazette.-

NOTIFICATION.

In exercise of the powers conferred by sub-section (1) of section 30 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Government under section 28 of the said Act for the master plan of Thiruthani local planning area submitted by the Director of Town and Country Planning

p.t.o.

2. The master plan for Thiruthani local planning area with all its enclosures shall be kept open to the inspection of the public in the office of the Executive Officer, Thiruthani Township during office hours.

(BY ORDER OF THE GOVERNOR)

S.N.VIJAYARAGHAVAN
SECRETARY TO GOVT.

To

The Works Manager,
Government Central Press, Madras-79.
(for publication of the Notification in Tamil Nadu Government Gazette).
The Director of Town and Country Planning, Madras-2.(w.e.)
The Regional Deputy Director of Town and Country Planning, No.34, Wasith Street, Nathem, Chengalpattu Region, Chengalpattu.
The Director of Municipal Administration, Madras-5.
The Executive Officer, Thiruthani Township, Thiruthani.
The Member Secretary, Thiruthani Local Planning Authority through the Director of Town and Country Planning, Madras-2.

Copy to:

The Housing and U.D.(H1V(1)Deptt., Madras-9.
The Law Department, Madras-9.
For file.

S.F./S.C.

/forwarded by order/

M. Pitchaiyappan
Section Officer

bk.6.10.

Verified by PeopleFirst.ta™

TIRUTTANI MASTER PLAN

TIRUTTANI LOCAL PLANNING AREA
PROPOSED LAND USE

LEGEND

	PRO	EXG
L.P.A BOUNDARY		
VILLAGE BOUNDARY		
RAILWAY LINE		
ROADS		
RESIDENTIAL		
COMMERCIAL		
INDUSTRIAL		
EDUCATIONAL		
PUBLIC & SEMI PUBLIC		
AGRICULTURAL		
WATER BODIES		
HILLS		
VACANT		

V No 84 AGURU

V No 85 KARTIKEYAPURAM

V N° 83 DARANIVARAHAPURAM

V No 81 PATTABIRAMAPURAM

AMIRTHAPURAM

NALLAMGUNTAM

KUMARAKUPPAM

KILEVADAMAM

MELDEVADAMAM

KILANDUR

TIRUTTANI

BEPPA CHERUVU

FROM PODATURPET

TO SHOLINGAR

TO RENIGUNTA

TO MADRAS

FROM SHOLINGAR

TO ARAKONAM

Dhat road to Hill temple

TOWN SURVEY NOS

R.F. 1:7826

400 0 200 600 1000 FEET

100 0 100 200 400 METRE

C.S.A.R - D.T.C.P-M
M.P.

CHAIRMAN,
TIRUTTANI LOCAL PLANNING AUTHORITY,
TIRUTTANI.
COLLECTOR
CHENGAI MGR. DISTRICT.

Dr. V.VARAPRASADA RAO. Ph.D. IAS.]

DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING,
CHENGALPATTU M.S.R-SOUTH ARCOT REGION.

JOINT DIRECTOR OF TOWN & COUNTRY PLANNING,
MASTER PLAN DIVISION.

ASST. DIRECTOR OF TOWN & COUNTRY PLANNING,
MADRAS - 2.

DIRECTOR OF TOWN AND COUNTRY PLANNING,
GOVERNMENT OF TAMILNADU.

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

Verified
Not to scale