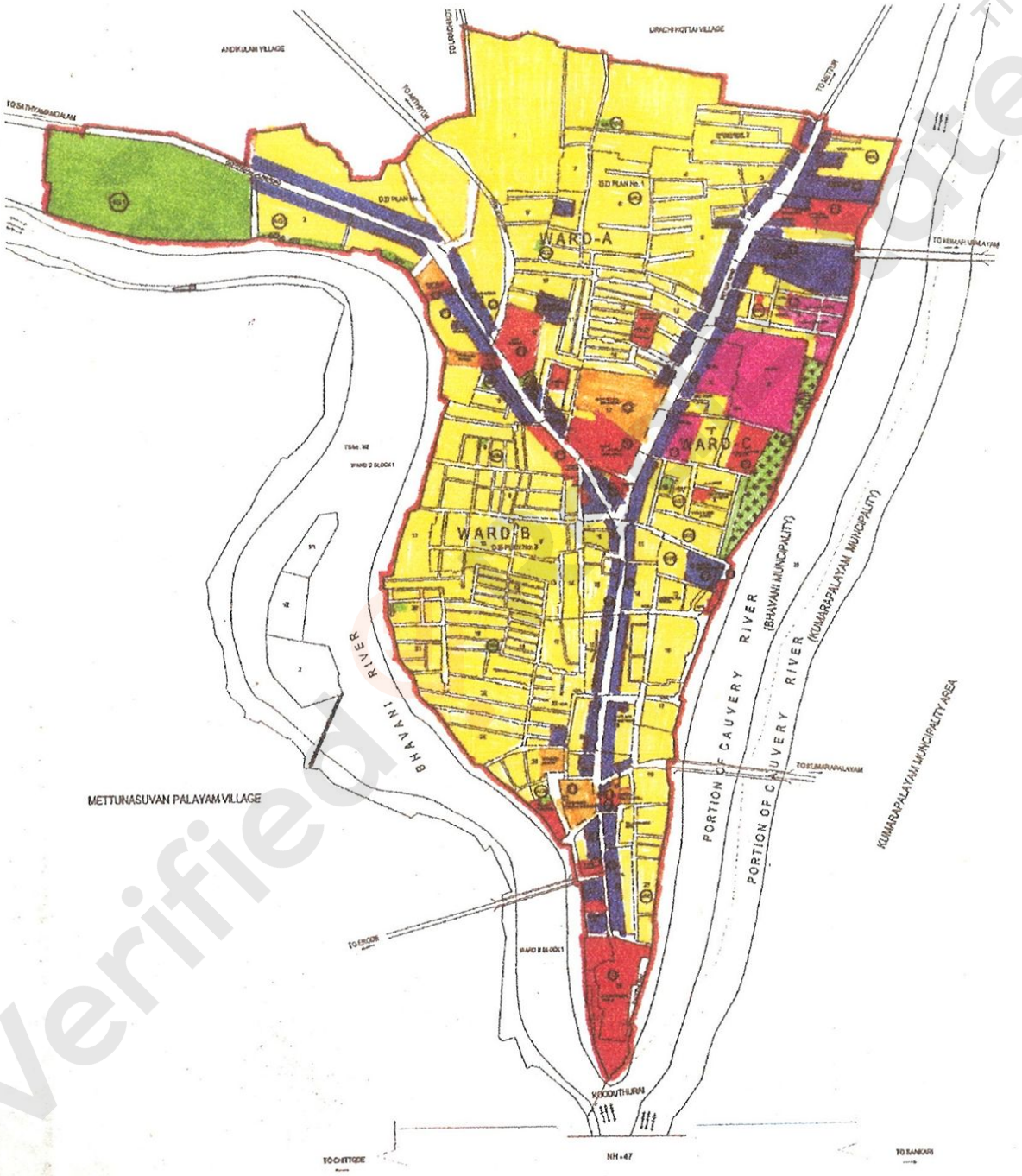
BHAVANI
MASTER PLAN
(MODIFIED)



BHAVANI LOCAL PLANNING AUTHORITY
Erode District.

D T C P

Salem Region
DIRECTORATE OF
TOWN AND COUNTRY PLANNING
Government of Tamilnadu.

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BHAVANI
MASTER PLAN
(MODIFIED)

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BHAVANI LOCAL PLANNING AUTHORITY
Erode District.

D T C P

Salem Region
DIRECTORATE OF
TOWN AND COUNTRY PLANNING
Government of Tamilnadu.

MASTER PLAN FOR BHAVANI LOCAL PLANNING AREA
(MODIFIED - 2005)

Reference No. : 1985/05 – SR – 3
Regional Office : Salem Region.
Directorate of Town and Country Planning, Chennai Roc. No. :25129/04 MP - 3.

Approved in Resolution
No._____ Dt._____
Of Bhavani Local Planning Authority,
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Chennai.

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

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BHAVANI MASTER PLAN

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MASTER PLAN FOR BHAVANI

INTRODUCTION

In order to channelise the future growth and expansion of any Town in a planned manner, Master Plan is prepared. It will provide for an orderly and well balanced growth of a Town coordinating the various activities to harmonize with each other.

Under Town and Country Planning Act 1971, the responsibility of preparing and executing the Master Plan for a Local Planning Area vests with the Local Planning Authority. Section 10(4) of the Act provides for notification of a Local Planning Area for which a Master Plan has to be prepared and executed. Section 11 provides for the constitution of Local Planning Authority which will be the agency in-charge of preparation and execution of a Master Plan. The Master Plan so prepared may contain (1) the allotment, designation or reservation of lands for different uses such as Residential, Commercial, Industrial and Agricultural purposes, (2) Parks, Play ground and Open Spaces, (3) Reservation of lands for Public Buildings, Institutions and for Civic Amenities, Services and Utilities, (4) demarcation of lands of Archeological or Historical Interest or actually used for religious purposes and (5) provisions for regulating the above different use zones.

Bhavani is a single Local Planning Area notified under section 10(4) of the Town and Country Planning Act, 1971 in G.O.Ms.No. 890 Housing and Urban Development dated 10.06.1983 with the jurisdiction of the present corporate limits of Bhavani Municipality Municipal Council of Bhavani was declared by Govt. in G.O.Ms No.557 RD & LA dated 25.07.1984 as Local Planning Authority as per section 11 of Town and Country Planning Act, 1971 which is responsible for development management of Bhavani Local Planning Area.

The Draft Master Plan for Bhavani Local Planning Area has been consented by the Govt. in G.O.Ms.No. 1218 H&UD Dept., dated 5.10.1990 and published in Tamil Nadu Government Gazette dated 21.08.1991 in Page No.612. The consented Master Plan approved by Government in G.O.Ms.No. 21 H&UD (UD 4.2) Dept., dated 22.01.1999 and published in Tamil Nadu Government Gazette No.8 Part II, Section II, dt. 03.03.1999

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in Page No. 84. It was published in Erode District Gazette No.20, Extraordinary dated. 23.07.1999.

As per section 32(b) of Town and Country Planning Act 1971, once in every five years the date on which Master Plan for an area comes into operation, the Local Planning Authority may, after carrying out such fresh surveys, review the Master Plan and make such modifications in the Master Plan.

The objectives of the Review of the Master Plan is to up date the developments of present land uses and to study the feasibility to implementation of proposals made in the approved Master Plan and to make suitable modifications in the proposals in consultation with the Local body so as to enable to implement the same and to suggest projects that can be implemented by the Master Plan in consultation with Local body i.e. Bhavani Municipality.

Accordingly, fresh surveys were carried out and Bhavani Master Plan is reviewed and presented herewith.

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CHAPTER - I

PHYSICAL CHARACTERISTICS AND NATURAL RESOURCES

1. Location and Regional Setting

a) Location

1.01 Bhavani, a second grade Municipal Town from 1990 onwards and a Taluk Headquarters Town in Erode District is located along the northern side of National Highways No.47 from Salem to Cochin and at a distance of 15 Km. from Erode, the District Headquarters and Railway Junction Town connected through a Major District Road. The extent of Bhavani Municipal Town is 2.14 sq.km. (Excluding 2 rivers) with 3 survey Wards and 68 survey Blocks in 1981. The Population of Bhavani Town is 38778 as per 2001 census.

b) Regional Setting

1.02 Bhavani Town is situated just on the western boundary of Namakkal District i.e. Namakkal District Boundary coincides with Bhavani Municipal limits on the Eastern side. It is situated at the confluence of Cauvery and Bhavani rivers i.e. Bhavani Town is surrounded by Cauvery and Bhavani Rivers on the Eastern and Western sites respectively. The Town is served by National Highways No. 47 from Salem to Cochin and Major District Roads leading to Erode, Mettur, Anthiyur and Sathyamangalam. Map No.1 showing location and Regional Setting of Bhavani is appended herewith.

2. Physical Characteristics

1.03 The general topography of Bhavani Town is delta in shape and flat in nature. The Town had developed between Cauvery and Bhavani rivers in a triangular shape. Loamy clay and red soil are predominant soil types. The soil condition in and around is good for Urban Development and Water Table is considerably at 30 feet depth in almost all the areas of Town.

3. Climate

1.04 The temperature of Bhavani Town is fairly high between March and May and steadily drops with setting up of South-West Monsoon. Generally, Bhavani has semi-dry climate since it is nearer to the Western ghats lying beyond Anthiyur. The maximum and minimum temperatures of Bhavani Town are 38.9°C and 21.9°C respectively. The

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relative humidity ranges from 40% to 89%. The maximum annual rainfall ranges from 15.08 cm. during South West Monsoon accounting for 60.14% to 22.75 cm. in North East Monsoon accounting for 39.86%.

4. Existing Generalised Land Uses

1.05 Wet agricultural lands lie south of Sathyamangalam Road abutting Bhavani river. Paddy and Plantain fields are dominant amidst coconut plantation. The Town is picturesque with green fields and water bodies such as rivers and channels. It has beautiful riverfronts both on the eastern and western sides and has great vegetation also.

1.06 The famous temple of Sangameswarer is located on the southern side of the Town at the actual confluence of Bhavani and Cauvery rivers with a holy river-bathing place called "Kooduthurai". It is one of the important holy river bathing places in Tamil Nadu. The new developments on the northern side of the Town are totally alienated from the southern part of the Town.

5. Environmentally Sensitive Areas

1.07 Bhavani has beautiful riverfronts and great vegetations. The Town acts as a peninsula with Cauvery and Bhavani rivers bordering its boundaries. The above elements such as riverfronts and the entire Town peninsula are Environmentally Sensitive Areas to be conserved. The meeting point of Cauvery and Bhavani Rivers is Holy Land. Confluence of the two Rivers has given rise to Lord Sangameswara on the tip of the Holy Land. "Sangamam" means meeting point of two rivers. The famous temple of Sangameswara is situated at the confluence of two rivers in the tip of the Holy Land with fortresses on three sides in the southern side of the Town. The land gets wider as one move towards northern direction. The built form surrounding the main temple gives sub sequential images of traditional values. The Holy Land at the confluence of two rivers, the fortresses of the temple on three sides and the built form of the whole Town with beauty and ethical values are the Environmentally Sensitive Areas to be conserved. The Holy Land, environmentally very sensitive areas is depending due to unhygienic condition and letting of untreated sewage into the rivers. River fronts are environmentally polluted due to unorganized sanitary and sewage facilities. Usage of river fronts of Cauvery and Bhavani for bathing as well as for open toilets by the inhabitants is polluting and making it inaccessible for in sites. Proper action plans and

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regulations may be done to preserve the beauty and ethical values of Holy Land and the built form of the total Town. Government of Tamil nadu had already declared Bhavani as Heritage Town in G.O.Ms.No.163 MAWS Dept., dt. 6.7.1993.

1.08 Other Environmentally Sensitive Areas to be conserved are Temple Nanthavanam situated on the eastern side of the temple and Children's Park developed for the benefits of Tourists and Pilgrims by the District Administration. Girls Higher Secondary School at Bhvani and island in the river Bhavani are other vulnerable areas for Heritage planning Intervention (i.e. environmentally sensitive areas to be conserved). The architecture of local habitants is similar to the styles of Dravidan culture. One can find a unique style of frontal design on social buildings. Bhavani Koodal Co-operative Urban Bank building is and example. Vulnerable Area Zone for Heritage (Environmentally sensitive areas comprising of areas surrounding the precincts of Bhavani Koodal Co-operative Uraban Bank building and Girls Higher Secondary School are surrounded by heavily built up area of the Town. Traffic has made this area very congested one and the zone is now in threshold of loosing its ethical purity. Traffic is regulated in the vulnerable area zone of Sangameswarar temple by restricting the movement of heavy vehicular traffic.

6. Heritage Sites, Buildings and Areas

a) History and Heritage values of Bhavani Town area

1.09 Bhavani was under the "Kongu Dynasty" ruled by Kongu Nadar kings. Bhavani is counted as one among the seven sacred places in Kongu Nadu. The seven sacred places are 1. Avinashi, 2. Thirumurugan poondi, 3. Tiruchengode, 4. Thirupandi Kodumudi, 5. Thiru nana, 6. Thiruvenimakudal and 7. Karuvur. Bhavani was sung by the famous Saivait Gnanasambandar in his book "Thevaram" and by Arunagrinathar in his book "Thiruppugazh".

1.10 The good old name of river Bhavani was called as "Vani" which merges with river Cauvery and hence called as Bhavani Kudal or Vani kudal. Bhavani is otherwise called as "Sangama Seshtram" , Veera puram, Vijayapuri, Padrivanam etc as narrated by Arunagirinathar. It has got other names added to its pride - Mukkudal, Paraasara Kasthiram, Dhachina Alavai and Vakirapuram.

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1.11 As Bhavani is located in the middle of five hills, Mangalagiri, Nagagiri, Vedagiri and Padumagiri, it gets the name Panchagiri Madhaya Pradesham.

b. Heritage Buildings and their Heritage values

(i) Temple

1.12 A small ruler under Kongu Dynasty built the Samgameswarar Temple some thousands years back and then renovated by Mudaliyar caste leaders. This temple has unique decoration works and detailed artwork on the columns of the Mandapam. The column in Dakshina Mandapam has a smiling statue, which shows the artistic talents of the crafts man during those early periods.

1.13 On the west of Sangameswarar temple the Bungalow of "KARO", then famous English Collector who lived, is situated and the building is now used as Travellers Bungalow of Highways Department.

(ii) Raja gopuram

1.14 There are 4 entrances to the temple and the main entrance is facing north. Rajagopuram is situated on the northern entrance of the temple with 5 tiers. Each tier had been built with beautiful sculptures, which reveal the ancient history. The height of the Rajagopuram is 70 feet. One the west of the Rajagopuram, Vaikunda vasal called Sorkka vasal had been constructed which will be kept open once in a year during Vaikunda Ekadesi festival.

(c) Other Heritage Elements

1.15 Bhavani is famous for its traditional mattresses called Jamukkalam, which are done as small scale and large-scale industries even for exporting to various countries around the World.

1.16 One can find white lining along the entrances of every house in this Town. This is being done with a belief that this white lining keeps the evil away. Another unique feature of the Town is white washing of house front. This style can be found in the buildings of the surrounding villages also.

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(d) Deities of the Temple

1.17 The famous Goddess of the temple is called as Vedanayagi, Sangameswari, or Maruthanayaki. In all the temples, much importance is given to deity than the temple. But at Bhavani, Murugan Sannathi is located in between God and Goddess Sannathi. This has been mentioned in the history and called as "Somaskanda Murthy".

(e) Fairs and Festivals

1.18 Festivals of different kinds are celebrated throughout the year according to the month's specialty. Principal festival called as Car festival falls on Chitra Pournami is being celebrated for 13 continuous days in the month of Chittirai (April-May) every year. During this festival, temple car is taken in 4 car streets in the Town. About 10000 to 15000 devotees from the surrounding villages attend this festival.

1.19 Adi Perukku festival is being celebrated on the 18th day of the month of Adi (August) every year with holy bath in the river by devotees from surrounding villages and Towns and special worships takes place for the lord. Other festivals falling in every year are:

1. Thai Ammavasai in January and February during which also the devotees take holy bath in the river.
2. Maha Sivarathiri in February.
3. Adi Kiruthigai in July.
4. Karthigai Deepam in (the monthof Karthigai) November-December.
5. Vaikkunda Ekadasi in (the month of Margazhi) December-January.

1.20 Bhavani which is both Pilgrimage and Tourist Town with Holy bathing place and temple which adds beauty to the location, attract thousands of pilgrims throughout the year. "Dosha Nivarana" poojas are performed on the banks of holy rivers. The number of pilgrims visiting Bhavani is increasing day by day and about quarter lakh of pilgrims visit Bhavani during festival seasons.

1.21 Regular stream of Pilgrims is visiting Bhavani especially during the months of November and December every year on the return journey from Sabarimalai Mahara Vilakku festival. Huge crowds from Northern states also visit Bhavani during November, December and January every year in the winter season. Riverfront offers them holy bath

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and recreation. The average daily flow of tourist population has been estimated as 1000 persons per day in winter.

1.22 The Government of Tamil Nadu through Directorate of Town and Country Planning has sanctioned Rs.50.00 lakhs under Town and Country Planning Development fund to Bhavani for environmental protection of Bhavani Heritage Town. The District Administration will be implementing the following projects for which the Director of Town and Country Planning had already accorded administrative sanction.

Sl. No.	Name of the Project	Amount in Rs. Lakhs
1	Construction of Rest rooms in Sangameswarar temple	25.00
2	Providing WBM and BT surface road from Highways Office to Children's park of Sri Sangameswarar temple	4.00
3	Providing Concrete Pavement for footpath in Kooduthurai and Vehicle parking area near the Sangameswarar temple.	10.00
4	Providing vehicle parking facilities in front of Sangameswarar temple	3.00
5	Construction of Toilet block in Sangameswarar temple	4.50
6	Providing Bore well, Motor, Pipelines and bathing facilities in Kooduthurai of Sri Sangameswarar temple	2.50
7	Providing Electrical arrangements to the Sri Sangameswarar temple	1.00
	Total	**50.00**

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CHAPTER - II

DEMOGRAPHY

2.01 The Demographic studies deal with study of existing population, migration and household characteristics.

Existing Population and Migration

2.02 Population of Bhavani Municipal Town as per 2001 census is 38778 with 19530 males and 19248 females. The growth of population in Bhavani Municipal town for the past 4 decades from 1961 are given in Table 2.01.

Table 2.01
Growth of Population

Census Year	Population	Variation	% to Decade Variation	Remarks
1961	15860	---	---	---
1971	23114	7254	45.74	---
1981	28898	5784	25.02	---
1991	35198	6300	21.80	---
2001	38778	3560	10.11	---

Source: Census Publication

2.03 It is seen from the Table 2.01, the growth of population had reduced from 21.80% in 1991 to 10.11% in 2001. This may be attributed to intensive family planning measures by the Government and absence of migration to Bhavani in search of employment and also due to Government policy of Rural Development and provision of employment opportunities in the rural areas itself.

Population Density

2.04 The overall population density of Bhavani is 181 persons per hectare as per 2001 census. The net residential density is 369 per square hectare. The population density is more due to constraint of development of Town on the eastern and western sides due to location of rivers.

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Sex Ratio

2.05 There are 986 females per 1000 males as per 2001 census when compared to 961 females per 1000 males as per 1991 census. Table 2.02 shows Sex Ratio of Bhavani Town in the past 3 decades from 1981 onwards.

Table 2.02
Sex Ratio

Sl.No.	Census Year	Males	Females	Total	Females per 1000 Males
1.	1981	14765	14133	28898	957
2.	1991	17953	17245	35198	961
3.	2001	19530	19248	3778	986

Source: Census Publication

2.06 The Sex Ratio has increased in 2001 when compared to 1991 census. This may be attributed to Government's publicity of protecting birth of female child and people's awareness for the same.

Literacy

2.07 72.20% of population are literates as per 2001 census. The literacy among males is 40.23% and among females is 59.77%. The Table 2.03 shows literacy in 1991 and 2001.

Table 2.03
Literacy – 1981 – 1991 – 2001

Sl.No.	Census Year	Literates		Total Literates	% to total Population	% to total Literates	
		Male	Female			Male	Female
1.	1991	13326	9871	23197	65.90	57.45	42.55
2.	2001	15247	12653	27900	72.20	40.23	59.77

Source: Census Publication

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2.08 The literacy has improved considerably in 2001 when compared to 1991 census due to Government's policy of free education and people's awareness to have minimum education for their children. The female literacy has increased due to more concentration of studies by female children when compared to male children. This may also be attributed to more dropouts of male children and their diversion to employment.

Household characteristics and Houses

2.09 There are 9826 households as per 2001 census. The size of household is 4, which is on par with other Towns in Tamilnadu.

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CHAPTER - III

ECONOMIC BASE AND EMPLOYMENT

3.01 The Economic Base of Bhavani Town is tertiary sector with mainly Trade and Commerce activities obtained from pilgrimage and tourism and its related activities. Table No.3.01 shows Occupational Pattern of Bhavani Town as per 1991 and 2001 census.

3.02 As per 2001 Census, 43.44% of total population of Bhavani Town constitute working force. The Tertiary Sector is the major component of working force accounting for 93.72% to total workers as pwer 2001 census.

3.03 The Primary Sector accounted for only 1.08% of total workers. The wet agricultural lands are available only along the bank of Bhavani river at the northern side of the Town abutting Sathiyamangalam Road on its southern side.

3.04 Trade and Commerce activities are predominant at Bhavani due to its major agricultural hinter land and due to pilgrimage and Tourism related activities. There are no large scale industries in the Town except one rice mill and one oil mill. Manufacturing handloom and power loom products are also available at Bhavani.

3.05 Hence more workers are employed under Tertiary and Secondary Sectors at Bhavani. As per 1991 census 24.47% of total workers are employed in Trade and Commerce, 15.24% of total workers are employed in other service activities and 6.79% of total workers are employed in Transport, Storage and communication activities.

3.06 Thus, the Economic base of Bhavani Town is Tertiary Sector with mainly Trade and Commerce activities as seen from 1991 census figures.

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Table No. 3.01

Occupational Pattern for the years 1991 & 2001

Occupation	1991			2001		
	No. of workers	% to Total workers	% to Total Population	No. of workers	% to Total workers	% to Total Population
Main Workers (1 - 10)	**13989**	**96.08**	**39.74**	**16086**	**95.39**	**41.34**
I. Primary Sector						
1. Cultivators	101	0.69	0.29	66	0.40	0.17
2. Agricultural Labours	373	2.56	1.06	113	0.68	0.29
3. Livestock, Forest & Fisheries	161	1.11	0.46	---	---	---
4. Mining and Quarry	---	---	---	---	---	---
Total	**635**	**4.36**	**1.81**	**179**	**1.08**	**0.46**
II. Secondary Sector						
5. Manufacturing, House hold Industries	598	4.11	1.70	870	5.20	2.24
6. Manufacturing and Processing other than House hold Industries	5361	36.82	15.23	---	---	---
7. Construction	625	4.29	1.78	---	---	---
Total	**6584**	**45.22**	**18.71**	**870**	**5.20**	**2.24**

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III. Tertiary Sector						
8. Trade and Commerce	3563	24.47	10.12	---	---	---
9. Transport, Storage & Communication	989	6.79	2.81	---	---	---
10.Other Services	2218	15.24	6.30	15037	89.20	38.78
Marginal Workers	570	3.92	1.62	761	4.52	1.96
Total	**7340**	**50.42**	**20.85**	**15798**	**93.72**	**40.74**
TOTAL WORKERS	**14559**	**100.00**	**41.37**	**16847**	**100.00**	**43.44**
NON - WORKERS	**20639**	**---**	**58.63**	**21931**	**---**	**56.56**
TOTAL POPULATION	**35198**	**---**	**100.00**	**38778**	**---**	**100.00**

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CHAPTER - IV

EXISTING LAND USE

4.01 Bhavani Town has a corporate area of 2.14 sq.km. or 214 hectares. The Town has mostly developed on both sides of Bhavani main road and two roads leading to Mettur and Sathiymangalam. Earlier Existing land use survey was conducted in 1986 for preparing the Master Plan. Now, land use survey was conducted in 2005 to review the Master Plan. Table 4.01 and Map No.2 show the Existing land use in 2005 which is classified as per G.O.Ms.No.1730 RD & LA Dept., dt. 27.07.1974.

Table No. 4.01
Existing Land Use - 2005
Break up details

Land Use	Extent in Hec.	% to Developed Area	% to Total Area
I. DEVELOPED AREA			
1.Residential	105.0717.5	64.36	49.03
2.Commercial	18.5621.0	11.37	8.66
3.Industrial	13.1244.0	8.04	6.13
4.Educational	6.7358.5	4.13	3.14
5.Public& Semi-public	19.7455.0	12.10	9.21
TOTAL DEVELOPED AREA	**163.2395.5**	**100.00**	**76.17**
II. UNDEVELOPED AREA			
1.Agricultural – Dry	48.4114.0	---	22.59
2.Land under water	2.6615.0	---	1.24
TOTAL UNDEVELOPED AREA	**51.0729.0**	---	**23.83**
NET TOTAL	**214.3124.5**	---	**100.00**

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Residential use

4.02 Residential developments had almost covered entire part of the Town except the northern portion including areas abutting Bhavani river on the northern side. The central pockets of land abutting Bhavani river which were undeveloped as per land use map of approved Master Plan had now developed in 2005. Nearly 105 hectares i.e more than 64% of developed area is occupied by Residential use.

Commercial use

4.03 Commercial uses are mainly concentrated along two major roads viz. Main road and Mettur road. Commercial uses are less along Sathiyamangalama road. There is one Municipal daily market functioning in the Town. Fish market is situated near old Bus stand. Weekly shandy run by Municipality is also used as daily market situated on the eastern side of Mettur road and near Cauvery river.

4.04 Other uses falling under commercial uses are lodges, hotels, banks, Kalyanamandapams and Bus stands. There are three private lodges with a bed strength of 65 and 56 authorised hotels. There is one State Bank of India and one Indian Bank Branch. Other banks available at Bhavani are Canara Bank, South Indian Bank, Karur Visya Bank, Catholic Syrian Bank, Erode Central Co-operative Bank, Bharathi State Small Industries Bank and Prathma Land Development Bank. There are 8 Kalyanamandapams available at Bhavani.

4.05 New Bus stand is located abutting Mettur Road on the northern part of the Town. The Old Bus Stand is located on the bank of Bhavani river on the southern side of the Town. Co-operative Agricultural Society is located along Mettur road on the northern side of the Town. Besides there are 9 Co-operative Societies. 18.56 hectares or 11.37% of developed area is occupied by commercial use in the Town. 5% more commercial uses had developed in the Town in 2005 when compared to existing commercial uses in 1986 as per the approved Master Plan. This trend is on par with developing Towns in Tamil nadu.

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Industrial use

4.06 There are no large scale industries in the Town. But manufacturing of handloom and power loom products are available in Bhavani. There is one rice mill and one oil mill in the Town. There is one stone flour mill. Three traditional mattress (Jamukkalam) works making units are available at Bhavani 13.12 hectares or 8.04% of total developed area is occupied by Industrial use. This is more or less same as the existing industrial area in 1986 as per the approved Master Plan. The existing industries have to be retained at least as per letter No. 92/2001/MP2 dt. 11.11.2002 of Director of Town and Country Planning.

Public and Semi Public Use

4.07 Under Public and Semi Public use, Central and State Government and Quasi Government offices including staff quarters, Traveler's Bungalows, Municipal and Civic uses including Municipal Water tanks, Medical Institutions, Sangameswarar Temple Complex and other small and medium temples, Mosque etc. are included. Major offices coming under Public and Semi Public uses are Taluk Office and Panchayat Union Office with staff quarters, Police station with staff quarters, BSNL office with staff quarters and PWD office. There is one P.W.D. Traveler's Bungalow and one Highways Traveler's Bungalow. There is one more Government Department Traveler's Bungalow.

4.08 As land use survey conducted in 2005, Public and Semi Public use occupies 19.22 hectares or 12.10% of total developed area of the Town. This is 2% more than the existing public and semi public use in 1986 as per the approved Master Plan.

Educational use

4.09 Higher Secondary Schools, Middle Schools, Elementary Schools and Nursery Schools are covered under Educational use. Nearly 6.74 hectares or 4.13% of developed area of the Town are occupied by Educational use.

Agricultural use and Land Under Water

4.10 48.4114 hectares or 22.59% of total area of the Town are covered under Agricultural use when compared to 75.16 hectares in existing land use break up in 1986 as per approved

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Master Plan. Central parts of the Town abutting Bhavani river which were under Agricultural use, in 1986 were now developed in 2005.

4.11 The total developed area of the Town is 163.2395 hectares or 76.17% of total area of the Town when compared to 135.98 hectares or 64.40% of total area of the Town as per Existing land use break up in 1986 of the approved Master Plan. This shows that 11.77% of undeveloped area at Bhavani in 1986 is developed in 2005 due to Urban Development.

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CHAPTER - V

TRANSPORTATION

Major Transport Network

5.01 Bhavani Town is located along National Highway No.47 from Salem to Cochin. Major District Roads to Erode, Mettur, Sathyamangalam and Anthiyur are leading from Bhavani. National Highways No.47 from Salem to Cochin via Coimbatore runs at the extreme southern corner of the Town. There is not much of traffic along Anthiyur Road as it connects Western Ghats. 2 km. length of National Highways is serving Bhavani Town. Highways Department maintains 3.2 km. length of roads within the Town (Municipal) limit.

5.02 The details of Municipal roads maintained by Bhavani Municipality are given below.

Sl.No.	Category of Roads	Length in km.
1.	Cement Concrete Roads	7.82
2.	BT Roads	14.44
3.	WBM Roads	0.73
4.	Graveled Roads	3.25
	Total	**26.24**

The encroachments in the road margins cause main traffic congestion and problems.

Mode of Transportation

5.03 The mode of transportation is buses only. Buses from Mettur to Erode and vice versa are plying via Bhavani. Buses to Sathyamangalam via Gobichettipalayam and vice versa are plying. The nearest Railway Junction is at Erode, which is 15 km. away from Bhavani.

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Transport Terminals

5.04 New Bus stand on the northern part of the Town was constructed (Class III) abutting Mettur Road since the Old Bus Stand situated on the bank of Bhavani river on the southern part of the Town was not sufficient to cater to the demand of the Town. There are 20 Bus bays available in the Bus stand. On an average about 156 buses are passing through the Town. The local body collects an entry fee of Rs.2/- per bus. The existing facilities of the Bus stand are not adequate for serving the needs of the passengers, which is mainly floating population to the pilgrimage centre of Bhavani Kooduthurai.

5.05 After construction of New Bus stand, the Old Bus stand is not put to proper use by the Municipality.

Parking lots

5.06 There are no organized parking lots existing in the Town except at the Temple Complex at Kooduthurai. The vehicles are allowed to park in the Old Bus stand and Road side margins unauthorisedly.

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CHAPTER - VI

EXISTING FACILITIES AND LAND VALUE ANALYSIS

6.01 The existing community facilities are dealt in this Chapter under the following sub headings.

Educational Institutions

6.02 There are 3 Municipal Elementary Schools, 2 Municipal Middle Schools, 1 Govt. Boys Higher Secondary and 1 Govt. Girls Higher Secondary Schools at Bhavani. Besides there are 3 Private aided Elementary Schools, 5 Private un recognized Nursery Schools and 8 Private un recognised Primary Schools are also available at Bhavani. Higher Education facilities like Colleges and Technical Educational facilities like Engineering Colleges are available at Chithode, Perundurai and Erode.

Health Institutions

6.03 In Bhavani Town, there is one Government Hospital with Bed strength of 78. There is one Municipal Maternity and Child Welfare Centre with a bed strength of 5 maintained by Bhavani Municipality. Besides, there are 11 Private allopathic Medicine Hospitals, 14 Private Maternity and Child Welfare centers and 4 Neuro Clinics with a total Bed strength of 231. Besides, there are 17 private Testing laboratories and X ray clinics.

6.04 There is one Government Non-English Medicine Dispensary, one Government Siddha Medicine Hospital, one Municipal Non English Medicine Dispensary, 4 Private Siddha Hospitals and one Private Ayurvedic Medicine Hospital at Bhavani. There are 3 Homoeopathy clinics.

Recreational Facilities

6.05 Two Children's Park and one Park with play ground serve the recreational and open space needs of inhabitants of Bhavani Town. One Nandavanam situated on the eastern side of Snagameswarer Temple and a Children's Park developed by the District Administration at the confluence of Bhavani and Cuavery river serve not only the needs of the Town but also

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the needs of visiting pilgrims and Tourists due to its attractive surroundings by nature. There are 2 sport grounds. There is one Rotary Club at Bhavani.

Libraries

6.06 There is one Government Branch Library and one Private Library at Bhavani. Besides there is one Cinema Theatre serving recreational needs of the Town.

Facilities for Pilgrims

6.07 Tourism Department of Government of Tamil Nadu also declared Bhavani as a Tourist Centre in Erode district since the holy dip at the confluence of Bhavani and Cauvery river is auspicious during Amavasai, Sivarathri, Adi perukku day etc., Bhavani Kooduthurai had also been declared as a District Excursion Centre by Government of Tamil Nadu.

6.08 The Tourism Department had developed the following facilities at the confluence of Bhavani and Cauvery rivers for the visiting Pilgrims and Tourists.

1. Construction of Bathing Ghat.
2. Formation and strengthening of BT road up to Bhavani Kooduthurai.
3. Formation of Park with ornamental lighting and illumination in front of the temple.
4. Construction of Dormitory in the Temple Complex.
5. One Pay and Use Toilet in the Park.

6.09 The recreation facility is insufficient for Bhavani Town which has lot of recreation potentials abutting two rivers on eastern and western sides. Additional vacant lands along the river side can be identified for additional recreation facilities.

Land value Analysis

6.10 Land value is an indicator of the economic prosperity of any Town. It is based on it's highest and least as if it is made available for development land value is determined by the dynamics of the local market. When the supply exceeds the demand this causes land value to rise very slowly, remain the same or even decline.

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6.11 In this land value study, the total 3 wards of the Bhavani Municipality are mere taken as basic unit. The land value data of this study area were collected from the Registration Department (guide line value) and Local bodies. the actual market land value may exceed the guideline value in different parts of the Town. The following Table No.6.01 shows the prevailing land value of the planning area.

Table No. 6.01
Land Value in Bhavani Town

Ward No	Maximum Value in Rs/Sq.Ft.	Minimum Value in Rs/Sq.Ft.	Remarks
Ward A	206.00	150.00	
Ward B	363.00	150.00	
Ward C	363.00	196.00	

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CHAPTER - VII

INFRASTRUCTURES

7.01 In this chapter, the infrastructures like Water supply, Drainage, Sanitation and Solid Waste Disposal, Electricity, Fire Services and Burial Grounds are dealt with.

Water supply

7.02 Bhavani Town is served by the protected water supply system from the year 1969 onwards. The source of water supply is from Bhavani river. The integrated Bhavani-Komarapalayam Water Supply Scheme serves both Bhavani and Komarapalayam had been implemented at an estimated cost of Rs. 67.42 lakhs during 1990. The present water supply to the Town is 28 lakh litres per day and the per capita supply is 66 litres per capita per day which is less than the total quantity of water required at a minimum acceptable standard of 70 litres per capita per day.

7.03 The details of water supply within Bhavani Municipal limit are given in Table 7.01 below.

Table No.7.01
Water Supply details of Bhavani Town

Sl.No.	Details	Water supply Nos.
1	Domestic connections	3965
2	Non-domestic connections	32
3	Public Taps	164
4	Distribution Mains	22.56 km.
5	Transmission Mains	1.75 km.
6	Transmission	By pumping
7	Pumping station	1
8	Over Head Tanks	5
9	Open wells	14
10	Bore wells	71

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Drainage

7.04 There are only open drains in the Town. 26.25 km. length of roads is provided with pucca or kutcha drains. Only internal lanes do not have any drains. These drains also drain waste water from residential areas and carrying the drain and sullage water towards Cauvery river. Improper laying and non cleaning of drains by the local body has lead to chocking of drains in several places. Hence there is a need to repair and cleaning of existing drains.

Solid Waste Management

7.05 The quantum of Solid Waste generated in this Town is about 8.55 tonnes per day. The Towns waste collection mechanism consists of 6 Mini lorries.

7.06 There is no Compost yard at Bhavani. The solid wastes are collected and disposed in the land of extent 3.44acre at Punnam village which is situated at a distance of 10km outside the Municiapal limit. Rs. 98 lakh was sanctioned under IDSMT for the development of compost yard. The solid waste collection is not regular and unsatisfactory. It is important to plan for improving this service considering the Town's heavy floating population and its Heritage value and importance.

Sanitation

7.07 This Town does not have any Underground Drainage system. The night soil disposal is mainly carried out through private flush out latrines with Septic Tank (3598 Nos) and 20 public toilets Serving the poor people with a total coverage of 38.10% and 5.29% of house holds respectively. Rest of the house holds (56.61%) are disposing their sullage and night soil in open drains and low lying areas. There are 4 Nos. of Pay and Use Toilets available in the Town. Pay and use toilet at Bus stand is adequate for the passengers. A large of No.of pilgrims are visiting this Town during festival seasons. The Pilgrims and Tourists are also burdening the existing insufficient sanitary service of the Town. There are no adequate sanitary facilities available for the floating Tourist population in any part of the Town.

Burial ground

7.08 There are 7 Burial grounds maintained by Bhavani Municipality.

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Electricity and Street Lights

7.09 The Electric supply is provided to Bhavani by Tamil Nadu Electricity Board. The Street lights are maintained by Bhavani Municipality and the Town is fairly served with 854 street lights. The details of street lights available in Bhavani Town are given in Table No.7.02 below.

Table No.7.02

Details of Street Lights

Sl.No.	Type of lights	Nos.
1	Sodium Vapour lamps	68
2	Tube lights	709
3	Mercury lamps	77
	Total	**854**

Fire Service

7.10 There is one Fire Service Station serving the needs of the Town.

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CHAPTER - VIII

PROJECTION OF POPULATION AND WORKING POPULATION

8.01 Assessment of projected requirements of Bhavani Town should be for a minimum period of 15 years. Assessment of projected requirements should contain the following matters.

1. Population
2. Working Population
3. Land in respect of following uses
   a. Residential
   b. Commercial
   c. Industrial
   d. Public and Semi Public
   e. Educational
   f. Agricultural and open spaces
4. Housing
5. Infrastructures

Population Projection

8.02 Population of Bhavani Town has been projected for the years 2011 and 2021 in order to assess the future land requirements. In the approved Master Plan, Population had been projected as 5000 in the year 2001. But actual population in 2001 is only 38778. The growth of Bhavani Town is not as expected. The growth rate of Bhavani Town had actually reduced to 10.11% in 2001 when compared to 21.80% in 1991. Adopting arithmetic increase method, population of Bhavani Town has been projected as 45,000 in 2011 and 50,000 in 2021. But the projected population of 50,000 in 2001in the Approved Master Plan has been adopted for 2011 also in the Reviewed Master Plan. The population of Bhavani Town in 2021 is assumed as 55,000.

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Estimate of Working Population

8.03 The participation rate of working population in Bhavani as per 1991 census and 2001 census are 41.37% and 43.64% respectively. It has been assessed that 45% of anticipated population of 55,000 in 2021 will constitute the working population in Bhavani Town. Hence it has been estimated that 24,750 will be working population in 2021.

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CHAPTER - IX

ANTICIPATED REQUIREMENTS OF LAND AND INFRASTRUCTURES

9.01 In Bhavani Town, the residential area occupies 64.36% of developed area of the Town with net residential density of 369 persons per hectare. The gross (overall) density of Bhavani Town is 181 persons per hectare. The total developed area of Bhavani Town is 163.24 hectare which is 76.17% of its total extent. The future land requirements for various uses has been worked out in this Chapter. The extent of Bhavani Local Planning Area (Municipal Town) is 214.31 hectare and the undeveloped area at present (excluding two rivers) is 51.07 hectares.

9.02 In order to accommodate the expected population of 55,000 in 2021 it is necessary to provide additional land for various uses within the Town (Local Planning Area) for development purposes. The total extent of land for development and other concomitant uses in the year 2021 has been calculated as 195 hectares assuming a gross density of 282 persons per hectare.

9.03 The extent of land required for residential uses will 14 hectares assuming a gross density of 282 persons per hectare. Converting all agriculture and vacant lands except wet lands, recreational uses and water bodies as residential uses due to availability of scare land for development. This works out to 72% of total developed area. The extent of lands required for other concomitant uses will be 28% to total developed area. The total developed area of Town will be 195.80 hectares except wet agriculture lands and water bodies of extent 18.5 hectares.

9.04 As per UDPFI guidelines of Centre for Research, Documents and Training, Institute of Town Planners, New Delhi proposed land use structure of small urban centre is as follows.

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S.No.	Proposed land use	Percentage to total area of Town
1	Residential including Transportation	55 to 64
2	Commercial	2 to 3
3	Industrial	8 to 10
4	Public & Semi Public including Educational	6 to 8
5	Agriculture and Water bodies including Recreational	29 to 15
		100

9.05 Slightly altering the above standards according to the needs of Bhavani small Town due to the following reasons, proposed land use break up of Bhavani Town is as adopted as follows.

S.No.	Proposed land use	Percentage to total area of Town
1	Residential including Transportation	65.2
2	Commercial	13.5
3	Industrial	3.6
4	Public & Semi Public including Educational	8.5
5	Agriculture and Water bodies including Recreational	9.2
		100.0

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9.06 Reasons for adoption of the above standards:

1. Tertiary sector with mainly Trade and Commerce is the Economic base of the Town. The existing trend of Commercial developments may continue along Mettur Road resulting in conversion of residential uses as commercial uses.
2. There is no industrial ability at all at Bhavani Town after approval of Master Plan due to its heritage and tourism nature. Hence the proposed industrial use in Block No.1 of Ward-A, in the Agricultural lands in the Northwestern part of the Town in the approved Master Plan is not now proposed as industrial use then by reducing the existing industrial use in the revised Master Plan. Due to its heritage character of the Town and considering the perennial rivers come along the East and West sides some existing industrial uses are converted as Commercial and Mixed Residential uses in the revised Master Plan in which the existing industries will continue to be allowed. But their expansion is not allowed.
3. Small Public and Semi Public uses including temples and small Educational uses are converted as Mixed Residential uses then by reducing Public and Semi Public uses and Educational uses since temples are small Public and Semi Public uses and Educational institutional up to Primary and Middle schools are allowed in Mixed Residential uses. In the Panchayat Union and Taluk office complex, Tahsildar Quarters, Police Quarters near Police Station along Sathiyamangalam Road and BSNL staff Quarters and Sangameswarar Temple complex of Heritage, Tourism and Pilgrimage importance are included in Public and Semi Public use in the revised Master Plan.
4. 35.6% of total area of the Town is occupied by agriculture use in the existing use of approved Master Plan. It had reduced to 22.59% to total area of the Town in the existing land use 2005 due to latest developments. In the proposed land use in 2021, except wet agriculture lands in the North western part of the Town, Recreational uses and Water Bodies (18.50 hectares) all other agriculture lands are converted as Residential use in the proposed land use in 2021 to meet the additional land requirements for the future population of 55,000 in 2021. It works out to only 8.64% of developed area.

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Residential use

9.07 As already explained in para 9.03 Residential use will require an area of 139.60 hectare in 2021 adopting at net residential density of 390 persons per hectare due to scare available lands to accommodate future population of 55,000 in 2021. It works out to 71.74% to total area of Town or 65.14% to total developed area of Town.

Commercial use

9.08 Commercial use will require an area of 28.94 hectare adopting the standard of 13.50% to total area of the Town arrived as per Para 9.05 above. It will work out to 14.87% to developed area.

Industrial use

9.09 Industrial use require an area of 7.92 hectare adopting the standard of (4%) 3.70% to total area of the Town arrived as per Para 9.05 above. It will work out to 4.07% to total developed area of the Town.

Public and Semi Public use

9.10 Public and Semi Public use including Educational use will require an area of 18.14 hectare adopting the standard of (8%) 8.46% to total area of the Town arrived as per Para 9.05 above. It will work out to 9.32% to total developed area of the Town.

9.11 Public and Semi Public use alone will require an area of 13.12 hectare to total area of the Town. It will work out 6.74% to developed area.

Educational use

9.12 Educational use will require an area of 5.02 hectare or 2.34% to total area of the Town. It will work out to 2.58% to total developed area of the Town.

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Agricultural use

9.13 The Existing wet agriculture lands in the North western part of the Town and Recreational uses of extent 17.27 hectare or 8.06% to total area of the Town and existing Water bodies of extent 2.44 hectares or 1.14 % to total area of the Town will be conserved in the proposals.

The proposed land use break up in 2021 is given in Table 9.01 below.

Table No. 9.01
Proposed Land Use - 2021
Break up details

Land Use	Extent in Hec.	% to Developed Area	% to Total Area
I. DEVELOPED AREA			
1.Residential	139.60	71.74	65.14
2.Commercial	28.94	14.87	13.50
3.Industrial	7.92	4.07	3.70
4.Educational	5.02	2.58	2.34
5.Public& Semi-public	13.12	6.74	6.12
TOTAL DEVELOPED AREA	**194.60**	**100.00**	**90.80**
II. UNDEVELOPED AREA			
1.Agricultural – Dry	17.27	---	8.06
2.Land under water	2.44	---	1.14
TOTAL UNDEVELOPED AREA	**19.71**	**---**	**9.20**
NET TOTAL	**214.31**	**---**	**100.00**

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Housing

9.14 The shortage of houses for 9826 households in 2001 at Bhavani will be taken care by additional residential lands required for future development. There are not notified slums apart from encroachments in the River bunds which have to be removed.

Infrastructures

Physical infrastructures

Water Supply

9.15 The total quantity of water required at a minimum acceptable standard of 70 lpcd for the population of 38,788 in 2001 will be 27,14,460 litres. The total quantity of available water supply is 28,50,000 liters. For the future population of 55,000 in 2021 and the anticipated floating population of 2000 per day as pilgrims, the total quantity of water supply required is 38,50,000. Hence, additionally 10,50,000 liters of water will be required for the population of 55,000 in 2021.

9.16 The total number of households as per 2001 census is 9826. At present, there are 3965 house service connections. Hence, the water supply coverage works out to only 40.35%. More than half the households are deficient in water supply in terms of individual house service connections. But they are served to some extent by 184 public taps.

Sanitation

9.17 There are 20 public toilets and 4 pay and use toilets at Bhavani. There are only 3598 flush out latrines with septic tank for the total 9826 households as per 2001 census. Balance 6228 households are using only public toilets and thence there is shortage of sanitation. All the present households and future households of 13,750 (for the population of 55,000 in 2021 assuming the present 4 persons per house hold) should be provided with flush out latrines with septic tanks.

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Solid Waste Management

9.18 Additional vehicles required should be procured for the present 8.55 tonnes per day. Solid Waste generate and the future solid waste generate for the anticipated population of 55,000 in 2021. There is a due necessity to set up compost yard for Bhavani Town.

Social Infrastructure

9.19 A brief review of social infrastructures like Educational and Health institutions are carried out to estimate their future requirements for the future population of 55,000 in 2021. 4 Middle /High schools are required for the population of 55,000 in 2021 adopting the standard of one Middle/High school for a population of 16,000 (11 to 16 age group) There are already 2 Middle Schools and 2 High Schools at Bhavani. Hence, no additional Middle Schools are required for Bhavani. Primary educational requirement of Bhavani are met by 16 elementary schools which satisfy the existing standard of 1 elementary school for a population of 55,000 in 2021.

Health Institutions

9.12 One Government Hospital for a population of l lakh is required. One maternity and Child Welfare Centre for a population of 45,000 to 1 lakh population is required. Hence one Government Hospital and one Maternity and Child Welfare Centre is required for the future population of 55,000 in 2021. There is already one Government Hospital and one Municipal maternity and Child Welfare Centre at Bhavani which satisfy the requirements.

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CHAPTER - X

DEVELOPMENT PROPOSALS

10.01 In this chapter the proposals under each land use and variations from the approved Master Plan are explained in detail.

Residential use

10.02 Almost all vacant and agricultural lands on the Northern side of the Town except agricultural wet lands north of river and south of Sathiyamangalam Road are reserved as additional lands required for residential use for the future population of 55,000 in 2021 in the proposed land use map of Reviewed Master Plan. Sangameswarar major temple complex had been shown as Public and Semi Public use zone in the proposed land use map of Reviewed Master Plan where as it had been shown as residential use in the proposed land use map of Approved Master Plan as they are allowed in the residential use as per zoning regulations order issued by Government in G.O.Ms.No. 1730 RD & LA dt. 27.7.1974. The Bus stand area had been shown as residential use (MR-5) in the Approved Master Plan as it had not developed by the 1993, the year of submission of Bhavani Master Plan to Government. But in the Reviewed Master Plan since the New Bus stand had developed it had been shown as commercial use as per zoning regulations order issued in G.O.Ms.No.1730 RD & LA dt. 27.7.1974.

Commercial use

10.03 Apart from the already existing Commercial uses and residential uses abutting Mettur road North of Boys Higher Secondary School had been converted as commercial uses. The same trend may be continued along Sathiymangalam road also converting residential uses abutting Sathiyamangalam road as commercial uses and accordingly shown in the proposed land use map as per Zoning Regulations order issued in G.O.Ms.No.1730 RD & LA dt.24.7.1974. Now is proposed for expansions in the vacant lands east of the New Bus stand site and accordingly shown as commercial use in the proposed land use map. Bus stands are allowed in commercial use. All Kalyana mandapams are shown as commercial use in the proposed land use map even though they are allowed in Mixed Residential Uses zones as per Zoning Regulations order issued in G.O.Ms.No.1730 RD & LA dt.24.7.1974 since they are

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Public Building Rules and commercial nature and should not be allowed in Residential use causing traffic congestions.

10.04 Old Bus stand site is used for Taxi and Van parking which may be regularized and expanded as Taxi and Van parking stand and accordingly shown as commercial use in the proposed land use map in which the use is allowed.

Building forms with respect to heritage point of view

10.05 The building form is one of the elements of the Town which gives total picture of a healthy living. The features of a building play an important role in projecting identity and image of the Town. In Bhavani Town, the building style i.e. with sloped roof with Bangalore tiles on it. This typical vernacular style in the middle of the present technological advancement has to be encouraged to use the local style as a design feature merging it innovately with the present technological advancement. This unique style of architecture for the existing Bhavani Kudal Co-operative Urban Bank Building can be incorporate as a local design feature in the new buildings also. The historically/architecturally distinct old quarters of the town and their cluster of buildings of vernacular type along with informed use of intervening space among unplanned structures like commercial developments (which has to be frozen for further developments) to ensure value of continuity and identity of the pilgrimage Town.

10.06 A set of proper Building Control Rules with heritage point of view should be formed by Local Planning Authority and got approved by the Government to execute the style features in future building as an important design criteria. The colour and other typologies of old buildings can also be included in rules to be framed. The preservation of image of Bhavani Town and enhancement of attractions of white lining along the entrances of houses and white washing of house front became more imperative in the heritage intervention efforts.

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Restriction of constructions

10.07 Proper Flood Space Index can regulate restriction of constructions in the Town. Tamil Nadu Town and Country Planning Act, 1971 restricts the height of any structure/any building near or in the precincts of any important heritage historical buildings up to 9 Metres. These constructions which are common to all Towns have to be regulated by restricting height through a ceiling of the F.S.I.

Industrial use

10.08 Additional industrial use apart from the existing industrial use proposed in the Approved Master plan is not now proposed has industrial use in the proposed land map of Reviewed Master plan since there is no other additional industrial activity at Bhavani except household industries as seen from the occupational pattern as per 2001 census. But the above lands are proposed to be developed for residential use and accordingly the site is now shown as residential use in the Reviewed Master plan. Hence, only major industrial complex use is continued as industrial use in the proposed land use map of the Reviewed Master Plan.

i) The scattered industrial uses in the Approved Master Plan in the midst of Mixed Residential uses are now converted as Mixed Residential uses and

ii) Parts of Industrial uses abutting Mettur Road are now converted as Commercial use. In both the above uses the existing industries are allowed to continue as long as they will to continue without any expansion as per section 48 of Tamil Nadu Town and Country Planning Act, 1971.

Educational use

10.09 Since additional Educational institutions are not required for the future population, now additional lands are now earmarked in the proposed land use map. Middle and Elementary Schools are converted as Mixed Residential uses in the proposed land use map in which they are allowed as per G.O.Ms.No.1730 RD & LA dt. 24.7.1974.

Public and Semi Public use

10.10 Sangameswarar temple complex maintained by H.R. & C.E., Dept., is reserved for Public and Semi Public use zone in the proposed land use map of the Reviewed Master Plan

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even though temples are allowed even in primary residential use zone as per G.O.Ms.No.1730 RD & LA dt. 24.7.1974 since Sangameswarar temple complex is the major temple complex attracting huge number of pilgrims every day.

10.11 Since no additional health institutions are required for the future population of 55,000 in 2021, no additional lands reserved for health institutions in the Reviewed Master Plan. Similarly since no additional lands are not required for expansion of existing offices and for new offices, no additional lands are reserved for Public and Semi Public use offices in the proposed land use map of the Reviewed Master Plan.

Agricultural use

10.12 Apart from the existing parks and play fields, existing wet lands North of Bhavani river and South of Sathiyamangalam road and additional recreational facilities are reserved for Agriculture use to serve as green belt at the outskirts of Bhavani Town with about 10 to 15% of land has open / common area, housing areas away from traffic may be designed as a neighborhood in the existing agriculture lands in the North western part of the Town in Detailed Development No.1 & 2.

Open spaces

10.13 Open space, one of the important features which give life to the Town has to be properly articulated to enhance the environment of the Town. Open spaces which can be targeted to attract different age groups of population are to be designed with proper orientations.

River Front Development for Recreation use

10.14 As the river front has got more potential in attracting Pilgrims and Tourists to this holy Town, the stretch along the rivers can be deemed and neatly landscaped to get attraction for the Town. As Bhavani has two rivers with good water potentials, small water parts may be proposed on the small island located in the rivers Bhavani (T.S.Nos. 809 & 810). The encroachments and leaking of untreated sewage into rivers are to be controlled and proper

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environmental rules to be framed by the LPAS can serve these environmentally sensitive rivers (natural elements).

Proposed Bye Pass Road

10.15 Bye Pass Road proposed in the Approved Master Plan connecting Anthiyur Road and Mettur Road can not be formed since developments had occurred on the north eastern part of the Town. Hence a 1.1 k.m. long 40 feet road wherever possible as the case may be at least 30 feet Road, connecting Sathiyamangalam Road and Mettur Road via, Anthiyur Road, Ooratchikoottai Road in the Detailed Development Plan No.2 Area and in the North eastern part of the Town in Detailed Development Plan No.1 Area without affecting the existing development is proposed in the proposed land use map of the Reviewed Master Plan for By-passing of the traffic in the central part of the Town.

Improvement of Roads with Beautification

10.16 Beautification of the Town should be the main criteria for the Heritage Development of this Town. This can be done with certain elements, especially Roads which enhance the image and essence of the space. The existing Roads of the Town especially Mettur Road and Sathiyamangalam road with encroachments should be widened by remaining the encroachments and with neatly paved pedestrian wall ways with adequate street lights, designed street facilities like road divider, post boxes, and equally placed flowering trees for beautification of the Town. The roads can act as a picturesque frame with vistas like heritage buildings and structures. Local vernacular style can be incorporated in all elements of the streets. The street lights can be installed on the sides of the road so as to avoid obstruction to the view of the temple gopuram. The temple may be diverted along old bus stand to show the traffic congestion in the Vulnerable Area Zone of Sangameswarar Temple (environmentally sensitive areas). The advertisement board including Cinema posters should be prohibited in the Vulnerable Area Zone (Environmentally Sensitive Areas) like Sangameswarar Temple complex, Bhavani Koodal Co-operative Urban Bank building and Government Girls Higher Secondary School precincts to that the holiness and heritage of the place can be preserved.

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CHAPTER - XI

PROJECT PROPOSALS

The following projects are proposed in the Master Plan may be taken up and implemented.

1) Link road

(Approximate cost Rs.34.00 lakhs)

A 40 feet link road approximate length of 0.8 km. connecting Sathiyamangalam road and Mettur Road via. Anthiyur road, Ooratchikottai road North western part of Town connecting in Detailed Development Plan No.1 & 2 areas. The area may be implemented at an estimated cost of Rs.34.00 lakhs. Abutting bye pass construction without congestion in the nearly built up Town. The project may be implemented by the Municipality.

2) River front development

(Approximate cost of Rs.75.00 lakhs)

A 40 feet wide road is to be formed on the Northern side of the Bhavani River at a distance of 30m. from Bhavani river. Within 30m. from Bhavani river for development of River front. After forming the road, the balance land left to be neatly landscaped and flowering trees are to be planted. For recreation use of Tourists the total approximate cost of the project will be Rs.75 lakhs. The Project will be implemented by the Tourists Department or District Administration.

3) Formation of Water Parks.

(Approximate Cost of Rs.25 lakhs)

With Water Parks (fountain) may be formed in the small island. River Bhavai in Ward-B, Block-1 of T.S.No.s.1/1, 1/2 and 2 with landscaped and developing the Children Play Space and for constructing 2 jetties including purchase of 6 boats may be done at an estimated cost of Rs. 25.0 lakhs. This project may be implemented by the Tourist Department or District Administration.

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4) Construction of Padi Thurai near weekly market

(Approximate cost of Rs.15.00 lakhs)

A Padi Thurai in the Cauvery River near weekly market for bathing local people apart from pilgrims in the Kooduthurai including construction of retaining wall may be done at a cost of Rs.15.00 lakhs by Municipality/PWD.

5) Cosntruction of Padi Thurai near Old Bus stand

(Approximate cost of Rs.15.00 lakhs)

Another Padi Thurai project in Bhavani River near Old Bus stand for bathing of Local people apart from the pilgrims in the Kooduthurai including construction of retaining wall may be done by the Municipality/P.W.D. at a cost of Rs.15.00 lakhs.

6) Improvement and Protection of Existing roads

(Approximate Cost of Rs.100.00 lakhs)

Widening and improvement of protecting existing roads especially Mettur road and Sathiyamangalam Road may be done by the Highways Department by removing the encroachments and providing with designed side furniture and pedestrian paths, and Street lights at the end of roads without affecting the view of temple tower at a cost of Rs.100.00 lakhs.

7) Development of Parking lot at Old Bus stand site.

Approximate cost of Rs.20.00 lakhs)

A parking lot for vehicles which are parked in the Town apart from the vehicles parking in the Sagameswarar temple area may be implemented at a cost of Rs.20.0 lakhs.

8) Formation of Park at Bhavani Water Pumping Station.

(Approximate cost of Rs.5.00 lakhs)

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9) Development of Park at Devapuram

(Approximate cost of Rs. 5.00 lakhs)

The Municipality may form park in the municipal land at Devapuram at a cost of Rs.5.00 lakhs.

10) New Bus stand construction II Phase

After the future development of the town in 2021 II phase project may be implemented to meet the demand of future buses. Apart from the existing Bus stand constructed at a cost of Rs.35.00 lakhs under IDSMT.

11) Conservation of Heritage Buildings

(Approximate cost of Rs.15.00 lakhs)

Apart from Sangameswarar Temple which to be taken care by the H.R. & C.E., Dept. Bhavani Town Development Co-operative Bank building, the Government Girls Higher Secondary School may be conserved and preserved attending minor repairs without splitting the heritage of the structures and also precincts at a cost of Rs.50.00 lakhs. This Project may be implemented by the District Administration.

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CHAPTER - XII

PROJECTS IMPLEMENTATIONS AND PHASING

12.01 In this chapter, implementing agencies of the Projects, Phasing deriving Projects Implementations in two different phases from 2006 to 2011 and 2001 to 2021 and following agencies of the projects are given.

S.No.	Name of Project	Cost (Rs) in lakhs	Implementing Agencies	Phasing
1.	Bye pass road	340	Municipality	I before development of available vacant lands.
2.	Formation of Water Parks	25	Tourism Dept or District Administration	I
3.	River Front Development	75	-do-	II
4.	Padithurai near Weekly shandy	15	Municipality/P.W.D	I
5.	Padithurai near Old Bus stand.	15	Municipality/P.W.D	I
6.	Improvement and Beautification of Existing Roads.	100	Highways Dept.,	I
7.	Parking lots at Old Bus stand site	20	Municipality	I

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8.	Formation Park at Water Pumping works.	5	Municipality	I
9.	New Bus Stand Construction II Phase.	50	-do-	I
10.	Conservation of Heritage Buildings	15	District Administration	I

The following financing agencies may be approached by the Municipality (LPA) for financing and implanting the projects.

1) Government of India
2) Government of Tamil Nadu
3) Town and Country Planning Board Development Fund
4) TUFIDCO
5) TNUFISL
6) UNDP
7) Asian Development Bank

The Public Private Participation like BOT, BOOT etc. may also be taken up for implementing the projects of this Master Plan.

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CHAPTER - XIII

DEVELOPMENT REGULATIONS AND ZONES

PERMISSIONS AND ZONES

13.01. In order to implement the proposals contained in the Master Plan, certain essential zoning regulations will have to be formed 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 has been divided into the following use zone as directed by Government in G.O/Ms.No.1730, Rural Development and Local Administration 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.
6) Agricultural use zone.

USE ZONES AND USES PERMITTED

13.02. The use Zones and uses permitted are given in G.O.No.1730 Rural Development and Local Administration Department, dated 24.7.74 and the survey numbers comprised in the use zones are given below.

13.03. The zoning regulations have been prescribed as part of this Master Plan and all the developments within the Planning Area shall be in conformity with the Zoning regulations and the local Planning authority shall also regulate the planning permission accordingly.

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13.04. In respect of areas convened under sanctioned Detailed Development Plans, the land and building use, the set back requirements, plot coverage, density, zoning regulations etc. shall be in accordance with the provisions of the respective Detailed Development Plans.

13.05. Any buildings adjacent to the water Bodies, Burial Grounds, Railway line will be permissible subject to the provision of the building rules and regulations.

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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 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, R.D. & L.A., dated 7.3.73.
2. From the Director of Town and Country Planning letter No.10989/73 SM/ dated 21.3.74.
3. From the Member Secretary, Madras Metropolitan Development Authority, D.O.Letter No.1983/74, ADP /dated 19.5.74.

ORDER:

The Director of Town and Country Planning submitted draft zoning regulations on use of land and buildings particularly in urban area. 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 zones
2. Commercial use zones
3. Industrial use zones
4. Educational use zones
5. Public and Semi Public use zone
6. Agricultural use zone

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

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1) Primary Residential use zone and

2) Mixed Residential use zone.

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

i) Controlled Industrial use zone

ii) General Industrial use zone and

iii) Special Industrial and Hazardous use zone.

2) The Director has also stated that the Tamil Nadu Town and Country Planning Act, 1971provides for the zoning of areas under sections 17(1) and 20(2)(g) through the Master Plans and Detailed Developments 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 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 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.

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4) The Government has examined the suggestion. They accepted the views of the Member-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 constituted.

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

1. The Director of Town and Country Planning, Madras-1.
2. The Member Secretary, Madras Metropolitan Development Authority, Madras-10.

Copy to:

3. Commissioner, Corporation of Madras through the Special Officer and others.

/True copy/Forwarded/By order/

Sd/ x x x x x x x

Section Officer.

/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 dwellings and tenements together with appurtenances pertaining thereto:
2. Professional consulting offices of the residents and other incidental uses therefore;
3. Petty shops dealing with daily essentials including retail provisions, soft drinks, cigarettes, newspapers, milk-kiosks, cycle repair shops and single person tailoring shops;
4. Hair dressing saloons and Beauty Parlours.
5. Nursery and primary schools.
6. Taxi and Auto-rickshaw stands and
7. Parks and Play fields.
8. Software development and training (vide G.O.Ms.No.260 H&UD Department dated 29.10.2002).
9. Installation of Base Transreciever Station Towers (vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

USE ZONE 1 (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, Kalyana Mandapams, Religious buildings, welfare centers and Gymnasia;
4. Recreation clubs, Libraries and Reading Rooms;
5. Clinics, Dispensaries and Nursing Homes;
6. Government, Municipal and other institutional sub-offices;
7. Police Stations, Post & Telegraph Offices, Fire Stations and Electric Sub-stations;
8. Banks and Safe Deposit Vaults;
9. Educational Institutions excluding Colleges;
10. Restaurants, without Residential accommodation and catering house and lodging house for less than 20 occupants. (Vide amendment issued in Govt. letter No.69759/UD IV (2)89/11 dated 22.6.1992).
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;

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14. Bakeries and Confectionaries;
15. Laundry, Tailoring and Gold Smith shops;
16. Cottage industries permissible in residential areas under G.O.Ms.No.566, dated 13.3.1962.
17. Software development and training vide G.O.Ms.No.260 H&UD department dated 29.10.2002 and
18. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD Department dated 12.12.2002.

II. COMMERCIAL USE ZONE – USE ZONE 2

USES PERMITTED

1. All uses permitted in Use Zones 1(a) and 1(b) and i.e. Residential Use Zones.
2. All Commercial and business uses including all shops, stores, market and uses, connected with the display of merchandise, either wholesale or retail rent excluding explosures, obnoxious products and other materials likely to cause health hazards;
3. Business offices and other commercial and financial institutions;
4. Warehouses, repositories and other uses connected with storage or wholesale trade, but excluding storage of explosives or products which are either obnoxious or likely to cause health hazards;
5. Cinema theatres and other commercial entertainment centers;
6. Research, experimental and testing laboratories not involving danger of fire, explosion or health hazards.
7. Transportation terminals including bus-stands, railway stations and organized parking lots;
8. Automobile repair shops and garages;
9. Small industries, using electric motors not exceeding 20 H.P. and or employing not more than 25 workers, which are not noxious or offensive due to odor, dust, smoke, gas, noise or vibration or other wise dangerous to public health and safety;
10. Installation of electric motors not exceeding 50 H.P. for the use incidental to the commercial activities permissible in the Zone vide amendment issued in Govt. letter No.12096/UD IV(b)/93-4 dated 2.8.1993.
11. Restaurants with or without boarding and lodging houses, Star hotels and non star hotels vide amendment issued in Govt. letter No.69759/UD IV 288/11 dated 22.6.1992.
12. Software development and training vide G.O.Ms.No.260 H&UD Department dated 29.10.2002 and13. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

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III. INDUSTRIAL USE ZONE –USE ZONE 3

a. Controlled Industrial Use Zone

b. General Industrial Use Zone and

c. Special Industrial and Hazardous Use Zone.

Use Zone III (a) CONTROLLED INDUSTRIAL USE ZONE

USES PERMITTED

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

2. Industries using electric power not exceeding 130 H.P.(L.T. Maximum Load) but excluding industries of obnoxious and hazardous nature by reason of odor, liquid, effluent, dust, smoke, gas vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity;

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

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

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

5. Software development and training (vide G.O.Ms.No.260 H&UD department dated 29.10.2002 and

6. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

USE-ZONE III (b) GENERAL INDUSTRIAL USE ZONE

USES PERMITTED

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

2. All industries without restrictions on the horse power installed or type of motive powers used excluding those of obnoxious or hazardous nature by reason of odor, liquid effluent, dust smoke, gas, vibration

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etc., or otherwise likely to cause danger or nuisance to public health or amenities.

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

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

5. Software development and training vide G.O.Ms.260 H&UD department dated 29.10.2002 and

6. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD Department dated 12.12.2002.

USE ZONE III (c) SPECIAL INDUSTRIAL AND HAZARDOUS 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 chemicals 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 spontaneous ignition;

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

7. Melting or processing tallow or sulphur;

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

9. Washing or driving wool or hair;

10. Making fish oil;

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

12. Manufacturing or distilling sago and artificial manure;

13. 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 III(a) and III(b) i.e. Controlled industrial and the general industrial use zones;

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 and

17. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD Department dated 12.12.2002.

IV. EDUCATIONAL USE ZONE – USE ZONE 4

USES PERMITTED

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

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;

5. Restaurants;

6. Software development and training vide G.O.Ms.No.260 H&UD department dated 29.10.2002 and

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7. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

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

USES PERMITTED

1. Government and Quasi Government Offices;
2. Art Galleries, Museums, Aquaria and Public Libraries;
3. Hospitals, Sanatorium 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 Zones 1(a) and 1(b) i.e. the residential use Zones.
8. Software development and training vide G.O.Ms.No.260 H&UD department dated 29.10.2002 and
9. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

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 use;
4. Public and Private Parks, Playfields, gardens, caravan and camping sites and other recreational uses;
5. Dairy and Cattle Farms;
6. Fisheries and Poultry Farms;
7. Water tanks and reservoirs;

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8. Sewage farms and garbage dumps;
9. Airports and broadcasting installations;
10. Forestry;
11. Cemeteries, Crematoria and Burning and Burial grounds;
12. Storing and drying of fertilizers;
13. Fish curing;
14. Salt manufacturing;
15. Brick, tile or pottery manufacture;
16. Stone crushing and quarrying;
17. Sand, clay and Gravel quarrying; and
18. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

Sd/- R. KULANDAIVEL,
Director of Town and Country Planning.

//TRUE COPY//

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Copy of Letter No. 69759 / UDIV (2) / 89 /11 dated 22.6.92 from the Secretary to Government, Housing and Urban Development Dept., Madras-9 addressed to the Director of Town and Country Planning, Madras 2.

Sir,

Sub: Town Planning – Preparation of Zonal plans – Regulation approved – Amendments – Issued.

Ref: 1.G.O.Ms.No.1730, Rural Development and Local Administration, dated 24.7.74.

2.From the Director of Town and Country Planning, Lr.Roc. No. 40747 / 89 / MP2, dated 6.11.89.

3. From the Member-Secretary, Madras Metropolitan Development Authority, Lr.No. CCC/ 1345 / 90 dated 7.9.90.

****

In the Government order first cited, the Government approved in principle the draft zoning regulations submitted by the Director of Town and Country Planning. In his letter second cited, the Director of Town and Country Planning has suggested certain changes to the use zones and requested that suitable amendment to be issued after accepting the suggestion of the Director.

2. The following amendments are issued to G.O.Ms.No.1730, Rural Development and Local Administration, dated 24.7.74.

AMENDMENTS

In the said Government Order, in the Appendix,

1) Under the heading "I. Residential use zone" under the sub heading "Use Zone I. (b) Mixed Residential use zone", under the item "Uses permitted" in item 10 for the expression "Restaurants, Residential Hotels and other Board and Lodging Houses" the expression "Restaurants without residential accommodation, eating and catering houses and lodging houses for less than twenty occupants" shall be substituted.

2) Under the heading "II.Commercial use zone 2" under the item "Uses permitted" after item 10 and the entries relating there to, the following item and the corresponding entries shall be added, namely:-

11."Restaurants with or without boarding and lodging houses, Star Hotels and Non – Star Hotels".

Yours faithfully,

Sd/----------

For secretary to Government.

//TRUE COPY//

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Copy of Govt. letter No. 12096/UD IV (1)/93-4, dated 2.8.93 from the Joint Secretary to Government, Housing and Urban Development Dept., Madras-9, addressed to the Director of Town and Country Planning, Madras-2.

Sir,

Sub: Town Planning – Master Plan – Permitting installations up to 50 H.P. in Commercial use zones – Amendment to G.O.Ms.No. 1730 R.D. & L .A. Dept., dt.24.7.74 – issued.

Ref: 1. G.O.Ms. No. 1730, R.D. &L.A. Dept., dt. 24.7.74.
2. Your letter Roc. No. 18276/92/MPA1, dt. 20.5.92.

****

I am directed to state that the following amendment is issued to the G.O. first cited:

AMENDMENT

For the words "10. Installation of electric motors not exceeding 20 H.P. for use incidental to the commercial activities permissible in the zone " the following may be substituted:

" Manufacturing and service establishments and commercial uses using electric motors and or not exceeding 50 H.P. and / or employing not more than 25 workers excluding those that are obnoxious or hazardous, nature by reason of odors, effluent, dust, smoke, gas, vibration, noise etc. or otherwise likely to cause danger or nuisance to public health or amenity. "

Sd/xxxxxx
Section Officer.

/ True Copy /

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BHAVANI LOCAL PLANNING AREA

TOWN SURVEY NUMBERS COMPRISED IN LAND USE ZONES

(Vide Para 13.02 of the Master Plan Report)

WARD – A (Block Nos. 1 to 18)

BLOCK No. 1 (T.S.Nos. 1 to 17)

Mixed Residential use zone - MR-1

T.S.Nos. 2pt, 3pt, 5, 7pt., 11, 13 to 16, 17pt.

Commercial use zone- C-1

T.S.Nos. 2pt, 3pt, 7pt.

Agricultural use zone – AG – 2

T.S.Nos. 17pt.

Existing road

T.S.Nos. 1, 8 to 10, 12.

Land under water

T.S.Nos. 4, 6.

BLOCK No. 2 (T.S.Nos. 1 to 155)

Mixed Residential use zone - MR-2

T.S.Nos. 1 to 19, 25 to 37, 39 to 45, 47 to 59, 61, 82 to 87, 89 to 126, 130 to 133, 135 to 138, 140 to 143.

Commercial use zone - C-2

T.S.Nos. 20 to 22, 63 to 72, 74 to 80, 144 to 154.

Public and Semi Public use zone - P-1

T.S.No. 62.

Existing road

T.S.Nos. 23, 24, 38, 46, 60, 73, 81, 88, 127 to 129, 134, 139, 155.

BLOCK NO.3 (T.S.Nos. 1 to 55)

Mixed Residential use zone - MR-2

T.S.Nos. 2 to 12, 29, 34 to 36, 42 to 48.

Commercial use zone - C-2

T.S.Nos. 14 to 17, 20 to 28, 30, 32, 33, 39 to 41, 49 to 54.

Existing road

T.S.Nos. 1, 13, 18, 19, 31, 37, 38, 55.

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BLOCK NO. 4 (T.S.Nos. 1 to 74)

Mixed Residential use zone - MR-2

T.S.Nos. 1 to 12, 14 to 36, 38 to 43, 45 to 73.

Existing road

T.S.Nos. 13, 37, 44, 74.

BLOCK NO. 5 (T.S.Nos. 1 to 192)

Mixed Residential use zone - MR-2

T.S.Nos. 1 to 30, 32 to 40, 42 to 60, 62 to 65, 67 to 74, 76 to 84, 86 to 95, 98pt, 99 to 128, 131 to 166, 168 to 182.

Commercial use zone C-2

T.S.Nos. 98pt, 183 to 187, 188pt, 190, 191, 192pt.

Public and Semi Public - P-2

T.S.No. 97, 188pt., 192pt.

Existing road

T.S.Nos. 31, 41, 61, 66, 75, 85, 96, 129, 130, 167, 189.

BLOCK NO. 6 (T.S.Nos. 1 to 131)

Mixed Residential use zone - MR-2

T.S.Nos. 2 to 16, 18 to 35, 37 to 58, 61 to 65, 67 to 78, 80 to 106, 108 to 111, 114 to 129.

Existing road

T.S.Nos. 1, 17, 36, 59, 60, 66, 79, 107, 112, 113, 130, 131.

BLOCK NO. 7 (T.S.Nos. 1 to 46)

Mixed Residential use zone - MR-2

T.S.Nos. 2 to 10, 13 to 22, 24 to 32, 34 to 46.

Existing road

T.S.Nos. 1, 11, 12, 23, 33.

BLOCK NO. 8 (T.S.Nos. 1 to 91)

Mixed Residential use zone - MR-2

T.S.Nos. 1 to 14, 17 to 20, 22 to 26, 28 to 47, 49 to 56, 58 to 76, 78 to 90.

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Commercial use zone - C-2

T.S.No. 16

Existing road

T.S.Nos. 15, 21, 27, 48, 57, 77, 91.

BLOCK NO. 9 (T.S.Nos. 1 to 156)

Mixed Residential use zone - MR-2

T.S.Nos. 1 to 15, 19 to 30, 33 to 46, 48 to 59, 61 to 71, 73 to 80, 84 to 103, 105 to 123, 125 to 134, 136 to 142, 146 to 154.

Agricultural use zone - AG-2

T.S.No.144.

Existing road

T.S.Nos. 16, 17, 18, 31, 32, 47, 60, 72, 81, 82, 83, 104, 124, 135, 143, 145, 155, 156.

BLOCK NO. 10 (T.S.Nos. 1 to 59)

Mixed Residential use zone - MR-2

T.S.Nos. 1 to 20, 22 to 24, 26 to 58.

Existing road

T.S.Nos. 21, 25, 59.

BLOCK NO. 11 (T.S.Nos. 1 to 65)

Mixed Residential use zone - MR-2

T.S.Nos. 2 to 27, 31 to 64.

Existing road

T.S.Nos. 1, 28, 29, 30, 65.

BLOCK NO. 12 (T.S.Nos. 1 to 152)

Mixed Residential use zone - MR-2

T.S.Nos. 2 to 21, 24 to 43, 45 to 57, 59 to 65, 67 to 74, 77 to 96, 98 to 115, 117 to 121, 123 to 132, 134 to 145, 147.

Public and Semi Public use zone - P-2

T.S.Nos.149, 150.

Verified RealEstate™

Existing road

T.S.Nos. 1, 22, 23, 44, 58, 66, 75, 76, 97, 116, 122, 133, 146, 148, 151, 152.

BLOCK NO. 13 (T.S.Nos. 1 to 91)

Mixed Residential use zone - MR-2

T.S.Nos. 3 to 14, 23 to 32, 36 to 43, 50 to 53, 63 to 73, 76 to 85.

Commercial use zone - C-2

T.S.Nos. 15, 17 to 20, 33, 34, 44 to 48, 54, 56 to 61, 74, 86, 88 to 90.

Existing road

T.S.Nos. 1, 2, 16, 21, 22, 35, 49, 55, 62, 75, 87, 91.

BLOCK NO. 14 (T.S.Nos. 1 to 89)

Mixed Residential use zone - MR-2

T.S.Nos. 1 to 18, 21 to 33, 35 to 46, 48 to 61, 65 to 77, 89.

Commercial use zone- C-2

T.S.Nos. 62, 63, 78, 79, 81 to 87.

Existing road

T.S.Nos. 19, 20, 34, 47, 64, 80, 88.

BLOCK NO. 15 (T.S.Nos. 1 to 57)

Mixed Residential use zone - MR-2

T.S.Nos. 2 to 7, 10 to 15, 18 to 25, 27 to 31, 34 to 44, 46, 47.

Commercial use zone C-2

T.S.Nos. 8, 48, 49, 51 to 56.

Public and Semi Public use zone - P-2

T.S.No. 16.

Agricultural use zone - AG-2

T.S.No. 45 (B.G.)

Existing road

T.S.Nos. 1, 9, 17, 26, 32, 33, 50, 57.

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BLOCK NO. 16 (T.S.Nos. 1 to 43)

Mixed Residential use zone - MR - 2

T.S.Nos. 5 to 9, 11 to 25.

Commercial use zone - C-2

T.S.Nos. 4, 28 to 35, 37 to 43.

Public and Semi Public

T.S.No. 2.

Existing road

T.S.Nos. 1, 3, 10, 26, 27, 36.

BLOCK NO.17 (T.S.Nos. 1 to 25)

Mixed Residential use zone - MR-2

T.S.Nos. 5 to 9, 11 to 17.

Educational use zone - E-2

T.S.Nos. 1 to 4.

Public and Semi Public use zone - P-2

T.S.Nos. 19 to 25.

Existing road

T.S.Nos. 10, 18.

BLOCK NO. 18 (T.S.Nos. 1 to 78)

Mixed Residential use zone - MR-2

T.S.Nos. 27 to 33, 42.

Commercial use zone - C-2

T.S.Nos. 4 to 16, 18 to 21, 25, 34, 35, 37 to 41, 46 to 51, 54 to 78.

Public and Semi Public use zone - P-2

T.S.No. 52.

Existing road

T.S.Nos. 1, 2, 3, 17, 22, 23, 24, 26, 36, 43 to 45, 53.

Verified RealEstate™

WARD - B (Block Nos. 1 to 27)

BLOCK NO.1 (Out of LP Area)

Portion of Bhavani River.

BLOCK NO.2 (T.S.Nos. 1 to 18)

Residential use zone - MR-1

T.S.Nos. 17pt, 18pt.

Commercial use zone - C-1

T.S.No. 10pt., 12pt., 17pt.

Educational use zone - E-1

T.S.Nos. 15pt, 18pt.

Public and Semi Public use zone - P-1

T.S.No. 15pt., 17pt.

Agricultural use zone - AG-1

T.S.Nos. 1 to 3, 6, 7, 10pt, 12pt.

Existing road

T.S.Nos.4, 5, 8, 9, 11, 13, 14, 16, 17pt, 18pt.

Land under water

T.S.No.15pt.

BLOCK NO.3 (T.S.Nos. 1 to 60)

Mixed Residential use zone - MR-1

T.S.Nos. 8, 9, 11, 12, 23, 24, 26 to 38, 40 to 54.

Commercial use zone - C-1

T.S.Nos. 3, 4, 6, 15 to 22, 55 to 60.

Public & Semi Public use zone - P-1

T.S.No.2

Agricultural use zone - AG-4

T.S.No.7.

Existing road

T.S.Nos.1, 5, 10, 13, 14, 25, 39.

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BLOCK No. 4 (T.S.Nos. 1 to 49)

Mixed Residential use zone - MR-4

T.S.Nos.2 to 20, 22 to 29, 31 to 36, 38 to 43, 45.

Public and Semi Public use zone P -1

T.S.Nos.46, 48.

Existing road

T.S.Nos.1, 21, 30, 37, 44, 47, 49.

BLOCK NO.5 (T.S.Nos. 1 to 44)

Mixed Residential use zone - MR-4

T.S.Nos.2 to 20, 22, 23, 25 to 28, 30, 33 to 38, 40 to 42.

Agricultural use zone AG-4

T.S.No.31.

Existing Road

T.S.Nos. 1, 21, 24, 29, 32, 39, 43, 44.

BLOCK NO. 6 (T.S.Nos. 1 to 156)

Mixed Residential use zone - MR-4

T.S.Nos. 2 to 6, 8 to 13, 15 to 19, 21 to 25, 27 to 36, 38 to 42, 44 to 47, 49 to 57, 59 to 73, 75 to 88, 90 to 97, 100 to 105, 107 to 119, 121 to 135, 137 to 156.

Existing Road

T.S.Nos.1, 7, 14, 20, 26, 37, 43, 48, 58, 74, 89, 98, 99, 106, 120, 136.

BLOCK NO. 7 (T.S.Nos. 1 to 83)

Mixed Residential use zone - MR-4

T.S.Nos. 2 to 6, 8 to 20, 22, 24.

Commercial use zone - C-4

T.S.Nos. 27, 28, 31 to 49, 51 to 60, 62 to 81, 83.

Public and Semi Public use zone - P-1

T.S.No. 29.

Existing road

T.S.Nos. 1, 7, 21, 23, 25, 26, 30, 50, 61, 82.

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BLOCK NO.8 (T.S.Nos.1 to 79)

Mixed Residential use zone - MR-4

T.S.Nos.1 to 20, 31 to 55.

Commercial use zone - C-4

T.S.Nos. 21 to 28, 30, 56 to 66, 68 to 78.

Existing road

T.S.Nos. 29, 67, 79.

BLOCK NO.9 (T.S.Nos.1 to 158)

Mixed Residential use zone - MR-4

T.S.Nos. 1 to 14, 16 to 43, 45 to 57, 61 to 68, 71 to 85, 88, 90 to 95, 98 to 104, 107, 109 to 117, 119 to 122, 124 to 135, 138 to 140, 142, 143, 145 to 148, 150 to 157.

Existing Road

T.S.Nos.15, 44, 58 to 60, 69, 70, 86, 87, 89, 96, 97, 105, 106, 108, 118, 123, 136, 137, 141, 144, 149, 158.

BLOCK NO. 10 (T.S.Nos. 1 to 107)

Mixed Residential use zone - MR-4

T.S.Nos.1 to 9, 11 to 20, 22 to 38, 40 to 48, 50 to 78, 80 to 106.

Existing road

T.S.Nos.10, 21, 39, 49, 79, 107.

BLOCK NO. 11 (T.S.Nos.1 to 39)

Mixed Residential use zone - MR-4

T.S.Nos.1, 3 to 22, 24 to 31, 34, 35, 36, 37pt, 38, 39.

Existing Road

T.S.Nos.2, 23, 32, 33, 37pt.

BLOCK NO.12 (T.S.Nos.1 to 203)

Mixed Residential use zone - MR-4

T.S.Nos.2 to 19, 21 to 42, 44 to 65, 67 to 89, 93, 95 to 117, 122 to 176, 178 to 202.

Verified RealEstate ™

Existing Road

T.S.Nos.1, 20, 43, 66, 90, 91, 92, 94, 118 to 121, 177, 203.

BLOCK NO. 13 (T.S.Nos.1 to 121)

Mixed Residential use zone - MR-4

T.S.Nos.1 to 41, 43 to 57, 59 to 63, 65 to 71, 73 to 80, 82 to 99, 101 to 103, 105 to 120.

Existing road

T.S.Nos.42, 58, 64, 72, 81, 100, 104, 121.

BLOCK NO. 14 (T.S.Nos. 1 to 45)

Mixed Residential use zone - MR-4

T.S.Nos.2 to 43, 44pt.

Existing road

T.S.Nos. 1, 44pt, 45.

BLOCK NO.15 (TS.Nos.1 to 126)

Mixed Residential use zone - MR-4

T.S.Nos.1 to 27, 29 to 64, 67, 69, 74, 75, 81pt, 82pt, 83pt, 84pt, 86pt, 87pt, 88pt, 100pt, 101, 102pt, 103pt, 104pt, 105pt, 106pt, 107pt, 114 to 125.

Commercial use zone - C-4

T.S.Nos. 70 to 72, 76 to 80, 81pt, 82pt, 83pt, 84pt, 85, 86pt, 87pt, 88pt, 89, 90, 92 to 99, 100pt, 102pt, 103pt, 104pt, 105pt, 106pt, 107pt, 108 to 113.

Existing road

T.S.Nos. 28, 65, 66, 68, 73, 91, 126.

BLOCK NO. 16 (T.S.Nos. 1 to 59)

Mixed Residential use zone - MR-4

T.S.Nos. 1 to 6, 32 to 36, 38 to 40, 41pt, 42pt, 43pt, 44pt, 45pt, 46pt, 47, 48pt, 49pt, 50pt, 51pt, 52pt, 54pt, 56pt, 57pt.

Commercial use zone - C-4

T.S.Nos.7 to 30, 41pt, 42pt, 43pt, 44pt, 45pt, 46pt, 48pt, 49pt, 50pt, 51pt, 52pt, 53, 54pt, 55, 56pt, 57pt, 58.

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Existing Road

T.S.Nos.31, 37, 59.

BLOCK NO.17 (T.S.Nos. 1 to 141)

Mixed Residential use zone - MR-4

T.Nos. 1 to 7, 9 to 30, 32 to 34, 36, 37, 39, 41 to 44, 46, 47, 49 to 52, 54, 56, 57, 59, 60, 63 to 70, 72 to 82, 86 to 117, 119 to 131, 133 to 140.

Existing Road

T.S.Nos.8, 31, 35, 38, 40, 45, 48, 53, 55, 58, 61, 62, 71, 83, 84, 85, 118, 132, 141.

BLOCK NO. 18 (T.S.Nos. 1 to 124)

Mixed Residential use zone - MR-4

T.S.Nos. 2 to 16, 18 to 30, 32 to 48, 50 to 69, 72 to 85, 87 to 112, 114 to 119, 121, 122, 123.

Existing road

T.S.Nos.1, 17, 31, 49, 70, 71, 86, 113, 120, 124.

BLOCK NO. 19 (T.S.Nos. 1 to 89)

Mixed Residential use zone - MR-4

T.S.Nos. 2 to 14, 17 to 25, 27 to 36, 38 to 62, 64 to 66, 68 to 86, 88.

Agricultural use zone - AG-4

T.S.No. 63.

Existing road

T.S.Nos. 1 , 15, 16, 26, 37, 67, 87, 89.

BLOCK NO. 20 (T.S.Nos. 1 to 78)

Mixed Residential use zone - MR-4

T.S.Nos. 1 to 3, 5 to 14, 16 to 20, 22, 24 to 33, 36 to 60, 62 to 76.

Agricultural use zone - AG -4

T.S.No. 34.

Existing road

T.S.Nos. 4, 15, 21, 23, 35, 61, 77, 78.

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BLOCK NO. 21 (T.S.Nos. 1 to 90)

Mixed Residential use zone - MR-4

T.S.Nos. 1 to 22, 24 to 88.

Existing Road

T.S.Nos. 23, 89, 90.

BLOCK NO. 22 (T.S.Nos. 1 to 81)

Mixed Residential use zone - MR-4

T.S.Nos. 1 to 31, 33 to 42, 44 to 80.

Existing road

T.S.Nos. 32, 43, 81.

BLOCK NO. 23 (T.S.Nos. 1 to 152)

Mixed Residential use zone - MR-4

T.S.Nos. 2 to 10, 13 to 38, 40 to 48, 50 to 55, 57 to 65, 67, 69 to 73, 75 to 85, 88 to 108, 110 to 122, 124 to 130, 133 to 147, 149, 150.

Commercial use zone - C-4

T.S.Nos. 151, 152.

Existing road

T.S.Nos.1, 11, 12, 39, 49, 56, 66, 68, 74, 86, 87,109,123, 131,132,148.

BLOCK NO. 24 (T.S.Nos. 1 to 92)

Mixed Residential use zone - MR-4

T.S.Nos. 1 to 24, 26 to 41,43 to 52, 54 to 66,68 to 72,74 to 85,87 to 92.

Existing road

T.S.Nos. 25, 42, 53, 67, 73, 86.

BLOCK NO. 25 (T.S.Nos. 1 to 72)

Mixed Residential use zone - MR-4

T.S.Nos.2 to 13,15 to 21,23,25 to 40,42 to 49,51 to 60,62 to 66,68 to 72.

Commercial use zone - C-4

T.S.No. 50pt.

Public and Semi Public use zone - P-4

T.S.No. 50pt.

Existing Road

T.S.Nos. 1, 14, 22, 24, 41, 61, 67.

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BLOCK NO. 26 (T.S.Nos.1 to 74)

Mixed Residential use zone - MR-4

T.S.Nos.13pt, 14pt, 15pt, 16pt, 17 to 20, 21pt, 22pt, 23pt, 24pt, 25pt, 26pt, 28pt, 29pt, 30pt, 31pt, 38, 39, 41 to 45, 60 to 70.

Commercial use zone - C-4

T.S.Nos. 3 to 12, 13pt, 14pt, 15pt, 16pt, 21pt, 22pt, 23pt, 24pt, 25pt, 26pt, 27, 28pt, 29pt, 30pt, 31pt, 32 to 36, 47 to 57, 59, 71 to 73.

Existing Road

T.S.Nos. 1, 2, 37, 40, 46, 58, 74.

BLOCK NO. 27 (T.S.Nos. 1 to 26)

Mixed Residential use zone - MR-4

T.S.Nos. 3 to 20.

Educational use zone - E-3

T.S.Nos. 24 to 26.

Public and Semi Public use zone - P- 4

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

Agricultural use zone - AG-4

T.S.Nos. 21, 22pt.

Existing road

T.S.No.1, 2, 23pt.

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WARD – C (Block Nos. 1 to 24)

BLOCK No. 1 (T.S.Nos. 1 to 28)

Mixed Residential use zone - MR-3

T.S.Nos. 5 to 11, 12pt, 14pt, 15 to 22, 23pt, 24pt, 27pt.

Commercial use zone - C-3

T.S.Nos. 4, 12pt, 13, 14pt, 23pt, 24pt, 25, 26, 27pt, 28.

Existing Road

T.S.Nos.1, 2, 3.

BLOCK NO.2 (T.S.Nos.1 to 20)

Mixed Residential use zone - MR -3

T.S.Nos. 2 to 6.

Commercial use zone - C-3

T.S.Nos.1pt, 7 to 12, 15 to 20.

Public and Semi Public use zone - P-2

T.S.No.1pt.

Existing Road

T.S.Nos. 13, 14.

BLOCK No.3 (T.S.Nos. 1 to 52)

Mixed Residential use zone - MR-3

T.S.Nos.1pt, 2 to 6, 7pt, 20 to 26, 29 to 33, 35, 36, 47 to 52.

Commercial use zone - C- 3

T.S.Nos. 1pt, 7pt, 10 to 19, 39 to 44, 46.

Public and Semi Public use zone - P-3

T.S.Nos. 28, 34.

Existing Road

T.S.Nos. 8, 9, 27, 37, 38, 45.

BLOCK NO.4 (T.S.Nos. 1 to 41)

Mixed Residential use zone - MR-3

T.S.Nos.1 to 12, 14 to 18, 24, 25, 26, 33 to 40, 41pt.

Controlled Industrial use zone - CI-1

T.S.Nos.19 to 22, 27 to 30, 41pt.

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Existing Road

T.S.Nos.13, 23, 32.

Water Bodies

T.S.No. 31.

BLOCK NO.5 (T.S.Nos. 1 to 4)

Commercial use zone - C-3

T.S.No.2pt.

Controlled Industrial use zone - CI-2

T.S.Nos. 2pt, 4.

Agricultural use zone - AG-3

T.S.No. 3 (B. G).

Existing Road

T.S.No. 1.

BLOCK NO.6 (T.S.Nos.1 to 34)

Mixed Residential use zone - MR-3

T.S.Nos.8, 9, 10pt, 19pt, 21 to 29, 31 to 34.

Commercial use zone - C-3

T.S.Nos. 2pt, 7pt, 10pt, 11, 13 to 18, 19pt, 20.

Controlled Industrial use zone - CI-3

T.S.Nos. 2pt, 5, 6, 7pt.

Existing Road

T.S.No. 1, 4, 12, 30.

Water Bodies

T.S.No. 3.

BLOCK NO. 7 (T.S.Nos. 1 to 42)

Mixed Residential use zone - MR-3

T.S.Nos. 10 to 14, 16 to 30, 32 to 40.

Commercial use zone - C-3

T.S.Nos. 2 to 7, 8pt.

Controlled Industrial use zone - CI-3

T.S.No. 8pt.

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Public and Semi Public use zone - P-3

T.S.Nos. 41, 42.

Existing Road

T.S.No. 1, 9, 15, 31.

BLOCK NO.8 (T.S. Nos. 1 to 4)

Agricultural use zone - AG-3

T.S.No. 2 to 4 (B.G).

Existing Road

T.S.No. 1.

BLOCK NO.9 (T.S. Nos. 1 to 72)

Mixed Residential use zone - MR -3

T.S.Nos. 2 to 11, 14 to 23, 25, 26 28 to 34, 36 to 50, 53 to 72.

Public and Semi Public use zone - P - 3

T.S.Nos. 13, 24.

Existing Road

T.S.No. 1, 12, 27, 35, 51, 52.

BLOCK NO.10 (T.S.Nos. 1 to 105)

Mixed Residential use zone - MR-3

T.S.Nos. 5, 8, 9, 12 to 16, 21pt, 22pt, 24, 25, 28, 29, 33, 34, 51 to 53, 55, 56, 58, 59, 61 to 75, 79 to 83, 85 to 97, 99 to 103.

Commercial use zone - C-3

T.S.Nos. 3, 4, 6, 7, 10, 11, 17, 19, 20, 21pt, 22pt, 23, 26, 27, 30 to 32, 35 to 50.

Public and Semi Public use zone - P-3

T.S.No. 77pt.

Agricultural use zone - AG-3

T.S.No. 77pt.

Existing Road

T.S.Nos. 1, 2, 18, 54, 57, 60, 76, 78, 84, 98, 104, 105.

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BLOCK NO.11 (T.S.Nos.1 to 116)

Mixed Residential use zone - MR-5

T.S.Nos.18 to 21, 23, 24, 26 to 30, 32 to 43, 45 to 59, 61 to 63, 66 to 75, 77 to 85, 87, 88, 100 to 115.

Commercial use zone - C-5

T.S.Nos. 2 to 16, 89 to 93, 95 to 99.

Existing Road

T.S.Nos. 1, 17, 22, 25, 31, 44, 60, 64, 65, 76, 86, 94, 116.

BLOCK NO.12 (T.S.Nos.1 to 120)

Mixed Residential use zone - MR-5

T.S.Nos. 2 to 7, 9, 10, 11, 13 to 16, 18, 19, 21 to 23, 25 to 32, 34 to 37, 39 to 48, 51 to 58, 60 to 71, 73 to 76, 78 to 92, 94 to 97, 99 to 102, 104 to 114.

Commercial use zone - C-5

T.S.Nos. 117.

Public and Semi Public use zone - P-3

T.S.Nos. 119, 120.

Existing Road

T.S.Nos.1, 8, 12, 17, 20, 24, 33, 38, 49, 50, 59, 72, 77, 93, 98, 103, 115, 116, 118.

BLOCK NO. 13 (T.S.Nos. 1 to 104)

Mixed Residential use zone - MR-5

T.S.Nos. 2 to 6, 8 to 31, 33 to 56, 58 to 66, 68 to 84, 87 to 90, 92 to 95, 97 to 103.

Existing Road

T.S.Nos.1, 7, 32, 57, 67, 85, 86, 91, 96, 104.

BLOCK NO. 14 (T.S.Nos.1 to 81)

Mixed Residential use zone - MR - 5

T.S.Nos. 40 to 58, 60, 61, 62, 64 to 74, 76 to 80.

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Commercial use zone - C-5

T.S.Nos. 1 to 31, 33 to 38.

Existing Road

T.S.Nos. 32, 39, 59, 63, 75, 81.

BLOCK NO. 15 (T.S.Nos.1 to 101)

Mixed Residential use zone - MR-5

T.S.Nos. 7 to 20, 22 to 35, 37 to 48, 81, 97 to 99, 101.

Commercial use zone - C-5

T.S.Nos. 2 to 5, 51 to 80, 83 to 96.

Existing Road

T.S.Nos. 1, 6, 21, 36, 49, 50, 82, 100.

BLOCK NO.16 (T.S.Nos. 1 to 186)

Mixed Residential use zone - MR - 5

T.S.Nos. 2 to 10, 13 to 20, 22 to 33, 35 to 44, 46 to 61, 65 to 79, 81 to 88, 90 to 104, 106 to 120, 122 to 127, 129 to 135, 137 to 143, 145 to 155, 157 to 168, 170, 171, 172, 173, 174 to 177, 179 to 184.

Existing Road

T.S.Nos. 1, 11, 12, 21, 34, 45, 62 to 64, 80, 89, 105, 121, 128, 136, 144, 156, 169, 178, 185, 186.

BLOCK NO. 17 (T.S.Nos.1 to 132)

Mixed Residential use zone - MR-5

T.S.Nos. 2 to 5, 7, 9, 10, 11, 13 to 18, 20, 21, 22, 24, 26 to 29, 32 to 37, 39 to 44, 46 to 51, 53, 55 to 58, 60 to 72, 74 to 81, 83, 84, 85, 87, 89 to 92, 94, 95, 97, 99, 101 to 104, 106 to 110, 112 to 119, 122 to 127, 129 to 132.

Existing Road

T.S.Nos. 1, 6, 8, 12, 19, 23, 25, 30, 31, 38, 45, 52, 54, 59, 73, 82, 86, 88, 93, 96, 98, 100, 105, 111, 120, 121, 128.

Verified RealEstate ™

BLOCK NO.18 (T.S.Nos. 1 to 113)

Mixed Residential use zone - MR-5

T.S.Nos. 3 to 7, 33, 34, 36 to 47, 49 to 52, 54 to 57, 79 to 83, 85 to 101, 103 to 113.

Commercial use zone - C-5

T.S.Nos. 8 to 31, 59 to 65, 67 to 77.

Existing Road

T.S.Nos. 1, 2, 32, 35, 48, 53, 58, 66, 78, 84, 102.

BLOCK NO. 19 (T.S.Nos. 1 to 181)

Mixed Residential use zone - MR-5

T.S.Nos. 2, 3, 5 to 20, 22 to 33, 35 to 44, 46, 47, 49 to 57, 59 to 63, 65 to 72, 74, 75, 77 to 81, 83 to 89, 91 to 97, 99 to 101, 103, 104, 106 to 116, 118 to 128, 130 to 139, 141 to 145, 147 to 151, 153, 155 to 157, 159, 160, 162 to 166, 168 to 180.

Existing Road

T.S.Nos. 1, 4, 21, 34, 45, 48, 58, 64, 73, 76, 82, 90, 98, 102, 105, 117, 129, 140, 146, 152, 154, 158, 161, 167, 181.

BLOCK No. 20 (T.S.Nos. 1 to 76)

Mixed Residential use zone - MR-5

T.S.Nos. 27 to 30, 32 to 35, 37 to 48, 52 to 56, 71 to 75.

Commercial use zone - C-5

T.S.Nos. 2 to 12, 14 to 23, 26, 58pt, 60 to 65.

Educational use zone - E-4

T.S.Nos. 58pt, 68.

Public and Semi Public use zone - P-4

T.S.Nos. 66, 67.

Existing road

T.S.Nos. 1, 13, 24, 25, 31, 36, 49, 50, 51, 57, 59, 69, 70, 76.

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BLOCK NO. 21 (T.S.Nos. 1 to 68)

Mixed Residential use zone - MR-5

T.S.Nos. 17pt, 18pt, 19pt, 20pt, 23, 27pt, 28pt, 29pt, 30pt, 31pt, 33, 34pt, 36pt.

Commercial use zone - C-4

T.S.Nos. 3 to 16, 17pt, 18pt, 19pt, 20pt, 24 to 26, 27pt, 28pt, 29pt, 30pt, 31pt, 34pt, 35, 36pt, 40, 42 to 50, 53 to 60.

Public and Semi Public use zone - P-4

T.S.Nos. 1, 37, 51, 52, 64 to 67.

Existing road

T.S.Nos. 2, 21, 22, 32, 38, 39, 41, 61, 62, 68.

Land under water

T.S.No. 63.

BLOCK NO. 22 (T.S.Nos. 1 to 104)

Mixed Residential use zone - MR-4

T.S.Nos.18 to 27, 33 to 36, 37pt, 38 to 41, 46, 52, 54, 55, 59, 67 to 75, 79 to 81, 85, 86, 89, 92, 93, 98, 99, 101 to 104.

Commercial use zone - C-4

T.S.Nos. 2 to 16, 29 to 31, 37pt, 42 to 45, 47 to 51, 56 to 58, 60 to 66, 76 to 78, 82 to 84, 87, 88, 90, 91, 94 to 97, 100,

Existing road

T.S.Nos. 1, 17, 28, 32, 53.

BLOCK NO. 23 (T.S.Nos. 1 to 73)

Mixed Residential use zone - MR-4

T.S.Nos. 3 to 13, 15, 16, 18 to 22, 25, 27, 29, 30, 32 to 37, 39, 40, 42 to 45, 47 to 63, 65 to 72.

Existing road

T.S.Nos. 1, 2, 14, 17, 23, 24, 26, 28, 31, 38, 41, 46, 64, 73 (Cauvery River bund).

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BLOCK NO. 24 (T.S.Nos.1 to 20)

Public and Semi Public use zone - P-4

T.S.Nos. 2 to 7, 9, 10, 14 to 19.

Existing road

T.S.Nos. 1, 8, 11, 12, 13.

Land under water

T.S.Nos. 20.

BLOCK NO.25 (Out of LP Area)

Portion of Cauvery River.

Deputy Director of
Town and Country Planning
Salem Region
Govt. of Tamil Nadu, Salem-636 005

24/9/07 24/9/07

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10(4)

ANNEXURE - A
GOVERNMENT OF TAMIL NADU
ABSTRACT

Local Planning Authority - Bhavani - Declaration under section 10(1) of the Tamil Nadu Town and Country Planning Act 1971 Preliminary notification issued - Confirmation under Section 10(4) of the Act - ordered.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 890 (10(4)) **Dated: 10.6.1983.**

Read:

1) G.O.Ms.No.997 Hg. & U.D. Dated 6.8.1980.
2) From the Director of Town and Country Planning letter Roc.No.26057/80 MP, dated 14.8.81 and 12.3.83.

ORDER:

A proposals notifying the intention of Government to declare certain local areas forming the site for Bhavani Local Planning Area and to constitute for such Local Planning Area a Local Planning Authority was published at page 629 Part II Section 2, of the Tamil Nadu Government Gazette dated the 3rd September 1980 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 was given form the date of Publication for the receipt of objection or suggestion. No objection or suggestion has been received. The Government, therefore declare the entire Municipal area of Bhavani Municipality to be a site for Local Planning Authority by name Bhavani Local Planning Area. (Specified in the corresponding entry in column (2) thereof).

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

(BY ORDER OF THE GOVERNOR)

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

To
The Works Manager, Madurai-1.
(for publication in the Tamil Nadu Government Gazette)
The Collector of Coimbatore, Coimbatore.
The Director of Municipal Administration, Madras.
The Director of Town and Country Planning, Madras-2.
Copy to: Law Department, Madras 9.

/forwarded/by order/

Sd/- x x x x x x
Section Officer.

/true copy/

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (4) of section 10 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) and after previous publication of the declaration under sub-section 91) thereof, the Governor of Tamil Nadu hereby declares the entire Municipal area of Bhavani Municipality to be the site for Bhavani Local Planning Area.

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

/true copy/

Dt. 22.7.83

Roc.No.18341/83 MP

Copy communicated.

Sd/- x x x x x x
for Director of Town and
Country Planning.

To
The Deputy Director, Coimbatore.
Copy to Supervisor, Asst. Director
Stock file - MP

/true copy/

Sd/- x x xx xx x x x x
Assistant Director of Town and
Country Planning, Salem 5.

/true copy/

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ANNEXURE - B
GOVERNMENT OF TAMIL NADU
ABSTRACT

Local Planning Authorities - Constitution of Bhavani Local Planning Authority - Notification under section 11(1) of the Tamil Nadu Town and Country Planning Act 1971 - Issued.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.557 **Dated: 25.7.84.**

Read:

1) G.O.Ms.No.997, Housing and U.D., Dt. 6.8.80.
2) G.O.Ms.No.890, Housing and U.D., Dt. 10.6.83.
3) From the Director of Town and Country :Planning letter Roc.No.18541/83 - MP Dt, 22.7.83.

ORDER:

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

APPENDIX
NOTIFICATION

In exercise of the powers conferred by the proviso to sub-section (1) of section 11 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby declares the Municipal Council of Bhavani as the Local Planning Authority for Local Planning Area.

(BY ORDER OF THE GOVERNOR)

Sd/- xxxxxxxx
Secretary to Government.

/true copy/forwarded/by order/

Sd/- x x x x x x x
Section Officer.

/true copy/

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ANNEXURE - C
GOVERNMENT OF TAMIL NADU
ABSTRACT

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

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

Dated: 5th October 1990.

G.O.Ms.No.1218

READ:

From the Director of Town and Country Planning,
Letter Roc.No.34404/87 MP, dated: 31.3.1989 & 27.7.1990.

....

ORDER:

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

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

(BY ORDER OF THE GOVERNOR)

S. RAMAKRISHNAN
SECRETARY TO GOVERNMENT.

/TRUE COPY/

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Office of the Director of Town and
Country Planning, Master Plan Division,
807 Anna Salai, Chennai 2.

Dated: 27.11.90

Endt. Roc.No.34404/87 MPA-1

Copy of G.O.Ms.No.1218 H & UD Dept., dt. 6.10.90 is communicated.

Sd/- xxxxxxx
for Director of Town and Country Planning.

To
The Executive Authority/Commissioner, Bhavani LPA/Municipality.
The Deputy Director, Coimbatore Region.
Deputy Directors of MP, UD, DP Divisions.
Assistant directors, MP and DP Divisions.
Supervisors, MP1, MP2, 3, 4, 5, 6 and 7.
MP1, MP2, MP3, MP4.
Stock file, Spare - 10.

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ANNEXURE - D
GOVERNMENT OF TAMIL NADU
ABSTRACT

Local Planning area - Master Plan for the Bhavani Local Planning Area - Approval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 - Accorded.

HOUSING AND URBAN DEVELOPMENT (UD 4.2) DEPARTMENT

Go.Ms.No. 21 **Dated: 22.01.1999.**

READ:

1. G.O.Ms.No.652, Rural Development and Local Administration Department, Dated 08.04.1975.
2. G.O.Ms.No.909 Housing and Urban Development Department, Dated 08/09/1989.
3. G.O.ms.No.1218, Housing and Urban Development Department, dated 06.10.1990.

READ ALSO:

4. From the Director of Town and Country Planning, letter Roc.No.34404/87/MP, dated 22.12.93 and Letter Roc.No. 33476/95 MP1, dated 14.03.1996. 12.09.1996 and 20.12.1997.

ORDER:

In the Government order third read above, the Government have accorded consent to the publication of a notice of preparation of the Master plan for the Bhavani Local Planning Area. The Director of Town and Country Planning in his letters fourth read above, has forwarded the Master Plan for the Bhavani Local Planning Area and requested the Government to accord approval to the said Master Plan under section 28 of the Tamil Nadu Town and Country Planning Act 1971. The Director of Town and Country Planning has also furnished the request of the Bhavani Local Planning authority for permitting the delay of 2265 days occurred on the part of the Bhavani Local Planning Authority in the preparation and submission of the said Master Plan to the Government for approval.

2. The Government, after careful examination of the proposal of the Director of Town and Country Planning referred to in para 1 above have decided to approve the Master Plan for the Bhavani 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 Master Plan for the Bhavani Local Planning Area. The copies of the Master Plan for the Bhavani Local Planning Area as approved by the Government are communicated to the Director of Town and Country Planning.

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

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NOTIFICATION

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

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

(BY ORDER OF THE GOVERNOR)

P. BASKARADOSS
SECRETARY TO GOVERNMENT.

To
The Works Manager,
Government Central Press, Chennai 79.
(for publication of Notification in the Tamil Nadu Government Gazette)
The Commissioner of Town and Country Planning, Chennai 2.
The Regional Deputy Director of Town and Country Planning, Salem Region.
The Commissioner of Municipal Administration, Chennai 5.
The Commissioner, Bhavani Municipality (through Commissioner of Town and Country Planning, Chennai 2)
The Member Secretary,
Bhavani Local Planning Authority (through Commissioner of Town and Country Planning, Chennai 2)
The Law Department, Chennai 9.
sf/sc.

/FORWARDED/BY ORDER/

Sd/- xxxx
SECTION OFFICER.

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ANNEXURE - E

List of Cottage Industries as per G.O.Ms.No.565, Local Administration dated 13.3.1962

1. Industry relating to the production of bakery, biscuits and cakes.
2. Manufacturing candle-sticks.
3. Manufacturing clips.
4. Coffee roasting and grinding.
5. Industry relating to the production of confectionery sweets.
6. Decorticating shell by hand –grinding.
7. Enameling.
8. Manufacture of fountain pens.
9. Industry relating to jaggery manufacture, gur-making from sugarcane, date-palm or palmyrah and coconut tree, handmade sugar and sugar candy.
10. Industry relating to making hand-made paper and pulp, paper cutting and paper fans.
11. Industry relating to manufacture of ornaments and jewelry (including bangles and combs).
12. Soap making.
13. Manufacturing toys.
14. Making of agarbathi.
15. Industry relating to Aloc fibre extraction-palmyrah, coconut fibbers.
16. Appalam manufacture.
17. Manufacture of apparel and ready-made clothing (including sarees and dhotis)
18. Arecanut cutting.
19. Making artificial flowers.
20. Banian manufacture.
22. Manufacture of "Blanco cakes".
23. Blanket weaving.
24. Block engraving for cloth printing.
25. Braiding cord.
26. Brush manufacture.
27. Button making out of mother-of-pearl homes, brass tins.
28. Calico printing.
29. Manufacture on cane furniture-also cane basketware, making
30. Canvas shoes manufacture.
31. Manufacture of cardboard and card board boxes.
32. Cementware works.
33. Clay modeling, paper-mache works.
34. Industry relating to making of coir and coir rope.
35. Crayons manufacture.
36. Industry relating to dehydrating of fruit and vegetables dried fruits and dried vegetables.
37. Embroidery knitting crochet and needle work.
38. Engraving on metal.
39. Manufacture of fibre and fibre products.
40. Industry relating to fruit canning.
41. Hosiery manufacture (with hand and power)

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42. Manufacture of icons.
43. Manufacture of inks, inkpads (for rubber stamps)
44. Industry relating to manufacture of Jam, Jellies and preserves.
45. Industry relating to manufacture of Korai-mats, baskets, hand-bags window screen.
46. Lapidary work.
47. Laundry and cleaning clothes.
48. Leather goods making, boots, shoes, chappals, slippers.
49. Match sticks manufacture (manufacture of splints with wood only)
50. Minor radio parts manufacture.
51. Manufacture of musical instruments-stringed or reed.
52. Manufacture of ornamental leather-craft, money-purses, hand-bags.
53. Painting of planks and glass.
54. Palmyrah fibre brush making.
55. Palmyrah leaf-fancy and utility articles, midribs, manufacture.
56. Palmyrah rafters and stums-furniture and cots manufacture.
57. Manufacture of perfumery-essential oils and scents.
58. Pith works-manufacture of pith hat, garlands, flower.
59. Industry relating to ply shuttle looms making.
60. Printing and allied trade – Book binding, block making.
61. Ribbon manufacture.
62. Spinning cotton and wool in charkas.
63. Storing of articles in frigidarie.
64. Manufacture of syrups aerated waters and ice making.
65. Tailoring.
66. Twisting and throwing of silk and cotton yarm.
67. Twisting and winding of silk thread cotton thread and artificial yarm.
68. Vermicelli manufacture.
69. Wax coating on paper and cloth.
70. Weaving-cotton, woolen, tusser, jute, mats, silk.
71. Wood tumers industry.
72. Wood clipping and grading.
73. Manufacture of woolen fabrics and woolen goods.

/true copy/

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ANNEXURE - F

List of cottage Industries as per G.O.Ms.No.566 Local Administration dated 13.3.62

1. Arecanut cutting.
2. Appalam manufacture.
3. Bee keeping(agriculture)honey and bees was.
4. Bakery biscuits, cakes.
5. "Balance cakes".
6. Confectionery sweets.
7. Coffee roasting and grinding.
8. Dehydrated fruits and vegetable, dried fruits and dried vegetables.
9. Fruit canning.
10. Jaggery manufacture, gur-making from sugarcane, datepalm or palmyrah and coconut treats hand made sugar, sugar candy.
11. Jam, Jellies and preserves.
12. syrups, aerated water ince-making.
13. Vermicelli manufacture.
14. apparel and ready-made clothing (including sarees, dhotis)
15. Artificial flowers.
16. Aloe fibre extraction-palmyrah, coconut fibres.
17. Banian manufacture.
18. Blanket weaving.
19. Block engraving for cloth printing.
20. Brush manufacture.
21. Button-making out of mother-of-pearl, horns, brass and tin.
22. Calico printing.
23. Canvas shoes manufacture.
24. Embroidery , knitting, cochet and needle work.
25. Hosiery (with hand and power)
26. Laundry and cleaning clothes.
27. Leather goods making shoes, chapels, slippers, bed-straps.
28. Ornaments and jewelry (including bangles, combs)
29. Ornamental leather craft, money-purse, handbags.
30. Weaving-cotton, wool, tusser, jutre, marka, silk.
31. Spinning – cotton, wool in charkas.
32. Tailoring.
33. Woolen fabrics and Woolen goods.
34. Wool clipping and grading.
35. Fly shuttle looms making.
36. Ribbon manufacture.
37. Cane furniture (also can and basket ware, matting).
38. Camentware works.
39. Coir, coir-making.
40. Candle sticks manufacture.
41. Agarbathi making.
42. Manufacture of card-board and card-board boxes.
43. Clay modeling, papier mache works.

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44. Crayons.
45. Engraving on metals.
46. Enameling.
47. Handmade paper and pulp, paper, cutting and paper fans.
48. Inks, ink pads (for rubber stamps).
49. Lapidary work.
50. Musical instruments-stringed or reed.
51. Painting on planks and glass.
52. perfumery-essential oils and scents.
53. Pith works-pity hat, garlands, flower.
54. Printing and allied trade-book binding, block making.
55. Soap –making.
56. Koraomats, plates, baskets, hand-bags, window –screen.
57. Palmyrah leaf-fancy and utility articles, midribs.
58. Palmyrah fibre-brush making.
59. palmyrah rafters and stems-furniture, cots, weaving of cots and seating from stem strips.
60. Wood turners industry, other wood works.
61. Fibre and fibre products.
62. Icons.
63. Match-stick manufacture (manufacture of splints with wood only)
64. Fountain pen manufacture.
65. Minor radio parts manufacture.
66. braided cord manufacture.
67. Storing of articles in frigidaires.
68. Toys.
69. Clips.
70. Decorticating dhall by hand – grinding.
71. Twisting and throwing of silk and cotton yarn.
72. Twisting and winding of silk thread, cotton thread and artificial yarn.
73. Wax coating on paper and cloth.

/ True copy /

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

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

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

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

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

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

viii) Damages caused, if any, shall be rectified by such company and bring back to original condition and to the satisfaction of the authorities concerned.

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

x) Appropriate rent shall be charged from such company.

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

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

(BY ORDER OF THE GOVERNOR)

(Sd) VIVEK HARINARAIN
SECRETARY TO GOVERNMENT.

/TRUE COPY/

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ANNEXURE - H

Information Technology Department, Secretariat, Chennai 600 009.

Letter No.237/IT/2002-7 **dated 18.09.2002.**

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

To
The Reliance Infocom Limited, 17 Khader Nawaz Khan Road, Chennai-6.
The Secretary to Government, Housing & Urban Development Department., Chennai-9.
The Secretary to Government, Revenue Department., Chennai-9.
The Secretary to Government, Public Work s Department., Chennai-9.
The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8.
The Director of Municipal Administration, Chennai-5.
The Director of Town and Country Planning, Anna Salai , Chennai-2.
The Chief Engineer (Buildings)PWD Chepauk, Chennai 5.
All Departments of Secretariat, Chennai-9.
All District Collectors.

Sir,

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

Ref: 1) G.O.Ms.No.2, IT Department, dated 1.4.2002.
2) From the Reliance Infocom Li mited letter No.BTS/IT/RA/1018/2001-2002 dated 4.4.2002.
3) From the Special Commissioner of Town and Country Planning Letter No. 13287/2002/BA1, dated 30.5.02 & 3.6.02.
4) From the Member Secretary, CMDA letter No.C3/18815/2000 dt.6.6.2002.
5) From the Director of Municipal Administration Roc.No.43829/2002/TP3/ dated 23.7.2002.

...

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

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

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

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

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

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

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

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

4. The Municipal Administration and Water Supply Department and Rural Development Department are directed to issue necessary orders exemption under Tamil Nadu District Municipalities Building Rules and Multi storyed and Public Building Rules 1973, under G.O.164 MAWS Department, dated 15.6.1994 and G.O.Ms.No.22, MAWS Department dated 30.1.1997 against restricting the height of the Buildings/Structures/BTS Towers within the heritage zones of the Heritage towns and under G.O.Ms.No.1730 RD & LA, Dept., dated 24.7.1974 allowing the BTS Towers in all the land use zones.

5. This letter issues with the concurrence of Municipal Administration and Water Supply, Rural Development and Housing & Urban Development Departments.

Yours faithfully,
Sd/-
(T.Anwer Basha)
for Secretary to Government.

Copy to:

The Managing Director, ELCOT, No.692, Anna Salai, Nandanalm, Chennai 600 035.
The Principle Accountant General (A&E) Chennai 18.
The Accountant General (Audit) Chennai 6/35.
The Secretary-II to Chief Minister, Chennai-9.
The Senior P.A to Hon'ble Minister (Law & IT) Chennai-9.
The National Informatic Centre, Chennai -9.
(for hosting in Government website)
Sf/Scs.

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ANNEXURE - I

Copy of :-

GOVERNMENT OF TAMIL NADU
ABSTRACT

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

HOUSING AND URBAN DEVELOPMENT (UD IV (2) DEPARTMENT

G.O.Ms.No.260 **Dated the 29.10.2002.**

1. G.O.ms.No.1730 Rural Development and Local Administration and Acquisition Department dated 24.7.74.
2. G.O.(Ms.)No.300, IMD (ME2) dated 3.11.97.
3. From the Special Commissioner of Town and Country Planning Letter No.6336/2002/T/dated 13.3.2002.

...

ORDER:

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

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

Of these, the Residential Use zone has been further 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 Hazardous Use Zone.

2. In the G.O.second read above, while announcing the Information Technology Industrial Policy. It has been ordered that there will be no locational restriction for setting up units exclusively engaged in Software Development and Training.

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

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

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO,
SECRETARY TO GOVERNMENT.

/True copy/

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ANNEXURE - J

Copy of:-

GOVERNMENT OF TAMIL NADU
ABSTRACT

Urban Development- Installation of the Base Transreceiver Station Towers in all the land use zones in the Master Plan – Permission – orders – issued.

HOUSING AND URBAN DEVELOPMENT (UD 4.2) DEPARTMENT

G.O.(Ms.No) 302 **Dated: 12.12.2002.**

READ:

1. G.O.(Ms.)No.1730, Rural Development and Local Administration Department, dt.24.7.1974.
2. G.O.(Ms.)No.2, Information and Technology Dept., dated 1.4.02.
3. Government Lr.No.237/I&T/2002-2, Information Technology Dept., dt.9.5.02.
4. From the Special Commissioner of Town and Country Planning Lr.No.13287/2002/BA1/dt.3.6.2002 and 17.7.2002.
5. Government Lr.No.237/IT/2002-7 Information Technology Department, dated 18.9.2002.

...

ORDER:

In the Government order second read above, the Information Technology Department had issued orders pertaining any licensed telecom company to install Base Trans receiver Station Towers, equipment room and generator room on root top or on the ground of premises and building belonging to Government on certain terms and conditions. Orders were also issued by the Government that exemption shall be given to such telecom companies from following the side set back rules of Chennai Metropolitan Development Authority/Director of Town and Country Planning for installation of Base Trans receiver station Towers and applicability of the said rules only to the construction of buildings.

2. Subsequently, in the Government letter third read above, the Information Technology Department has further clarified that the exemption given in G. O.(Ms) No.a2 dated 1.4.2002 will be applicable not only for the Base Trans receiver Towers to be installed on roof top or on the ground of premises and building belonging to Government of Tamil Nadu but also for the Base Trans receiver Station Towers to be installed on private land/buildings.

3. In the letter fifty road above, the Information Technology Department while issuing certain amendments to paras 4 and 5 of Government order second read above has directed Municipal Administration and Water Supply Department and Rural Development Department to issue necessary orders exempting under Tamil Nadu District Municipalities Building Rules 1973; under G.O.164 Municipal Administration and Water Supply Department dated 15.5.1994 and G.O.(Ms.)No. 22, Municipal Administration and Water Supply Department dated 30.1.1997 against restricting the height of the Buildings structures/Base Trans receiver Station Towers within the Heritage zone of the Heritage towns and under G.O.(Ms.)No.1730, Rural Development and Local Administration Department dt.24.7.74 allowing the Base Trans Receiver Station Towers in all the land use zones.

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

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

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SALIO,
SECRETARY TO GOVERNMENT.

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

/FORWARDED/BY ORDER/

sd/- Section Officer.

/TRUE COPY/

Sd/-
Assistant Director of Town and
Country Planning, Salem.

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ANNEXURE - K

Copy of:

GOVERNMENT OF TAMIL NADU
ABSTRACT

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

MUNICIPAL ADMINISTRATION AND WATER SUPPLY (MA.1)DEPARTMENT.

G.O.Ms.No.177 **Dated: 17.12.2002.**

READ:-

1) G.O.Ms.No.2 Information Technology Department dated. 01.04.2002.
2) From the Special Commissioner of Town and Country Planning, Lr.Roc.No.13287/2002/BAI/dated 30.05.2002.
3) From the Director of Municipal Administration Lr.Roc.No. 43829/2002/TP-3/dated 23.07.2002.
4) Government Lr.No.237/IT/2002-7, IT, dated 18.09.2002.

ORDER:

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

2. The Special Commissioner of Town and Country Planning in sought the clarifications of Government on the exemption of BTS towers from Tamil Nadu District Municipalities Building Rules and Multistoried and Public Building rules 1973, and height restriction in respect of Heritage towns. The Director of Municipal Administration has also requested the Government to issue necessary orders in this regard.

3. The Government after careful examination grant exemption to BTS towers constructed by Telecom companies, from the Tamil Nadu District Municipalities Building Rules 1972, and Multistoried and Public Building Rules 1973, subject the conditions imposed in the G.O. and letter first and fourth read above. However, above has directed Municipal Administration and Water Supply Department and Rural Development Department to issue necessary orders exempting under Tamil nadu District Municipal Building Rules and Multistoried and Public Building Rules 1973 under G.O.Ms.No.22 Municipal Administration and Water Supply Department dated 15.06.1991 and G.O.Ms.No. 22 Municipal Administration and Water Supply Department dated 30.01.1997 against restricting the height of the Buildings / Structures / Base Transreceiver Station Towers within the Heritage zone of the Heritage towns and under G.O.Ms.No.1730, Rural Development and Local Administration Department dated 24.07.1974 allowing the Base Trans- receiver Station Towers in all the land use zones.

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

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

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO,
SECRETARY TO GOVERNMENT.

To
The Special Commissioner of Town and Country Planning, Chennai-2.
The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8.
All the Local Planning Authorities/New Town Development Authorities(through Special Commissioner of Town and Country Planning)
The Information Technology Department / Rural Development Department / Municipal Administration and Water Supply Department, Chennai-9.
The Private Secretary to Secretary to Government, Chennai.9.
sf/sc.

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ANNEXURE – L

Copy of :-

GOVERNMENT OF TAMIL NADU
ABSTRACT

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

MUNICIPAL ADMINISTRATION & WATER SUPPLY (MA 1) DEPARTMENT

G.O. (Ms).NO. 317 **Dated: 10.09.2004.**

Read:

1. G.O. (Ms).No.52 Housing and Urban Development Department Dated 27.3.2003.
2. From the CTCP letter Roc.No.24582/2003/BA1/dated 20.2.2004.

ORDER:

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

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

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

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

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3. The Government have examined the proposal of the Commissioner of Town and Country Planning and have decided to accept the proposal and to issue orders in line with the orders issued for Chennai Metropolitan Area. They accordingly direct that for IT parks in urban areas other than Chennai Metropolitan area.

(i) Floor Space Index under Multistoried and Public Building Rules 1973 shall be relaxed to the extent of 100% and

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

(BY ORDER OF THE GOVERNOR)

C. K. GARIYALI,
SECRETARY TO GOVERNMENT.

To
The Commissioner of Town and Country Planning, Chennai-2.
The Commissioner of Municipal Administration, Chennai-5.
The Commissioners of Corporation of Chennai/Madurai/Coimbatore/Trichy/Tirunelveli and Salem.
All Municipal Commissioners (through the Commissioner of Municipal Administration).

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

/forwarded/by order/

Sd/- Section officer.

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ANNEXURE - M

Copy of :-

GOVERNMENT OF TAMIL NADU

ABSTRACT

ENVITRONMENTAL CONTROL – Control of Pollution of Water sources – location of industries within 1 Km. from the embankments of rivers, streams, dams etc., - Imposition of restrictions – orders – Issued.

ENVIRONMENT AND FOREST (EC-I) DEPARTMENT

G.O.MS.NO.213 **Dated 30 March 1989.**

Read:-

1) G.O.Ms.No.1 Environment Control dated 6.2.84.
2) From the Member Secretary, Tamil Nadu Pollution control Board, Lr.No.EMS(1)/15878/88 dated 23.3.88.
3) From the Chairman, Tamil Nadu Pollution Control Board, Lr.No.EMS(1)33365/88 dated 3.11.88 and letter even No. dated 30.12.88.

ORDER:

In the Government order first read above, the Government have ordered, among other things that no industry causing serious water pollution should be permitted within one kilometer from the embankments of rivers, streams, dams etc. and that the Tamil Nadu Pollution Control Board should furnish a list of such industries to all local bodies. It has been suggested that it is necessary to have a sharper definition fort water sources to that ephemeral water collections like water, ponds, drains, sewerages (biodegradable) etc. may be excluded from the purview of the above order. The Chairman, Tamil nadu Pollution Control Board has stated that the scope of the Government order may be restricted to reservoirs, rivers and public drinking water sources. He has also stated that there should be a complete ban or location of highly polluting industries within I kilometre of certain water sources.

2) the Government have carefully examined the above suggestions, the Government impose a total ban on the setting up of the highly polluting industries mentioned in Annexure-I to this order within one kilometre from the embankments of the water sources mentioned in Ananexure-II to this order.

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

4) The receipt of this order may be acknowledged.

Sd/- x x x x x x x x

COMMISSIIONER & SECRETARY TO GOVERNMENT.

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ANNEXURE - I

LIST OF HIGHLY POLLUTING INDUSTRIES

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

ANNEXURE-II

LIST OF RIVERS, STREAMS, RESERVOIRS ETC.

SL.No.	Rivers	Tanks and Reservoirs	Canals
1.	Cauvery	Bhavani sagar	Kodivery anicut canals.
2.	Bhavani	Upper	Thadapalli Channael. Lower Bhavani canal.
3.	Moyar	Vatamalaikarai Odai	kalingaroyan Anicut canal.
4.	Noyyal	Varatupallam	Upper Reservoirs canal.
		Guderipallam	Vattamalai Kavery Odai Reservoirs canal. Varatturpallam Reserviors canal. Gudiri Pallam Reservoirs Right side and left side canals.

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ANNEXURE - N

Copy of :-

தமிழ்நாடு அரசு

சுருக்கம்

சுற்றுச்சூழல் - நீர் ஆதாரங்களின் தன்மையைப் பாதுகாத்தல் - நீரை அதிக அளவில் மாசுபடுத்தும் தொழிற்சாலைகள் நிறுவுவதை வரன்முறைப்படுத்துதல் - நீர் ஆதாரங்களிலிருந்து 3 கி.மீ.தூரம் வரை தொழிற்சாலைகள் நிறுவுவதை தடைசெய்தல் - ஆணைகள் வெளியிடப்படுகின்றன.

சுற்றுப்புறம் & வனத் (சுக 3) துறை

அ.ஆ.நிலை எண்.127 **நாள்.08.05.1998.**

பார்வை:

1) அரசாணை (நிலை) எண்.1 சுற்றுப்புறம் & வனத்துறை நாள்.06.02.1984.
2) அரசாணை (நிலை) எண்.213, சுற்றுப்புறம் & வனத்துறை நாள்.30.03.1989.

ஆணை:-

06.02.1984-ம் நாளிட்ட சுற்றுப்புறம் மற்றும் வனத்துறை அரசாணை (நிலை)எண்.1-ல் ஆறுகள், ஓடைகள் மற்றும் அணைகளிலிருந்து 1 கி.மீ. தூரம் வரை எந்தவித அதிக மாசு ஏற்படுத்தும் தொழிற்சாலைகளையும் நிறுவக் கூடாது என்றும், அதிகமாக மாசு ஏற்படுத்தும் தொழிற்சாலைகள் பற்றிய பட்டியலை அனைத்து உள்ளாட்சி நிறுவனங்களுக்கும் தெரிவிக்கவேண்டும் என தமிழ்நாடு மாசுக் கட்டுப்பாடு வாரியம் கேட்டுக்கொள்ளப்பட்டது. 31.03.1989ம் நாளிட்ட சுற்றுப்புறம் மற்றும் வனத்துறை அரசாணை (நிலை) எண்.213ல் குறிப்பிடப்பட்ட அதிக மாசு ஏற்படுத்தும் தொழிற்சாலைகளை சில நீர் ஆதாரங்களிலிருந்து 1 கி.மீ. தொலைவிற்குள் அமைக்கக் கூடாது என அரசு அணையிட்டுள்ளது. (அந்த நீர் ஆதாரங்களின் விபரப்பட்டியலும் அவ்வாணையில் இணைக்கப்பட்டுள்ளது.)

2) தோல் தொழிற்சாலைகள் தொடர்பாக உச்ச நீதிமன்றத்தில் வேலூர் நல மக்கள் மன்றத்தின் மூலமாக தொடுக்கப்பட்ட வழக்கில் உச்ச நீதிமன்றம் வெளியிட்ட உத்தரவிற்கிணங்க அரசாணை (நிலை) எண்.213 சுற்றுப்புறம் மற்றும் வனத்துறை, நாள்.31.03.1989ஐ உடனடியாக தீவிரமாக கடைபிடிக்கவேண்டும் எனவும் அரசாணையின் இணைப்பில் கூறப்பட்டுள்ள தொழிற்சாலைகள் எதுவும் புதிதாக தடைசெய்யப்பட்ட பகுதியில் நிறுவக் கூடாது எனவும் மேலும் அதற்காக நிறுவப்பட்டுள்ள குழுமம் இத்தொழிற்சாலைகளைப் பற்றி ஆராய்ந்து ஏற்கெனவே நிறுவப்பட்டுள்ள தொழிற்சாலைகளை ஆய்வுசெய்து தேவைப்படின் வேறிடத்திற்கு மாற்றுமாறும் உத்தரவிடப்பட்டுள்ளது.

3) மக்களிடையே மாசுக்கட்டுப்பாடு பற்றிய விழிப்புணர்வு ஏற்படுவதற்கு முன் பல தொழிற்சாலைகள் காவிரி, தென் பெண்ணையாறு, பாலாறு, வைகை, தாமிரபரணி மற்றும் உதன் உப நதிகளின் அருகில் தொடங்கப்பட்டுவிட்டன. தொழிற்சாலைகள் வெளியேற்றும் கழிவுநீர் மற்றும் தொழிற்சாலை கழிவு நீர் ஆகியவற்றால் நிலம் மற்றும் நிரின் தன்மை வெகுவாக பாதிக்கப்பட்டுள்ளது. இதனைத் தடுத்து நிறுத்தாமல் தொடர்ந்து அனுமதிக்கப்படும்போது நீர்வளமும் அதன் தன்மையும் மக்கள் நலமும், பிற உயிர் வாழ் இனங்களின் நலமும் பாதிக்க வாய்ப்புள்ளது. தற்போது தொழிற்சாலைகள் பொது கழிவுநீர்

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சுத்திகரிப்பு நிலையம்/தனியர் சுத்திகரிப்பு நிலையங்கள் அமைத்து செயல்படும்படி அரசினால் வற்புறுத்தப்பட்டு வருகிறது.

4) தற்போது சில தொழிற்சாலைகள் நீர் ஆதாரங்களில் இருந்து நீரை பயன்படுத்தி தொழில் வளாகங்கள் ஏற்படுத்தப்படுகின்றன. நீரின் தன்மையை சரிவர பாதுகாக்கவும், நீர்வளம், மக்கள் நலம், உயிர்வாழ் இனங்களின் நலன் ஆகியவற்றைக் கருத்திற்கொண்டும், உயர்நீதிமன்றம் மற்றும் உச்ச நீதிமன்றங்களின் தீர்ப்பின் அடிப்படையிலும், லட்சக்கணக்கான மக்களின் நலனைக் கருத்திற்கொண்டு, நீர் ஆதாரங்களின் தன்மையை பாதுகாக்கவும், அதே நேரத்தில் தொழில் வளர்ச்சி குன்றாமல் இருக்கவும் நீரை அதிக அளவில் மாசுபடுத்தும் தொழிற்சாலைகள் தொடங்கப்படுத்துவதை வரன் முறைப்படுத்துவது பற்றி ஒரு கொள்கை முடிவு எடுக்க வேண்டிய நிலை அரசிற்கு ஏற்பட்டுள்ளது.

5) மேலே உள்ள பத்தி 4ல் கண்டுள்ள சூழ்நிலைகளின் அடிப்படையில் அரசாணை (நிலை) எண்.213 சுற்றுப்புறம் மற்றும் வனத்துறை, நாள்.31.03.1989ஐ சற்று விரிவுபடுத்தி தீவிரமாக அமல்படுத்த கீழ்க்கண்டவாறு ஆணையிடுகிறது

1) அரசாணை(நிலை)எண்.213, சுற்றுப்புறம் & வனத்துறை நாள்.31.03.1989ஐ முழு அளவில் தீவிரமாக நடைமுறைப்படுத்தப்படல் வேண்டும்.
2) தமிழ்நாட்டில் முக்கிய நீர் ஆதாரங்களான காவிரி, மற்றும் அதன் உபரி நதிகள் பெண்ணையாறு, பாலாறு, வைகை மற்றும் தாமிரபரணி ஆகிய நதிகளிலிருந்து 5 கி.மீ. தூரத்திற்குள் நீரை அதிக அளவில் மாசுபடுத்தும் எந்த தொழிற்ச்சாலையும் (சிவப்புவகை) நிறுவப்பட அனுமதித்தல் கூடாது.
3) பிறவகை தொழிற்சாலைகளான ஆரஞ்சு மற்றும் பச்சை தொழிற்சாலைகளுக்கு நீர் ஆதாரங்களிலிருந்து நீரை எடுப்பதற்கு அனுமதி வழங்குவதற்கு முன்னரும் புதிய தொழில் வளாகங்கள் ஏற்படுத்துவதற்கு முன்னரும் முறையே பொதுப்பணித்துறை, தொழில்துறை மற்றும் பிற துறைகள் சுற்றுச்சூழல் மற்றும் வனத்துறையைக் கலந்து ஆலோசிக்கப்படல் வேண்டும். இனிவரும் காலங்களில் புதியதாக தொடங்க விருக்கும் தொழிற்சாலைகளுக்கு இந்த நடைமுறை பொருந்தும்.
4) ஆரஞ்சு மற்றும் பச்சை வகை தொழிற்சாலைகள் நிறுவுவதற்கான விதிமுறை களின் வரைமுறைகள் குறித்து உள்ளாட்சி நிறுவனங்களுக்கு தமிழ்நாடு மாசு கட்டுப்பாட்டு வாரியம் தெளிவாக்கி நடவடிக்கை எடுக்கவேண்டும்.

(ஆளுநரின் ஆணைப்படி)

கே.எஸ்.ஸ்ரீபதி,
அரசு செயலாளர்.

பெறுநர்
தலைவர்,
தமிழ்நாடு மாசு கட்டுப்பாட்டு வாரியம்,
சென்னை 32.

/உண்மை நகல்/

VenkatRealEstate

ANNEXURE – O

Copy of :-

தமிழ் நாடு அரசு

சுருக்கம்

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

சுற்றுப்புறம் & வனத் (சுக 3) துறை

அரசு ஆணை எண்.223. **நாள்.2.9.1998.**

1) 30.03.1989ம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) எண்.213.
2) 8.5.98ம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) எண்.127.

ஆணை

30.03.1998ம் நாளிட்ட சுற்றுச்சூழல் வனத்துறை அரசாணை(நிலை) எண்.213-இல் இன்ன பிறவற்றுடன் இவ்வாணையின் இணைப்பு 1ல் கண்டுள்ள 14 வகையான தொழிற்சாலைகள் இவ்வாணையின் இணைப்பு 11ல் கண்டுள்ள நீர் ஆதாரங்களிலிருந்து 1 கி.மீட்டர் தூரத்திற்குள் நிறுவப்பட அனுமதி அளித்தல் கூடாது என்று ஆணையிடப்பட்டது. பின்னர் 08.05.1998ம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) எண்.127ல் இன்ன பிறவற்றுடன் காவிரி மற்றும் அதன் உப நதிகள், பெண்ணையாறு, பாலாறு, வைகை மற்றும் தாமிரபரணி ஆகிய நதிகளில் இருந்து 5 கி.மீட்டர் தூரத்திற்குள் நீரை அதிக அளவில் மாசுபடுத்தும் எந்த தொழிற்சாலையும் (சிவப்பு வகை) நிறுவப்பட அனுமதி அளித்தல் கூடாது என்று ஆணையிடப் பட்டது.

2) 30.03.1998ம் நாளிட்ட அரசாணையின் இணைப்பு 1ல் கண்டுள்ள குறிப்பாக 14 வகை தொழிற்சாலைகள் இந்த 08.05.1998ம் நாளிட்ட அரசாணையில் கண்டுள்ள முக்கிய நீர் ஆதாரங்களிலிருந்து 5 கி.மீ. தூரத்திற்குள் அமைக்க அனுமதித்தல் கூடாது என்று அரசு கருதுவதால் 08.05.1998ம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை நிலை எண்.127-க்கு கீழ்க்கண்ட திருத்தத்தை அரசு இவண் வெளியிடுகிறது.

திருத்தம்

08.05.1998ம் சுற்றுப்புறம் மற்றும் வனத்துறை அரசாணை (நிலை) எண்.127ல் பத்தி 5 துணைப்பத்தி 2ல் கண்டுள்ள சொற்றொடரான "தமிழ்நாட்டில் முக்கிய நீர் ஆதாரங்களான காவிரி மற்றும் அதன் உப நதிகள், பெண்ணையாறு, பாலாறு, வைகை மற்றும் தாமிரபரணி ஆகிய நதிகளிலிருந்து 5 கி.மீட்டர் தூரத்திற்குள் நீரை அதிக அளவில் மாசுபடுத்தும் எந்த தொழிற்சாலையும் (சிவப்பு வகை)நிறுவப்பட்டு அனுமதி அளித்தல் கூடாது"

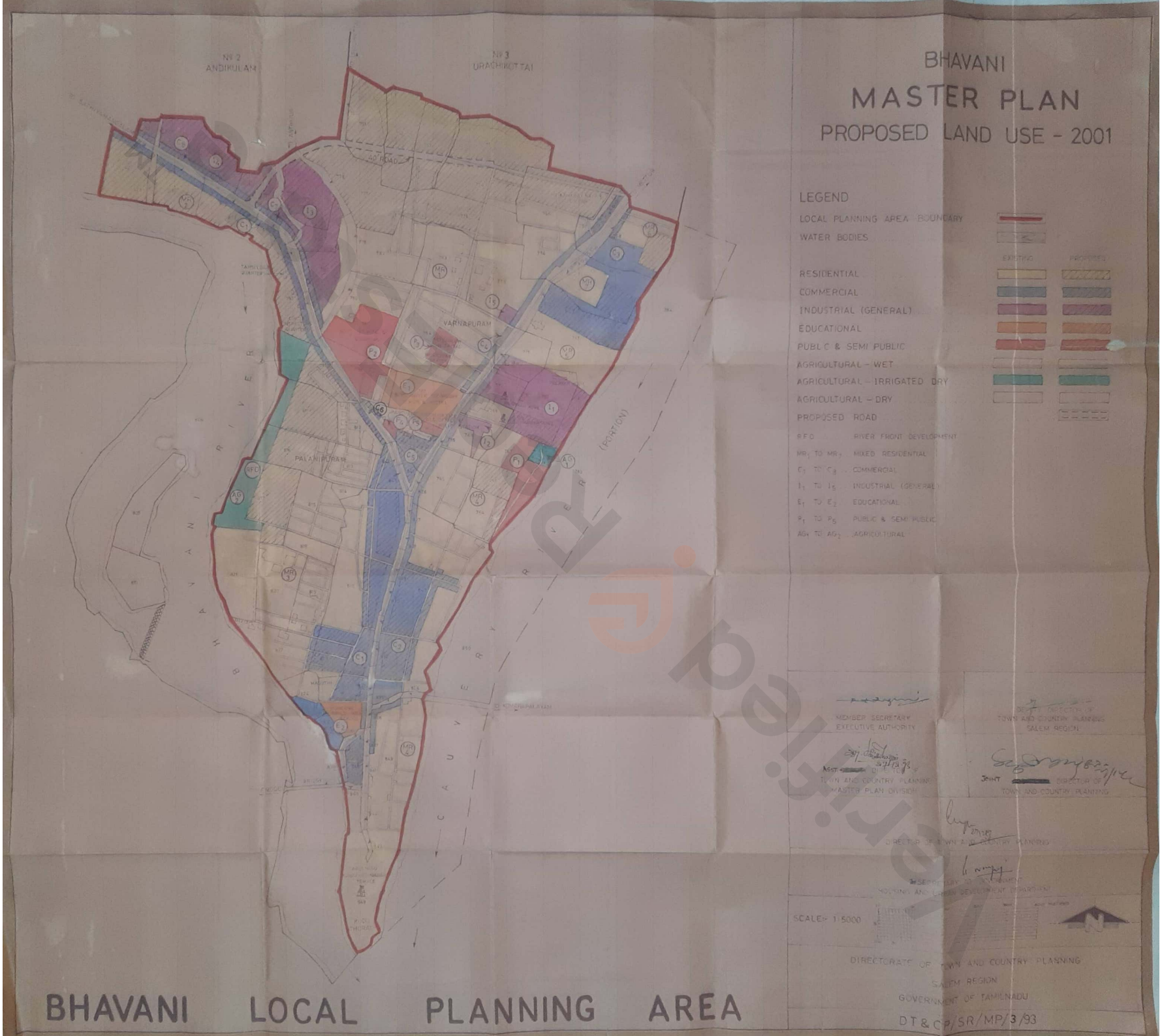
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இதற்கு பதிலாக கீழ்க்கண்ட சொற்றொடரைப் படிக்கவும். "தமிழ்நாட்டில் முக்கிய நீர் ஆதாரங்களான காவிரி மற்றும் அதன் உப நதிகள், பெண்ணையாறு, பாலாறு, வைகை மற்றும் தாமிரபரணி நதிகளிலிருந்து 5 கி.மீட்டர் தூரத்திற்குள் 30.03.89ம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) எண்.213ல் இணைப்பு 1ல் கண்டுள்ள 14 வகையான தொழிற்சாலைகள் நிறுவப்பட அனுமதி அளித்தல் கூடாது"

(ஆளுநரின் ஆணைப்படி)

ஒம்/- கே.எஸ். பூபதி,
அரசு செயலாளர்.

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PROPOSED LAND USE - 2001
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LOCAL PLANNING AREA BOUNDARY
WATER BODIES
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PROPOSED
RESIDENTIAL
COMMERCIAL
INDUSTRIAL (GENERAL)
EDUCATIONAL
PUBLIC & SEMI PUBLIC
AGRICULTURAL - WET
AGRICULTURAL - IRRIGATED DRY
AGRICULTURAL - DRY
PROPOSED ROAD
RFD RIVER FRONT DEVELOPMENT
MR1 TO MR3 MIXED RESIDENTIAL
C1 TO C3 COMMERCIAL
I1 TO I5 INDUSTRIAL (GENERAL)
E1 TO E3 EDUCATIONAL
P1 TO P8 PUBLIC & SEMI PUBLIC
AG1 TO AG2 AGRICULTURAL
MEMBER SECRETARY
EXECUTIVE AUTHORITY
JOINT DIRECTOR OF
TOWN AND COUNTRY PLANNING
SALEM REGION
DIRECTOR OF TOWN AND COUNTRY PLANNING
SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT
SCALE- 1:5000
DIRECTORATE OF TOWN AND COUNTRY PLANNING
SALEM REGION
GOVERNMENT OF TAMILNADU
DT&CP/SR/MP/3/93
BHAVANI LOCAL PLANNING AREA