YERCAUD MASTER PLAN

Approved

G.O. [illegible] No. 349 H&UD/UD-4-2)Sept.
dt. 18.8.99



DIRECTORATE OF TOWN & COUNTRY PLANNING
SALEM REGION
SALEM-636 007.

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YERCAUD MASTER PLAN



DIRECTORATE OF TOWN &COUNTRY PLANNING
SALEM REGION
SALEM-636 007.

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GOVERNMENT OF TAMILNADU

ABSTRACT

Housing and Urban Development Department

G.O.Ms.No.949 Dated 18.08.99

READ:

1. From the Director of Town and Country Planning, Letter Roc.No.7349/87 MP1, dated 14.12.97

READ ALSO:

2. From the Director of Town and Country Planning, Letter Roc.No.7349/87 MP1, dated 14.12.97

In the Government letter first read above, the Government have agreed to the publication of a notice of preparation of master plan for the Yercaud Local Planning Area. The Director of Town and Country Planning in his letter second read above, has submitted the Master Plan for the Yercaud 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,

2. The Government, after careful examination of the proposal of the Director of Town and Country Planning referred to in para 1 above agreed to approve the master plan for the Yercaud local planning area 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 Yercaud local planning area. The copies of the master plan for the Yercaud 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 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.

..2..

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NOTIFICATION

In exercise of the powers ~~x~~ 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 Yercaud local planning area submitted by the Director of Town and Country Planning.

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

(BY ORDER OF THE GOVERNOR)

N.GOVINDAN,
SECRETARY TO GOVERNMENT.

To

The Works Manager,
Government Central Press, Chennai.79 (for publication of notification in Tamil Nadu Government Gazette)
The Director of Town and Country Planning, Chennai.2.
The Deputy Director of Town and Country Planning, Salem Region, Salem.
The Director of Town Panchayat, Chennai.108.
The Executive Officer, Yercaud Township (through Commissioner of Town and Country Planning)
The Member-Secretary, Yercaud Local Planning Authority (Through Commissioner of Town and Country Planning)
The Law Department, Chennai.9.
etc.

FORWARDED/BY ORDER

SECTION OFFICER.

Approved

G.O. Ms. No 349 HUD (UD-4) Department.
dated: 18.8.99

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MASTER PLAN FOR YERCAUD LOCAL PLANNING AREA

References:

651/81 E 3

1910/90 SR 3

7345/87 MP 1

Yercaud
Local Planning Authority.

Salem Region

Directorate of Town and
Country Planning.

Approved in Resolution
No. dt.
of the Yercaud Local
Planning Authority.

Approved in G.O.Ms.No. 349
H & UD Department,
Dt. 18. 8. 95

Member Secretary/
Executive Authority,
Yercaud Local Planning
Authority.

Deputy Director of
Town and Country Planning,
Salem Region.

Dy. DIRECTOR

JOINT DIRECTOR

ADDL. DIRECTOR

Director of Town and Country Planning.
Government of Tamilnadu.

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

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YERCAUD MASTER PLAN

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3.	Proposed Land Use-2001-Yercaud village
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YERCAUD MASTER PLAN

INTRODUCTION

0.01 Tamilnadu is one of the highly urbanised States in India next to Maharashtra and Gujarat. The urban population of the State has increased from 49 lakhs in 1901 to 190 lakhs in 1991 registering a four fold increase. The Urban population is fairly distributed among 469 Urban Centres which constitutes 34% in 1991 registering a growth rate of 19.30% during the period from1981 to 1991.

0.02 The Modern Urban Centre is a complex organisation. It is a composition of land and people on which the people have selected their places to live. It is a mosaic of schools and libraries, firms and shops, factories, offices, theaters, hospitals etc. They are supplemented by a network of roads, streets, transportation and communication routes, water supply etc.

0.03 In order to link and arrange all such facilities in an integrated manner as a whole as and when the town develops, the Master Plan is prepared. The Master Plan represents a decision on the size of the town and pattern of development.

0.04 In Tamilnadu there are number of hill stations spread over 49 Taluks in which certain areas have developed with Urban Character. They are Oottagamund, Kothagiri, Coonoor, Kodaikanal, Yercaud, Valparai, Yelagiri and Courtalam in the Eastern and Western Ghats. Among the above, Ootacamund and Coonoor had already reached the point of saturation in Urban

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Development thereby spoiling ecology and environment of the Hill stations. In order to safeguard and protect the ecology and environment of the hill stations from the clutches of Urban Development and to attract tourism to enjoy the scenic beauty of the hill areas, it is formost important to regulate and control development of the hill areas by preparing Master Plans. Yercaud which has just started Urban Development had already been notified as a Local Planning Area by the Government under section 10(4) of Town and Country Planning Act 1971 for preparation of Master Plan. The Master Plan had already been prepared and consented by Government in G.O.Ms.No.144 HUD dt.9.2.90.

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CHAPTER -I

PHYSIOGRAPHY, HISTORY AND GROWTH

LOCATION

1.01 Yercaud is one of the Hill Stations in Tamilnadu located in Salem District. It ranks third in order in size and importance when compared to Ooty and Kodaikanal. It is situated in Shervaroy Hills at a distance of 30km from Salem on north, 360km from Madras on south west. It extends from 78.5" to 78.23" east longitude and from 11.4" to 11.5" north latitude. It is situated at an altitude of 1365 metres above MSL. The highest peak is the Shervaroy Temple at an altitude of 1640metres above MSL.

CLIMATE

1.02 The climate in Yercaud is very pleasant one and is neither too cold nor too hot. The maximum and minimum average temperature are being 24°c and 18°c respectively. The temperature never raises above 29°c and never falls below 11°c. It has a salabrious climate for visiting throughout the year.

RAINFALL

1.03 Yercaud gets rain from both South West and NorthEast monsoons. The total number of rainy days varies from 60 to 115 in a year with an average rainfall of 1500mm. The Town gets more rainfall during the month of August and minimum rainfall in the month of February.

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SOIL

1.04 The predominent soil is red loam available at a depth of 1 to 1.5m . It contains high concentration of potassium with acidic nature.

FORESTS

1.05 The Forests of Shevaroy hills are broadly classified into three categories extending over an area of 150 sq.m. They are dry deciduous, dry mixed deciduous and subtrophical hill forests. In higher altitudes Sandals, Bamboos, Silver Oak and Coffee are grown. A variety of medical herb s are also grown besides flowers like roses, jasmine etc.

WATER COURSES

1.06 There are many jungle streams which are seasonal. The important among them are Vaniar, Thoppiar, Sarabanga and Thirumanimuthar.

MINERALS

1.07 Bauxite is the only mineral with worth commercial exploitation found in this hilly area which is used for cement production.

HISTORY AND GROWTH OF TOWN

1.08 Yercaud derived its name from two Tamil words Eri(which means lake) and Kadu (which means Forest). In the year 1825 Mr.M.D.Cock Burn, M.C.S. the then Collector of Salem District commenced planting of trees from various countries, coffee from Arabia, Apple, Pears and other fruits from Cape and other places. In 1845, Mr.H.Brett selected attractive places for construction

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of bungalows which later become Fairlawns Hotel. In 1894, the Sacred Heart Girls Higher Secondary School was founded by sister of St.Joseph of Cluny. The Montfort School was started in 1917 by Bro.Denis, brother of St.Gabriel which later become middle school in 1918 and High School in 1921. In the year 1941, Yercaud was designated as Sub-Taluk and attained the status of Taluk in the year 1977. The Retreat for Christians was founded in the year 1950 near Yercaud Town.

Tamilnadu Tourism Development Corporation constructed Tourist Bungalow in the year 1972. The Shevaroy Horticulture Society was formed on 1st December 1974. Orchard cum Nursery of Yercaud was started in May 1975 by Tamilnadu Agricultural Department under the Horticultural program of Hill Areas.

1.09 The formation of first Ghat Road from the foot of the hill to the hill top was started in 1900 and completed in the year 1903. The length of the road is 23km. Another Ghat Road from Yercaud Via. Kottachedu connecting Salem was laid in the year 1984. Among the two, predominant is the earlier one through which there are frequent transport facilities.

1.10 The Yercaud Township was constituted in the year 1966 under Tamilnadu Panchayat Act 1958 extending over an area of 383Sq.km consisting of 67 settlements. The present status of the Yercaud is "Town Panchayat " as per the constitution amendment issued in G.O.Ms.No.142 MAWS Dt.3`.05.1974, extending the provisions of Tamil Nadu District Municipalities Act, 1920 for administrating the erstwhile Township Area.

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The Ghat road and the availability of fast moving transport Viz. Buses from Salem Junction and Salem Bus Stand expansion of Government services and the improved accessibility have contributed to the development of Yercaud.

The nearest Railway Station is Salem Junction at a distance of 35km west of Yercaud and the newly built Airport at Kamalapuram in Omalur Taluk at a distance of 55km. will also serve the hill station to certain extent.

LOCAL PLANNING AREA

1.11 Government had declared Yercaud Local Planning Area under section 10(4) of the Town and Country Planning Act 1971 in G.O.Ms.No.2163 RDLA dt.5th October 1974 which includes 11 Revenue villages Viz. 1.Mundagampadi, 2.Kiliyur, 3.Athiyur, 4.Sengadu, 5.Kombaikadu, 6.Yercaud, 7.Gundur, 8.Teppakadu, 9.Vasambadi, 10.Pottukadu, 11.Kakkambadi extending over an area of 3.14 sq.km. The Yercaud Local Authority itself was constituted as Yercaud Local Planning Authority U/S 11(1) of the Act in G.O.Ms.No.650 RDLA dt.8.4.75. The Local Planning Authority is empowered to carryout all development works in the Local Planning Area. It is the responsibility of the Local Planning Authority to prepare the Master Plan. But due to lack of necessary technical personal in the Local Planning Authority, the Directorate of Town and Country Planning undertook the responsibility and prepared the Master Plan on behalf of the Yercaud Local Planning Authority.

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CHAPTER II

POPULATION

2.01 The population of Yercaud Local Planning Area was 9300 as per 1991 census which registered a negative growth rate of 14.45% between 1981 and 1991. In the last decade from 1971 to 1981 the growth rate was 3.5% . The decennial population variation are tabulated in Table No.2.01.

Table No.2.01

Decennial population and its variation in Yercaud Local Planning Area

Year	Population	Variation	%
1971	10,502	-	-
1981	10,871	369	3.5
1991	9,300	- 1571	- 14.5

Source : Census Hand Book

2.02 The growth of population in Yercaud Taluk for the past decades are given in Table No.2.02.

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TABLE NO.2.02

Decennial Population Growth-Yercaud Taluk

Year	Population	Decade Variation	%
1941	17,245	--	
1951	19,739	2494	14.45
1961	23,753	4014	20.25
1971	30,816	7063	22.92
1981	32,746	1930	6.20
1991	36,863	4117	12.57

Source: District Census Hand Book

The growth rate of Yercaud Taluk population from 1941 to 1971 varied from 14.45% to 22.92% but there is a sudden fall of growth rate between 1971 and 1981 but between 1981 and 1991 it had doubled.

LITERACY

2.03 According to 1991 census, 4852 persons were literates which constitutes 52.17% of the population of Local Planning Area. When compared to the Taluk population, the literates in the Planning Area constitutes 13.16%. The literates in the planning area and Taluk are given in Table No.2.03.

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TABLE NO.2.03

Literates - Local Planning Area and Taluk-1991

	Literacy Rate in %		
	Male	Female	Total
Yercaud Local Planning Area	61.16	42.86	52.17
Yercaud Taluk	46.15	24.80	33.09

Source: 1991 Census

The literacy rate is higher in Yercaud Local Planning Area than Yercaud Taluk since more educational facilities are available in Yercaud Village.

2.04 The details of population in 1981 and 1991 for the Villages in Yercaud Local Planning Area is given in Table No.2.04.

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Table No.2.04

Population - 1981 and 1991 - Planning Area

Sl.No.	Name of Village	Extent in Hect.	Population 1981	Population 1991	Growth rate
1.	Mudagambadi YP	199.04	443	493	11.29
2.	Killiyur YP	321.59	239	252	5.44
3.	Attiyur MP	307.39	350	494	41.14
4.	Sengadu TP	331.34	463	476	2.81
5.	Kombaikadu MP	184.71	463	555	20.09
6.	Yercaud YP	627.10	7205	4916	(-)31.77
7.	Gundur YP	336.22	340	453	33.23
8.	Teppakadu YP	195.56	447	511	14.32
9.	Vasambadi TP	247.48	112	131	16.96
10.	pottukadu TP	124.87	312	477	52.88
11.	Kakambadi TP	262.87	497	542	9.05
	Total	3138.09	10871	9300	(-)14.5

The population density in the Planning Area in 1981 was 3.46 persons/Hect. which reduced to 2.96 persons/Hect in 1991. Among the constituent villages of the Planning Area, Yercaud is the key village in which certain developments took place and the growth of population had considerably reduced and thereby population density in Yercaud Village also reduced from 11.49 persons/Hect in 1981 to 7.84 persons/Hect in 1991. This may be attributed due to lack of employment opportunities in Yercaud Village.

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OCCUPATION PATTERN

2.05 Out of 9300 persons (as per 1991 census) the working force is 4547 persons which constitutes 48.89% of the total population of the Planning Area when compared to the participation rate of 52.98% in Yercaud Taluk. The total working force in 1981 was 4695 persons which constitutes 43.18% with an increase of 5.71% from 1981 to 1991 but numerically it has gone down.

The number of working force in 1981 and 1991 in Yercaud Local Planning Areas are given in Table No.2.05.

Table No.2.05

Number of working force - Yercaud Local Planning Area

Year	Total Workers	Total Population	% of workers to the total population
1981	4695	10,871	43.18
1991	4547	9,300	48.89

Source : Census Hand Book.

The Occupation pattern of Yercaud Local Planning Area in 1971 and 1981, are given in Table No.2.06.

In Yercaud Local Planning Area 14.44% of workers were engaged in Primary Sector and the remaining 0.87% and 84.69% were in Secondary and Tertiary sectors respectively in 1981 when compared to the 1971 working force of 62.15%, 12.23% and 25.62% in Primary, Secondary and Tertiary sectors respectively. The sudden decrease of occupation pattern in primary sector and increase in tertiary sector from 1971 to 1981 indicates that urbanisation in Yercaud Local Planning Area took place to certain extent in the decade from 1971 to 1981.

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CHAPTER - III

LAND USE

3.01 The Local Planning Area of Yercaud extends over an area of 31.38 Sq.km. in which Yercaud Village is the major Urban settlement located at the centre. The developments in Yercaud may be divided into 3 segments Viz. (i) West of Salem-Nagalur Road, (ii) In between Salem-Nagalur Road - Hospital Road and (iii)East of Hospital Road.

Government Hospital, Taluk Office, Educational institutions, Residential developments are located on the south of upper lake and in between Salem-Nagalur and Hospital Road. The upper lake and lake park are the major tourist attractions.

LAND USE ANALYSIS

3.02 Land use survey for the Yercaud Planning Area was conducted by the Salem Regional Office of the Directorate of Town and Country Planning and the details of land use analysis is presented in Table No.3.01 . The total extent of the developed area in the Yercaud Local Planning Area is 192.60 Hects. (ie) 6.10% of the total area and the remaining 2945.51 Hects. of land comprising of land under water, plantation, Gardens, etc. are undeveloped area constituting 93.90% of the total extent of Planning Area.

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Table No.3.01

Land use Analysis - Planning Area

Sl. No.	Land use	Extent in Hect.	%of developed Area	% of Total Area
DEVELOPED AREA				
1.	Residential	135.06(*)	53.62	4.30
2.	Commercial	7.49	2.97	0.24
3.	Industrial	2.54	1.01	0.08
4.	Public and Semi Public	29.58	11.75	0.94
5.	Educational	77.18	30.65	2.46
	Total	251.85	100.00	8.02
UNDEVELOPED AREA				
1.	Agriculture	2846.19	--	90.70
2.	Land under water	40.05	--	1.28
	Total	2886.24	--	91.98
	Net Total	3138.09	100.00	100.00

* This includes roads also.

1. RESIDENTIAL USE

The Residential use occupies 135.06 Hects. which works out to 53.62% of the developed area or 4.30% of the total Planning Area. In Yercaud Village, West of Bus Stand and North of Sacred Heart Higher Secondary School dense built up areas had developed. The new developments are taking place on the western side of the Hospital Road and certain residential settlements are located in the midst of coffee estates. Transportation use is also included in the Residential use.

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II. COMMERCIAL USE

The Commercial Land use, comprising of 2.97% to the total developed are concentrated at the centre of Yercaud settlement in between Bus Stand and the Police Station. A weekly Market near the Upper lake, Salem Co-Operative Super Market near the Bus Stand and a Daily Market near Ornamental lake, shervaroy Hotel and sterling resorts are the major commercial uses. Retail shops are located along the major roads here and there.

In other parts of Local Planning Area, local shops doing retail business alone are available.

III. INDUSTRIAL USE

One industry called 'Alirox Abrasive' functioned in Yercaud Village. It had produced synthetic emery grains by fusion of locally available Bauxite. At present the industry is not functioning.

A few small industries such as Flour Mills, Power Press, Automobile workshops, Coffee grinding works etc. are located in the central area of Yercaud.

In other parts of Local Planning Area, each village settlement has a pulper house with a minimum load of 5 HP for Coffee pulpering which are working seasonally as cottage industry.

The area under industrial use occupies 2.54Hects. which constitutes 1.01% of the total developed area or 0.08% of Local Planning Area.

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IV. PUBLIC AND SEMI PUBLIC USE

Under this use, Government offices, Civic uses, Medical institutions, Electricity, Burial Grounds, Religious institutions etc. have been included. This use occupies an area of 29.58 Hects. of land i.e. 11.75% of the developed area or 0.94% of the Planning Area.

V. EDUCATIONAL USE

There are about 19 Educational institutions functioning in Yercaud Local Planning Area. It occupies an area of 77.18 Hectares.There is one campus for Horiculture Research Institute of Tamil Nadu Agriculture University.

VI. TRANSPORT AND COMMUNICATION

Yercaud is connected with well laid out roads to Salem which is the nearest urban centre at a distance of 30Km. The Yercaud Townpanchayat maintains 6km. length of roads in Yercaud Village and all weather surface roads to a length of 3.5km. The loop road starting and ending in Yercaud Village is partly situated in Local Planning Area. The remaining settlements in Local Planning Area are served by Village roads and foot paths and are connected with Yercaud Village.

The important roads in the Local Planning Area which passes through Yercaud are

i) Salem - Nagalur Road

ii) Salem - Gundur Road (Via. Kottachedu)

iii) Hospital Road,

iv) Gundur - Yercaud Road

v) Ornamental lake to lake park junction (Via. Bus Stand)

vi) From lake park to Longlepet (Via. Jarinakkadu).

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There are no Town Bus Services in Yercaud but buses coming from Salem ply through Yercaud and connect the important villages like Cauvery Peak, Nagalur, and Vellakadai with Yercaud.

The above roads are interconnected by local roads and are fairly wide except in a few pockets.

VII.AGRICULTURE USE

a) Recreational use

Parks, Play fields and Open spaces are classified under recreational use. A well developed ANNA PARK and Children's Park on the North of Salem - Yercaud Road are situated in S.No.6/6 of Yercaud Village having an extent of 4.61 Acre. On the South of this, on the bank of upper lake, "Lake Park" had been designed and developed in S.No.6/7 of Yercaud Village having an extent of 3.94 Acre and maintained by Yercaud Township.

The famous upper lake although classified under land under water, can be included under recreational use in view of the duality of its function. It is needless to impress the need for preservation of recreational uses in this important tourist centre mainly for the attraction of tourists. Since the main economy is derived from tourism industry , care has to be taken for the upkeep and expansion of recreational and leisure time activities at Yercaud. Such a policy is to be consistent and should be in conformity with the overall requirement and preservation of ecology of the area.

b) Non Urban Use

This includes reserved forests, Agricultural lands, undeveloped vacant lands etc. which covers an area of 2905.44 Hects of land which constitutes 92.62% of the Local Planning Area. Map Nos. 1 and 2 show existing land use of Yercaud Local Planning Area and Yercaud Village respectively.

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CHAPTER IV

INFRASTRUCTURES

Educational Institutions

4.01 School going children in the Planning Area is 2832. The land covered by Educational Institutions is 42.15 Hectares. National and International famous Educational institutions like Monfort.Sacred Heart and St.Joseph's Higher Secondary School are located here. The famous Retreat is also situated teaching Philosophy with a novitable house for students with an extent of 1.48 Hect.

The number of schools and students strength are given in Table No.4.01.

TABLE NO. 4.01

Details of Educational facilities

Sl. No.	Type	No.	Extent in Hect.	Students Strength		
				Boys	Girls	Total
1.	Higher Secondary School	2	10.25	480	430	910
2.	High School	3	6.82	641	250	891
3.	Higher Elementary School	1	0.081	67	51	118
4.	Elementary School	6	0.35	289	214	503
5.	Balavadi	6	0.031	133	157	290
6.	Priest Training Institution	1	0.23	120	--	120
		19	17.762	1730	1102	2832

For college and other technical education, Salem serves the needs of Yercaud.

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MEDICAL INSTITUTIONS

4.02 There is one Government Hospital having a bed strength of 25. Besides the above one private hospital with a bed strength of 5 is also serving the needs of population of the Planning Area. In addition, 5 private clinics are also functioning. There is also one Veterinary Hospital which serves the entire Local Planning Area and Yercaud Taluk.

WATER SUPPLY

4.03 Yercaud Village is served with protected water supply system with upper lake as source. The capacity of the storage reservoir is 1.82 lakhs liters. The per capita supply is 50 litres/day. There are about 32 public fountains and 250 house service connections spread over the entire area of Yercaud Village. The settlement of Kombaikkadu is also getting protected water supply from Yercaud. The remaining parts of the Planning Area are covered through ground level reservoir at Sengadu and other villages and through wells.

DRAINAGE

4.04 There is no underground drainage system in Yercaud. 32km length of open drains have been constructed in Yercaud. All the effluents are allowed to flow into the natural streams in valleys.

ELECTRICITY

4.05 All the settlements of the Local Planning Area are covered with Electricity. There are 454 street lights maintained by Yercaud Town Panchayat.

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HOUSING

4.06 Housing development in this Town is different from other towns because it is located on the hills. Most of the houses are scattered over various parts of the Town, except in Jarinakkadu and around the Bus Stand. Stone is cheaper and is used for walls and the roofing are of AC sheets and tiles. As per 1981 census, the total houses available were 2243 for 2253 households. In 1991, there were 2227 houses in which all 2227 households were accommodated (i.e)each household was having one house. It seems that 16 appreciable housing developments had been made.

DETAILED DEVELOPMENT PLANS

4.07 There are 5 Detailed Development Plans notified in Yercaud out of which four Detailed Development Plans Viz.(i) Yercaud Detailed Development Plan No.1,2,3 & 4 were sanctioned under section 29 of Town and Country Planning Act, 1971. Keeping in mind for developing Yercaud as a Hill Resort and also to regulate and control developments in line with this Master Plan proposals, the sanctioned Detailed Development Plans are under review.

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CHAPTER V

TOURISM

5.01 Tourism is a fast developing industry in India which is not only a source of income but also provides rest and relaxation from the day today mechanical life of the urban and rural population. Many of the hill stations have immense tourism potential not only on account of their salubrious climate but also by virtue of their picturesque scenery, beauty, dense forests which consists of such attractions like wild life sanctuaries and extensive areas for recreation.

5.02 The hill regions should take advantage of the projected boon in the tourism industry in their development effort for which the hill town and places of tourism importance would require improved accessibility, tourism infrastructure and development of tourism oriented activities.

5.03 Yercaud gifted with beautiful resorts next to Ooty and Kadaikanal is to be developed necessarily in proper perspective to attract tourists by protecting the natural beauty and vegetation by providing the required facilities and amenities to the visiting tourists. In order to exploit the tourism potential of the hill resort and also to bring in line with other hill resorts of Tamil Nadu the Master Plan for Yercaud has been prepared.

5.02 The important tourist spots in Yercaud are given below.

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I. Pagoda Point

It is a peak point facilitating panoramic views around it. This is so called as there are Pagoda shaped stones neatly arranged in front of "Malayali Temple"situated in that place. It is located at a distance of 5km from Yercaud. This point is accessible with motorable road and a fine view of Salem and Attur valley are the attractions for the tourists in this spot. It is located at an altitude of 1375 metre above MSL.

II Retreat

This was started in 1945 by the brother of Don Bosco and serves as a seat of philosophy and novitable house, where students of religious order stay and study.

III. Montfort

It was started in 1917 and today it is a beautiful school. Its vast campus with attractive buildings spacious play grounds, well planned and beautiful gardens, mini zoo and swimming pool has naturally become a tourist centre.

IV.Lady's Seat

It is located on the southern side of the Yercaud and connected by a Road and provides a breath taking view. This view is spectacular at night with twinkling lights of Salem Town . The steep cliff has a drop of many hundreds of feet. It is a nerve taking experience for one to look down the steep cliff. The landscape of Salem with its surrounding magnesite area presents a panoramic view from this place through telescope mounted at this place. Further view of the ghat road passing through the coffee estate which resembles like sneaking snake is a pleasant scene from this place. During the day time, the Mettur Dam can also be seen during clear sky through telescope.

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V.Gent's Seat

It is also a view point recently erected near TV relay station just above the Lady's seat. It also commands a good view of Salem and its surrounding magnesite area.

VI Children's Seat

It is located near Gent's Seat.

VII.T.V.Station

It is located near Gent's seat at a higher level and is connected by a motorable road. It has a good view point to view Salem and its environs.

VIII. Silk Farm

The Government silk farm is located along the road leading to the Lady's seat having an area of about 1.3 Hectares occupying mulbury trees, capable of producing 2 lakhs of foreign breed cocoons.

IX.Orchard cum Nursury

The Government orchard cum Nursery at Yercaud was started in 1975 and is situated near the silk farm. It spreads over an area of 10.00 Hect. The main fruit plants are Mondarin oranges, acid lime, pears, guava, pineapple, jack fruit, plums, apple etc. vegetables like cabbage, cauliflower, beatroot, radish and beans are also cultivated as inter crops.

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X.Upper Lake

This is the most potential tourist spot located at the entrance point of Yercaud Village from Salem. It is a picturesque pool surrounded by gardens and wooded trees.

It spreads over an area of 7 Hectares. Boating in the lake being arranged by the Tamil Nadu Tourism Development Corporation is really enjoyable. During the summer festival boating in the lake attracts lot of tourists.

XI. Anna Park

This is located opposite to the Upper Lake on the other side of the road. It is a lovely garden with colourful flowers, lawns with lighting and fountain arrangements.

XII.Horticulture Research Station

The Research Station belonging to Tamil Nadu Agriculture Research Institute University is situated along the loop road at a distance of 0.5km from the lake. This was established in the year 1976 in a 46 Hects. of land. The main objective of the Research station are

i) Introduction of improved varieties.

ii) To improve Aggro techniques for fruits.

iii) To evolve package programme for multiple cropping and mixed cropping.

XIV.Killiyur Water falls

This is at a distance of 3Km.from big lake at Yercaud and a immotorable spot.The land for the road to connect Killiyur falls had already been acquired by Yercaud Town Panchayth,but yet to be formed.

The 300 feet height water falls runs through a beautiful valley admist picturesque surroundings.

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XIII.Cauvery Peak

It is located on the north of Shevaroy hills along the loop road. It takes its name from the beautiful view of Cauvery from this point. About 15km from Yercaud, Cauvery peak present a charming view of west ward hills.

This place lies out side the Local Planning Area.

XV.Shervarayan Temple

Though this place lies out side the Local Planning Area, it attracts large number of tourists. The Temple spot, is situated at a distance of 7km from big lake branching from the loop road. This temple is situated on the top of the Shervarayan hill, the third highest peak of the range at a distance of 7km. from big lake branching from the loop road. The summit, bare and most flat topped has a small grove, in the midst of it the presiding deity of the temple is located. The presiding deity of Malayalis is "Shervarayan" .

The annual festival of the temple in the month of May is a colourful event in which thousands of tribal people of the area take part. Special arrangements are made to reach this place during summer season and festival time.

XV. Bear's Cave

This cave which is looking like bear, is situated on the way to Shervarayan Temple and is at about 6km. from the big lake. It is believed that there is an underground tunnel which leads to Shervarayan Temple. There is an old Bungalow adjacent to this cave constructed by a famous criminal British lawyer named as Mr.Norton.

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XVI. Yercaud Library & Club

Yercaud Library and Sports Club was formed by amalgamating two of the oldest clubs of Yercaud. Viz. the Victoria Assembly Rooms and Yercaud Library and the Yercaud Tennis & Badminton Club.

The Yercaud Public Room and lending library was started in the year 1875, which was the forerunner of the Victoria Assembly Rooms and Yercaud Library. Similarly the Croquet and Badminton Club which was to be the Yercaud Tennis and Badminton Club later, was also formed in the year 1875.

The Club has a rich collection of books,old and new, to cater to the needs of varied interests and to suit differing tastes.

The club provides facilities for playing many indoor games like Badminton, Table Tennis, Carrom and Bridge besides for seasonal outdoor games like Ball Badminton, Volleyball etc.

Tourist Flow

5.03 The inflow of Tourist in Yercaud are not so much when compared to other hill stations. But in general, number of tourists had increased from the past. The people who visit Yercaud complete their sight seeing trips during the day time itself and return back to Salem.

The tourist population during 1990 to 1993 are given below:

Year	Foreigners	Local
1990	125	43,700
1991	170	48,300
1992	160	47,150
1993	190	52,500

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Besides the above the student population who had made excursion tours to Yercaud during the years from 1990 to 1993 is given below.

Year	No.of students visited
1990	4,72,000
1991	4,78,000
1992	4,83,700
1993	5,00,500

Source: Tourism Department, Salem.

Accommodation Facilities

5.04 In Yercaud the following are the lodging places available for the Tourists.

1. Tamilnadu Tourism Development Corporation tourist Bunga low Salem - Yercaud Road.
   6 Double Rooms, one family room and 3 dormitaries and a youth hostel.
2. Hotel Shevaroys - Main Road.
   16 Double Rooms, 2 family suits and 2 dormitaries.
3. Township rest house - Near Monfort School.
   6 Double room suits, 2 dormitaries with 4 beds.
4. N.G.G.O.'s Holiday home - Opposite to Bus Stand.
   2 Double rooms, 2 Single Rooms.
5. Hotel select - Near Bus Stand.
   20 Double Rooms and 4 Family Rooms.
6. Sterling Holiday Resort.

Boarding facilities are attached in the above places except in N.G.G.O.'s home & Township Rest House.

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CHAPTER.VI

Development Policy and Proposals

6.01. Functions and Economic Base.

The main functions and Economic base of Yercaud and its environs are Agriculture, mainly Coffee plantation and orchards and allied activities. Yercaud is the only Village in the Local Planning Area in which certain development activities took place with urban character and serves as a service centre not only for the Planning Area but also for the entire Yercaud Taluk Naturally though not present, Yercaud may likely grow in future.

The population of Yercaud Local Planning Area was 10871 and 9300 in 1981 and 1991 respectively. It attributes a negative growth rate of (-) 14.5% from 1981 to 1991. The reason for this may be lack of employment opportunity in the Yercaud Local Planning Area and developments oriented towards service and the economic activities in and around Yercaud is Agriculture and Plantation.

Yercaud is one among the tourist hill stations with less expensive which attracts large number of tourist population due to its salubrious climate and availability of transportation facility. The infrastructures to the tourists need to be developed. Though, the growth of population from 1981 to 1991 was negative, a growth rate of 5% for coming decades has been assumed for providing certain amenities. Accordingly it has been estimated that the population in 2001 and in 2011 will be 10,000 & 10,500 respectively for the Local Planning Area.

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5. To protect, preserve and conserve the existing gardens, recreational areas,forest and wooded areas ,hilly areas and other related uses with a view to enjoy the scenic beauty and scenery of the area.

6. To discourage new developments on hill slopes & land sliding areas and conversion of Forest & Vegetation lands for development purposes.

7. To protect the upper lake from the environmental point of view and to keep the picturesque pool surrounded by gardens and well wooded trees, a ban for further developments around the lake to a depth of 200m is proposed .

8. To formulate Development Control Regulations for the development of various land uses, with a view to achieve the above objectives.

6.03 Requirement of land for various uses

The extent of Local Planning Area of Yercaud is 3138.09 Hects. of which Yercaud Village alone occupies 627.10 Hects. Except Yercaud village, the developments in the remaining area are not appreciable in which village nathams and only one or two pockets of residential developments are located.

In Yercaud Village, the developed land covers 16.13% of the total area leaving the remaining 83.87% as undeveloped. Considering the importance of Yercaud as a hill resort and to provide certain infrastructure facilities for the visiting tourists, the spatial distribution of land required for Yercaud village and Yercaud Local Planning Area has been taken worked out.

In the Master Plan consented by the Government the spatial

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distribution of land for Yercaud Village was estimated for the estimated population of 9400 in 2001, for which an area of 160 Hects. is required for development. Though at present, Yercaud Village accounts for negative growth, considering Yercaud as a Tourist and Hill Resort and in order to allow certain developments in a regulated and controlled manner for the future anticipated population as enunciated in the consented Master Plan for the year 2001, the spatial requirements of land, required in future for them has been retained in Yercaud Village alone adopting an average residential density of 150 persons/Hect. As regards remaining part of the planning area, no additional lands are required for development except Residential use for Economically Weaker Section around the village Nathams.The proposed land uses for the year 2001 in Yercaud village and Yercaud Local Planning Area are given in Table Nos.6.01 and 6.02 and Map Nos 3 and 4.

6.04 Proposals

It has been proposed to preserve all existing plantations, garden lands, forest and hilly areas in the Planning Area without earmarking for any other use.

1) Residential Use:-

Land under this use is 41.91 Hectares in Yercaud village. It has been proposed to increase to 99.29 hectars in 2001. The rest of the Planning Area will be kept as it is except providing residential use around Village Natham areas for Economically Weaker Sections and Housing Development by Tamil Nadu Housing Board in Government Lands near Pagoda point.

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Table No.6.01

Proposed Land Use-Yercaud Village-2001

Existing Land Use			Proposed Land Use -2001		
Sl. No.	Land use Category	Extent in Hectares	Land Use Category	Sub Category use	Extent in Hectares
1.	Residential	41.91.00(*)	1.Residential	1.Primary & Sparse	85.93.00
				2.Mixed	1.28.00
				3.E.W.S	8.56.00
					95.77.00
2.	Commercial	6.87.00	2.Commercial	--	11.51.00
3.	Industrial	2.54.00	3.Industrial	--	Nil
4.	Educational	26.96.00	4.Educational	--	25.52.00
5.	Public and Semi Public	22.16.00	5.Public and Semi Public	--	27.20.00
	Urbanisible area	100.44.00	Urbanisible area		160.00.00
			1.Primary vegetative Use Zone		60.16.00
			2.Building prohibited area		24.68.00
			3.Plantations		357.27.00
			4.Dry lands		4.80.00
6.	Agricultural	513.71.00	5.Reserved Forests		4,96.00
			6.Burial Ground		2.00.00
7.	Water bodies	12.95.00	7.Water bodies		12.95.00
	Grand Total	627.10.00	Grand Total		627.10.00

* This includes roads also.

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Table No.6.02

Land use Analysis - Planning Area-2001

Sl. No.	Land use	Extent in Hect.	%of developed Area	% of Total Area
DEVELOPED AREA				
1.	Residential	173.60(*)	58.38	5.56
2.	Commercial	11.97	4.03	0.37
3.	Industrial	-	-	-
4.	Public and Semi Public	34.62	11.64	1.09
5.	Educational	77.18	25.95	2,46
	Total	297.37	100.00	9.48
UNDEVELOPED AREA				
1.	Agriculture	2800.67	--	89.24
2.	Land under water	40.05	--	1.28
	Total	2840.72	--	90.52
	Net Total	3138.09	100.00	100.00

* This includes roads also.

2) **Commercial use**

Only marginal increase in commercial use is contemplated for the future projected population and for tourist population with a view to preserve the ecology and environment of Yercaud. Additional commercial areas are proposed along Bus stand, Police Station road and near Lady's seat road and along Bed ford Road.

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3) **Industrial use**

No area for industrial use is proposed since the existing industries will be allowed to continue without any expansion even if they are located in concomitant proposed use viz Sparse Residential Use Zone.

4) **Public and Semi Public Uses:-**

An additional extent of 5.04 hectares of land for Public and Semi Public uses is proposed .

a) Additional Public use of extent 3.52 hectares is contemplated near Lady's seat in Yercaud village, so as to enable to develope a Mini Park and for construction of Rest Shed with cafeteria and Public convenience.

b) Additional public use of extent 1.52 hectres is also contemplated near Lamb's society for construction of a community hall for conducting functions and entertainments during season.

5) **Educational use**

The area for educational use is restricted to the areas acquired to the required extent by the concerned educational institutions including Tamil Nadu Agriculture university and hence no additional land for educational use is contemplated. since the existing areas are sufficient.

Traffic Road Net Work

A link road of 30 feet width is proposed to connect Lady's seat with Salem Road via an existing Road and catchment area by the side of ITI and High School. The land acquired by Yercaud Townpanchayat to connect Killiyur falls with upper lake is proposed to be improved.

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6.05 Development proposals for Tourism:

With a view to develop the gifted hill station in a proper perspective without spoiling its beauty in the coming years, essential spatial land use zones have been formulated for controlling the developments. However to attract tourist though not compared with Ooty and Kodaikanal and to increase the importance of this hill station, the following are the projects identified which may encourage Tourism in Yercaud.

A. Tourism Needs:-

1. Dividing and desilting the upper lake periodically and provision of self-rowing boats such as pedelling boats.

2. Maintenance of the lawns in the Lake Park around the upper lake by having grassy surface and beautiful flower plants and by illumination.

3. Provision of concrete benches around the lake.

4. Developing a Deer and children's amusement park in the island in the middle of the lake connecting the existing road by a suspension bridge and in children's park near Anna park with land scapping and children's play materials.

5. Earmarking certain areas for organised parking of vehicles near upper lake.

6. Development of ornamental lake near Montfort School.

7. Rest shed with cafeteria facility and public convenience near Lady's Seat .

8. Construction of Rest shed, a watch tower with telescope and snack bar near Pogoda point.

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9. Mono Rail around the upper lake to attract children.

10. Providing a ropeway to connect the children's park and Arthur Seat, the highest point of Yercaud.

11. Constructing rest rooms and bathing facilities at Killiyur falls.

B. Way Side needs for Tourists

The following basic amenities are also considered essential for the visiting tourist along Salem-Yercaud Ghat Road.

a. A small Automobile Workshop to attend the breakdown vehicles.

b. Water supply arrangements and small beverage shops and public convenience.

c. A mobile van with First-Aid facilities.

C. Local needs for Tourism at Yercaud

a. Reception and information centre to guide Tourists.

b. A well organised local transport facility to go round the tourist spots.

c. Protected water supply arrangements at the tourist spots.

d. Fuel and service station.

e. Toilet facilities at important locations.

f. Entertainment and recreation facilities.

The proposals will be implemented by Yercaud Local Planing Authority by obtaining financial assistance from Tourism Department, Highways Department and from Town and Country Planing Development Fund if necessary .

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6.06 Use Zones:

In order to abreast the development policy and to implement the proposals contemplated in the Yercaud Master Plan, proposed land use zones are earmarked.

The land use zones contemplated in the Yercaud Master plan are:-

1. Primary and Sparse Residential Use Zones.
2. Mixed Residential Use Zone.
3. Commercial Use Zone.
4. Educational Use Zone.
5. Public & Semi Public Use Zone.
6. Industrial Use Zone.
7. Prohibited Zone.
8. Primary Vegetative Use Zones.
9. Agricultural Use Zone.

Under the urbanisable area, residential uses are classified as Primary & Sparse, Mixed and EWS and non urbanisible areas include prohibited & primary vegetative zones in which the developments are restricted.

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CHAPTER VII

Development Control Regulations and Use Zones

7.01 Development control Regulations:-

In order to implement the proposals contemplated in the Master plan and to achieve the objectives, it is imperative that the existing land uses are to be conserved with regulations. The regulations appended as Part I will constitute the "Development Control Regulations for permission" and Part II constitutes the 'Use Zone' Regulations for the area covered by Yercaud Master plan.The land use schedules of S.Nos. comprised in different use zones are appended in " Appendix ".

Part I - Permissions

7.02 Written permission for development

a) No person shall carry out any development as defined in clause (13) of section 2 of Tamil Nadu Town & Country planning Act 1971 (Tamil Nadu Act 35 of 1972) without the written permission of Yercaud Local Planning Authority.

b) Any site approval or Planning permission for any development under these regulations shall not absolve the applicant of his responsibility to get clearance or permission under other Acts & Rules.

c) For the uses specified in items (a) to (c) of clause 13 of section 2 of the Act, the question of issuing planning permissions does not arise in as much as they do not constitute "Devel-

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opments" defined under the Act.

7.03 Manner of obtaining permission:-

a) For the purpose of obtaining permissions, the applicant shall submit an application to the Planning Authority for permission in Form No.1. with such variations as circumstances as may require. It shall be accompanied by:

(i) A layout plan or sub-division plan or site plan (in triplicate)on which any development of land or building is to be carried out, drawn or reproduced in a clear and in legible manner with suitable and durable materials complying with the requirements specified in Form No. 1 as for as may be necessary.

(ii) A plan or plans (in triplicate) of the building to be constructed, reconstructed or altered or added to be drawn or reproduced in a clear intelligible manner or suitable and durable material and showing a ground plan, plans of each floor,sections and elevations and complying with the requirements specified in Form No.1. as for as may be necessary.

(iii) The application as well as the plan shall be signed by the owner of the land, site and building or to be accompanied by a letter of authority or consent from the owner of the site and building if the applicant himself is not the owner. They shall also be signed by a Licensed Builder or Chartered Engineer,Architect or Chartered Surveyor, if any in the area.

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(iv) The Local Planning Authority may require the applicant.

(a) To furnish it with any information which has not already been furnished, or

(b) To satisfy it that there are no objections which may be lawfully taken to the grant of permission .

(c) The written permission shall be issued by Local planning Authority.

(d) While granting permission, the Local Planning Authority may impose such restrictions and conditions as may be necessary under these regulations.

7.04 (a) **Development to be in conformity with these regulations**

i) No development shall be in contravention of these regulations.

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

7.05 **(b) Approved Detailed Development Plans:**

In the case of an area comprised in a Detailed Development Plan approved under the Act, the developments therein shall be in conformity with this Master Plan.The details of the sanctioned Detailed Development Plans in Yercaud Local Planning Area are given below.

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S.No.	Name of Detailed Development Plan	Extent in Hec.
1.	Detailed Development plan No.1	54.06
2.	Detailed Development plan No.2	53.18
3.	Detailed Development plan No.3	48.58
4.	Detailed Development plan No.4	44.65

7.06 c) **Site Approval**

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

7.07 **Requirement For Site Approval**

No piece of land shall be used as a site for the construction of a building for any development if the authority considers that:

(i) The site is insanitary and is dangerous to construct the building on it, or

(ii) If by virtue of the smallness or odd shape of the site it is not suitable for development, or

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

(iv) If the site is likely to be inundated and satisfactory arrangements for proper drainage is not possible, or

(v) If the site does not abut any existing public or private street forming part of a layout approved under the provisions of the local body Act.

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7.08 General provisions:

(i) Buildings exceeding 2 floors or 7 Metres in height shall not be permitted.

(ii) Housing for economically weaker sections:

The Authority may from time to time earmark sufficient areas in residential zones meant exclusively for housing for the economically weaker sections of the society.

(iii) Set back lines from street for all public buildings, kalyanamandapams,exhibition halls and such other buildings and automobile garages and service workshops shall be 6 metres from the edge of the road on which they abut irrespective of the width of the road.

(vi) Building activity is prohibited to a depth of 200 metres from all boundaries of the upper lake.

(v) Architectural control

The architectural facade or elevation of any building or the architectural features of any premises shall be in conformity with such conditions as the Authority may impose at the time of granting of permission.

f) Preservation of building of Historical or Architectural interest:

If any building or premises not covered under Archialogical monuments Act,in the opinion of the Authority is of historical or architectural interest and is in danger of demolition or alternation and likely to affect its character by a development, the Authority may impose such conditions as it may deemed fit for the preservation of such building while granting Planning Permission.

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g) Tree Preservation:

i) Tree preservation may in the interest of amenity make a tree preservation order for any tree, group of trees or belt of forest land.

ii) The tree preservation order may prohibit the felling,topping,lopping or willful destruction of trees concerned, except when these operations are carried out with the permission of the Authority under such conditions as the Authority may deem fit.

iii) In granting of planning permission for any development the Authority may make adequate provision for the preservation of planting of trees.

h) Advertisement Control:-

Any hoarding structure or any device executed or used principally for the purpose of displaying advertisements shall be in conformity with the conditions that the Authority may deem fit to impose from time to time and must be maintained in the safe condition to the satisfaction of the Authority.

i) Hill Station Building Rules:-

The Tamil Nadu District Municipalities (Hill stations) Building Rule 1993 issued in G.O.Ms.No.120.MUNICIPAL ADMINISTRATION AND WATER SUPPLY Dept. dated 3/6/93 shall be applicable to all developments so long as they are not inconsistent with these regulations.

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Part-II

Use Zone Regulations:-

In order to implement the proposals contemplated in the Master Plan certain essential land use zones will have to enforced. The land use zoning for Yercaud Master Plan are given below:-

1. Prohibited Zone.
2. Primary Vegetative Use Zone.
3. Primary and Sparse Residential Use Zone.
4. Mixed Residential Use Zone.
5. Commercial Use Zone.
6. Educational Use Zone.
7. Industrial Use Zone.
8. Public & Semi Public Use Zone
9. Agricultural Use Zone.

7.09 Prohibited Zone

Prohibited zone comprising the areas of Yercaud Lake(upper lake) and the areas falling within a distance of 200 metres all round from the extreme boundary of the upper lake.

Uses permitted:-

No Construction is permissible within the prohibited zone. The buildings in existence in the prohibited zone should not be allowed to expand or alter the external appearance in anyway. Repairs without any structural alternations to the existing buildings may however be allowed. Disposal of sewages, garbages and establishment of dairy and cattle farms shall not be allowed in this area.

No relaxation of these rules relating to prohibited zone is permissible.

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7.10 Primary Vegetative Use Zone

Primary vegetative use zone is delineated as the area falling outside the defined prohibited zone ,but lies in between Eastern boundary of the Mundagambadi Village and Western boundary of Yercaud village and Lady's seat (ie.) Western boundary of Yercaud village as shown in the proposed land use map.

Uses Permitted:

1) Permanent vegetation including trees of ornamental or fruit value but excluding annual crop.

2) Sewage disposal, garbage dumping, running of dairy farms or maintenance of cattle farms shall not be allowed in this zone.

3) No relaxation of the above rules relating to the primary vegetative use zone is permissible.

They will be regulated in accordance with Regulations given in Table No.7.01.

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Table No. 7.01

PRIMARY VEGETATIVE USE ZONE

A. Minimum extent of plot	: -	The holding in exis-
B. Minimum Plot frontage	:-	tence as on 18.11.90
C. i) Maximum Floor Space index	:-	shall be considered for permitting the develop- ment.
ii) Maximum plot coverage	:-	30% of the holding or 100 Sq.M plinth area which ever is less.
D. Maximum height	:-	5.5 M with single floor. irrespective of nomencla- ture like cellar, base ment,ground floor or first floor.
E. Minimum setback	:-	Where building line have not been specified it shall be as follows;
i) Front setback	:-	6.0 M
ii) Side setback	:-	6.0 M
iii) Rear setback	:-	6.0 M

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7.11 Primary and Sparse Residential Use Zone

In this zone buildings or premises shall normally be permitted only for the following purposes and accessory uses. permissible residential activity shall be limited to one in a sub division.

Uses permitted :-

1) Only dwelling houses that conform fully to the Hill stations Building Rule 1993 and restrictions in the Yercaud Master Plan.

2) Incidental uses and professional consulting offices not employing more then three staff members.

3) Petty shops not exceeding a floor area of 50 Sq M dealing with the essentials like provisions, soft drinks, news papers , kiosks etc.

4) Small service establishments not exceeding a floor area of 50 Sq.M such as washermen,cycle repairs,tailors,hair dressers, and beauty specialists, bakers, etc., which do not generate any audible noise out side their compound. No motor mechanic shops will be allowed.

5) Nursery and primary Schools in a plot area with minimum extent of 2000 Sq M.

6) Taxi and Auto stand.

7) Park and play fields.

8) Residential bank,branches and post offices.

9) Storage domestic cooking gas cylinders subject to the conditions prescribed in G.O.Ms.No.457H U D dated 1.6.89, namely necessary clearance should be obtained by the person concerned from the Director of Fire Service and The Department of Explosive of The Government of India.

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The construction of godowns for the storage of the cooking gas cylinders should also conform to the Hill station Building Rules 1993 and other Development Control Rules .

They will be regulated in accordance with the regulations given in Table No. 7.02.

Areas for Economically Weaker Section

The Yercaud Local Planning Authority in consultation with Architectural and Aesthetical Aspects committee may from time to time earmark reasonable areas meant exclusively for housing Economically Weaker Section and obtain approval of Government.

In order to safe guard the interest of Economically Weaker section of the community the survey numbers given in land use schedule are termed as Area for Economically weaker sections where Tamil Nadu District. Municipalities (Hill station) Building Rules 1993 is enforceable.

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Table No. 7.02

PRIMARY & SPARSE RESIDENTIAL USE ZONE

		Primary Residential	Sparse Residential
A. Minimum extent of plot	:-	250 Sq.M	750 Sq.M
B. Minimum plot frontage	:-	9.0 M	20.0 M
C.i) Maximum Floor Space Index	:-	0.5	0.5
ii) Maximum plot coverage	:-	40%	30%
D. Maximum height	:-	7.0 M	7.0 M

1. Only two floors irrespective of nomenclature like cellar, basement,ground floor, or first floor or whichever is less.

2. For EWS plots the maximum height of the building shall not exceed 3.75 M measured from the plinth to the junction of eves and walls irrespective of nomenclature like cellar,basement,etc. which ever is less.

E. Minimum set back	:-	Where building lines have not been specified it shall be as follows;	
i) Front setback	:-	4.5 M	10.0 M
ii) Side setback	:-	1.5 M	4.5 M
iii) Rear setback	:-	6.0 M	6.0 M

Explanation :-

1) The height of the building shall be reckoned from the natural ground level of the site and shall be measured at every point of the ground. No other type of roof except **Gable roof** is permissible in the upper most floor of the building.

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2) For Economically Weaker Section, the minimum extent of plot/site is 95 Sq.M. Plot frontage shall be 6.0 M, the front set back shall be 1.3m and the side and rear setbacks shall not be less than 1.2m. Plot coverage shall not exceed 75 percent.

7.12 Mixed Residential Zone

In the mixed residential use zone buildings or premises shall normally be permitted for the following purpose and accessory uses.

Uses Permitted :-

1) All permitted activities of Primary Residential and sparse residential zones.

2) Hospitals and single person apartments in a site area of 2000 Sq.M and above.

3) Community Halls, Kalyanamandapams, Religious buildings, welfare Centres, gymnasia, clubs etc. which conform to Public Building Rules, 1973.issued in G.O MS No. 1759 RDLU Dt 24.8.1973.

4) Libraries, Reading rooms ,private offices, Police, Fire and Electric sub stations.

5) Banks and public offices.

6) Schools and Educational institutions other than colleges and research laboratories.

7) Small restaurants.

8) Clinics,Dispensaries and Nursing homes

9) Service centres and shops dealing with essential food items and services.

They will be regulated in accordance with the regulations given in Table No. 7.03.

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Table No.7.03

MIXED RESIDENTIAL USE ZONE

A. Minimum extent of plot	:-	250.0 Sq.M
B. Minimum plot frontage	:-	9.0 M
C. i) Maximum Floor Space index	:-	0.5
ii) Maximum plot coverage	:-	50 %
D. Maximum Height	:-	7.0 M Only two floors irrespective of nomenclature like cellar, basement, ground floor or first floor or whichever is less.
E. Minimum set back	:-	Where building lines have not been specified it shall be as follows:-
i) Front setback	:-	3.0 M
ii) Side setback	:-	1.5 M
iii) Rear setback	:-	3.0 M

Explanation:-

1) The height of the building shall be reckoned from the natural ground level of the site and shall be measured at every point of the ground. No other type of roof except **Gable roof** is permissible in the upper most floor of the building.

2) For residential building, the extent of plot size, plot frontage, Floor Space Index, plot coverage height of building & set back requirements shall be regulated in accordance with regulations given in Table No.7.03.

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7.13 Commercial Use Zone

In the commercial use zone, buildings or premises shall normally be permitted for the following purpose and accessory use.

Uses permitted

1) All trades and service establishments that do not generate effluent or audible noise going outside their compound occupying not more than 100 Sq.M. floor area.

2) Business and commercial offices occupying not more than 1000 Sq.M floor area.

3) Warehouses repositories storing non hazardous and non noxious substance occupying not more than 1000 Sq.M floor area.

4) Cinema theaters, entertainment houses which conform to Cinematography Act.

5) Hospitals, Nursing homes occupying not more than 1000 Sq.M floor area.

6) Non-noisy auto repair shops and small machinery shops engaged in service and non manufacturing occupying not more than 1000 Sq.M floor area.

7) Hotels,Restaurants,Timeshare apartments,lodges,tourist homes and rental flats for short duration occupying a site area exceeding 2000 Sq.M.

8) Incidental housing for residents of shops / service owners, worker's residence attached to shops.

They will be regulated in accordance with the regulations given in Table No. 7.04.

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Table No. 7.04

COMMERCIAL USE ZONE

A. Minimum extent of plot	:-	200 Sq.M
B. Minimum plot frontage	:-	10.0 M
C. i) Maximum Floor Space index	:-	0.6
ii) Maximum plot coverage	:-	50%
D. Maximum height	:-	7 M Only two floors irrespective of nomenclature like cellar, basement, ground floor or first floor which ever is less.
E. Minimum setback	:-	Where building lines have not been specified it shall be as follows:-
i) Front setback	:-	3.0 M
ii) Side setback	:-	1.5 M
iii) Rear setback	:-	2.0 M

Explanation:-

1) The height of the building shall be reckoned from the natural ground level of the site and shall be measured every point of the ground. No other type of roof except **Gable roof** is permissible in the upper most floor of the building.

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7.14 **Educational use Zone**

In the Educational use zone buildings or premises shall normally be permitted for the following purpose and accessory use.

Uses Permitted:-

1) All educational institutions including hostels, laborotaries, etc.

2) Hostels, single person apartments and housing for staff.

3) Recreation clubs, Libraries, Reading rooms book and stationary shops.

4) Small restaurants primarily catering to the educational institutions.

5) All uses permitted in primary residential use zone having a site area of not be less than 250 Sq.M.

They will be regulated in accordance with the regulations given in Table No.7.05.

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Table No.7.05

EDUCATIONAL USE ZONE

A. Minimum extent of plot	:-	800 Sq.M
B. Minimum plot frontage	:-	20.0 M
C. i) Maximum Floor Space Index	:-	1.0
ii) Plot coverage	:-	50%
D. Maximum height	:-	7.0m
		Only two floors irrespective of nomenclature like cellar, basement, ground floor or first floor whichever is less.
E. Minimum set back	:-	Where building lines have not been specified it shall be as follows;
i) Front setback	:-	6.0 M
ii) Side setback	:-	3.0 M
iii) Rear setback	:-	6.0 M

Explanation:-

1) The height of the building shall be reckoned from the natural ground level of the site and shall be measured at every point of the ground. No other type of roof except **Gable roof** is permissible in the upper most floor of the building.

2) The extent of plot/site should not be less than 250 Sq.M for the uses permissible in this zone under the primary residential and sparse residential use zone. The frontage, floor space index, plot coverage and set back requirements shall be regulated in accordance with regulations given in Table No.7.02.

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Industrial use zone

In the public and semi public use zone buildings or premises shall normally be permitted for the following purpose and accessory use.

Uses permitted:-

1) All commercial use listed under use zones 3,4 and 5 (ie) Primary residential , Sprase and Mixed residential and commercial use zones.

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

3) Hotels, Restaurants and clubs or place of social inter course, recreation and worship or for dispensaries and clinics.

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

They will be regulated in accordance with the regulations given in the Table No.7.06.

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Table No. 7.06

INDUSTRIAL USE ZONE

A. Minimum extent of plot	:-	1000 Sq.M
B. Minimum plot frontage	:-	25.0 M
C. i) Maximum Floor Space Index	:-	0.5
ii) Plot coverage	:-	30%
D. Maximum height	:-	7.0m
		Only two floors irrespective of nomenclature like cellar, basement, ground floor or first floor whichever is less.
E. Minimum set back	:-	Where building lines have not been specified it shall be as follows;
i) Front setback	:-	10.0 M
ii) Side setback	:-	5.0 M
iii) Rear setback	:-	10.0 M

Explanation:-1) The height of the building shall be reckoned from the natural ground level of the site and shall be measured at every point of the ground. No other type of roof except **Gable roof** is permissible in the upper most floor of the building.

2) For commercial uses listed under use zone III(a),(b) & V the extent of plot size plot frontage, floor space Index, plot coverage, height of buildings, set back requirements shall be regulated in accordance with regulations given in Table No.7.04.

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7.16 Public & Semi Public Use Zone

In the public and semi public use zone buildings or premises shall normally be permitted for the following purpose and accessory use.

Uses Permitted

1) Public and private offices.

2) Museums, Art galleries, Acquarium,Zoological and Botanical gardens.

3) Public Libraries, Information and Communication centres.

4) Public open spaces ,Parks, Play fields, Fair grounds stadium and Swimming pool.

5) Hospitals and Public health institutions.

6) Parking places and Transportation terminals.

7) Incidental and Commercial use.

They will be regulated in accordance with the regulations given in the Table No.7.07.

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Table No.7.07

PUBLIC AND SEMI PUBLIC USE ZONE

A. Minimum extent of plot	:-	800 Sq.M
B. Minimum plot frontage	:-	15.0 M
C. i) Maximum Floor Space Index	:-	1.0
ii) Plot coverage	:-	50%
D. Maximum height	:-	7.0m
		Only two floors irrespective of nomenclature like cellar, basement, ground floor or first floor whichever is less.
E. Minimum set back	:-	Where building lines have not been specified it shall be as follows;
i) Front setback	:-	6.0 M
ii) Side setback	:-	3.0 M
iii) Rear setback	:-	6.0 M

Explanation:-

1) The height of the building shall be reckoned from the natural ground level of the site and shall be measured at every point of the ground. No other type of roof except **Gable roof** is permissible in the upper most floor of the building.

2) For commercial uses they will be regulated in accordance with the regulations given in Table No.7.04.

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7.17 AGRICULTURE USE ZONE

In the Agricultural use zone buildings or premises or developments shall normally be permitted for the following purpose and accessory uses.

Uses Permitted:-

1) All agricultural uses without causing soil erosion and environment disturbances.

2) Farm houses.

3) Parks,Play fields and Gardens.

4) Caravan and camping sites with no permanent cultivation.

5) Dairy, Cattle farms.

6) Water tanks, Reservoirs.

7) Sewage waste and Garbage dumps, Yards.

8) Crematories,Burning and Burial grounds.

9) Forestry.

10) Installation of electric motors upto 5 HP may be declared for the use mentioned above.

They will be regulated in accordance with regulations given in Table No.7.08.

Buildings that may be permitted in the area will be subject to such conditions as may be stipulated by the Authority with the approval of the Government.

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Table No.7.08

AGRICULTURE USE ZONE

A. Minimum extent of plot	:-	2500 Sq.M
B. Maximum plinth area	:-	100 Sq.M
C. Maximum height	:-	5.50 M

Only two floors irrespective of nomenclature like cellar, basement, ground floor or first floor whichever is less.

Explanation:-

1) The height of the building shall be reckoned from the natural ground level of the site and shall be measured at every point of the ground. No other type of roof except **Gable roof** is permissible in the upper most floor of the building.

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APPENDIX - A

SURVEY NUMBER COMPRISED IN USE ZONE

(A) PROHIBITED USE ZONE

1. No. 15. Yercaud Village

S.F.Nos. 1pt, 6pt, 7pt, 146pt, 148, 150pt, 153pt, 155pt, 157pt, 158pt, 162pt, 163pt

2. No. 4 Kombaikadu Village

S.F.Nos. 15pt, 22pt

3. No. 11 Kiliyur Village

S.F.Nos. 43pt, 45pt

(B) PRIMARY VEGETATIVE USE ZONE

1. No. 15 Yercaud Village

S.F.Nos. 1pt, 7pt, 8pt, 9, 10

(C) PRIMARY AND SPARSE RESIDENTIAL USE ZONE

a. PRIMARY RESIDENTIAL

1. No. 15 Yercaud Village

S.F.Nos. 1pt, 7pt, 25pt, 28, 30pt, 39, 47pt, 55pt, 57, 59pt, 77pt, 90pt, 91pt, 92pt, 93pt, 94pt, 95pt, 99pt, 102pt, 110, 111, 115, 118pt, 119pt, 123pt, 135pt, 153pt, 158pt, 172pt, 176pt, 177pt, 178pt, 179pt

2. No.1 Sengadu Village

S.F.Nos. 46pt, 56pt

3. No.2 Pottukadu Village

S.F.Nos. 30pt,32pt

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4. No.4 Kombaikadu Village

S.F.Nos. 5pt, 30pt

5. No.7 Kakkampadi Village

S.F.Nos. 32pt, 71pt

6. No.8 Mundagampadi Village

S.F.Nos. 1pt, 6pt, 35pt, 49pt, 62pt, 64pt, 70pt, 77pt

7. No.10 Athiyur Village

S.F.Nos. 2pt, 6pt, 23pt, 30pt, 39pt, 45pt, 46pt, 65pt, 70pt

8. No.13 Teppakadu Village

S.F.Nos. 2pt, 3pt, 16pt, 17pt

9. No.14 Gundur Village

S.F.Nos. 4pt, 55pt, 61pt, 63pt, 65pt

10. No.17 Vasampadi Village

S.F.No. 1pt

b. SPARSE RESIDENTIAL

1. No.15 Yercaud Village

S.F.Nos. 17, 19, 20, 21pt, 34pt, 36pt, 40, 43, 45pt, 48, 49pt, 113, 114, 118pt, 119pt, 123pt, 125, 128, 129, 132pt, 133pt, 143pt, 146pt, 154, 155pt

2. No.4 Kombaikadu Village

S.F.No. 31pt

3. No.11 Kiliyur Village

S.F.Nos. 9pt, 10pt, 11pt, 14pt, 16pt, 30pt, 39pt, 40 43pt, 45pt

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(E) COMMERCIAL USE ZONE

1. No.15 Yercaud Village

S.F.Nos. 7pt, 31pt, 32pt, 34pt, 51pt, 61,127pt, 135pt, 138pt, 140pt, 141pt, 142pt, 143pt, 146pt, 155pt, 157pt, 162pt

(F) EDUCATIONAL USE ZONE

1. No.15 Yercaud Village

S.F.Nos. 22, 23, 35pt, 37, 41, 42, 45pt, 77pt, 78pt, 79, 81pt, 88pt, 105, 109, 132pt,

2. No.1. Sengadu Village

S.F.No. 38pt

3. No.4. Kombaikadu Village

S.F.No. 9pt

4. No.10 Athiyur Village

S.F.Nos. 39pt, 69pt

5. No.13. Teppakkadu Village

S.F.No. 6pt

6. No.14 Gundur Village

S.F.No. 58pt

(G) PUBLIC AND SEMI PUBLIC USE ZONE

1. No.15.Yercaud Village

S.F.Nos. 1pt, 7pt, 14pt, 15pt, 16p, 31pt, 35pt, 36pt, 55pt,58, 75pt, 77pt, 117, 127pt, 131pt, 136, 137pt, 140pt, 141pt

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2. No.7. Kakkampadi Village

S.F.No. 71pt

3. No.10. Athiyur Village

S.F.No. 31pt, 57pt

4. No.17.Vasambadi Village

S.F.No. 1pt

(H) AGRICULTURAL USE ZONE

a. PLANTATIONS

1. No.15. Yercaud Village

S.F.Nos. 11, 12, 56pt, 59pt, 62pt, 63pt, 64pt, 65, 66pt, 67,68pt, 69pt, 70, 71pt, 72, 73, 78pt, 80, 81pt, 84pt, 85, 86pt, 87pt, 88pt, 89, 90pt, 91pt, 92pt, 93pt, 94pt, 95pt, 99pt, 102pt,157pt, 162pt, 163pt, 164pt, 165pt, 172pt, 176pt, 177pt, 178pt, 179pt,

2. No.1. Sengadu Village

S.F.Nos. 2, 4, 7pt, 17pt, 18, 19pt, 20pt, 21pt, 22, 23pt, 24pt, 25pt, 26pt, 27pt, 28,29pt, 30pt, 31, 33pt, 34, 35, 36pt, 39pt, 40, 41pt, 45pt, 46pt, 52, 56pt, 57, 58pt, 60pt

3. No.2. Pottukadu Village

S.F.Nos. 1pt, 9pt, 11pt, 12, 13pt, 15pt, 16pt, 17pt, 20, 21, 22pt, 25, 26, 28, 30pt, 31pt

4. No.4.Kombaikadu Village

S.F.Nos. 5pt, 6,8,9pt, 10pt, 11pt, 12, 13pt, 14, 15, 18, 22pt, 23, 24pt, 25pt, 26pt, 27, 28pt, 30pt, 31pt

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5. **No.7. Kakkampadi Village**

S.F.Nos. 1, 3 to 7, 9, 10, 11pt, 12, 13, 14, 15pt, 17pt, 18pt, 19pt, 20, 21, 22, 23 to 25, 27, 29pt, 30pt, 31pt, 32pt, 33 to 36, 37pt, 38pt, 39, 40, 41pt, 42pt, 43pt, 44pt, 45pt, 46, 47pt, 48, 49pt, 50pt, 51pt, 52pt, 53, 54pt, 55, 56pt, 57pt, 58pt, 60pt, 61pt, 62 to 64, 65pt, 66, 67pt, 68pt, 69pt, 70, 71pt, 72pt, 74pt, 75, 76pt, 77

6. **No.8. Mundagambadi Village**

S.F.Nos. 4,5pt, 6pt, 7 to 11, 12, 14pt, 20, 21, 24pt, 28pt, 30,32pt, 35pt, 38, 41, 47, 49pt, 50pt, 51, 52, 53,54, 55, 58, 60, 61, 62pt, 63, 64pt, 65pt, 66pt, 67, 69pt, 70pt, 71pt, 76, 77pt, 78pt

7. **No.10. Athiyur Village**

S.F.Nos. 1, 2pt, 6pt, 8pt, 9, 10 to 14, 17, 18, 22pt, 23pt, 24, 26pt, 27pt, 28pt, 30pt, 31pt, 33pt, 34 to 38, 40pt, 41 to 44, 45, 46pt, 48pt, 50pt, 51, 53, 55pt, 61, 65pt, 70pt

8. **No.11. Kiliyur Village**

S.F.Nos. 8pt, 11pt, 14pt, 16pt, 17pt, 18pt, 19pt, 21pt, 22pt, 23, 24pt, 25pt, 26pt, 27pt, 28pt, 29pt, 30pt, 31pt, 32pt, 33pt, 34pt, 35pt, 36, 39pt, 40pt, 41pt, 43pt, 45pt

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9. No.13. Teppakkadu Village

S.F.Nos. 1pt, 2pt, 3pt, 4pt, 5pt, 7, 9, 10, 14pt, 15pt, 16pt, 17pt, 18, 21, 22pt, 23pt, 24pt, 26pt, 28pt, 29pt, 32pt, 33pt, 34

10. No.14. Gundur Village

S.F.Nos. 4pt, 13, 14pt, 15pt, 16, 18, 19, 20pt, 23, 24, 27pt, 28pt, 29pt, 30, 31, 33, 34pt, 36, 49pt, 52pt, 53pt, 55pt, 57pt, 58pt, 61pt, 63pt

11. No. 17. Vasambadi Village

S.F.No. 1pt

b. DRY LANDS

1. No. 15. Yercaud Village

S.F.Nos. 7pt, 13, 14pt, 15pt, 60

2. No.1. Sengadu Village

S.F.Nos. 7pt, 8, 17pt, 19pt, 20pt, 21pt, 29pt, 30pt, 32pt, 36pt, 38pt, 41pt, 42pt, 43, 54, 56pt, 58pt, 59, 60pt

3. No.2. Pottukadu Village

S.F.Nos. 1pt, 2 to 8, 10, 11pt, 14, 15pt, 16pt, 17pt, 19pt, 22pt, 23, 24, 27, 29, 30pt, 31pt, 32pt, 33, 34pt, 35pt

4. No.4. Kombaikadu Village

S.F.Nos. 9pt, 10pt, 11pt, 13pt, 24pt, 32

5. No.7. Kakkampadi Village

S.F.Nos. 2,8, 11pt, 15pt, 19pt, 26, 28, 52pt, 54pt, 73, 78

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6. No.8. Mundagambadi Village

S.F.Nos. 1pt, 2, 3, 5pt, 13pt, 14pt, 50pt, 56, 57, 59, 65pt, 66pt, 69pt, 71pt

7. No.10. Athiyur Village

S.F.Nos. 40pt, 46pt, 48pt, 65pt, 69pt

8. No.11. Kiliyur Village

S.F.Nos. 1, 2, 3pt, 4pt, 5pt, 6, 8pt, 9pt, 10pt, 11pt, 12pt, 13pt, 15, 37pt, 38pt, 42pt, 44pt

9. No.13. Teppakadu Village

S.F.Nos. 1pt, 2pt, 3pt, 4pt, 5pt, 6pt, 8, 11, 12pt, 13pt, 14pt, 15pt, 16pt, 17pt, 19, 20, 25pt, 26pt, 27pt, 28pt, 29pt, 30pt, 31

10. No.14 Gundur Village

S.F.Nos. 4pt, 5 to 12, 17, 21, 22, 25, 26, 28pt, 29pt, 32, 35pt, 37pt, 38pt, 39pt, 40pt, 41pt, 42pt, 43pt, 44 to 46, 47pt, 48, 49pt, 50, 51pt, 52pt, 53pt, 54, 55pt, 57pt, 59pt, 60, 62pt, 64, 65pt, 66,

11. No.17. Vasambadi Village

S.F.No. 1pt

(c) RESERVED FOREST

1. No.15. Yercaud Village

S.F.No. 131pt

2. No.11. Kiliyur Village

S.F.No. 8pt

3. No.14. Gundur Village

S.F.Nos. 1, 2, 3, 58pt

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(d) BURIAL GROUND

1. No.15. Yercaud Village

S.F.Nos. 6pt, 7pt, 45pt, 51pt, 53pt, 75pt, 135pt, 143pt

2. No.4. Kombaikadu Village

S.F.No. 28pt

3. No.8. Mundagambadi Village

S.F.No. 65pt

4. No.10. Athiyur Village

S.F.No. 49pt

5. No.14. Gundur Village

S.F.No. 67

(e) PARK

1. No.15 Yercaud Village

S.F.Nos. 6pt, 138pt

(I) WATER BODIES

1. No.15 Yercaud Village

S.F.Nos. 7pt, 21pt, 25pt, 30pt, 47pt, 55pt, 56pt, 59pt, 62pt, 63pt, 64pt, 66pt, 68pt, 69pt, 71pt, 84pt, 86pt, 87pt, 90pt, 138pt, 157pt, 162pt, 164pt, 165pt, 172pt, 179pt

2. No.1. Sengadu Village

S.F.Nos. 1, 3, 23pt, 24pt, 25pt, 27pt, 28pt, 46pt

3. No.2. Pottukadu Village

S.F.Nos. 9pt, 11pt, 13pt, 30pt, 31pt, 32pt, 34pt, 35pt

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4. No.4. Kombaikadu Village

S.F.Nos. 23pt, 24pt, 28pt, 29

5. No.7. Kakkampadi Village

S.F.Nos. 41pt, 42pt, 67pt, 68pt, 69pt, 74pt, 76pt

6. No.8. Mundagambadi Village

S.F.Nos. 14pt, 24pt, 28pt, 32pt

7. No.10. Athiyur Village

S.F.Nos. 7, 8pt, 26pt, 27pt, 28pt, 33pt, 48pt, 49pt, 50pt, 55pt, 69pt, 70pt

8. No.11. Kiliyur Village

S.F.Nos. 4pt, 5pt, 7pt, 12pt, 16pt, 19pt, 20, 21pt, 24pt, 26pt, 28pt, 29pt, 33pt, 34pt, 35pt, 39pt, 40pt, 41pt, 42pt, 43pt, 44pt, 45pt

9. No.13. Teppakkadu Village

S.F.Nos. 12pt, 13pt, 22pt, 23pt, 24pt, 25pt, 27pt, 29pt, 30pt,32pt, 33pt

10. No. 14.Gundur Village

S.F.Nos. 14pt, 15pt, 20pt, 27pt, 28pt, 34pt, 37pt, 38pt, 39pt, 40pt, 41pt, 42pt, 43pt, 51pt, 59pt, 61pt, 62pt, 63pt, 65pt

11. No.17. Vasambadi Village

S.F.No. 1pt

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(J) EXISTING ROADS

1. No.15. Yercaud Village

S.F.Nos. 2, 3, 4, 5, 6pt, 7pt, 15pt, 16pt, 18, 24, 25pt, 26, 27, 29, 33, 38, 44, 46, 49pt, 52, 54, 74, 76, 77pt, 82, 83, 96 to 98, 100, 101, 103, 104, 106 to 108, 112, 116, 120, 121, 122, 124, 126, 130, 131pt, 133pt, 135pt, 137pt, 138pt, 139, 144, 145, 147, 149, 150pt, 151, 152, 156, 159, 160, 161, 165pt, 166 to 171, 173 to 175

2. No.1 Sengadu Village

S.F.Nos. 5, 6, 9 to 16, 38pt, 39pt, 41pt, 42pt, 44, 45pt,47, 48, 49, 50, 51, 53, 55, 56pt

3. No.2 Pottukadu Village

S.F.Nos. 15pt, 16pt, 19pt

4. No.4. Kombaikadu Village

S.F.Nos. 1 to 4, 7, 16, 17, 19 to 21

5. No.7 Kakkambadi Village

S.F.Nos. 16, 17pt, 18pt, 19pt, 29pt, 30pt, 31pt, 37pt, 38pt, 43pt, 44pt, 45pt, 47pt, 49pt, 50pt, 51pt, 52pt, 56pt, 57pt, 58pt, 60pt, 61pt, 65pt, 71pt, 72pt

6. No.8 Mundagambadi Village

S.F.Nos. 13pt, 15 to 19, 22, 23, 25 to 27, 29, 31, 33, 34, 36, 37, 39, 40, 42 to 46, 48, 72 to 75, 78pt

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7. No.10 Athiyur Village

S.F.Nos. 3, 4, 5, 8pt, 15, 16, 19 to 21, 22pt, 25, 29, 32, 47, 52, 48pt, 49pt, 54, 56, 57pt, 58 to 60, 62 to 64, 66, 67, 68, 71

8. No.11. Kiliyur Village

S.F.Nos. 3pt, 7pt, 11pt, 13pt, 14pt, 17pt, 18pt, 19pt, 22pt, 25pt, 26pt, 27pt, 28pt, 30pt, 31pt, 32pt, 37pt, 38pt, 39pt,40pt, 41pt, 43pt

9. No.14 Gundur Village

S.F.Nos. 4pt, 35pt, 37pt, 38pt, 47pt

10. No.17 Vasampadi Village

S.F.No. 1pt.

(K) PROPOSED ROADS

1. No.15. Yercaud Village

S.F.Nos. 7pt, 8pt

MEMBER SECRETARY/
EXECUTIVE AUTHORITY,
YERCAUD LOCAL PLANNING
AUTHORITY, YERCAUD.

DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING,
SALEM REGION, SALEM-7.
GOVERNMENT OF TAMILNADU.

DIRECTOR OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

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

Verified RealEstate ™

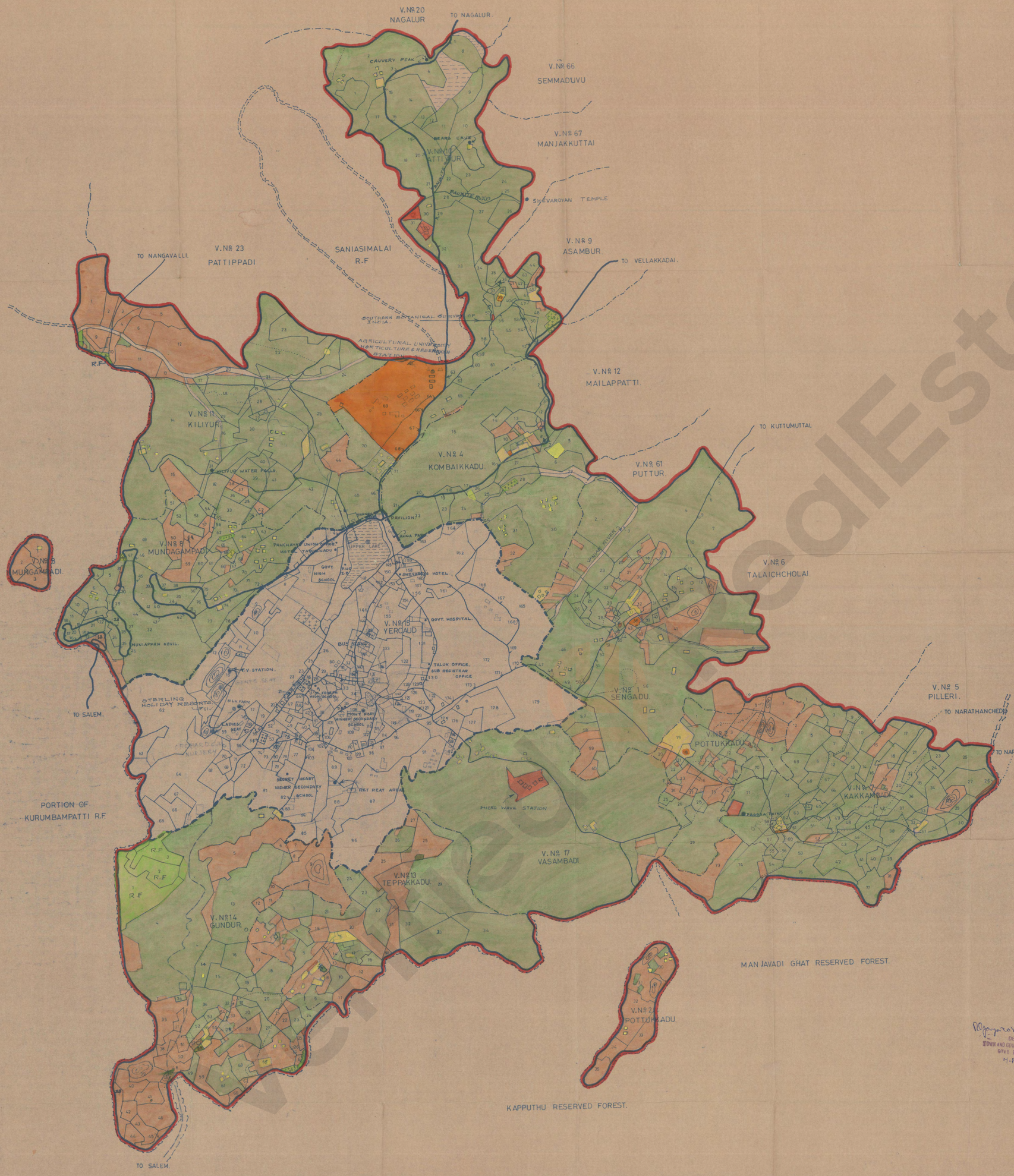
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MASTER PLAN

EXISTING LAND USE



LEGEND

- LOCAL PLANNING AREA BOUNDARY
- DETAILED DEVELOPMENT PLAN BOUNDARY
- VILLAGE BOUNDARY
- RESERVED FOREST BOUNDARY
- MAJOR DISTRICT ROADS
- VILLAGE ROADS
- FOREST ROADS
- FOOT PATH
- WATER BODIES
- HILLOCKS

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- EDUCATIONAL
- PUBLIC & SEMI PUBLIC
- AGRICULTURE (PLANTATION)
- AGRICULTURE (DRY)
- RESERVED FOREST
- BURIAL GROUND

MEMBER SECRETARY / EXECUTIVE AUTHORITY
YERCAUD LOCAL PLANNING AUTHORITY

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING,
SALEM REGION.

DEPUTY DIRECTOR,
TOWN AND COUNTRY PLANNING DEPT
GOVT. OF TAMILNADU.
M.P. DIVISION

JOINT DIRECTOR OF TOWN AND COUNTRY PLANNING

ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING.

DIRECTOR OF TOWN AND COUNTRY PLANNING.

for COMMISSIONER & SECRETARY TO GOVERNMENT
HOUSING & URBAN DEVELOPMENT DEPARTMENT.

22.5 ACRES
2.25 HEC

METRES 150 150 0 150 300 450 600 750 900 1050 1200
FURLONG 1/4 3/4 0 1 1/2 3 4 1/2 6

N

DIRECTORATE OF TOWN AND COUNTRY PLANNING
SALEM REGION.

GOVERNMENT OF TAMILNADU

MAP No
1

YERCAUD LOCAL PLANNING AREA

RealEstate TM

MASTER PLAN

PROPOSED LAND USE-2011

RealEstate TM

LEGEND

		EXISTING	PROPOSED
LOCAL PLANNING AREA BOUNDARY			
DETAILED DEVELOPMENT PLAN BOUNDARY			
VILLAGE BOUNDARY			
RESERVED FOREST BOUNDARY			
MAJOR DISTRICT ROADS			
VILLAGE ROADS			
FOREST ROADS			
FOOT PATH			
WATER BODIES			
HILLOCKS			
BUILDING PROHIBITED ZONE			
PRIMARY VEGITATIVE ZONE			
RESIDENTIAL	PRIMARY		
	SPARSE		
	E.W.S		
	MIXED		
COMMERCIAL			
EDUCATIONAL			
INDUSTRIAL			
PUBLIC & SEMI PUBLIC			
AGRICULTURAL	PLANTATIONS		
	DRY LAND		
	RESERVED FOREST		
	BURIAL GROUND		
PROPOSED ROADS			
WIDENING OF ROADS			

MEMBER SECRETARY / EXECUTIVE AUTHORITY
YERCAUD LOCAL PLANNING AUTHORITY.

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING,
SALEM REGION.

JOINT DIRECTOR OF TOWN AND COUNTRY PLANNING

ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING.

DIRECTOR OF TOWN AND COUNTRY PLANNING.

for COMMISSIONER & SECRETARY TO GOVERNMENT
HOUSING & URBAN DEVELOPMENT DEPARTMENT.

DEPUTY DIRECTOR,
TOWN AND COUNTRY PLANNING DEPT
GOVT OF TAMILNADU.
M.P. DIVISION

22.5 ACRES = 2.25 HEC.

METRES 150 0 150 300 450 600 750 900 1050 1200

FURLONG 3/4 0 1 1/2 3 4 1/2 6

N

DIRECTORATE OF TOWN AND COUNTRY PLANNING
SALEM REGION.

MAP No 4

GOVERNMENT OF TAMILNADU

YERCAUD LOCAL PLANNING AREA

MASTER PLAN

YERCAUD VILLAGE

EXISTING LAND USE

TM
verified
Tea Estate

No.4
KOMBAIKKADU

No.11
KILIYUR

No.8
MUNDAGAMBADI

No.1
SENGADU

No.17
VASAMBADI

No.14
GUNDUR

No.13
TEPPAKKADU

KURUMBAPATTI

LOOP ROAD

TO CHAINEY PEAK

MANGALAM 2 Miles

KATTIYUR 2 Miles

KOMBAIKKADU

MUNDAGAMBADI 2-Mile FOREST

TO SALEM GHAT ROAD

BEDFORD ROAD

PUTTUR 2½ Miles

TO PAGODA POINT

GUNDUR 1½ Miles

GUNDUR ½ Miles

SUMMER FESTIVAL MAIDAN

CINEMA THEATRE

TOWN PANCHAYAT OFFICE

HOTEL TAMILNADU

PUMP HOUSE

UPPER LAKE

ANNA PARK

CHILDREN PARK

PWD INSPECTION BUNGALOW

DEER PARK

RESERVOIR

GOVT SHEVAROY'S HOTEL

JERINA KADU

GOVT HOSPITAL

YERCAUD

VILLAGE CHAVADI

CATTLE POUND

R.F

POLICE LINE

CUDDUPU

TALUK OFFICE

SUB REGISTRAR'S OFFICE

DEPUTY TASHILDAR'S QUARTERS

MAHARAJAS PAVILION

PULP HOUSE

POLICE LINE

POLICE STATION

ST.JOSEPH'S HIGH SCHOOL

LIBRARY

ORNAMENTAL GARDEN

MONT FORT HIGHER SECONDARY SCHOOL

SWIMMING POOL

BUNGALOW

T.V.STATION

STUDENTS SEAT

CHILDREN'S SEAT

STERLING HOLIDAY RESORT

LADY'S SEAT

ORCHARD FARM NURSERY

SILK FARM

KOVILMEDU

SACRED HEART CONVENT HIGHER SECONDARY SCHOOL

RETREAT AREA

ROAD

BUNGALOW

LEGEND

- LOCAL PLANNING AREA BOUNDARY
- DETAILED DEVELOPMENT PLAN BOUNDARY
- VILLAGE BOUNDARY
- RESERVED FOREST BOUNDARY
- MAJOR DISTRICT ROADS
- VILLAGE ROADS
- FOREST ROADS
- FOOT PATH
- WATER BODIES
- HILLOCKS

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- EDUCATIONAL
- PUBLIC & SEMI PUBLIC
- AGRICULTURE (PLANTATION)
- AGRICULTURE (DRY)
- RESERVED FOREST
- BURIAL GROUND

MEMBER SECRETARY / EXECUTIVE AUTHORITY
YERCAUD LOCAL PLANNING AUTHORITY

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING
SALEM REGION.

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING (I/C)
JOINT DIRECTOR OF TOWN AND COUNTRY PLANNING

ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING

DIRECTOR OF TOWN AND COUNTRY PLANNING

for COMMISSIONER & SECRETARY TO GOVERNMENT
HOUSING & URBAN DEVELOPMENT DEPARTMENT

2.00 ACRES
10 ACRES

SCALE :- 1:4000

0 50 100 150 200 250 300 350 400 450 500 METRES

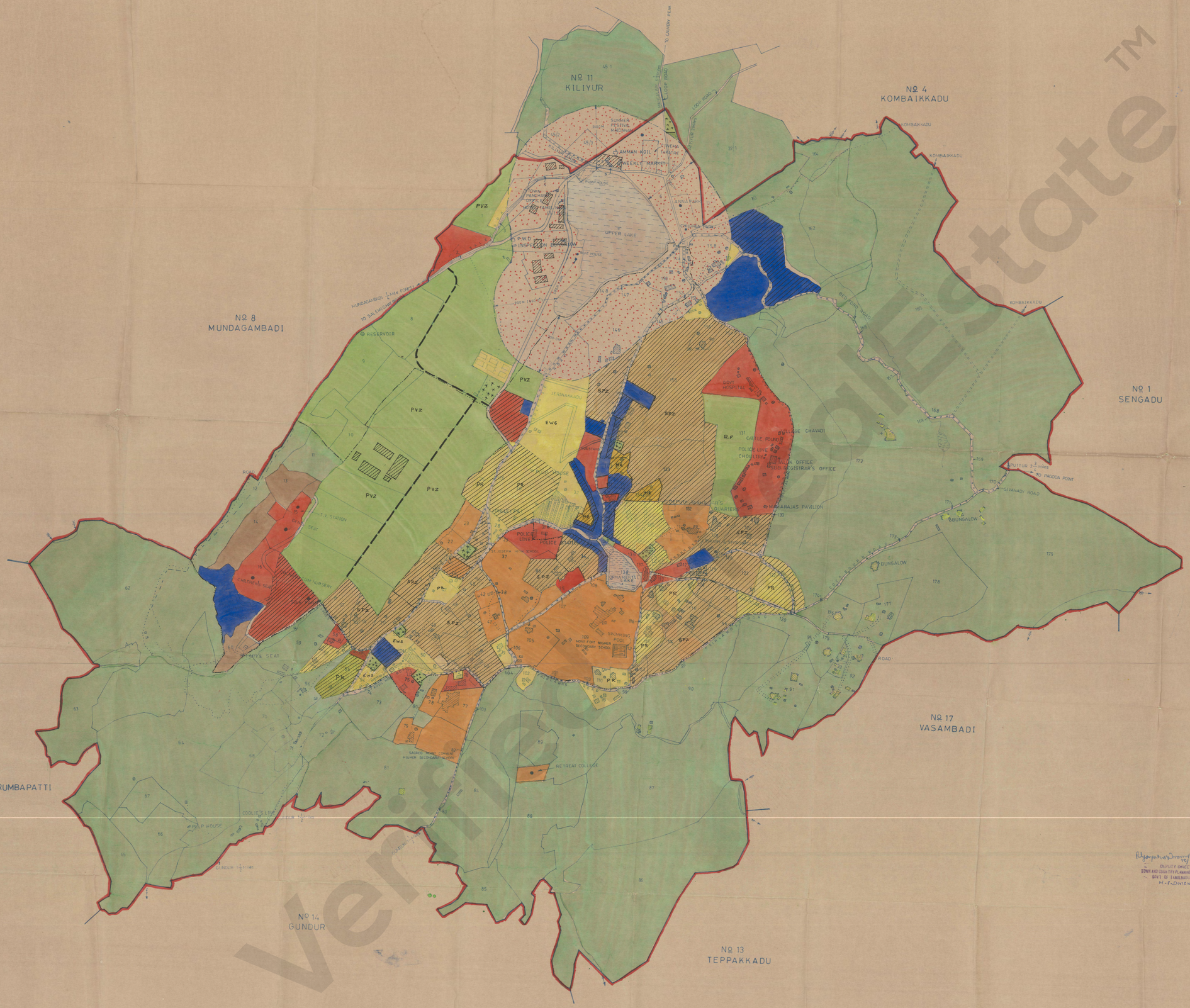
0 1/2 1 1 1/2 2 2 1/2 FURLONGS

N

DIRECTORATE OF TOWN AND COUNTRY PLANNING
SALEM REGION.
GOVERNMENT OF TAMILNADU

MAP No.
2

MASTER PLAN
YERCAUD VILLAGE
PROPOSED LANDUSE - 2001



LEGEND

VILLAGE BOUNDARY		
DETAILED DEVELOPMENT PLAN BOUNDARY		
RESERVED FOREST BOUNDARY		
MAJOR DISTRICT ROADS		
VILLAGE ROADS		
FOREST ROADS		
FOOT PATH		
WATER BODIES		
HILLOCKS		
BUILDING PROHIBITED ZONE		
PRIMARY VEGITATIVE ZONE		
RESIDENTIAL	PRIMARY	EXISTING / PROPOSED
	SPARSE	
	E.W.S	
	MIXED	
COMMERCIAL		
EDUCATIONAL		
INDUSTRIAL		
PUBLIC & SEMI PUBLIC		
AGRICULTURAL	PLANTATIONS	
	DRY LAND	
	RESERVED FOREST	
	BURIAL GROUND	
PROPOSED ROADS		
WIDENING OF ROADS		

MEMBER SECRETARY / EXECUTIVE AUTHORITY
YERCAUD LOCAL PLANNING AUTHORITY

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING
SALEM REGION

DEPUTY DIRECTOR, TOWN AND COUNTRY PLANNING DEPT GOVT OF TAMILNADU M.P.Division

JOINT DIRECTOR OF TOWN AND COUNTRY PLANNING

ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING

DIRECTOR OF TOWN AND COUNTRY PLANNING

for COMMISSIONER & SECRETARY TO GOVERNMENT
HOUSING & URBAN DEVELOPMENT DEPARTMENT

Yercaud

250 ACRES
N.MILES
0 40 80 120 160 200 240 280 320 360 400 440 480 METRES
0 1/2 1 1 1/2 2 2 1/2 FURLONGS

N

DIRECTORATE OF TOWN AND COUNTRY PLANNING
SALEM REGION

MAP № 3

GOVERNMENT OF TAMILNADU

verified
TM