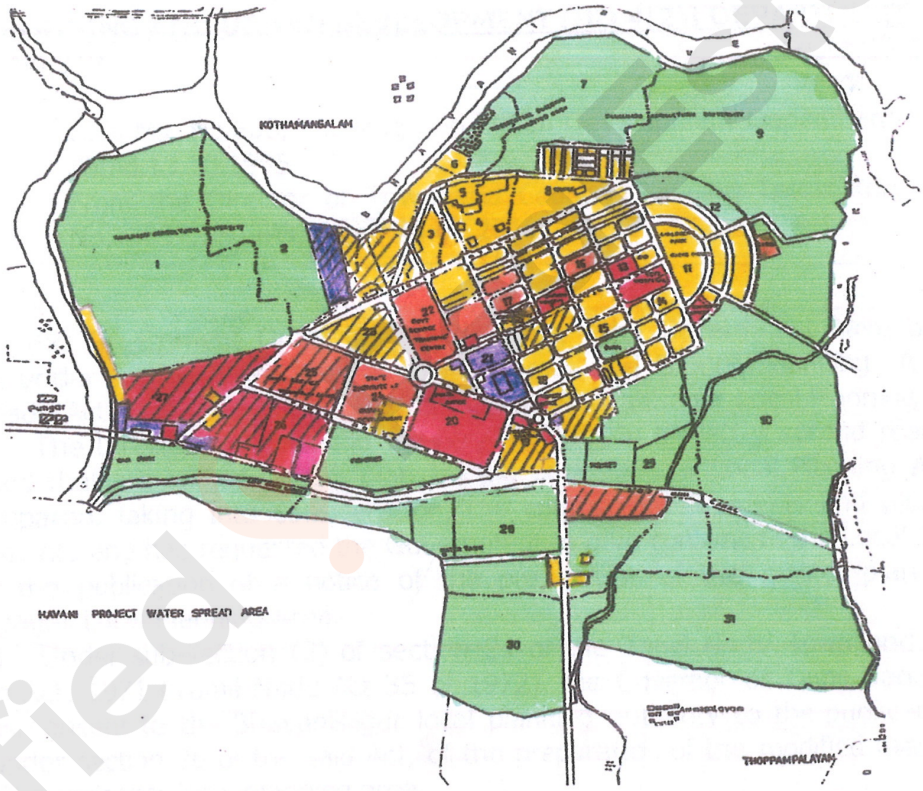
794

BHAVANISAGAR
MASTER PLAN
(MODIFIED)



BHAVANISAGAR LOCAL PLANNING AUTHORITY
Erode District.

DTCP

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

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ABSTRACT

Master Plan – Bhavanisagar Local Planning Area – Consent of the Government to the publication of Notice of preparation of the (modified) master plan - Orders - Issued.

==========

HOUSING AND URBAN DEVELOPMENT (UD 4(2)) DEPARTMENT

G.O. Ms. No.219 Dated:13.10.2010

Read:

1. G.O. Ms. No.868, Housing and Urban Development Department, dated.13.10.1995
2. From the Director of Town and Country Planning Letter Roc. No.13091/05 MP3, dated.20.01.2010

= = = = =

ORDER:-

In the Government Order first read above, the Government have accorded approval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) to the Master Plan for Bhavanisagar Local Planning Area.

2. The Director of Town and Country Planning in his letter second read above has stated that a modified master plan for the Bhavanisagar Local Planning Area has been prepared, taking into consideration, the current developments and also future developments and has requested the Government to give consent to the Local Planning Area to the publication of a notice of the preparation of the master plan for the Bhavanisagar Local Planning Area.

3. 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 Bhavanisagar local planning authority to the publication of a notice under section 26 of the said Act, of the preparation of the modified master plan for the Bhavanisagar local planning area.

4. The draft modified master plan for the Bhavanisagar local planning area, as consented to by the Government under sub-section (2) of section 24 of the said Act, is returned to the Director of Town and Country Planning, and he is requested to acknowledge the receipt of the same. The Director of Town and Country Planning specified is directed to ensure that various provision in the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), and the Master Plan (preparation, publication and sanction) Rules, are strictly adhered to by the local planning authority before the modified master plan is resubmitted to the Government for their approval under section 28 of the said Act.

(By Order of the Governor)

Ashok Dongre,
Secretary to Government.

To,
The Director of Town and Country Planning, Chennai-2.
The Member Secretary, Bhavanisagar local planning authority.

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The Commissioner, Bhavanisagar Municipality, Bhavanisagar.
The Regional Deputy Director, Salem Region, No.6, Sannathi Street, Subramaniya Nagar, Soramangalam, Salem -05.
Thro:- The Director of Town and Country Planning, Chennai-2.
The Commissioner Municipal Administration, Chennai-5.
The Law Department, Chennai-9.
SF/SC/ copy for file.

Forwarded / By Order

G.Shanthi

Section Officer.

13/10/16

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Reference No.

Bhavanisagar Local Planning Authority : 486/2009/A

Regional Deputy Director : 2713/2008 SR-3

Director of Town and Country Planning : 13091/2005 MP-2

BHAVANISAGAR MASTER PLAN (Modified)

Approved in Resolution
No. 71, Dt. 28.06.2007.
of Bhavanisagar Local Planning Authority,
Bhavanisagar.

Consented in G.O.Ms.No.
H & UD Department,
Dated:

Member – Secretary,
Executive Authority,
Bhavanisagar Local Planning Authority,
Bhavanisagar.

Deputy Director of Town and
Country Planning, (I/C)
Salem Region.

ASST. ~~Deputy~~ Director of
Town and Country Planning,
Master plan Division, Chennai.

ADDITIONAL DIRECTOR of
Town and Country Planning, (I/C)
Chennai.

DIRECTOR of Town and Country Planning,
Chennai.

21/23

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

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BHAVANISAGAR MASTER PLAN

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MASTER PLAN FOR BHAVANISAGAR.

INTRODUCTION

A Master Plan is prepared in a manner to channelise the future growth and expansion of any Town. It will provide to a town an orderly and well balanced growth coordinating the various activities to harmonise 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 a 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, Public & Semi public, Educational and Agricultural purposes, 2) Parks, Playground 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.

Bhavanisagar is a single Local Planning Area notified under Section 10(4) of the Town and Country Planning Act-1971 in G.O. Ms. No. 688, Rural and Local Administration Department Dt. 18.03.1974 with a jurisdiction of Corporate limits of Bhavanisagar Township which was declared by the

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Government in G.O. Ms. No. 650 Rural and Local Administration Department Dt. 08.04.1975 as Local Planning Authority as per Section 11 of Town and Country Planning – 1971 which is responsible for development management of Bhavanisagar Local Planning Area.

The Draft Master Plan for Bhavanisagar Local Planning Area has been consented by the Government in G.O. Ms. No. 171 Housing and Urban Development Department Dt. 16.02.1990 and the consented Master Plan was approved by the Government in G.O. Ms. No. 868 Housing and Urban Development Department Dt. 18.10.1995.

As per Section 32 (b) of Town and Country Plan 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 Master Plan is to update the development of present land uses and to study the feasibility to implement the 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. Bhavanisagar Town Panchayat.

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

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While carrying out surveys, taking into account the trend of present development and Government Policies, some deviations were found. Accordingly, some modifications are made in the sanctioned Master Plan. Some of the major modifications are furnished hereunder.

BLOCK NO. 2

KHADI DYEING UNIT

The Khadi Dyeing Unit abutting 9th Avenue Road is now not functioning and the area is kept vacant. According to G.O.Ms.No. 223 Environment and Forest (EC-III) Department Dt. 02.09.1998, up to 5 km from rivers, no industries should be allowed. Therefore, the said area is now proposed as Commercial and Residential.

POULTRY EXTENSION CENTRE

The Poultry Extension Centre adjacent to Khadi Dyeing Unit is now shown in Agriculture use instead of Public and Semi-public since it is allowed in Agriculture use. Moreover, it is also not functioning now.

BLOCK NO. 28 AND 29

FISHERIES

Fish ponds abutting Dam Line Road in Block No.28 and Mettupalayam Road in Block No. 29 are now earmarked as Agricultural instead of Public and Semi-public since Fish ponds are allowed in Agriculture use as per G.O.Ms.No. 1730 Rural Development and Local Administration Department Dt. 24.07.1974.

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GENERAL

Since most of the lands are in possession of Government Sector, Agricultural Research Centre and mainly used for cultivation the availability of land for proposing for various uses as per planning standards are not much sufficient. Moreover, the lands abutting the water spread area of Lower Bhavani Dam are kept as agriculture use. So, as per the approved Master Plan with slight modifications the land uses are adopted for proposal. For the above reasons much projects such as truck terminal are not proposed.

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CHAPTER – I

PHYSICAL CHARACTERISTICS AND NATURAL RESOURCES

Location

1.01. Bhavanisagar Selection Grade Town Panchayat lies between 11°28' and 11°30' Northern Latitude and between 77°0' and 77°10' Eastern Longitude. It is located at a distance of 85 km North East of Coimbatore Town. It is bounded by Nilgiris District by West and Salem District on East. The Town is well connected by thoroughfares with the adjacent Urban Centres namely Sathyamangalam, Gobichettipalayam and Punjai Puliyampatti.

Physical Characteristics

Topography

1.02. The general topography of this town is semi-flat and with some undulations. The soil in this town is black and red. The soils are generally Black loam, Red loam and Red sand.

Climate

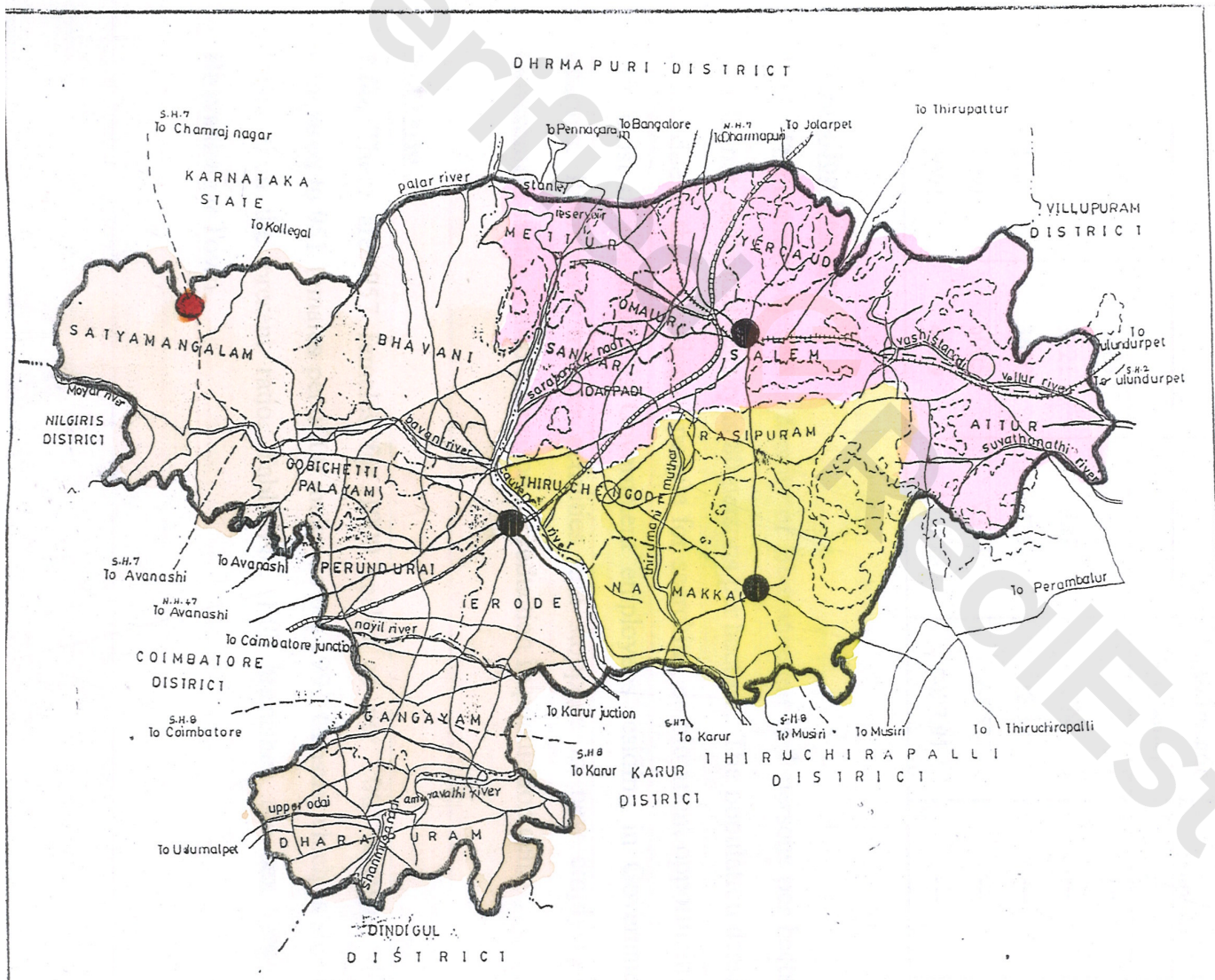
1.03. The maximum and minimum temperature of the town is 40°C and 30°C respectively. The annual maximum rainfall is 729.6 mm. The town gets rainfall both from North East and South West Monsoons.

Demography

Growth of Population

1.04. Population of Bhavanisagar Town Panchayat as per 2001 Census is 4329 with 2212 males and 2117 females. The growth of population in Bhavanisagar

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MAP NO

LOCATION MAP

LEGEND

- STATE BOUNDARY
- DISTRICT BOUNDARY
- TALUK BOUNDARY
- NATIONAL HIGHWAYS
- STATE HIGHWAYS
- MAJOR DISTRICT ROADS
- RESERVED FOREST BOUNDARY
- BROAD GAUGE RAILWAY LINE
- METRE GAUGE RAILWAY LINE
- RIVERS AND TANKS
- BHAVANI SAGAR L.P.A.
- DISTRICT HEAD QUARTERS

N

0 5 10 15 20 MILES
0 5 10 20 30 KMS

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMIL NADU

SALEM REGION

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Town Panchayat for the past four decades is given in Table No. 1.01. It is seen from the above Table the growth of population is reduced from 64.52% in 1991 to (-) 27.91% in 2001.

Table 1.01
Growth of Population

Census Year	Population	Variation	% to Decade Variation	Remarks
1961	2984	---	---	---
1971	3221	237	7.94	---
1981	3650	429	13.32	---
1991	6005	2355	64.52	---
2001	4329	(-)1676	(-)27.91	---

Population Density

1.05. The overall population density of Bhavanisagar is 7 persons per hectare and the net residential density is 80 persons per hectare. The population density is less due to the migration of people for searching employment opportunities. The most of population is Government employees residing in Government quarters. Retirement, transfer activities and stoppage in new emplyees in Government sector is also the reason for reduction in population density.

Sex ratio

1.06. There are 957 females for 1000 males as per 2001 Census when compared to 951 females per 1000 males as per 1991 Census which is slightly lower than the present ratio. Table No. 1.02 furnishes the sex ratio of Bhavanisagar Town.

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Table 1.02
Sex Ratio

Sl.No.	Census Year	Males	Females	Total	Females per 1000 Males
1.	1961	1641	1343	2984	818
2.	1971	1761	1460	3221	829
3.	1981	1946	1704	3650	876
4.	1991	3078	2927	6005	951
5.	2001	2212	2117	4329	957

Literacy

1.07. 59.76% of population is literates as per 2001 Census. The literacy among males is 58.64% and among females is 49.36%. The Table No. 1.03 shows literacy in Bhavanisagar Town. The literacy has slightly decreased in 2001 when compared to 1991 Census due to the reduction in population.

Table 1.03
Literacy

Sl.No.	Census Year	Literates		Total Literates	% to total Population	% to total Literates	
		Male	Female			Male	Female
1.	1961	1040	362	1402	46.98	74.18	25.82
2.	1971	1128	543	1671	51.88	67.50	32.50
3.	1981	1325	795	2120	58.08	62.50	37.50
4.	1991	2115	1538	3653	60.83	57.90	42.10
5.	2001	1517	1070	2587	59.76	58.64	41.36

House hold characteristics

1.08. There are 1130 households as per 2001 Census. The size of household is 4, which is on par with other towns in Tamil Nadu.

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Economic base and employment

1.09. The economic base of Bhavanisagar Town is Tertiary with mainly other services which come under Government employment sector. Next to tertiary sector the economic base comes under primary sector with agricultural labours. Table No. 1.04 depicts the occupational pattern of Bhavanisagar town.

Transportation

1.10. Bhavanisagar town is served with Major District roads leading to near by towns Sathiyamangalam and Mettupalayam. The town is well planned by grid pattern lay out roads interconnecting all the areas of the town. The details of roads maintained by Bhavanisagar Town Panchayat are given in Table No. 1.05. The mode of transportation is buses only. Bus frequencies are operated to the nearest towns. There is one bus terminal abutting the Central Avenue Road.

Table No.1.05
Roads maintained by Bhavanisagar Town Panchayat

Sl.No	Category of Roads	Length in Km.
1.	Bituminous Road	24.7127
2.	WBM Road	0.445
3.	Earthen Road	4.836
4.	Concrete Road	1.183
	Total	30.741

Water supply

1.11. Bhavanisagar Town is served by protected water from Bhavanisagar Town Panchayat Water Supply Scheme maintained by Bhavanisagar Town

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Table No.1.04

Occupational Pattern for the years 1991 & 2001

Occupation	1981			1991			2001		
	No. of workers	% to Total workers	% to Total Population	No. of workers	% to Total workers	% to Total Population	No. of workers	% to Total workers	% to Total Population
Main Workers (1 - 10)	**1477**	**99.93**	**40.47**	**1901**	**99.74**	**31.65**	**1784**	**97.96**	**41.21**
I. Primary Sector									
1. Cultivators	47	3.18	1.29	173	9.08	2.88	23	1.26	0.53
2. Agricultural Labours	469	31.73	12.85	845	44.33	14.07	390	21.41	9.01
3. Livestock, Forest & Fisheries	---	---	---	167	8.76	2.78	---	---	---
4. Mining and Quarry	---	---	---	---	---	---	---	---	---
Total	**516**	**34.91**	**14.14**	**1185**	**62.17**	**19.73**	**413**	**22.67**	**9.54**
II. Secondary Sector									
5. Manufacturing, House hold Industries	37	2.50	1.01	16	0.84	0.27	12	0.67	0.28
6. Manufacturing and Processing other than House hold Industries	---	---	---	120	6.3	1.99	---	---	---
7. Construction	---	---	---	33	1.73	0.55	---	---	---
Total	**37**	**2.50**	**1.01**	**169**	**8.87**	**2.81**	**12**	**0.67**	**0.28**

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III. Tertiary Sector									
8. Trade and Commerce	---	---	---	104	5.46	1.73	---	---	---
9. Transport, Storage & Communication	---	---	---	37	1.94	0.62	---	---	---
10.Other Services	924	62.52	25.32	406	21.30	6.76	1359	74.62	31.39
Marginal Workers	1	0.07	0.02	5	0.26	0.08	37	2.04	0.86
Total	**925**	**62.59**	**25.34**	**552**	**28.96**	**9.19**	**1396**	**76.66**	**32.25**
TOTAL WORKERS	**1478**	**100.00**	**40.49**	**1906**	**100.00**	**31.73**	**1821**	**100.00**	**42.07**
NON - WORKERS	**2172**	**---**	**59.51**	**4099**	**---**	**68.27**	**2508**	**---**	**57.93**
TOTAL POPULATION	**3650**	**---**	**100.00**	**6005**	**---**	**100.00**	**4329**	**---**	**100.00**

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Panchayat. Water is daily supplied for all the areas. The total demand in water is 3.25 lakhs Litre. The details of water supply within Bhavanisagar Town Panchayat are given in Table No. 1.06.

Table No.1.06
Water Supply Details in Bhavanisagar Town Panchayat

Sl. No.	Details	No.
1.	Tap	623
2.	Hand pump	11
3.	Power pump	6
4.	Over Head Tank	1
5.	Ground level reservoir	1
6.	Distribution Main Line	16.855km.

Drainage and Sanitation

1.12. There are only open drains in the town. 6.079km lengths of roads are provided with katcha and masonry drains. These drains also drain waste water from residential areas and rain water. There are five numbers of public toilets situated in the town. One is pay and use toilet in the bus stand. Solid waste is collected by 12 hand drawn vehicles from various parts of the town and disposed off in the area opposite to the Police Station by a power tiller.

Street lights

1.13. The electric supply is provided to Bhavanisagar by Tamil Nadu Electricity Board. The street lights are maintained by Bhavanisagar Town Panchayat and the Town is well served with street lights. The details of street lights available in the town are furnished in Table No. 1.07.

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Table No.1.07
Details of Street Lights in Bhavanisagar Town Panchayat

Sl.No.	Type	No.
1.	Tube Lights	338
2.	Sodium Vapour Lamps	18
3.	Mercury Vapour Lamps	12
	Total	368

Burial Ground

1.14. There is one burial ground situated on the bank of River Bhavani in Block No. 6 maintained by Bhavanisagar Town Panchayat.

Recreational facilities

1.15. There are 3 parks serve the recreational need of the town. Two parks situated - one near Town Panchayat Office and another at Coolies line - are maintained by the Town Panchayat. One park near the Lower Bhavani Dam is maintained by Public Works Department. The park near the Dam attracts the tourists and gives revenue to the town. There is one cinema theatre in the town.

Educational Institutions and Library

1.16. There are five schools are serving the school level educational needs of the town. The details of educational institutions are furnished in Table No. 1.08.

Government Training Centres

1.17. There are 1) Rural Extension Training Centre, 2) Civil Service Training Centre, 3) Agriculture Research Station and 4) Seed Farm situated in the town.

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Table No.1.08
Educational Institutions in Bhavanisagar Town Panchayat

Sl. No	Type	Students		Total	Staff		Total
		Male	Female		Male	Female	
1.	Government Higher Secondary School	495	478	973	21	15	36
2.	Holy Ready mercy Matric. School	213	179	392	5	16	21
3.	Bharathi matric. Primary Schol	31	26	57	---	4	4
4.	Government Primary School	87	74	161	1	2	3
5.	Ceylon Refugee Primary School	114	142	256	1	---	1

Medical Institutions

1.18. There is one Government Hospital and three private dispensaries are running to fulfill the medical requirements of the town. The details of medical institutions in the town are furnished in Table No. 1.09.

Table No.1.09
Medical Institutions in Bhavanisagar Town Panchayat

Sl.No.	Type of Medical Institution	No.	Bed Strength
1.	Government Hospital	1	15
2.	Private Dispensaries	3	---

History of Bhavanisagar Town Panchayat

1.19. Bhavanisagar Town Panchayat was formerly formed as Township during the year 1955 as per G.O.Ms.No. 1621 Public Department Dt. 17.03.1955. It was upgraded as Grade - II Municipality during the year 1994 as per G.O.Ms.No. 143, Municipal Administration and Water Supply Department Dt. 31.05.1994. Again it was converted as Town Panchayat as per G.O.Ms.No. 204, Municipal Administration and Water Supply Department Dt. 13.08.1997

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and it was upgraded as Selection Grade Town Panchayat as per G.O.Ms.No. 239 Municipal Administrations and Water Supply Department Dt. 06.10.1997. Now it is continued to be a Selection Grade Town Panchayat till date. It has an extent of 583.00 hectares divided into 31 Revenue Blocks.

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CHAPTER - II

EXISTING LAND USE

2.01. Bhavanisagar Town has a corporate area of 583 hectares. The town has mostly developed in between the 9th Avenue Road and 4th Avenue Road. Earlier Existing Land Use survey was conducted in 1986 for preparing the Master Plan. Now Land Use survey was conducted in 2006 to review the Master Plan. The Table 2.01shows the existing land use in 2005 which is classified as per G.O.Ms.No. 1730, Rural Development and Local Administration Department Dt. 27.07.1974.

Table No.2.01

Existing Land Use Break up - 2006

Land Use	Extent in Hec.	% to Developed Area	% to Total Area
I. DEVELOPED AREA			
1.Residential	54.42	61.47	9.33
2.Commercial	2.30	2.60	0.39
3.Industrial	1.96	2.22	0.34
4.Educational	19.17	21.65	3.29
5.Public& Semi-public	10.68	12.06	1.83
TOTAL DEVELOPED AREA	**88.53**	**100.00**	**15.18**
II. UNDEVELOPED AREA			
1.Agricultural – Dry	148.48	---	25.47
2.Agricultural - Wet	311.55	---	53.44
3.Land Under Water	34.44	---	5.91
TOTAL UNDEVELOPED AREA	**494.47**	---	**84.82**
NET TOTAL	**583.00**	---	**100.00**

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Residential use

2.02. The residential use occupies 54.42 hectares which is 61.47% to the developed area and 9.33% to the total area. The existing residential developments are mostly in between 4th Avenue and 9th Avenue.

Commercial use

2.03. Commercial use has an area of 2.30 hectares which is 2.60% to the developed area and 0.39% to the total area. The commercial areas are mainly concentrated Bus Stand Premises and opposite areas to it.

Industrial use

2.04. Industrial use has an area of 1.96 hectares which is 2.22% to the developed area and 0.34% to the total area. Since the Khadi Dyeing Unit is not functioning now it is deleted from the industrial use. There are no large scale industries in this town.

Educational use

2.05. Educational use covers an area of 19.17 hectares which is 21.65% to the total developed area and 3.29% to the total area. Primary Schools, Higher Secondary Schools and Matriculation Schools are coming under this use.

Public and semi-public use

2.06. Government Offices, Medical Institutions are the main components of this use. It has an area of 10.68 hectares which is 12.06% to the total developed area and 1.83% to the total area.

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Agricultural use

2.07. Agricultural wet lands cover an area of 311.55 hectares which is 53.44% to the total area and are mainly used for cultivation, agriculture research and for seed farms.

2.08. Agricultural dry lands cover an area of 148.48 hectares which is 25.47% to the total area.

Land Under Water

2.09 LBP(Lower Bhavani Project) canal is the main water body in this town. It covers an area of 34.44 hectare which is 5.91% to the total area.

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CHAPTER - III

PROPOSED LAND USE

Population Projection

3.01. Population of Bhavanisagar Town has been projected for the years 2011 and 2021 to assess the future land requirements. In the approved Master Plan population have been projected as 4000 and 5000 for the year 1991 and 2001 respectively. But the original population is 6005 in the year 1991 and is reduced to 4329 in the year 2001. Adopting arithmetic increase method the population of Bhavanisagar has been projected as 4665 and 5000 for the years 2011 and 2021 respectively.

Estimate of working population

3.02. The participation rate of working population in Bhavanisagar as per 1991 and 2001 Census is 31.73% and 42.07% respectively. It has been assessed that 45.00% of anticipated population of 5000 in 2021 will constitute the working population in Bhavanisagar Town. Hence, it has been estimated that 2250 will be working population in 2021.

Proposed land use

Residential use

3.03. For residential use 80.58 hectares of land which is 52.00% to the total developed area and 13.82% to the total area is proposed. It covers an additional area of 26.16 hectares of land.

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Commercial use

3.04. Commercial use will require an area of 9.30 hectares which is 6.00% to the total developed area and 1.60% to the total area. It has an additional area of 7.00 hectares.

Industrial use

3.05. Industrial use is not now additionally proposed and the existing industrial area is left as it is.

Educational use

3.06. Educational use will require an area of 36.87 hectares which is 23.79% to the total developed area and 6.32% to the total area. It has an additional area of 17.70 hectares of land.

Public and Semi-public use

3.07. Public and semi-public use will require an area of 26.26 hectares which is 16.95% to the total area and 4.50% to the total area. It has an additional area of 15.58 hectares of land.

Agricultural use

3.08. The existing dry land abutting the water spread area of Lower Bhavani Dam which has an area of 82.04 hectares is kept as it is. It works out 14.07% to the total area. The existing agricultural wet land of an extent of 311.55 hectares is also kept as agricultural use. It works out 53.44% to total area.

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Land Under Water

3.09 Land under water has an area of 34.44 hectare and it works out 5.91% to the total area. The proposed land use break up in 2021 is given in Table No. 3.01.

Table No.3.01

Proposed Land Use Break up - 2021

Land Use	Extent in Hec.	% to Developed Area	% to Total Area
I. DEVELOPED AREA			
1.Residential	80.58	52.00	13.82
2.Commercial	9.30	6.00	1.60
3.Industrial	1.96	1.26	0.34
4.Educational	36.87	23.79	6.32
5.Public& Semi-public	26.26	16.95	4.50
TOTAL DEVELOPED AREA	**154.97**	**100.00**	**26.58**
II. UNDEVELOPED AREA			
1.Agricultural – Dry	82.04	---	14.07
2.Agricultural - Wet	311.55	---	53.44
3.Land Under Water	34.44	---	5.91
TOTAL UNDEVELOPED AREA	**428.03**	**---**	**73.42**
NET TOTAL	**583.00**	**---**	**100.00**

Project Proposal

3.10 After having discussed with the President of Bhavanisagar Town panchayat, as they requested a water theme park is proposed in Block No.27.

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CHAPTER - IV

DEVELOPMENT REGULATIONS AND ZONES

PERMISSIONS AND ZONES

4.01. 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

4.02. 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.

4.03. 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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4.04. 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.

4.05. 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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BHAVANISAGAR LOCAL PLANNING AREA

TOWN SURVEY NUMBERS COMPRISED IN LAND USE ZONES

(Vide Para 4.02 of the Master Plan Report)

BLOCK No. 1 (T.S.Nos. 1 to 7)

Mixed Residential use zone - MR- 5

T.S.No. 6pt.

Agricultural use zone – AG- 1

T.S.Nos. 1 to 5, 6pt., 7.

BLOCK No. 2 (T.S.Nos. 1 to 15)

Mixed Residential use zone - MR- 4

T.S.No. 12pt.

Commercial use zone - C- 3

T.S.Nos. 12pt., 13pt., 15pt.

Agricultural use zone – AG- 1

T.S.Nos. 1 to 9, 11, 13pt., 15pt.

Existing road

T.S.No. 14.

Land under water

T.S.No. 10.

BLOCK NO.3 (T.S.Nos. 1 to 18)

Mixed Residential use zone - MR- 6

T.S.Nos. 1, 3, 4, 6, 7, 9 to 18.

Existing road

T.S.Nos. 2, 5, 8.

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

Mixed Residential use zone - MR- 6

T.S.Nos. 1, 2, 3, 5.

Existing road

T.S.No. 4.

BLOCK NO. 5 (T.S.Nos. 1 to 95)

Mixed Residential use zone - MR- 6

T.S.Nos. 1 to 44, 46, 47, 49 to 79, 81 to 94.

Existing road

T.S.Nos. 45, 48, 80, 95.

BLOCK NO. 6 (T.S.Nos. 1 to 21)

Mixed Residential use zone - MR- 6

T.S.Nos. 1 to 19.

Existing road

T.S.No. 21.

Agricultural use zone – AG- 2

T.S.No. 20. (Burial Ground).

BLOCK NO. 7 (T.S.Nos. 1 to 17)

Agricultural use zone – AG- 2

T.S.Nos. 1 to 17.

BLOCK NO. 8 (T.S.Nos. 1 to 90)

Mixed Residential use zone - MR- 6

T.S.Nos. 5 to 16, 18 to 28, 30 to 40, 42 to 46, 50 to 54, 56 to 66, 68 to 78, 80 to 90.

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Agricultural use zone – AG- 2

T.S.No. 48.

Existing road

T.S.Nos. 1 to 4, 17, 29, 41, 47, 49, 55, 67, 79.

BLOCK NO. 9 (T.S.Nos. 1 to 57)

Educational use zone - E- 2

T.S.No. 3.

Agricultural use zone - AG- 2

T.S.Nos. 4 to 57,

Existing road

T.S.Nos. 1, 2.

BLOCK NO. 10 (T.S.Nos. 1 to 28)

Agricultural use zone – AG- 3

T.S.Nos. 2 to 19, 21 to 28.

Existing road

T.S.No. 1.

Land under water

T.S.No. 20.

BLOCK NO. 11 (T.S.Nos. 1 to 19)

Mixed Residential use zone - MR- 1

T.S.Nos. 3, 4, 9, 11, 13, 14, 16, 19.

Public and Semi Public use zone - P- 4

T.S.No. 7.

Existing road

T.S.Nos. 1, 2, 5, 6, 8, 10, 12, 15, 17, 18.

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BLOCK NO. 12 (T.S.Nos. 1 to 13)

Mixed Residential use zone - MR- 1

T.S.Nos. 2, 4, 5, 7, 8, 10.

Agricultural use zone – AG- 2

T.S.No. 12.

Existing road

T.S.Nos. 1, 3, 6, 9, 11, 13.

BLOCK NO. 13 (T.S.Nos. 1 to 42)

Mixed Residential use zone - MR- 3

T.S.Nos. 3 to 17, 21, 23 to 31, 33, 35 to 39, 42pt.

Public and Semi Public use zone - P- 3

T.S.No. 42pt.

Existing road

T.S.Nos. 1, 2, 18, 19, 20, 22, 32, 34, 40, 41.

BLOCK NO. 14 (T.S.Nos. 1 to 61)

Mixed Residential use zone - MR- 2

T.S.Nos. 5 to 13, 15 to 19, 21 to 29, 31 to 39, 41 to 49, 51 to 56, 58 to 60.

Public and Semi Public use zone - P- 3

T.S.No. 3.

Existing road

T.S.Nos. 1, 2, 4, 14, 20, 30, 40, 50, 57, 61.

BLOCK NO. 15 (T.S.Nos. 1 to 77)

Mixed Residential use zone - MR- 2

T.S.Nos. 1 to 5,7 to 14,18 to 32, 34,36 to 51, 54 to 72,74, 76.

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Public and Semi Public use zone - P- 3

T.S.No. 52.

Agricultural use zone - AG- 3

T.S.No. 16.

Existing road

T.S.Nos. 6, 15, 17, 33, 35, 53, 73, 75, 77.

BLOCK NO. 16 (T.S.Nos. 1 to 60)

Mixed Residential use zone - MR - 3

T.S.Nos. 1, 5, 9 to 21, 25 to 27, 29 to 42, 46 to 59.

Educational use zone - E- 1

T.S.No. 3.

Public and Semi Public use zone - P- 3

T.S.No. 23.

Existing road

T.S.Nos. 2, 4, 6, 7, 8, 22, 24, 28, 43, 44, 45, 60.

BLOCK NO.17 (T.S.Nos. 1 to 38)

Mixed Residential use zone - MR- 3

T.S.Nos. 3 to 17, 21 to 34.

Educational use zone - E- 1

T.S.Nos. 36, 38.

Existing road

T.S.Nos. 1, 2, 18, 19, 20, 35, 37.

BLOCK NO. 18 (T.S.Nos. 1 to 29)

Mixed Residential use zone - MR- 2

T.S.Nos. 2pt., 4, 6 to 24, 28pt.

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Public and Semi Public use zone - P- 3

T.S.Nos. 2pt., 28pt.

Existing road

T.S.Nos. 1, 3, 5, 25, 26, 27, 29.

BLOCK NO. 19 (T.S.Nos. 1 to 6)

Mixed Residential use zone - MR- 2

T.S.No. 4.

Public and Semi Public use zone - P- 1

T.S.Nos. 3, 5.

Existing road

T.S.Nos. 1 , 2, 6.

BLOCK NO. 20 (T.S.Nos. 1 to 12)

Public and Semi Public use zone - P- 1

T.S.Nos. 2 to 11.

Existing road

T.S.Nos. 1, 12.

BLOCK NO. 21 (T.S.Nos. 1 to 25)

Mixed Residential use zone - MR- 2

T.S.No. 24pt.

Commercial use zone - C- 1

T.S.Nos. 1, 3, 6 to 13, 14, 15 to 22, 24pt.

Public and Semi Public use zone - P- 3

T.S.No. 4

Existing Road

T.S.Nos. 2, 5, 23, 25.

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BLOCK NO. 22 (T.S.Nos. 1 to 18)

Mixed Residential use zone - MR- 3

T.S.Nos. 5 to 15.

Commercial use zone - C- 1

T.S.No. 1pt.

Educational use zone - E- 1

T.S.Nos. 1pt., 3, 17.

Public and Semi Public use zone - P- 3

T.S.No. 1pt.

Existing road

T.S.Nos. 2, 4, 16, 18.

BLOCK NO. 23 (T.S.Nos. 1 to 3)

Mixed Residential use zone - MR- 4

T.S.No. 3.

Existing road

T.S.Nos. 1, 2.

BLOCK NO. 24 (T.S.Nos. 1 to 34)

Mixed Residential use zone - MR- 5

T.S.Nos. 4 to 32.

Educational use zone - E- 4

T.S.No. 2.

Existing road

T.S.Nos. 1, 3, 33, 34.

BLOCK NO. 25 (T.S.Nos. 1 to 4)

Educational use zone - E- 4

T.S.No. 1.

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Existing Road

T.S.Nos. 2, 3, 4.

BLOCK NO. 26 (T.S.Nos.1 to 6)

Mixed Residential use zone - MR- 5

T.S.No.1pt.

Commercial use zone - C- 2

T.S.No. 1pt.

Controlled Industrial use zone – CI – 1

T.S.No. 3pt.

Public and Semi Public use zone - P- 2

T.S.No. 1pt., 3pt., 4.

Existing Road

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

BLOCK NO. 27 (T.S.Nos. 1 to 5)

Mixed Residential use zone - MR- 5

T.S.No. 1pt.

Commercial use zone - C- 2

T.S.No. 1pt.

Public and Semi Public use zone - P- 2

T.S.No. 1pt.

Agricultural use zone – AG- 1

T.S.Nos. 3, 5.

Existing road

T.S.No. 2.

Land under water

T.S.No. 4.

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BLOCK NO. 28 (T.S.Nos. 1 to 12)

Mixed Residential use zone - MR- 5

T.S.Nos. 9, 10, 11.

Agricultural use zone – AG- 4

T.S.Nos. 3 to 6, 8.

Existing Road

T.S.Nos. 2, 7, 12.

Land under water

T.S.No. 1.

BLOCK NO. 29 (T.S.Nos. 1 to 24)

Mixed Residential use zone - MR- 2

T.S.No. 3, 6, 24pt.

Educational use zone - E- 3

T.S.Nos. 18 to 23.

Agricultural use zone – AG- 3

T.S.Nos. 1, 5, 7 to 13, 15, 17, 24pt.

Existing Road

T.S.No. 2.

Land under water

T.S.Nos. 4, 14, 16.

BLOCK NO. 30 (T.S.Nos. 1 to 8)

Agricultural use zone – AG- 4

T.S.Nos. 1, 3 to 7.

Existing Road

T.S.No. 2.

Land under water

T.S.No. 8.

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BLOCK NO. 31 (T.S.Nos. 1 to 21)

Agricultural use zone – AG- 3

T.S.Nos. 1 to 21.

Member – Secretary /
Executive Authority,
Bhavanisagar Local Planning Authority,
Bhavanisagar.

Deputy Director of Town and
Country Planning,
Salem Region.

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ANNEXURE - A
GOVERNMENT OF TAMIL NADU
ABSTRACT

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

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.No. 2448 **Dated: 14th November 1973**

Read:

From the Executive Officer, Bhavanisagar Township letter No.1619/73/A1, dated 18.10.73.

ORDER:

It is proposed to declare the local areas specified in Column (3) of the table in the notification appended to this order forming a Local Planning Area mentioned in the corresponding entry in Column (2) thereof to be a Local Planning Area and to constitute for such Local Planning Area a Local Planning Authority. The appended notification will be published in English in the Tamil Nadu Government Gazette and republished in English and in Tamil in the Coimbatore District Gazette.

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

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

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

(BY ORDER OF THE GOVERNOR)

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

To
The Director of Stationery and Printing, Madras - 1 for publication of the notification in the Tamil Nadu Government Gazette.
The Collector of Coimbatore.
The Director of Translation, Madras.
The Director of Town and Country Planning, Madras.
The Deputy Director of Town and Country Planning, Coimbatore.
The Executive Officer, Bhavanisagar Township.
The Secretary, Tamil Nadu Legislative Assembly Department with 325 copies to be placed on the table of the House.

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The Secretary, Tamil Nadu Legislative Council Department with 125 copies to be placed on the table of the House.

/true copy/forwarded/by order/

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

/true copy/

APPENDIX
NOTIFICATION

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

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

THE TABLE

Sl.No.	Name of Local Planning Area	Area forming the Local Planning Area No. and name or Revenue Villages
1.	Bhavanisagar	37. Mudukanthurai (Part) 42. Thoppampalayam (Part)

/true copy/

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

/true copy/

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ANNEXURE - B
GOVERNMENT OF TAMIL NADU
ABSTRACT

Local Planning Area - Bhavanisagar - Declaration - Notification under section 10(4) of the Tamil Nadu Town and Country Planning Act 1971 - Issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.No. 688 **Dated: 18th March 1974**

Read:

G.O.Ms.No. 2448, RDLA, Dt. 14.11.1973.

ORDER:

A proposal notifying the intention of the Government to declare certain local areas forming a Local Planning Area and to constitute for such Local Planning Area, a Local Planning Authority, was published at page 634 of Part II, Section I of the Tamil Nadu Government Gazette, dated 12.12.73 for general information as required under sub-section (3) of section 10 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972). No objection or suggestion having been received, the Government declare the local areas specified in column (3) of the Table in the Notification appended to this order to be a Local Planning Area by the name specified in the corresponding entry in column (2) thereof.

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

(BY ORDER OF THE GOVERNOR)

Sd/- xxxxxxxx
Secretary to Government.

To
The Director of Stationery and Printing, Madras - 1 for publication of the notification in the Tamil Nadu Government Gazette.
The Collector of Coimbatore.
The Director of Translation, Madras.
The Director of Town and Country Planning, Madras-1.
The Deputy Director of Town and Country Planning, Coimbatore.
The Executive Officer, Bhavanisagar Township through the Chairman.
The Secretary, Tamil Nadu Legislative Assembly/Legislative Council with 325/125 copies of the notification for being placed on the table of the House.

/true copy/forwarded/by order/
Sd/- x x x x x x x
Section Officer.

/true copy/

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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 (1) thereof, the Governor of Tamil Nadu hereby declares the area comprising the revenue villages specified in column (3) of the table below to be a local planning area under the name specified in the corresponding entry in column (2) thereof.

THE TABLE

Sl.No.	Name of Local Planning Area	No. and name or Revenue Villages
1.	Bhavanisagar	37. Mudukanthurai (Part) 42. Thoppampalayam (Part)

/true copy/

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

/true copy/

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ANNEXURE – C
GOVERNMENT OF TAMIL NADU
ABSTRACT

LOCAL PLANNING AUTHORITIES-Constitution - Notification under Section 11 (1) of the Tamil Nadu Town and Country Planning Act, 1971 – issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT
G.O.Ms. No.650. **Dated 8th April, 1975**

ORDER:

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

(By order of the Governor)

Sd/.....
Secretary to Government.

To
The Director of Stationery and Printing, Madras-1.
The Director of Town and Country Planning, Madras-2.
The Inspector of Municipalities, Madras-1.
All Collectors.
All Heads of Departments.
The Chairman, Tamil Nadu State Housing Board.
The Chairman, Tamil Nadu Slum Clearance Board.
The Chairman, Tamil Nadu Electricity Board.
The Chairman, Tamil Nadu Water Supply and Drainage Board.
All Commissioners of Municipalities and Executive Officers of Townships through Chairman.
All Departments of Secretariat.
All Sections in R.D & L.A. Department.
The Secretary, Tamil Nadu Legislative Assembly/Legislative Council with 325/125 copies of the notification for being placed on the table of the House.

/true copy/forwarded/by order/

Sd/.....
Section Officer.

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by 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 local authority of the Local Planning areas specified below to be the Local Planning authority for such areas.

1. Palani
2. Periyakulam
3. Bodinayakanur.
4. Theni-Allinagaram
5. Gumbam
6. Kodaikanal
7. Pollachi
8. Gobichettypalayam
9. Dharapuram
10. Udumalpet
11. Sathiyamangalam
12. Bhavanisagar
13. Valparai
14. Manaparai
15. Thuraiyur
16. Karur
17. Tiruvallur
18. Chingleput
19. Arkonam
20. Gudiyatham.
21. Vaniyambadi
22. Tiruvannamalai.
23. Arni
24. Walajapet
25. Ranipet
26. Arcot
27. Ambur
28. Tirupattur
29. Tindivanam
30. Villupuram
31. Nellikuppam
32. Panruti
33. Vridhachalam
34. Chidambaram
35. Mayuram
36. Nagapattinam
37. Mannargudi
38. Pattukottai
39. Tiruvarur
40. Sirkali
41. Pudukottai
42. Attur
43. Rasipuram
44. Tiruchengode
45. Idappadi
46. Namakkal
47. Mettur
48. Yercaud
49. Golachel
50. Kuzhithurai
51. Kanyakumari
52. Dharmapuri
53. Krishnagiri
54. Padmanabhapuram
55. Kotagiri
56. Ootacamund
57. Coonoor
58. Virudhunagar
59. Srivilluputtur
60. Rajapalayam
61. Sivakasi
62. Sattur
63. Karaikudi
64. Aruppukottai
65. Devakottai
66. Paramakudi
67. Ramanathapuram
68. Sivaganga
69. Rameswaram
70. Kadyanallur
71. Kovilpatti
72. Puliangudi
73. Sankarankoil
74. Shencottah
75. Thenkasi
76. Courtallam
77. Tirunelveli

/true copy/

Sd/.....
Section Officer.

/true copy/

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ANNEXURE – D

GOVERNMENT OF TAMIL NADU

ABSTRACT

LOCAL PLANNING AUTHORITIES-Composition of Local Planning Authorities – which comprises of single local authority – Ordered.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms. No.651. **Dated 8th April, 1975**

READ:-

G.O. NO. 650 RD & LA., DATED 8.4.1975.

ORDER:

In the G.O. read above, Government have constituted local Planning authorities under the proviso to section 11(1) of the Tamil Nadu Town and Country Planning Act, 1971 in respect of local planning areas declared under section 10 of the said Act.

2. According to 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) in case where the local planning area consists of the area under the jurisdiction of a single local authority, the Government may declare such local authority as the local planning authority for that area. Sub-section (3) of the said section 11 provided for appointment of the Chairman, Members and Member- Secretary for the Local Planning Authority other than the local authority, which has been declared as the local planning authority under the said sub-section (1).

3. The Government clarify that on the declaration by the Government of the single local authority as local planning authority under the proviso to section 11(1) of the Act, the Chairman, Members and executive authority of the local authority shall automatically become the Chairman, Members and the executive authority of the Local Planning Authority concerned.

4. A list of single local authorities which have been declared as local planning authorities under the Act is appended to this order.

5. The Director of Stationery and Printing is requested to publish this order in the Tamil Nadu Government Gazette.

(BY ORDER OF THE GOVERNOR)

Sd/.....
Secretary to Government

To
The Director of Stationery and Printing, Madras-1.
The Director of Town and Country Planning, Madras-2.
The Inspector of Municipalities, Madras-1.
All Collectors.
All Heads of Departments.

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The Chairman, Tamil Nadu State Housing Board.
The Chairman, Tamil Nadu Slum Clearance Board.
The Chairman, Tamil Nadu Electricity Board.
The Chairman, Tamil Nadu Water Supply and Drainage Board.
All Commissioners of Municipalities and Executive Officers of Townships through Chairman.
All Departments of Secretariat.
All Sections in R.D & L.A. Department.

/true copy/forwarded/by order/

Sd/.....
Section Officer.

/true copy/

APPENDIX

List of single Local authorities which have been declared as local planning authorities under the proviso to sub-section (1) of section 11 of Tamil Nadu Town and Country Planning Act, 1971

LIST

SL NO.	Name of the Local Authority	Name of the Local Planning Authority
	MADURAI DISTRICT	
1.	Palani Municipality	Palani
2.	Periyakulam Municipality	Periyakulam
3.	Bodinayakanur Municipality	Bodinayakanur
4.	Then-Allinagaram Municipality	Then-Allinagaram
5.	Cumbum Municipality	Cumbum
6.	Kodaikanal Township	Kodaikanal
	COIMBATORE DISTRICT	
7.	Pollachi Municipality	Pollachi
8.	Gobichettipalayam Municipality	Gobichettipalayam
9.	Dharapuram Municipality	Dharapuram
10.	Udumalpet Municipality	Udumalpet
11.	Sathyamangalam Municipality	Sathyamangalam
12.	Bhavanisagar Township	Bhavanisagar
13.	Valparai Township	Valparai
	TIRUCHIRAPALLI DISTRICT	
14.	Manaparai Municipality	Manaparai
15.	Thuraiyur Municipality	Thuraiyur
16.	Karur Municipality	Karur

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CHINGLEPUT DISTRICT		
17.	Thiruvallur Municipality	Thiruvallur
18.	Chingleput Municipality	Chingleput
NORTH ARCOT DISTRICT		
19.	Arkonam Municipality	Arkonam
20.	Gudiyatham Municipality	Gudiyatham
21.	Vaniyambadi Municipality	Vaniyambadi
22.	Tiruvannamalai Municipality	Tiruvannamalai
23.	Arni Municipality	Arni
24.	Walajapet Municipality	Walajapet
25.	Ranipet Municipality	Ranipet
26.	Arcot Municipality	Arcot
27.	Ambur Municipality	Ambur
28.	Tirupattur Municipality	Tirupattur
SOUTH ARCOT		
29.	Tindivanam Municipality	Tindivanam
30.	Villupuram Municipality	Villupuram
31.	Nellikuppam Municipality	Nellikuppam
32.	Panruti Municipality	Panruti
33.	Vridhachalam Municipality	Vridhachalam
34.	Chidambaram Municipality	Chidambaram
THANJAVUR DISTRICT		
35.	Mayuram Municipality	Mayuram
36.	Nagapattinum Municipality	Nagapattinum
37.	Mannarkudi Municipality	Mannarkudi
38.	Pattukottai Municipality	Pattukottai
39.	Tiruvarur Municipality	Tiruvarur
40.	Sirkali Municipality	Sirkali
41.	Pudukottai Municipality	Pudukottai
SALEM DISTRICT		
42.	Attur Municipality	Attur
43.	Rasipuram Municipality	Rasipuram
44.	Tiruchengode Municipality	Tiruchengode
45.	Idappadi Municipality	Idappadi
46.	Namakkal Municipality	Namakkal
47.	Mettur Township	Mettur
48.	Yercaud Township	Yercaud
KANYAKUMARI DISTRICT		
49.	Golachel Municipality	Golachel
50.	Kuzhithurai Municipality	Kuzhithurai
51.	Padmanabhapuram Municipality	Padmanabhapuram

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52.	Kanyakumari Municipality	Kanyakumari

DHARMAPURI DISTRICT

53.	Dharmapuri Municipality	Dharnapuri
54.	Krishnagiri Municipality	Krishnagiri

NILGIRIS DISTRICT

55.	Kottagiri Township	Kottagiri
56.	Ootacamund Municipality	Ootacamund
57.	Coonoor Municipality	Coonoor

RAMANATHAPURAM DISTRICT

58.	Virudhunagar Municipality	Virudhunagar
59.	Srivilliputhur Municipality	Srivilliputhur
60.	Rajapalayam Municipality	Rajapalayam
61.	Sivakasi Municipality	Sivakasi
62.	Sattur Municipality	Sattur
63.	Karaikudi Municipality	Karaikudi
64.	Aruppukottai Municipality	Aruppukottai
65.	Devakottai Municipality	Devakottai
66.	Paramakudi Municipality	Paramakudi
67.	Ramanathapuram Municipality	Sivaganga
68.	Sivaganga Municipality	Sivaganga
69.	Rameswaram Township	Rameswaram

TIRUNELVELI DISTRICT

70.	Kadayanallur Municipality	Kadayanallur
71.	Kovilpatti Municipality	Kovilpatty
72.	Puliangudi Municipality	Puliangudi
73.	Sankarankoil Municipality	Sankarankoil
74.	Shencottah Municipality	Shencottah
75.	Thenkasi Municipality	Thenkasi
76.	Courtallam Township	Courtallam
77.	Tirunelveli Municipality	Tirunelveli

/true copy/

Sd/.....
Section Officer.

/true copy/

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ANNEXURE - E
GOVERNMENT OF TAMIL NADU
ABSTRACT

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

HOUSING AND URBAN DEVELOPMENT (UD IV) DEPARTMENT

G.O.Ms.No.868 **Dated: 18th October 1995.**

READ:

1. G.O.Ms.No.652, Rural Development and Local Administration Department, dt.8.4.75.
2. G.O.Ms.No.909, Housing and Urban Development Department, dt.8.9.89.
3. G.O.Ms.No.171, Housing and Urban Development Department, dt.16.2.90.

READ ALSO:

4. From the Director of Town and Country Planning, Letter Roc.No.4376/86/MP1, dt .6.94, 1.9.94, 9.8.95.

....

ORDER:

In the Government order Third read above, the Government have accorded consent to the publication of notice of preparation of Master Plan for Bhavanisagar Local Planning Area. The Director of Town and Country Planning in his letter fourth read above has forwarded the Master Plan for the Bhavanaisagar 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.

2. The Government, after careful examination of the proposal of the Director of Town and Country Planning referred to in para 1 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 Bhavanisagar Local Planning Area. The delay of 1121 days in the preparation of Master Plan and convening a meeting of the Local Planning Authority is hereby condoned. The copies of the Master Plan for the Bhavanisagar 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 by the Bhavanisagar Local Planning Authority in the manner prescribed in rules 12 and 15 of the Master Plan (Preparation, Publication and Sanction) Rules.

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

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Master Plan for the Bhavanisagar Local Planning Area submitted by the Director of Town and Country Planning.

2. The Master Plan for the Bhavanisagar Local Planning Area with all its enclosures shall be kept open to the inspection of the public, in the office of the Executive Officer, Bhavanisagr Township during office hours.

(BY ORDER OF THE GOVERNOR)

DEBENDRANATH SARANGI,
SECRETARY TO GOVERNMENT.

/TRUE COPY/

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

Endt. Roc.No.4376/86 MP-1 Dated: 29.1.96

Copy of G.O.Ms.No.868 H & UD Dept., dt. 18.10.95 is communicated.

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

To
The Member Secretary, Bhavanisagar Local Planning Authority.
The Regional Deputy Director, Salem.
Deputy Directors of Buildings and MP divisions.
Additional Director/ All Joint Directors.
Assistant directors of MP and DP divisions.
Supervisors of MP division MP1, MP2.
Stock file, Spare - 10.

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ANNEXURE - F

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.

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ANNEXURE - G

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.

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ANNEXURE - H

Copy of :-

GOVERNMENT OF TAMIL NADU
ABSTRACT

Information Technology – Setting up of Base Transreceiver Station Towers and installation of equipment for telecommunication networks – Leasing of space in Government offices on a non-exclusive basis to any licensed telecom company on certain prescribed terms and conditions-orders – issued.

INFORMATION TECHNOLOGY DEPARTMENT

G.O.Ms.No.2 **Dated 1.04.2002.**

Read:-

1. G.O.Ms.No.7 Information Technology Department, dated 12.02.2001.
2. From Tvl. Reliance infocom Limited Chennai, letter Ref.no.2375/IT/2001-02, dated 29.01.2001.

ORDER:

In the G.O. first read above, consolidated policy guidelines were issued specifying terms and conditions for the grant of centralized permission for the use of public right of way by any private or public sector applicant that proposes to lay optic fibre cables in the National State Highways and other roads in Tamil Nadu.

2. Tvl. Reliance Infocom Limited, who have been given centralised permission to lay optic fibre cables in Tamil Nadu, have indicated that in order to maximize the coverage throughout the state, permission is required for rening/leasing out Government land /Government buildings for putting up Base Transreceiver Station Towers (BTS Towers) at technically feasible locations. The company has also requested the Government to grant exemption to it from observing side set back rules of Chennai Metropolitan Development Authority / Directorate of Town and Country Planning for the BTS Towers which are only temporary structures and to apply the rules only in the cases of construction of buildings for BTS equipment room, Diesel Generator set room etc.

3. The Government after careful consideration and detailed examination, have decided to issue general permission to any licensed telecom company providing infocom services to the end users, on a non-exclusively basis subject to certain terms and conditions.

4. Accordingly, the Government hereby accord permission to any licensed telecom company and which is committed to the cause for Government of Tamil Nadu to install its Base Stations consisting of Tower, Equipment room and Generator room, on roof top or on the ground of premises and buildings belonging to Government of Tamil Nadu, subject to availability and technical feasibility; on a non-exclusive basis and also subject to availability and technical feasibility, on a non-exclusive basis and also subject to the following terms and conditions.

i) Permission for installing towers, equipment etc. on case-to-case basis will be issued by the District Collectors concerned in consultation with the district office concerned.

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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 - I

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.

ANNEXURE - J

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 - K
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

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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 - L

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.

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

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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 – M
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.

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

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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 - N
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

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 Guderipallam	Upper Reservoirs canal. Vattamalai Kavery Odai Reservoirs canal. Varatturpallam Reserviors canal. Gudiri Pallam Reservoirs Right side and left side canals.

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ANNEXURE - O

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

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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 தொழிற்சாலையும் (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/

ANNEXURE – P

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"

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)

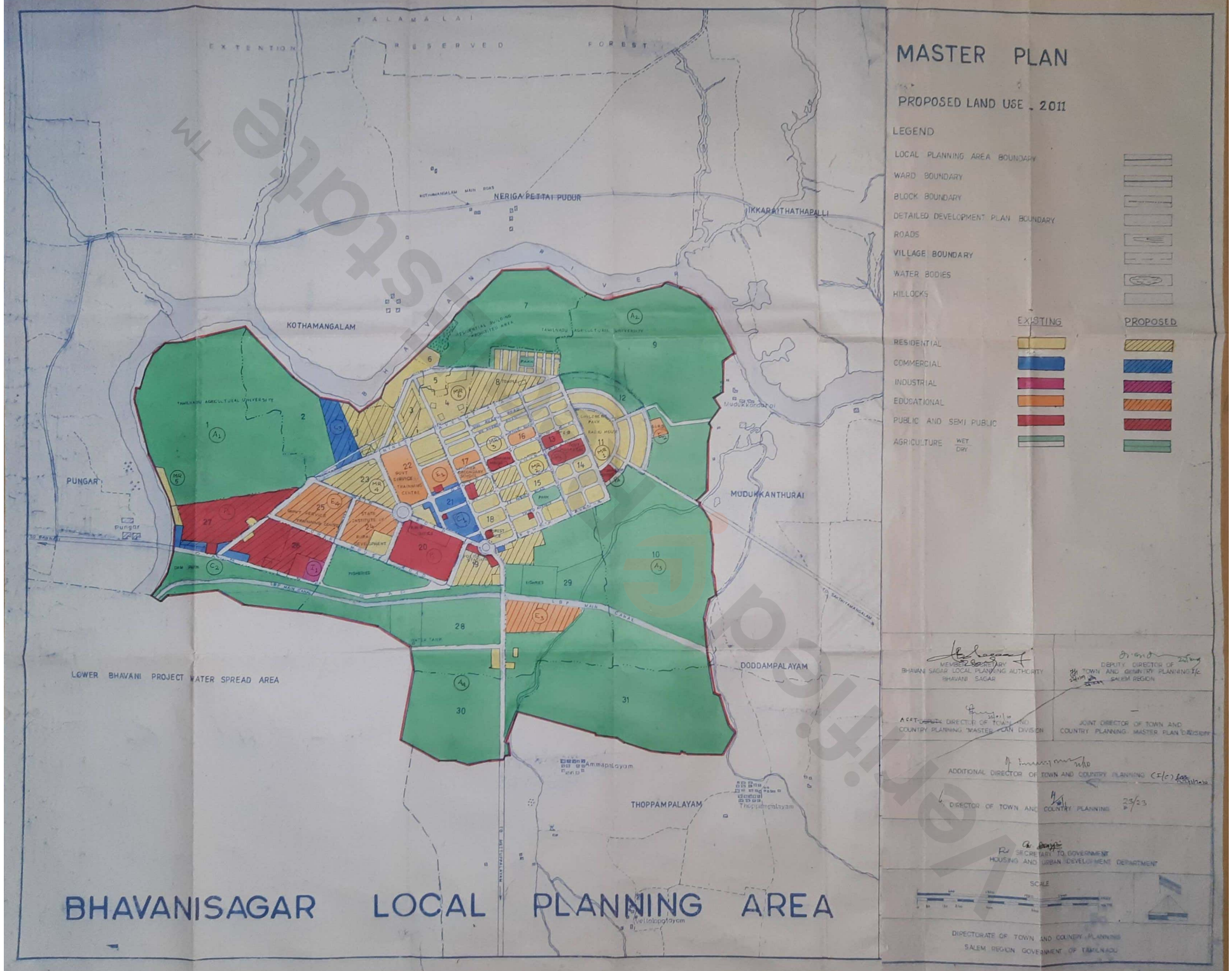
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எண்.213ல் இணைப்பு 1ல் கண்டுள்ள 14 வகையான தொழிற்சாலைகள்
நிறுவப்பட அனுமதி அளித்தல் கூடாது"

(ஆளுநரின் ஆணைப்படி)

ஒம்/- கே.எஸ். பூபதி,
அரசு செயலாளர்.

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MASTER PLAN
PROPOSED LAND USE - 2011
LEGEND
LOCAL PLANNING AREA BOUNDARY
WARD BOUNDARY
BLOCK BOUNDARY
DETAILED DEVELOPMENT PLAN BOUNDARY
ROADS
VILLAGE BOUNDARY
WATER BODIES
HILLOCKS
EXISTING
PROPOSED
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
EDUCATIONAL
PUBLIC AND SEMI PUBLIC
AGRICULTURE WET DRY
TALAMALAI
EXTENTION RESERVED FOREST
NERIGA PETTAI PUDUR
IKKARAITHATHAPALLI
KOTHAMANGALAM
PUNGAR
MUDUKKANTHURAI
DODDAMPALAYAM
THOPPAMPALAYAM
LOWER BHAVANI PROJECT WATER SPREAD AREA
BHAVANISAGAR LOCAL PLANNING AREA
MEMBER SECRETARY
BHAVANI SAGAR LOCAL PLANNING AUTHORITY
BHAVANI SAGAR
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING I/C
SALEM REGION
DIRECTOR OF TOWN AND COUNTRY PLANNING MASTER PLAN DIVISION
JOINT DIRECTOR OF TOWN AND COUNTRY PLANNING MASTER PLAN DIVISION
ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING (F/C)
DIRECTOR OF TOWN AND COUNTRY PLANNING
SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT
SCALE
DIRECTORATE OF TOWN AND COUNTRY PLANNING
SALEM REGION GOVERNMENT OF TAMILNADU