GOVERNMENT OF TAMIL NADU

ABSTRACT

Town Planning - Preparation of Zonal Plan - 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.

1. D.O. letter No.28332/MD/73-1, RD & L.A. dt. 7.3.73

2. From the Director of Town and Country Planning letter No.10989/73, SM dt.2.3.74

3. From the Member Secretary, Madras Metropolitan Development Authority, D.O.Letter No.1983/74, ADP/dt. 19.5.74

ORDER:

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

1. **Residential Use Zone**
2. **Commercial Use Zone**
3. **Industrial Use Zone**
4. **Educational Use Zone**
5. **Public and Semi public Use Zone**
6. **Agriculture Use Zone**

of course, 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:

1. **Controlled Industrial Use Zone**
2. **General Industrial use Zone**
3. **Special Industrial and Hazardous Use Zone**

2) The director has also stated that the Tamil Nadu Town and Country Planning Act, 1971, provides for the Zoning of areas under Section 17(1) and 20(2) through the Master Plans and detailed Development Plans respectively. He has recommended that the draft Zone 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 for adaptation as part of the Madras Metropolitan Development Plan with such modifications may be necessary in consideration 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 started 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.

4) The Government has examined the suggestion. They accept 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.

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

APPENDIX

USE ZONE REGULATIONS

1. **Residential Use zone:**

   a. Primary Residential Use Zone

   b. Mixed Residential Use Zone

Use Zone 1(a) Primary Residential Use Zone

1. All residential building including single and multi family dwellings, apartment dwellings and tenements together with appurtenances pertaining there to;
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 Playfields.

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, Kalyanamandapam, Religious buildings, welfare centres and Gymnasia.
4. Recreation clubs, Libraries and Reading rooms
5. Clinics, Dispensaries and Nursing homes
6. Government, Municipal and other institutional Sub-Offices

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7. Police Stations, Post & Telegraph Offices, Fire Stations and Electric Sub-station
8. Banks and Safe Deposit Vaults;
9. Educational institutions excluding colleges
10. Restaurants, Residential Hotels and other Boarding and Lodging Houses
11. Petrol filling and Service stations
12. Departmental stores or stores or shops for the conduct of retail business
13. Vegetables, Fruit, flower, fish, Eggs, and Meat shops
14. Bakeries and Confectioneries
15. Laundry, Tailoring and Goldsmith Shops and
16. Cottage industries permissible in residential areas under G.O.Ms.No.566, dt.13.3.62

II. Commercial Use Zone - Use Zone 2

Uses permitted

1. All uses permitted in use zone 1(a) and 1 (b) i.e. Residential use zones.
2. All commercial and business uses including all shops, stores,market and uses connected with the display of merchandise, either wholesale or retail rent excluding exposures, obnoxious products and other materials likely 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. Cinemas, the theatres and other commercial entertainment centres;
6. Research, experimental and Testing laboratories not involving danger of fire, explosions or health hazards;
7. Transportation terminals including bus stands, railway stations and urbanized parking lots;
8. Automobiles repair shops and garages;

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9. Small industries, using electric motors and exceeding 20 H.P. and or employing not more than 25 workers, which are not noxious or offensive due to odour, dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety and
10. Installation of electric motors not exceeding 20 H.P. for use incidental to the commercial activities permissible in the Zone.

III. Industrial Use Zone - Use Zone 3.

A. Controlled Industrial use zone

B. General Industrial use zone

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 odour, liquid effluent, dust, smoke, gas, vibration etc. Or otherwise likely to cause danger or nuisance to public health or amenity;

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

3. Hotels, Restaurants and Clubs, places for social inter course, recreation and worship and dispensaries and clinics, and
4. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

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

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2. All industries without restrictions on the horse power installed or type of motive power used excluding those of obnoxious or hazardous nature by reason of odour, liquid effluent, dust, gas, smoke, vibration etc. Or otherwise likely to cause danger or nuisance to public health or amenity;
3. Hotels, restaurants and clubs, or places for social intercourse, recreation and worship or for dispensaries and clinics and ;
4. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

Use Zone III (c) Special Industrial and 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 be produce poisonous fumes or explosion.
4. All uses involving storage, handling manufacturing or processing which involve highly corrosive, toxic or noxious alkalis 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 which offensive or unwholesome smells arise.
7. Melting or processing tallow or sulfur.
8. Staring, handling or processing of manure, offal, blend, bones, rags, hides, fish, herms or skins;
9. Washing or driving wool or hair;

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10. Making fish oil;
11. Making soap, boiling or pressing oil, burning bricks, tiles, pottery, or lime;
12. Manufacturing of distilling sago and artificial manual
13. Brewin beer, manufacturing by distillation barrack or spirit containing alcohol, whether danctured 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 Zone III(a) and III (b) i.e. controlled industrial and the general industrial use zones;
15. Hotels, restaurants and clubs, or places for social intercourse, recreation and worship or dispensaries and clinics, and
16. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

IV. Educational Use Zone - Use Zone 4.

Uses Permitted

1. Schools, Colleges and other higher education and Training institutions and the uses connected therewith;
2. All uses permitted in Use Zone 1(a) i.e. primary residential use zone
3. Hotels and single person apartments
4. Recreation clubs Libraries and Reading rooms and
5. Restaurants.

V. Public and Semi-public Use Zone - Use Zone 5

Uses Permitted

1. Government and Quasi Government Offices;
2. Art Galleries, Museums, Aquarium and Public Libraries;
3. Hospitals, Sanitory and other medical and public health institutions;
4. Harbor, Airport and Flying Club;
5. Organized parking lots and Bus and Taxi stands;
6. Parks, Playfields, swimming pools, stadium, Zoological Gardens, Exhibition

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Grounds and other Public and Semi-Public Open spaces and

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

VI. Agricultural Use Zone - Use Zone 6.

Uses permitted.

1. All agricultural uses;
2. Farm houses and buildings for agricultural activities;
3. Rural settlements with allied uses;
4. Public and Private parks, playfields, gardens, caravan and camping sites and other recreational uses;
5. Dairy and Cattle Farms;
6. Pigmies and Poultry Farms;
7. Water tanks and reservoirs;
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 ; and
17. Sand, clay and Gravel quarrying.

Amendments to the above G.O.

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

Sub: Town Planning – Master Plan – permitting installations upto 50 H.P. in commercial use zones – Amendment to G.O.Ms.No.1730 RD&LA Dept., dt. 24.7.74 – Issued.

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Ref: 1. G.O.Ms.No.1730, RD&LA., 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 not 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 odours, effluent, dust, smoke, gas, vibration, noise etc., or otherwise likely to cause danger or nuisance to public health or amenity".

Copy of:

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

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 letter Roc.No.40747/89/MP2, dated 6.11.89.
3. From the Member Secretary, Madras Metropolitan Development Authority, letter 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 amendments to accept the suggestion of the Director.

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

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AMENDMENTS

1. In the said Government order, in the Appendix,

   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 use zone-2” under the item “Uses Permitted” after item 10 and the entries relating thereto, the following item and the corresponding entries shall be added, namely:-
   II. “Restaurants with or without boarding and lodging houses, Star Hotels and Non-Star Hotels”

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