REVIEW OF MASTER PLAN FOR UDUMALPETTAI LOCAL PLANNING AREA

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DIRECTORATE OF TOWN AND COUNTRY PLANNING,
COIMBATORE REGION,
COIMBATORE – 18.

DIRECTOR
- 5 SEP 2006

MP 2

18922

Abstract

Local Planning Area – Modified Master Plan for Udumalpettai Local planning Area - Approval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972)—Accorded

Housing and Urban Development (UD4.2) Department

G.O.Ms.No.163

Dated: 13.7.2006
Read:

1. G.O.Ms.No.132, Housing and Urban Development Department dated 7.2.90
2. G.O.(Ms.) No.329, Housing and Urban Development Department dated 24.7.2001
3. From the Director of Town and Country Planning Letter Roc.No.11797/2002/MP2 dated 8.2.2006

11797/

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 the Udumalpettai local planning area and in the Government order second read above , the Government gave its consent to the Udumalpettai Local Planning Authority to the publication of a notice of preparation of the modified master plan for Udumalpettai local planning area . The Director of Town and Country Planning, in his letter third read above, has forwarded the modified Master Plan for the Udumalpettai Local Planning Area duly reviewed, and requested the Government to accord approval to it, under section 28 of the said 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 have decided to approve the modified Master Plan for the Udumalpettai Local Planning Area.. Accordingly, under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves the modified Master Plan for the Udumalpettai Local Planning Area duly reviewed by the Director of Town and Country Planning. The copies of the modified Master Plan for the Udumalpettai Local Planning Area, as approved by the Government, are communicated to the Director of Town and Country Planning, Chennai.

3. The following Notification will be published in the next issue of the Tamil Nadu Government Gazette:- The Director of Town and Country Planning is requested to ensure that the Notification is republished in the manner as

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 to the modified Master Plan for the Udumalpettai Local Planning Area submitted by the Director of Town and Country Planning.

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

(BY ORDER OF THE GOVERNOR)

R. Sollamuthu,
Secretary to Government.

To
The Works Manager,
Government Central Press, Chennai –79 (for publication of notification in the Tamil Nadu Government Gazette)
The Director of Town and Country Planning, Chennai-2.
The Regional Deputy Director of Town and Country Planning, Coimbatore Region, Coimbatore-18. through the Director of Town and Country Planning, Chennai-2.
The Member-Secretary/ Municipality, Udumalpettai Local Planning Authority/Municipality , Udumalpettai. through the Director of Town and Country Planning, Chennai-2.
The Commissioner of Municipal Administration, Chennai-5
The Law Department, Chennai-9.
SF / SC . Copy for file.

/ forwarded/ by order /

Section Officer.
am
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REVIEW MASTER PLAN FOR
UDUMALPETTAI LOCAL PLANNING AREA

COIMBATORE – NILGIRIS REGION, COIMBATORE 641 018

FERENCES

GIONAL OFFICE ROC. NO. 2595 / 2001 CNR - 3 Dated : - 11 - 05.
P, CHENNAI – ROC NO. MP.2 Dated :

proved in Resolution No. : 136 Dated : 30 - 11 - 2004

cal Planning Authority : UDUMALPET

18/11/05

EMBER SECRETARY
UMALPET
CAL PLANNING AUTHORITY
UMALPET

22/11/05

DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING
COIMBATORE-NILGIRIS REGION
COIMBATORE 641 018.

24-11-05

7/2/06

SSISTANT DIRECTOR OF
WN AND COUNTRY PLANNING
ASTER PLAN
ENNAI – 600 002

JOINT DIRECTOR OF
TOWN AND COUNTRY PLANNING
CHENNAI – 600 002.

8/2/06

DDITIONAL DIRECTOR OF
OWN AND COUNTRY PLANNING
HENNAI – 600 002

DIRECTOR OF
TOWN AND COUNTRY PLANNING
CHENNAI – 600 002.

SECRETARY TO GOVERNMENT
HOUSING & URBAN DEVELOPMENT DEPARTMENT
GOVERNMENT OF TAMIL NADU

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Master Plan – Udumalaipettai local Planning area – consent of the Government to Publication of a notice of the preparation of the modified Master Plan - accorded

HOUSING AND URBAN DEVELOPMENT (UD. 4.2) DEPARTMENT

Ms. No. 329 Dated : 24.07.2001

Read :

G.O. (Ms) No. 133, Housing and Urban Development Department, dated 7.2.90
From the Special Commissioner of Town and Country Planning, Letter Roc.No. 9471/2000, MP2, dated 09.01.2001 and 23.02.2001.

****

DER:

In the Government order first read above, the Government accorded approval der Section 28 of the Tamil Nadu Town and Country Planning Act 1971, local nning area and the same was published in the Tamil Nadu Government Gazette, dated 28th February 1990. As per the provisions contained in clause (b) of sub-section (2) section 32 of the said Act, once in every five years, after the date on which the master n for an area comes into operation, the local planning authority, may and if so, ected by the Government, shall after carrying out such fresh surveys as may be nsidered necessary and in consultation with the regional planning authority and the al authorities concerned, review the master plan, and make such modifications in such n wherever necessary, and submit the modified master plan for the approval of the overnment.

2. In his letter second read above, the Special Commissioner of Town and ountry Planning has stated that by virtue of the provisions contained in clause (b) of b-section (2) of Section 32 of the said Act, the Udumalaipettai local planning uthority has reviewed the existing approved master plan for that planning area in onsultation with the Deputy Director of Town and Country Planning, Coimbatore and repared a draft modified master plan for the Udumalaipettai local planning area. The pecial Commissioner of Town and Country planning has requested the Government to ccord consent to the draft modified master plan of the Udumalaipettai local planning rea.

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

4. The draft modified master plan for the Udumalaipettai local planning area as consented to by the Government under Sub-section (2) of the Section 24 of the said Act, is returned to the Special Commissioner of Town and Country Planning, and he is requested to acknowledge its receipt. The Special Commissioner of Town and Country Planning is requested to ensure that the various requirements specified in the said, Act and in the Master Plan (Preparation, Publication and Sanction) Rules, are strictly adhered to by the Udumalaipettai local planning authority, before the modified of the said resubmitted to the Government for their approval under Section 28 of the said Act.

(By order of the Governor)

A. NAGARAJAN,
Secretary to Government

To

The Special Commissioner of Town and Country Planning,
Chennai – 2
The Commissioner, Udumalaipettai Municipality,
Udumalaipettai
The Collector, Coimbatore District
Coimbatore
The Commissioner of Municipal Administration,
Chennai – 5
The Member-Secretary, Udumalaipettai Local Planning authority (through
Special Commissioner of Town and Country Planning)
The Regional Deputy Director of Town and Country Planning,
Coimbatore Region, Coimbatore
The Law Department, Chennai – 9

/Forwarded / By Order/

Section Officer

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UDUMALAIPETTAI MASTER PLAN
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UDUMALAIPETTAI MASTER PLAN

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REVIEW MASTER PLAN FOR UDUMALPETTAI LOCAL PLANNING AREA

CHAPTER - 1

INTRODUCTION

1.01 In order to guide and control the future growth and expansion of Urban Centre in a planned manner Master Plans are prepared. It will provide for an orderly growth of a town co-ordinating the various activities in a town.

1.02 The Tamilnadu Town and Country Planning Act 1971 empowers the Local Planning Authorities to prepare a Master Plan for local planning area, which may contain the allotment of reservation of land for different uses, which is includes provision of effective transportation and communication, provision for infrastructure facilities for the Town and land use zones for regulation of development.

1.03. Udumalaipettai is a town which is a Single Local Planning Area notified under T & CP Act 1971, with the Jurisdiction over the present Municipal limit in G.O. Ms. No. 2076, RD & LA Dept. Dt. 22.9.73.

1.04. The Master Plan for Udumalaipettai Local Planning area has been approved by the Government of Tamil Nadu vide G.O. Ms. No. 133, H & UD Dept. dt. 7.2.1990, under Section – 28 of Tamil Nadu Town and Country Planning Act. 1971 (Tamil Nadu Act of 35 of 1972). Since it is more than ten years had been passed and the Master Plan was sanctioned, the review of Master Plan had become necessary and the Directorate of Town and Country Planning had taken up the review of the Master Plan. According a survey on the existing land use with the present condition in this Local planning Area has been carried out.

1.05 Based on the present trend of development taking into consideration, the possible future growth of the town has been estimated, a revised Master Plan with use zones is prepared now with a set of zoning regulations as contained in G.O. Ms. No. 1730, RD & LA, dt. 24.7.1974.

1.06. Udumalaipettai is a Selection Grade Municipal Town as per G.O. Ms. No.473/LA dt. 30.3.83 with effect from 1.4.84 with an area of 7.41 Sq.Km and the administration is governed by the Tamil Nadu District Municipalities Act. 1920.

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CHAPTER – II
STUDY OF EXISTING CONDITIONS

GENERAL

2.01 Udumalaipettai town with a population of 58678 (Male 29335, Female 29343) as per census year 1991 and is situated at a distance of 559 Km from Chennai and 69 Km from Coimbatore. The area of this town is 7.41 Sq.km and it is a Taluk Head Quarters of Udumalaipettai. This town lies on the Dindigul – Mysore National Highways (Newly formed) NH No. 209. The important town around Udumalaipettai are Pollachi at a distance of 29 KM in the West and Palani at a distance of 34 KM in the east. Being the taluk head quarters, the town extends over an area of 7.41 Sq.Km. and is an important trading and commercial industrial centre for cotton, Jaggry, rice and other food grains. The town commands a rich a griculture hinder land fed by the Parambikulam – Aliyar irrigation projects and is directly linked to Munnar. There are coffee and tea estates in the western ghats in the neighbouring Kerala State.

RAIN FALL & TEMPERATURE

2.02 This town Udumalaipettai enjoys a pleasing atmosphere due to the Palghat gap on the western ghats during the south west monsoon. The annual rainfall is 501.40mm and the maximum and minimum temperature are 39.0' C and 15.0 0 C. The general topography of the town is undertaking with an average altitude of 1208 feet above MSL.

HISTORY OF UDUMALAIPETTAI MUNICIPALITY

2.03 The town attained the state of a municipality in 1918 and upgraded as a second grade Municipality in 12.2.1970 and further upgraded as a first grade Municipality in 9.8.1979. Subsequently 1.4.1984 onwards upgraded as selection grade municipality. The extents of the Municipal area in 7.41 Sq.Km. of which 6.582 Sq.Km, are under urban uses, 0.828 Sq.Km., are under non-urban uses such as agriculture etc.

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SOIL

2.04 The blacky clay soils is found in the Udumalaipettai town area and mainly used for the cultivation of cotton, ragi, thinai, cholam, tobacco and irrigated crops of paddy etc., where water facilities are available. The alumina content is about 40% gypsum available in large quantities in the surrounding town area. Rain fed tanks sometimes fed by the surface streams from the Anaimalai in the town area are more or less utilized for irrigation developments.

POPULATION CHARACTERISTICS

2.05 According to 1981 Census, Udumalaipettai town has a population of 54,852. The Population figures as per 1991 census stands as 58,678 (Male 29,335 and Female 29,343).

2.06 The Population of the town which stood a little 10,000 in 1921 grew to a little over 58,678 in 1991 reflecting nearly a six fold increase over the last seven decades. The average decennial growth rate is of the order of 29.00%

2.07. About 74.81 % of persons have been turned as literates according to 1991 census. The literacy among the males in order to 81.03 % and among females to 68.59%. There are 999.27 females per 1000 males.

2.08. According to 1991 Census 33.82% of the total population of the town constitutes the working force. The Secondary and territory sectors were the major components of the working population accounting for 32.22% and 60.27% respectively. The primary sector accounted only for 7.51%. The predominant occupation of the town is trade and commerce activities. Trade and Commerce. Manufacturing industrial activities and other services accounts to 27.52%, 24.74% and 23.50% respectively of the total working force.

Table 2.1 indicates the occupational pattern for Udumalaipettai town according to 1991 census.

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Table 2.1

OCCUPATIONAL PATTERN OF UDUMALAIPETTAI TOWN – 1991

Sl. No.	Occupation	Workers	Percentage To total Population	Percentage to the total workers
I.	**PRIMARY SECTOR**			
	1. Agriculture	1416	2.40	7.12
	2. Mining, Livestock etc.	73	0.12	0.39
II.	**SECONDARY SECTOR**			
	3. House-Hold Industries	182	0.31	0.91
	4. Manufacturing other than House hold industries	4907	8.36	24.74
	5. Construction	1304	2.22	6.57
III.	**TERRITORY SECTOR**			
	6. Trade and Commerce	5463	0.31	27.52
	7. Transport and Communication	1837	3.10	9.25
	8. Other Services	4664	7.90	23.50
	TOTAL	**19846**	**33.71**	**100.00**

LAND USE:

2.09 Udumalaipettai is situated within a distance of 10 KM, away from the banks of Amaravathi river, the Udumalaipettai town has a corporate area of 7.41 Sq.K.M surrounded with agricultural lands on the North West and also on Southern sides. The town has developed on the North-South axis on either side of the railway line and on the eastern side along the Coimbatore-Dindigul railway line and Highways. Developed land within the corporate area of the town constitutes 88.83 % of the total area. The remaining 11.17% constituted undeveloped areas comprising of lands under agricultural, water bodies and vacant lands. Table 2.2 gives the extent of all major land uses within the town.

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7.41 Sq km

Table 2.2

LAND USE BREAK UP OF UDUMALAIPETTAI TOWN, 1991

Sl. No.	Uses	Area In Hect.	Percentage to developed Area (%)	Percentage to total area (%)
I.	**DEVELOPED AREAS**			
1.	Residential	392.41	59.62	52.96
2.	Commercial	44.06	6.69	5.95
3.	Industrial	37.94	5.77	5.12
4.	Public and Semi Public	31.75	4.82	4.29
5.	Educational	17.30	2.63	2.33
6.	Roads	134.74	20.47	18.18
II	**UN DEVELOPED AREA**			
7.	Agricultural Land, Land under Water & Vacant	82.80	--	11.17
	TOTAL	741.00	100.00	100.00

x 2.47 = 1830.27 Acres

2.10 The pattern of residential development within the town, more or less follow closely those towns of similar category namely, high densities in the older parts of the town with low densities on the fringes. At Udumalaipettai-Tiruppur Road, high densities of housing are formed. The residential activities are more in between the Pollachi-Palani road and railway line. The newly developed residential areas are characteristed by regular street plans with well shaped plots on North east and Southern sides of the town. The Residential uses accounts for 59.62% of the developed one.

2.11 There are no major industries within the town except some of ginning factories, spinning mills, and cotton mill. Also industrial area occupy only 5.77% to the developed area. Other industries mainly of service in character such as Rice Mill, Printing press, lathes, and small workshops are evenly distributed all over the town.

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2.12 The commercial use of the town is mainly concentrated on either side of the Pollachi to Palani highway road and also either side of Dhali road. The whole sale and retail business with ware-housing activities of materials like bricks, oilseeds etc. The Principal item of trade in the town are cotton, Jaggery, chillies, groundnut, onion, black gram, green-grams, etc. and the trade activities are more by and large. From the nearest town like Pollachi, Palani, Dharapuram, Coimbatore, Dindigul, Erode and Tiruppur. Retail commercial outlets are distributed along the important main roads of the town. Commercial uses occupy 6.69% of the developed area.

2.13 Under public and semi-public uses are included Government offices, civic amenities like bus stand etc. and medical institutions. These uses accounts for 4.82% of the developed area of the town. These uses area emerged along the Pollachi – Palani road and in-between the railway line and highways road.

2.14 The transport and communication uses consists mainly of railways, railway station and railway yard, Streets, roads, lanes, bus and track terminals and depots. Since National Highway Dindigul – Mysore (NH) and Pollachi – Palani railway line are passing adjacent to each other with consequent developments on all sides along Dharapuram and Dhali roads, More or less at the centre of the town and adjacent to National Highways, the main railway station is flooded with good sheds, loco sheds etc. The bus stand is also located along Pollachi – Palani National Highways and the Tamil Nadu State Transport Corporation Depot is located nearer to the bus stand.

2.15 Vacant lands which are ripe for development and have been laid out under the Detailed Development plan schemes and found to occur in all directions immediately after the built-up areas. Larger areas of dry and agriculture lands through urbanisable are found to occur all over the town especially on the fringe of the corporate area alround. These lands together account for nearly 11.16% of the corporate area of the town.

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LAND VALUES

2.16 70% of the lands are under private ownership while the Municipality and Government account for 25% and 5% respectively. The land value within the town fluctuates according to its usage and location. The land value in the heart of the town in between the railway line and main highways where major activities like commercial predominant is naturally high, in the outlying areas the land value fluctuates according to demand and its location with reference to other uses.

TRANSPORT AND COMMUNICATION

2.17 Udumalaipettai town is well connected with Coimbatore, the District Head quarters and other nearby urban settlements by an articulate system of railway and road transport facilities. The total length of roads, streets within corporate limits is estimated at 83.022 Km. Consisting of 8.983 Km of concrete road, 47,772 Km. of B.T. roads and 26.627 Km. of other types of roads. The National Highways NH 209, Dindigul – Mysore road and two major district roads (MDR) connecting the Udumalaipettai town with important urban centres in Coimbatore – Nilgiris Region. The main arterial road for this town is Dindigul – Mysore Road (NH 209). Udumalaipettai – Dharapuram road, Udumalaipettai – Tiruppur road and Udumalaipettai – Dhali road are the sub arterial roads link up with the main west-east arterial namely Dindigul Mysore NH road. The street pattern within the town are generally narrow and has not been provided any alternative for free Circulation. There are many convergence's on the main arterial road which are very congested about 83.022 Km. of roads within the corporate area about 9.0 Km. belonging to the category of Major District Roads and National Highways and are maintained by the Highways Department.

2.18 Except for a Municipal bus-stand covering an extent of 0.26 Hect, no other terminal or parking facilities for lorries and trucks carrying goods traffic are available with the result kerb side parking is a common feature causing hindrance to the traffic. The major bottlenecks in the transport system apart

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from heavy congestion in the central area in between the Dindigul Mysore National Highways and the railway line are taking place along Pollachi - Palani road and Dhali road. The roads are not having an uniform in width but with frequent inter-section thereby causing traffic bottlenecks.

2.19 Udumalaipettai town is a medium railway transshipment centre. The meter-gauge line from Coimbatore to Dindigul is passing through the Udumalaipettai town. Adjacent Dindigul town being an important industrial development centre from the point of view of passenger and goods traffic. Being the Udumalaipettai railway station is an important transshipment point and adequate facilities has to be made for future requirements therefore would need to be provided in the Master Plan.

2.20 Udumalaipettai town is served by Coimbatore airport located on the Coimbatore-Avinashi road at a distance of 79 Km. from the town.

2.21 The common mode of mass transportation within the town and the buses operated by a number of private companies and Tamil Nadu State Transport Corporation. There are at present 92 bus routes with a total length nearly 5680 Km. in which 338 buses operate making 912 single trips, catering 45,600 passengers all parts of the town are well connected by town buses. The Udumalaipettai – Coimbatore metre – gauge line serves these mass transport system catering to the needs of public between Udumalaipettai and Coimbatore railway station.

SERVICES

2.22 POWER SUPPLY

The Udumalaipettai town distribution system gets, electrical power in high and low tension. The power is distributed to the various consumers through the Tamil Nadu Electricity Board directly.

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2.23 WATER SUPPLY

Protected water supply is being given through OHT. Water being pumped from the Thirumoorthy Reservoir across Palar River under Parambikulam – Aliyar project and Thirumoorthy hills river, which is at a distance of 16 KM from this town. The town is supplied with protected water from 1961 onwards. The capacity of the reservoir at Udumalaipettai in the following four places i.e. Theivasigamani Pattinam OHT is 1.58 Lakhs litres, Gangedharan Lay-out to a 10.25 Lakhs litres, Ramasamy Nagar OHT to a capacity of 6.00 Lakhs litres and Gandhinagar OHT to a capacity of 2.50 Lakhs litres. The total quantity of water supplied per day in the year 1999 to the town is 40.00 Lakhs litres with a per capita consumption of 75 litres per day. The total length of water supply mainly in town is 22.085 Km. There are 11,749 house connection for residential use and 481 tap connection for non residential purposes has been provided for this town. There are 6 hand pumps has been provided and 111 public tap has been provided for public (street) water supply system.

2.24 DRAINAGE & SEWER:

There is no underground drainage system functioning in this town at present. Only open drains are available. Most of the houses have Flush out toilets with septic tanks. No. of flush out latrines available for this town is around 10,780. Also there are 13 Nos. of public latrines available of poor peoples in the slums maintained by the Municipal council. Which has to be provided with adequate water supply arrangements.

2.24 CONSERVANCY

The rubbish is collected in dust pins and removed in through tipper – 2 Nos, Mini lorries 2 Nos. Power tiller 1 No. Bullock cart 24 Nos. to the composite yard nearby. 3788 metric tones of compost were manufactured during 1988-1999 and a sum of Rs. 18,940/- is derived an income from the compost.

2.26 **COMMUNITY FACILITIES**

EDUCATION

The school going children in the year 1999 is 21,000. The No. of Educational Institutions, in different categories are given in table 2.3

Table 2.3

Sl.No.	Types of School	Total Nos.	Strength of Students	Strength of Teachers
1.	Primary School	25	6335	75
2.	Middle & High school	8	4138	83
3.	Matriculation School	6	3594	72
4.	Higher Sec. School	3	4138	85
5.	College	1	2795	55
	Total	43	21000	370

HEALTH INSTITUTIONS

2.27 There is one Taluk Head Quarters hospital (G.H.), One Employees State Dispensary (ESI Hospital), 57 CLINICS, One Ayurveda Clinic for bone fractures, 2 Maternity Clinics and 13 Nursing homes. The total bed strength of these medical institutions are 466, i.e. one bed for every 125 persons. The hospital, Nursing homes, Dispensaries in the town are given in Table 2.4.

Table 2.4.

Sl. No.	Classification	Owner shop	Number	Bed Strength	Site area in Hect.
1.	Government Hospital	G	1	250	0.86
2.	Maternity Hospital	G	1	7	0.01
3.	Clinics / Nursing Home	P	57	209	0.60
4.	Veterinary Hospital	G	1	--	0.46
	Total	--	60	466	1.93

2.28 RECREATION

There are two parks and six play fields maintained by the Municipal council. The extent and location of these notified play fields, and parks are given below.

Table 2.5

Sl. No.	Name of the Play field	Ward & T.S Number	Extent in Acres	Ownership	Existing condition
1.	Public Park	D-13 Pt.	0.42	Municipality	Park
2.	Play field (Gymnasium)	D-14 Pt.	0.27	,,	Play field
3.	Play ground	D-10	7.44	Govt.	Hr.Sec. School Play ground & Koil
4.	Play ground	D-2	2.88	Govt.	Girls High. School Play ground
5.	Play ground	E-1 Pt.	1.05	Municipality	Ele. School Play ground
6.	Childrens play ground	E-1 Pt.	0.23	,,	Play field
7.	Play ground	E – 89	1.56	,,	Ele. School Play ground
8.	Park	C	4.94	,,	Park

Source : The Commissioner, Udumalaipettai, Lr.No. 12753/84/F1, dated 1.11.93.

There are 5 permanent theatres available in this town with a capacity of 4950 persons.

HOUSING

2.29 According to 1991 census Udumalaipettai town has 13470 houses as against 13478 house holds. Out of the total numbers of houses estimated in the town 58% pucca, 18 % Semi pucca and 24 % kutcha & thatched huts clearly indicated need to improve the housing facilities within the town.

2.30 The overall housing density in the town works out to 18 houses per hectares. The lower density varying 0 to 10 houses per hectare were occurred in all lands, except C & D ward and higher density varying 50 houses and above per hectare in ward C and D, the medium density varying from 21 to 30 houses per hectare is occurred in ward G and E

AREA UNDER DEVELOPMENT CONTROL

2.31 Land development within the corporate limits of Udumalaipettai town can be controlled and regulated under Tamilnadu Town and Country Planning Act. 1971 through detailed development plan in selected areas.

The Detailed Development plan which are sanctioned and a legal document based on which the land is developed with a set of reputation for enforcing land use control. There are 13 Detailed Development Plans notified in Udumalaipettai town covering a whole area and all them under various stages of preparation. The total area notified under each of detailed development plans and percentage of area covered to the total corporate area is given in Table 2.6.

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Table 2.6

Sl.No.	Name of Scheme	Area covered In Hect.	Percentage in Total corporate Area	Stage of the D.D. Plan
1.	Detailed development Plan No.1	62.204	08.2	Sanctioned
2.	Detailed development Plan No.2	82.160	11.8	Sanctioned
3.	Detailed development Plan No.3	68.256	09.2	Sanctioned
4.	Detailed development Plan No.4	99.400	13.4	Sanctioned
5.	Detailed development Plan No.5	92.326	12.8	Sanctioned
6.	Detailed development Plan No.6	63.532	08.4	Sanctioned
7.	Detailed development Plan No.1	13.550	01.8	Sanctioned
8.	Detailed development Plan No.1	69.200	09.2	Sanctioned
9.	Detailed development Plan No.7	46.590	06.3	Under preparation-Draft
10.	Detailed development Plan No. 8	53.960	07.3	Sanctioned
11.	Detailed development Plan No.9	28.684	03.8	Sanctioned
12.	Detailed development Plan No.10	32.135	04.3	Sanctioned
13.	Detailed development Plan No.11	13.417	01.8	Sanctioned

The Boundary of the sanctioned Detailed Development plans is fully incorporated in the Review Master plan.

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CHAPTER III

ANALYSIS AND ASSESSMENT

GENERAL PROBLEM OF A MEDIUM SIZED TOWN

3.01 In preparing a planned programme for a medium sized town, there are several basic problems, which have to be faced due to lack of data. The difficulties arising in preparing a definite land use plan, as many of the medium sized towns comprising of scattered settlements and large packets of undeveloped lands of agricultural fields, unwell developed municipal areas etc. It is therefore advisable not to emphasize Master Plan too much as small communities believe that the master plan implies something perfect and final and which has to be enforced rigidly within a certain period and that the preparation of the master plan entails expenditure which is beyond their capacity, but to prepare a comprehensive outline development plan. So that the growth of the town may occur in a planned and orderly manner.

3.02 In addition to the above special and unique problems the small and medium sized town experience to some extent, some of the problems which are common to the larger urban communities such as lack of public utilities, physical services and community facilities, mixed land uses, traffic congestion, housing shortage, uncontrolled fringe development, meager financial resources, rapid growth in area and population and deterioration of the physical structure and environments of the urban area.

THE SETTING OF UDUMALAIPETTAI TOWN

3.03 Udumalaipettai town is a typical example of a medium size town with the attendant problems as enumerated above. The growth of the town has been slightly decreasing during the first two decades and from 1921 onwards, the rate is more or less increased without any standard. Agricultural activities in the surrounding area of the town are taking plea due to the construction of Amaravathi Thirumoorthy Dam along with the manufacturing units of chemical fertilizers in this area and hence there are plenty of chances for the improvement of business probably made at Pollachi which is 26 Km from

this town. Also Amaravathi Co-operative sugar factory is located at a distance of 10 Km. from this town the product of the sugar like Glucose etc., are having a good turn for the import to other places. As this town is well versed with spinning mill. Ginning factories and cotton mills. Cotton is imported and exported to other places and cotton yarn is also manufacturing in this town. Water supply is available on a large scale in this town from the Thirumoorthy Reservoir under Parambikulam Aliyar project at a distance of 16 Km. Industrial improvements shall be made in this town due to the production of cotton and commercial activities with the surrounding business urban centre at Pollachi in large scale imports and exports.

PLANNING PROBLEMS

3.04. Being this town has developed today the present unique problems to the planner involving some basic issues may be briefly described as follows.

i) The town does not enjoy a sound industrial and commercial base or both. Nearly 10% of the inhabitants depend upon cultivation for livelihood. A large percentage of the population viz. 24 % depends upon other services domestic services casual labour administration, professions, petty trading etc. for a living. Therefore there is a need to strengthen the local economy through induction of industrial and commercial activities.

ii) The town has several packets of agricultural lands and vacant undeveloped lands. Which accounting for more than 11.17% of the corporate area. Agricultural lands alone occupys 8.29% of the corporate area.

iii) The town comprises of scattered settlements interposed with vacant lands and which causes a handicap for the preparation of comprehensive land use plans. Where is a large spaces are empty within the built-up area, the congestion is very acute.

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iv) Consequent on the production of cotton products and agricultural grains in and around the town area. The scale of godown and warehousing and other terminal facilities such as lorry sheds, parking space, automobile repairs and other service facilities are very in-adequate to meet the demands.

v) The existing carriageways are found inadequate to meet the growing needs of traffic. The arterial roads are not properly connected with one another with link roads. As the developments in the town are taking place on the Dharapuram road, Palani road and Dhali road and which are improving progressively and at present the provision of proper road links are adequate.

vi) Community and recreational facilities are inadequate in all aspects in the town. Underground drainage system is totally absent. The town still depends upon the conservancy system for collection of debris and septic tank system for disposal of night soil and open drains for surface drainage.

ASSUMPTION AND OBJECTIVES

GENERAL

3.05 The basic idea in the general plan of a town should be in the final analysis have the object of creating integration of physical planning with economic and social developments and creating more favourable conditions for both work and play for the population and to act as centres of local culture based on the traditions of the surrounding rural centres and country side. A town may within or outside the influence of a corporate area, but it must be a centre of communication for the surrounding country side and rural centres.

3.06 In general the planning should intend to achieve within the limitation of available financial and technical resources, the following objectives namely:

i. To make employee housing both accessible to such centres also protected from any harmful influence that might desires from their unplanned location and

ii. To ensure the location of employment centres so as to be accessible to needed facilities and services.

iii. The elimination of slums and squatting and provision of adequate housing and related community facilities and amenities to these areas.

iv. The development of adequate transportation facilities for the present of people and goods.

v. To bring out the rebuilding of deteriorated areas under a balance plan

vi. The removal of overcrowding as far as possible from congested locations and migrating them to the thinly populated area.

vii. To provide an-invisible green belt around the town to limit its physical growth, to prevent the ultimate oozing together of the town and nearby cities, to provide close at hand country side to the urban family.

THE REGIONAL SETTING

3.07 In solving the planning problems of a medium sized town, the town and the region relationship should be studied fully to understand it as the town derives its very existence from the region and the extent and characteristics of the Region depend to an appreciable degree upon the form structure and degree of specialization of function of the towns it contains.

3.08 A study of the distribution of urban settlements within the Coimbatore – Nilgiris region, has brought out the fact that the most important area of urbanization has been the Coimbatore – Erode corridor accounting for 54.3 % of 1971 urban population and the Coimbatore – Ooty corridor with 13 %. In the hierarchical order of settlements, depending upon such factors population size, administrative status, industrialization and urbanization trends, transportation limits, development needs etc. Udumalaipettai town has been categorized in the third order amongs the other towns of Pollachi, Tiruppur and Mettupalayam. In the regional strategy for urbanization it has been

assumed that concentration of urban population in the selected urban settlements, particularly when they are served by a major rail road and a highway is considered to be a sound strategy as the transportation, infrastructure already available could be used to its optimum capacity and the provision of the other infrastructural needs for urban development will be easy and more economical. According the third order under other settlements has been assigned to 14 % of the anticipated population of the region for 2001. The urban settlement in the above order have been assigned only moderate increase to their existing population due to their nature of developments under various aspects. In the light of this necessary restriction, the strategy location of Udumalaipettai in the midst of other major urban centres assumed some significant important and a population of 1 lakh has been assigned to Udumalaipettai town in the regional urban strategy.

POLICIES

3.09 Consistent with the status assigned to it, in the regional urbanization strategy, certain policy decisions would need to be formulated in the economic development of Udumalaipettai town, which will in turn have an impact on the overall physical development of the town. They are briefly enumerated below.

1. If the town were to justify the role assigned to it in the regional urbanization strategy, it is essential to strength its industrial and commercial base, located in the midst of agricultural hinderland along the Palghat gap. The town is ideally situated for the location of a number of industries based on the agricultural dry and cash crops like cotton, sugarcane products. While it is a matter for pure conjecture as to the type of industries that may be located at Udumalaipettai as this would very well depend upon the initiative shown by the State Government, the local entrepreneurship, a well planned industrial estate, an efficiency designed market, a well organized bus depot etc. can strengthen the local economy considerably.

ii. With the development of agricultural hinderland and industrial based on the exploited mineral resources, such as gypsum bear Udumalaipettai. It is assumed that Udumalaipettai town will develop into an important trading and transship centre with adequate terminal facilities.

iii. In evolving a physical frame work for development the needs of transport and communication systems and the various usable land uses would be adequately met with besides providing for community facilities, commensurate with the population which it would serve.

iv. Considering the fact the planning area is a predeterminal one viz. the present corporate area of Udumalaipettai, covered by 8 sanctioned Detailed Development Plans, the varies proposals for physical development would have to be confined within this area. This may not present much of a problem in view of large tracts of vacant and dry lands now available within the corporate limits of the town.

ASSESSMENT OF POPULATION AND LAND NEEDS

3.10 To the extent the plan is meant to be translated into a serious of Detailed Development plans for implementation purposes, the proposals to be formulated in the master plan have to be broad based and the proposals are to be discussed on the following specific aspects viz.

i. The ultimate population for which the master plan should be desired for the year 2001.
ii. Determination of space standards for all uses.
iii. Determination of the total amount land required to accommodate all the ultimate needs of the population.
iv. The arrangement of all the land uses and transport routes concerned to form a satisfactory totality as possible.
v. The determination of the sequence in which future development shall take place.

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vi. The selection of actual sites at present undeveloped for urban use in order to accommodate all the additional area determined.

vii. The zoning of the entire land into broad based density and use zones for different uses and the framing of zoning regulations needed for controlling the developments

viii. The designing and programming the plan.

POPULATION PROJECTION

3.11 Population size given an indirection of the overall dimension of the physical environment and supplies a basic yardstick for the estimation of space needs for various categories of land use. The future trend of population growth is estimated in order to assess the future space needs. The assist in determining the amount of space needed for recreation areas, schools and other community facilities for all segments of population. The estimated population for Udumalaipettai town for the year 2001 and 2011 will be 72,297 and 89,077 respectively.

There are three methods of population projection have been examined with a view to assess the ultimate growth of population of the town for the year 2001 & 2011. The figures obtained by the three methods are as given in table 3.1

Table 3.1

Sl.No.	Method	2001	2011
1.	Arthimetical increase method	65124	71570
2.	Geometrical increase method	72297	89077
3.	Incremental increase method	70697	83256

As the figures obtained through geometrical increase method 89,077 is closely approximate to the figures of one lakh population assigned for Udumalaipettai town. The figure of 1 lakh population in 2011 may be accepted as the design population for assuming land use and other needs for Udumalaipettai. The future population of 1,00,000 is taken for all proposals for 2011.

ESTIMATION OF WORKING FORCE

3.12 The assessment of the working force in various economic activities is a important factor in planning as this estimation is required to assess the land need for the various categories of land uses. The important economic activities are industries, trade & commerce, Transportation and Communication, other services and Agriculture. The workers participation rate in the town as per the 1991 census was 31.13%. The number of persons coming under the various age-groups by the year 2011 is assumed as detailed below.

Table 3.2

Age-group	% of age group population to the total population	% of age-group male population to the total Population	% of age group Population to the total population
0 – 14	30.00	15.00	15.00
15-35	39.00	19.50	19.50
35-39	25.00	12.50	12.50
60 and above	6.00	3.00	3.00
Total	100.00	50.00	50.00

3.15 While calculating the working force, it is assumed that the age-group between 15 and 59 will be the workable age group. Out of which about 90% of the total males and about 40% of the total females in the particular age group (15-59) will constitute the total workers. The total number of persons in the workable age group will be about 64 % of the estimated population. The total workers is estimated to be 20094 and 22103 for the year 2001 and 2011 constituting about 27.79% and 24.81 % of the total anticipated population respectively. The further break-up of workers in the three sector of economy is assessed and presented in table 3.3 estimates occupation pattern and work force in Udumalaipettai town during 2001 and 2011.

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Table 3.3

No.	Occupational Sector	% Assumed		Estimated work force	
		2001	2011	2001	2011
I.	Primary Sector	5	5	1005	1105
II.	Secondary Sector	35	40	7033	8841
III.	Territory Sector	60	55	12056	12157
		100	100	20094	22103

SPATIAL REQUIREMENT

3.14 The urbanisable area is proposed to be allowed for various uses being Residential, Commercial, Industrial, Educational, Public and Semi Public and Agricultural uses. They are considered briefly below.

I. RESIDENTIAL

3.15 The Spacial requirements for residential for the population by the year 2011 have been assessed on the basis of residential density of 260 persons per hectare. The residential area required will be 385.32 hectares for the year 2011. The residential area have been divided into.

1. Primary Residential Zone (PR) and 2. Mixed Residential Zone (MR). The residential reservation made in all Detailed Development Plan areas.

II. COMMERCIAL

3.16 The Commercial use includes all commercial and business uses, financial institutions, commercial entertainment centres, ware houses etc. Apart from the commercial reservation made in the Detailed Development Plans, certain pocket of areas have proposed under this non D.D. Plan area as detailed in the map.

III INDUSTRIAL USE

3.17 The major industrial use within the corporate area is limited. The industries like Textile mill, Rice mill, flour mill, Oil mill, lee factory, Soda factory, Press and Light Engineering Industries are present within the planning area. Taking into account of the present industrial use, additional area for the use has also been suggested as shown in the map.

Present the number of employees per industrial hectare is 18085 as per 1991 census. It is proposed to adopt a gross industrial density of 32 persons per hectare. The total number of persons likely to be employed in industries in the year 2001 and 2011 have been estimated at 20094 and 22103 persons respectively. Adequate Industrial reservations made in the Detailed Development plan areas. It will meet the industrial needs in future and accommodate the anticipated industrial workers in the year 2011.

IV. EDUCATIONAL

3.18 Educational use includes Schools, Colleges and other higher education and training institutions. Apart from 1 Arts College within the town, an additional area has been proposed to cater to the future educational needs as shown in the map.

V. PUBLIC AND SEMI PUBLIC USE

3.19 The public and Semi Public use includes Government and Quasi Government Offices, Hospitals and other Public Health Institution, organized parking lots and bus and taxi stands etc. Additional area has been proposed in the sanctioned D.D. Plan areas.

VI. AGRICULTURAL USES

3.20 The land required for water works and connected uses and that of drainage works, sewage farms and connected uses have been assessed at 25 hectares, out of which 20 hectares recast for sewage form.

EXPANSION OF SERVICES

3.21 Urban areas require-water for a variety of purposes, while include human consumption waste disposal, manufacturing and recreation. In fact the availability of more water is a vitally essential commitment for any plan of expansion of an urban area

There is also close relationship between the supply of water and the disposal of sewage. No matter how efficient by a water supply scheme is organized,

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inadequate waste disposal can seriously limit its user and affect its quality. It is therefore necessary to consider water supply and sewage disposal to an urban area as complimentary to each other and both formulation and implemented accordingly.

WATER SUPPLY

The quantity of water now supplied to Udumalaipettai town is 40 lakhs litres per day and works out at the rate of 75 litres per capita per day. The supply is drawn from Thirumoorthy Reservoir across Palar river though intake structure and distributed through a net work of distributed system and two service reservoir. The Udumalaipettai water supply scheme is provided with a protected water supply and commissioned from 1961 onwards.

This scheme was originally designed to serve the ultimate population of 50,000 in the year 1991 for town and its surroundings.

The anticipation population in 2011 is 1,00,000. adopting a per capita supply of 125 Litres per capita per day.

DRAINAGE

The present open drainage system is leading to hazards for the fast developing town. So providing under ground drainage system to dispose of the sewage is hygienic lay is found essential

RATE OF SEWAGE CONTRIBUTION

As per capita supply of 125 CPCD is proposed in the water supply improvement scheme. The same rate of 125 CPCD along with 50 % of the above ground water infiltration water etc. is adopted for design of sewage system.

DESIGN CRITERIA

All the sewers are designed to carry 6 DWF with a minimum self clearing velocity of 0.60m/sec. The minimum size of sewer will be 150mm manhole will be provided at 60 m intervals and also at the junction of sewer, change

in gradient and change in direction of sewer. Flush tank will be provided at the heads of all sewers and ventilating shafts are installed at the interval of 180mm.

GARBAGE AND WASTE DISPOSAL

3.24 The garbage and sewage disposal will have to be organized on a zonal system. It is recommended that while garbage and refuse which could be converted into manure, be dealt with accordingly garbage and refuse which require total disposal may be destroyed in electric incinerators established on a zonal basis.

LAND USE BREAKUP OF UDUMALAIPETTAI TOWN : 2011

3.25 The statement given on table 3.4 shows at a glance the proposed land use break up for the town for the year 2011.

Table 3.4

Sl. No.	Land use	Sanctioned DD Plan area	Draft DD Plan Non Scheme area	Total	% to the Developed area	% to total area
		(Area in Hectares)				
1.	**DEVELOPED AREAS**					
1.	Residential	293.34	91.98	385.32	54.24	52.00
2.	Commercial	39.45	21.59	61.04	8.60	8.24
3.	Industrial	34.64	14.26	48.90	6.88	6.60
4.	Public & Semi Public	15.98	20.62	36.60	5.15	4.94
5.	Educational	27.70	8.01	35.71	5.03	4.82
6.	Existing Roads	---	--	142.80	20.10	19.27
	Total in Developed Area			710.37	100.00	95.87

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DEVELOPED AREAS

...ultural Pands	9.28	---	1.25
... under water	21.35	---	2.88
... undeveloped Areas	30.63	---	4.13
Grand Total	741.00		100.00

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CHAPTER IV

MASTER PLAN

4.01. A Master plan prepared for any urban area should reflect a carefully studied estimate of land requirements for the future population and should show how the developments in the urban area and surrounding should proceed and should ensure the best possible physical environment for the urban living. The plan should provide an efficient use of land and also recognize the local aspirations and provide the generally accepted principles of health safety and convenience and economy for urban living.

I RESIDENTIAL USE

4.02 The residential area proposed to be occupied a maximum extent of 385.32 hectare i.e. 52.24% of the developed area in the local planning area. The residential areas are proposed to be developed with density ranging 260 persons per hectare with areas under intensive densities being developed by public sector agencies. The residential sector have been distributed over the town based on population and in pattern of distribution of residential settlements over the planning area. The existing trends in the expansion of residential developments have been followed to the extent that is possible. Accordingly a major portion of the residential areas are proposed to be located on the southern and northern side of railway line and also on the northern portion of Palani and Dharapuram road.

II. COMMERCIAL USE

4.03 Apart from the shopping and business areas developed along the major roads, necessary areas are identified then and there in the Detailed Development Plans and along the Palani – Pollachi road. Terminal facilities are proposed south of Palani – Pollachi road for lorry shed, parking space. Automobile service repairing facilities etc. The total area under this use comes about 7 hectare, out of 61.04 hectare of total commercial area.

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A total of 61.04 hectares are reserved for commercial including whole – sale and retail, commercial areas. The existing commercial areas are mainly concentrated along the Palani – Pollachi road (both side) and in the central area of the town and along Bazaar Street. The commercial uses are also distributed within the main arterial road as well as in the sub-arterial roads within the town and near to the existing commercial areas. It is considered that the location of the commercial areas in the most central one from the point of view of catchment area shifting of these use to a new place will involve in duplication of all service, the need for which is not likely arise in the future, as provision has been made in the neighborhood shopping area in the planning area. What is provided for in the plan is an extension of commercial activity on the main arterial roads and certain distributory road on their either side, a trend which is already being witnessed now.

TRANSPORT AND COMMUNICATION SYSTEM

4.05 The present road system in Udumalaipettai local planning area consists of a east west Pollachi – Palani arterial road, north south Dhali road, Dharapuram road and Tiruppur road all converging with Palani – Pollachi road in the centre part of the town. The existing road pattern suffers mainly due to its narrow width and not provides with proper found about so as to segregate the traffic coming in and out of the town. In the southern part of the town, the railways crossing obstructs now and then the flow of traffic.

The improvement to the existing road system and proposed road system contemplated in the master plan includes.

1. The widening of and strengthening of carriage way of Dhali road, Tiruppur road, Dharapuram roads by providing footpaths cycle tracks etc. for easy flow of through traffic.

2. Provide grade separation for the railway level crossing in the southern part of the town so as to grow residential neighborhoods in the southern part of the town.

3. An 100 feet scheme road, provided in the development schemes in the northern part of the town should be formed and thus serving as a bypass road for the traffic coming from Tiruppur and Pollachi road.

4. Improvements to the existing roads within the Local Planning Area.

BUS STAND

A bus stand is situated in the heart of the town abutting Palani road provided with all facilities under IUDP. Scheme

III INDUSTRIAL USE

4.06 Provision has been made for 34.64 hectares of lands for industrial development in the D.D. Plan in the planning area and 14.26 hectare in non D.D. Plan area. Which represent 6.60 % of the total area. The major locations have been decided upon the expansion of the existing industrial areas in the north between Dharapuram road and Tiruppur road and the other in the eastern boundary along Palani road.

IV. EDUCATIONAL USE

4.07 The town with a population with one lakh in the next decade will require two to three higher educational institutions (i.e) Graduate level & technical industrial institutions are also expected to serve the population of the surrounding industrial settlements. Two locations have been provided in the Master Plan totaling 10 hectares, out of 35.71 hectare, one of the eastern boundary abutting Palani road (ladies college) and the other on, the south-west side of the town northern side of Railway line.

V. PUBLIC AND SEMI PUBLIC USE

PUBLIC OFFICES

4.08 The land required for the public offices have already been covered in the Central part of the town and along the Palani road and Tiruppur roads in order to facilitate the Government to plan comprehensive zones for public offices in D.D. Plan area. An area of 5 Hect. Near the existing Bazaar and along the railway station road has been reserved for these purposes. In

order to facilitate the Government to plan comprehensive zones for public offices in D.D. Plan area. An area of 5 Hect. Near the existing Bazaar and along the railway station road has been reserved for these purposes. In addition to this area an area of 13 hectare has been provided in the Master Plan area.

LEISURE TIME AREAS

6.09 The leisure time areas provided for in the master plan includes local recreational centres from different sectors which will cater to the recreational needs of the planning area and further beyond which will serve to the residential sectors of the planning area. Accordingly 10 hectares of land out of 36.60 hectares reserved for Public and Semi Public uses on the northern side near by 100 feet wide proposed road and nearer to the existing railway station and also in the western and southern part of the planning area have been used for leisure time areas.

HOSPITAL

6.10 The existing hospital is located in the centre of the town and the space available for contemplated expansion is also found adequate, provided if it is equipped with specialized facilities, it is expected to serve the population with in the planning area. The area at the existing hospital together with the space available would be 10 hectares.

6.11 **PROPOSALS FOR MASTER PLAN FOR UDUMALAIPETTAI NEED FOR BYEPASS ROAD**

Almost all roads are narrow in width with encroachments on either sides and there is a mixed traffic in each and every roads. The un-controlled and indiscriminate land uses mixed movement of traffic and poor maintenance of roads considerable reduces the efficiency of the roads. The arterial roads has to be linked properly which leads to smooth and flow of traffic from one arterial road to another.

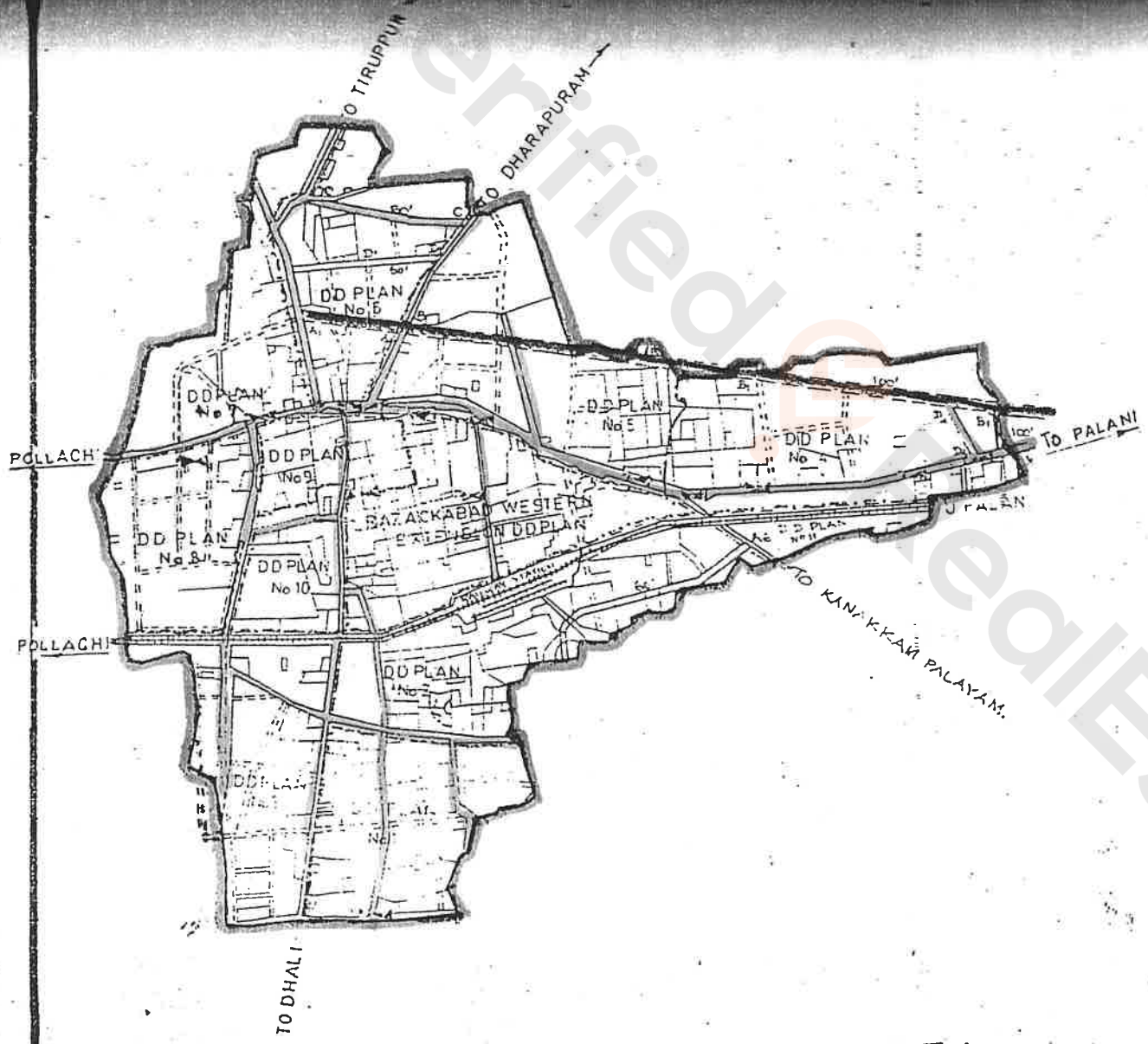
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A bye pass road which will connects Tiruppur Road, Dharapuram Road and Palani road through main arterial of the town is a must.

The 100'0" Scheme road proposes is in the sanctioned D.D. plan of 4,5 & 6 in the Northern part of the town, if implemented will serve as bye pass for the traffic coming from Tiruppur, Dharapuram and Pollachi – Palani roads as shown in the map enclosed.

This proposal shall be given top priority for implementation since it would serve as a main bye pass road for this town. The approximate estimate will be Rs. 600 lakhs. The implementing Agency for this project by the Highways and Rural works Department.

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UDUMALPET LOCAL PLANNING AREA

ROAD - UDUMALAIPETTAI

MASTER PLAN.

LEGEND

Local Planning Area Boundary

Existing Road

DD PLAN BOUNDARY

PROPOSED SCHEME ROADS

PROPOSED BYE PASS ROAD

PROPOSED MASTER PLAN ROADS

1650 0 1650 3300 4950

DIRECTORATE OF TOWN AND COUNTRY PLANNING COIMBATORE - NILGIRIS REGION, COIMBATORE-641 018.

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CHAPTER V

PHASING

5.01 Based on the prevailing trend on the development of the master plan for Udumalaipettai Local Planning area is proposed to be implemented in two stages. Such phasing of the plan implementation will secure orderly development of the planning area and enable the execution of works on priority basis, thus avoiding incurring of expenditure which are not essential immediately. It is expected that the first phase of the implementation will be completed by 2006 (i.e. mid period of the next decade) and the second phase by 2011. It is however to be noted that the time schedule proposed is only approximate and may require variation depending upon circumstances that may arise in the course of implementation.

PHASE – 1 (2000-2006)

5.02 The Local Planning Area is expected to have a population of 80,000 by 2006 and hence the developments proposed should be to cater the needs of the population. The developments contemplated during the first phase therefore may include among others.

1. Development of residential sectors on the northern and southern sides as shown in the plan.
2. Development of commercial area along the main arterial roads.
3. Expansion on the industrial area along the Palani, Dharapuram, Tiruppur main roads and also southern side of railway line.
4. Development of higher educational institutional uses.
5. Widening of the arterial and central recreational area, water supply and other important works.
6. Preliminary works relating to central recreational area, water supply and other important works.
7. Traffic control and regulation works as per Town Plan.

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PHASE – II (2007-2011)

5.03 The department contemplated in phase (II) of the implementation of the master plan would include.

1. Development of the rest of the residential sectors
2. Whole developments of the commercial and industrial uses.
3. Contemplation of the works relating to public and semi-public uses and civic uses.
4. Road net works not taken up during the first phase of the programme
5. Traffic control and regulation works as per TOM plan.

5.04 For purpose of implementation and for working, the detailed cost estimates for the execution and the master plan proposals will be split up with a number of Detailed Development Plans. Already 8 Detailed Development Plans have been sanctioned and 5 Detailed Development Plans in the Local Planning Area are in Draft stage.

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CHAPTER VI
ZONING REGULATIONS

6.01 In order to implement the proposals, contained in the Master Plan certain essential and important zoning regulations will have to be framed and enforced. Such zoning regulations will vest essential purpose with the competent authority for the enforcement of the plan. It is however to be noted that the zoning regulations contemplated in this Chapter are independent of the rules and regulations that have to be framed for the purpose of any zone and part thereof within the local planning area. Every development within the area covered by the Master Plan for Udumalaipettai Local Planning Area shall conform to the use zone regulations (G.O. Ms. No. 1730 RD & LA. Dated 24.7.1974) and other regulations prescribed hereunder are also with the proposals shown in the 'APPENDIX' shall guide the grant or refusal or permission and shall be enforceable.

This town has already been segmented for control into 13 Detailed Development areas out of which 8 D.D. Plans had been sanctioned so far. The areas covered under sanctioned Detailed Development Plan areas concerned, the rules and regulations of Detailed Development plans alone will prevail.

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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

1. D.O. Letter No. 28332/MD/73-1 RD & LA dt. 7.3.73
2. From the Director of Town & Country Planning, Letter No. 10989/73/S, dated 21.3.74
3. From the Member – Secretary, Madras Metropolitan Development Authority, D.O. Letter No. 1988/74 AD-P dt. 19.5.74

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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 zones and the restrictions to be imposed. For the purpose of these regulations, it has been suggested that the urban areas may be divided into the following six major use zones.

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

Of 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

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2. The Director has also stated that the Tamil Nadu Town and Country Planning Act 1971, provides for the zoning of area under sections 17(1) and 20(2) (g) through the Master Plans and Detailed Development Plans respectively. He has recommended that the draft zoning regulations may be approved and communicated to the local planning Authorities for 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 modification as 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.

4. The Government have examined the suggestion. They accept the views of the Member-Secretary, Madras Metropolitan Development Authority so far as it relates to the Madras Metropolitan and as for other urban areas of the state. The Government approve in principle, the draft zoning regulation submitted by the Director of Town and draft zoning regulations to the Local Planning Authorities as soon as they are constituted.

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

(BY ORDER OF THE GOVERNOR)

Sd/

Secretary to Government

/True copy/

Assistant Director

APPENDEX 'A'

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 family multi-family dwellings, apartment dwelling 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 salons and Beauty Parlours
5. Nursery and Primary Schools
6. Taxi and Autorickshaw stands; and
7. Parks and Playfields.

USE ZONE I-(b) MIXED RESIDENTIAL USE ZONE

Uses Permitted

1. All uses permitted under Use Zones (a) i.e. Primary Residential Use Zone.
2. Hostels and single persons apartments.
3. Community Halls, Kalayana mandapams, religious buildings, Welfare centers and Gymnasis;

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Recreation clubs, libraries and Reading Rooms.

Clinics, Dispensaries and Nursing Homes;

Government Municipal and other institutional Sub-Offices

Police Stations, Post & Telegraph Offices, Fire Stations and Electric Sub – Station

Banks and safe Deposit Vaults;

Educational Institutions excluding colleges;

10. Restaurants, Residential Hotels and other Board and Lodging Houses;

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

14. Bakeries and confectionaries;

15. Laundry, Tailoring and Goldsmith shops; and

16. Cottage Industries permissible in residential areas under G.O.Ms.No.566, dated 13.3.1962.

II **COMMERCIAL USE ZONE- USE ZONE 2**

Uses Permitted

1. All Uses permitted in Use Zone (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 explousures, obnoxious products and other materials likely to cause health hazards;
3. Business Officers and other commercial and financial institutions;
4. Warehouse, repositories and other uses connected with storage of explosives or products which are either obnoxious or likely to cause health hazards.
5. Cinema theaters and other commercial entertainment centers;
6. Research, experimental and testing laboratories not involving danger if fire, explosion or health hazards;

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7. Transportation terminals, including bus stands, railway stations and urbanised parking lots.

8. Automobile repair shops and garages;

9. Small Industries, using electric motor not exceeding 20 H.P. and/or employing nor more than 25 workers, which are not noxious or offensive due to order, dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety; and

10. Installation of electric motors not exceeding 20 HP for the 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 Hazard Use Zone.

Use Zone III (a) CONTROLLED INDUSTRIAL USE ZONE

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

2. Industrial 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 shortages or failures.

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

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

USE ZONE III (b) GENERAL INDUSTRIAL USE ZONE

Uses Permitted

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

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

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

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

USE ZONE III (c) SPECIAL INDUSTRIAL AND HAZAFDOUS USE ZONE

Uses Permitted

1. All commercial uses listed under the 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, handing, manufacture air processing of highly combustible on excessive materials of products which are liable to burn with rapidity and / or which may produce poisonous fumes or
4. All uses involving storage, handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalis acids or other liquids or chemical producing flames, fumes and explosive, poisonous, irritant or corrosive gases
5. All uses involving storage, handling or processing of any material
6. Processing or manufacturing anything from which offensive or unwholesome smells arise.
7. Melting or processing tallow of sulphur;
8. Storing, handling, of 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 ar4tificial manure;

13 Brewin beer, Manufacturing by distillation arrack or spirit containing alcohol, whether dentured 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 zone.

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

16. Residential building for caretaker, watchmen and other essential staff required to be maintained in the premises.

IV EDUCATIONAL USE ZONE – USE ZONE

Use Permitted

1. Schools, colleges and other higher educational 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 persons apartments;
4. Recreation clubs, Libraries and reading Rooms and
5. Restaurants.

V PUBLIC AND SEMI – PUBLIC ZONE – USE ZONE

Uses Permitted

1. Government and quasi – Government Offices;
2. Art Galleries, Museums, Acquires and public Libraries;
3. Hospitals, Sanitoria and other medical and public health institutions;
4. Harbour, Airport and Flying Club
5. Organised Parking lots and Bush and Taxi stands
6. Parks, Playfields, Swimming pools, Stadium, 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. Residential use Zones;

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VI. AGRICULTURAL USE ZONE – USE ZONE 6

Uses Permitted:

1. All agricultural uses:
2. Farm house and buildings for agricultural activities;
3. Rural settlements with allied uses;
4. Public and Private parks, playfields, gardens carvan and campaign sites and other recreational uses.
5. Dairy and cattle farms;
6. Piggeries and Poultry farms;
7. Water tanks and reservoirs;
8. Sewages farms and Garbage dumps
9. Airports and broadcasting installations
10. Forestry
11. Cemetries, 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.

Sd/-

Director Of Town and

Country Planning

/True Copy /

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AMENDMENTS TO THE G.O. Ms. No. 1730 RD & LA dated 24.7.74

USE ZONE REGULATIONS

Zone	Uses Permitted	Reference
1. (a) Primary Residential Use Zone	8. Storage of LPG Cylinders for retail distribution	G.O.Ms.No. 457 H&UD Dept. dated 1.6.89
1 (b) Mixed Residential Use Zone	10. For the expression 'Restaurants, 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	Govt. Lr. No. 69759/UDIV (2)/89/11 dated 22.6.92 of H &UD Dept.
II. Commercial Use Zone	10. For the work 'Installation of Electric motors not exceeding 20 HP 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 exceeding 50 HP 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"	Govt. Lr.No.12096/UD IV (I) 93-4, dt.2.8.98 of H & UD Dept.
II Commercial Use Zone	11. After item 10 and the entries Relating thereto 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"	Govt.Lr.No.69759/UD IV(2)/89/11, dt. 22.6.92 of H&UD Dept.

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UDUMALPET LOCAL PLANNING AREA

COMPRISING T.S. NUMBERS

Ward	Block No.	T.S.Nos.	Remarks
A	1	1 to 16	
	2	1 to 118	
	3	1 to 12	
	4	1 to 58	
	5	1 to 31	
	6	1 to 79	
B	1	1 to 103	
	2	1 to 55	
	3	1 to 159	
	4	1 to 114	
	5	1 to 3	
	6	1 to 26	
	7	1 to 30	
	8	1 to 25	
	9	1 to131	
	10	1 to21	
C	1	1 to 177	
	2	1 to 333	
	3	1 to 324	
	4	1 to 184	
	5	1 to 164	
	6	1 to 245	
	7	1 to 82	
	8	1 to 145	
	9	1 to 11	
	10	1 to 54	
	11	1 to 256	
	12	1 to 214	
	13	1 to 10	
	14	1 to 272	
	15	1 to 105	
D	1	1 to 292	
	2	1 to 140	
	3	1 to 191	
	4	1 to 140	
	5	1 to 63	

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	6	1 to 65
	7	1 to 36
	8	1 to 50
	9	1 to 10
	10	1 to 38
	11	1 to 82
	12	1 to 67
	13	1 to 93
	14	1 to 26
E	1	1 to 35
	2	1 to 6
	3	1 to 34
	4	1 to 89
	5	1 to 79
	6	1 to 44
	7	1 to 103
	8	1 to 7
F	1	1 to 10
	2	1 to 17
	3	1 to 20
	4	1 to 41
	5	1 & 2
	6	1 to 38
	7	1 to 26
	8	1 to 11
G	1	1 to 27
	2	1 to 9
	3	1 to 15
	4	1 to 22
	5	1 to 31

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APPENDIX – B

PROPOSED LAND USE ZONE

Classification Of Zone	Ward No.	Block No.	T.S. Nos.
I. RESIDENTIAL USE ZONE			
a. PRIMARY RESIDENTIAL USE ZONE			
PRI	B	1	1 to 5, 7 to 17, 19 to 26, 28 to 36, 38 to 49, 52 to 55, 57 to 59, 61 to 71, 73 to 79, 81 to 86, 88 to 92 and 94 to 101.
		2	2, 4 to 9, 11 to 14, 16 to 20, 22 to 27, 29 to 39, 41 to 43, and 45 to 53.
		3	1 to 16, 18, 19, 21 to 24, 26 to 31, 33 to 39, 41 to 48, 50 to 64, 66, 67, 69 to 88, 90 to 103, 105 to 117, 119 to 135, 137 to 147, 149 to 155, 157 and 158
		4	2 to 4, 6 to 18, 20 to 30, 32 to 42, 44 to 51, 53 to 68, 71 to 88, 90 to 95, 97 to 108 and 110 to 113
PR2	A	5	17 Pt.
PR 3	G	2	5 to 7, 8/1A, 1B and 8/2
PR4	G	5	26 Pt.
b. Mixed Residential Use Zone			
MR1	A	5	16 Pt, 18Pt, 22 Pt, 26 Pt.
MR2	A	5	13 Pt, 14 Pt, 24, 25 Pt, 26 Pt, 30 Pt.
MR3	A	3	8 Pt.
MR4	A	3	3 Pt, 8 Pt.

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MR5	A	1	16 Pt.
	A	2	4 to 23, 26 to 47, 49 to 68, 70 to 74, 76 to 90, 92 to 106, 108 to 117
	A	3	1 Pt, 2, 3 Pt.
	A	4	1 Pt, 2, 3, 18, 19 Pt, 20, 21, 23 to 32, 34 to 47, 49 to 55.
MR6	A	1	14 Pt.
MR 7	C	1	44 to 84, 86 to 95, 97 to 134, 136 to157, 159 to 176
	C	2	1 to 5, 7 to 13, 15 to 20, 22 to 30, 32 to 52, 54 to 101, 103 to 116, 119 to122, 124 to 132, 134, 136 Pt. 138 Pt, 148 Pt, 151, 153 to 184, 186 Pt, 187 Pt, 189 Pt, 192 Pt, 193Pt, 194 to 199, 202 Pt, 204, 205, 206 Pt, 207 Pt, 208 Pt, 209 Pt, 210 Pt, 211, 212, 214 to 217, 227, 228, 233 Pt, 234 Pt, 236 Pt.
	C	5	7 to 9, 11, 13 to 19, 21 to 27, 29 to 49, 51 to 56, 58 to 66, 68, 69, 71 to 77, 79 to 87, 89 to 95, 97 to 108, 110 Pt, 112 Pt, 113 Pt, 115 Pt, 119 Pt, 122 to 126, 128 to 139, 141, 142, 144 to 153, 155 to 164.
	C	6	2 to 7, 9 to 17, 19 to 21, 23 to 30, 32, 34 to 50, 52 to 58, 60 to 79, 81 to 89, 91 to 93, 95 to 115, 117 to 127, 129 to 132, 134 to 147, 149 to 190, 192 to 197, 199 to 221, 223 to 226, 228 to 235, 237 to 244.
MR8	C	3	150 Pt, 151 Pt, 152, 153, 154 Pt,157 to 159, 161 to 175, 176Pt, 177 Pt, 178 Pt, 180 to 186, 193 to 195,201 Pt, 203 to 219, 221 to 224, 226,227, 236 Pt, 238 Pt, 240, 251, 252 Pt, 259 to 261, 263 to 277, 279 to 284, 286 Pt, 288 Pt, 290 Pt, 292 Pt, 293Pt, 294 Pt, 296 to 303, 305 to 314

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MR8	C	4	3, 4 8 Pt,9Pt, 15,16 Pt, 19, 20, 25 Pt, 26 Pt, 27 to 29, 31, 39, 41 to 68, 70 to 77, 79 to 84, 87 to 93, 95 Pt, 97, 100 to 103, 106 to 115, 117, 118, 126, 127 to 129, 131, 132, 135, 136 to 153, 155, 156, 157 Pt, 159 Pt, 160, 161, 167 Pt, 168, 169, 172, 174, 177, 178, 180 Pt.
MR 9	D	1	104 to 107, 108 Pt, 109 Pt, 110, 111, 112 to 115, 116 Pt, 117 Pt, 118 Pt, 119 to 127, 130, 133 to 145, 152 Pt, 153 Pt, 154 Pt, 155 to 159, 160 Pt, 161 Pt, 162, 163 to 168, 169 Pt, 171 Pt, 172 to 177, 178 Pt, 179 Pt, 180 to 184, 185 Pt, 186, 188 to 198, 200, 201 Pt, 202, 203, 204 Pt, 205 Pt, 206, 208 Pt, 209 Pt, 210 Pt, 211 Pt, 212 Pt, 213 Pt, 214 Pt, 215 Pt, 216 Pt, 217 Pt, 218 Pt, 219 Pt, 220 Pt, 221 Pt, 229, 233 Pt, 234 to 241, 243 to 250, 252 to 257, 258 Pt, 260 Pt, 266 Pt, 269 Pt, 271 to 280, 281 Pt, 282 to 286, 287 Pt, 288 Pt.
	D	2	6 Pt, 7, 8, 13 Pt, 15 to 20, 21 Pt, 22 Pt, 25 Pt, 31 Pt, 32, 36 Pt ,37 Pt, 38Pt, 40, 41 Pt, 42 Pt,43 Pt, 44 Pt, 98 to 136, 137Pt, 138 Pt.
	D	6	37, 38, 39 Pt, 40 Pt, 41, 42 Pt, 43 Pt, 44Pt,45 to 47, 48Pt, 50 Pt, 51, 53 Pt, 54 to 57, 58 Pt, 60, 61 Pt, 62 to 64.
	D	7	11Pt, 12Pt, 13Pt.
MR10	C	7	1 to 16, 18, 20 to 38, 40 to 57, 60 to 63, 65 to 79.
	C	8	1 to 3, 5 to 31, 33 to 39, 41, 42, 44 to 58, 60 to 69, 71 to 95, 97 to 100, 102 to 107, 109 to 114, 116 to 127, 130 to 134, 139Pt, 140 Pt, 141 Pt, 142 Pt, 144 Pt.
	C	10	53.
	C	11	5 Pt, 6 to 23, 25, 26, 29, 30 Pt,31 Pt,

			32 Pt, 33 Pt, 35, 39, 40 to 50,52 to67, 69 to 80, 82 to 111,114 to 123, 126 to 137, 139 to 149,151, 152, 154 to 164, 166 to 178,180, 181, 189 to 198, 200 to 211,215 Pt, 217 to 233, 235 to 256.
MR10	C	12	2 to 11, 13 to 17, 19 to 33, 35 to 59, 61 to 72, 74, 75, 77 to 88, 90 to 94, 96 to 107, 109 to 117, 119 to 121, 123 to 131, 133 to 135, 137 to 148, 150 to 157, 159, 161 to 186, 188 to 214.
	C	13	1 to 3, 5, to 8, 10
	C	14	1 to 5, 7 to 30, 32 to 48, 50 to 65, 67 to 79, 81 to 106, 108 to 117, 120 to 149, 151 to 167, 169 to 190, 192 to 203, 205 to 238, 240 to 249, 270.
	C	15	1 to 22, 24 to 41, 43 to 48, 50 to 58, 60 to 93

II. COMMERCIAL USE ZONE

C1	A	5	17 Pt.
	B	1	51
C2	A	5	14Pt, 16Pt, 26Pt.
C3	A	5	6 to 12, 13 Pt, 25 Pt, 26 Pt, 30 Pt,
	A	6	1 to 77
C4	A	5	1 Pt.
C5	A	3	9 Pt.
C6	A	1	14 Pt.
	A	3	7 Pt, 8 Pt.
C7	A	3	8 Pt.
C8	A	3	3 Pt, 8 Pt.
	A	4	1 Pt, 4 to 15

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C9	C	1	2 to 10, 11 Pt, 12, 13, 15 to 18, 20 to 27,29 to 42.
	C	2	244 to 291, 293 to 324, 326 to 332
C10	C	3	2 to 24, 27 to 47, 49 to 86, 88 to 127
C11	D	1	20 to 54, 56 to 100
C12	D	1	102, 103, 108 Pt, 109 Pt, 116 Pt, 117 Pt, 118 Pt, 128, 129, 131, 132, 148 to 151, 152 Pt, 153Pt, 154 Pt, 160 Pt, 161 Pt, 169Pt, 171 Pt, 178 Pt, 179 Pt, 185 Pt, 187, 201 Pt, 204 Pt, 205 Pt, 208 Pt, 209 Pt, 210 Pt, 211 Pt, 212 Pt, 213 Pt, 214 Pt, 215 Pt, 216 Pt, 217 Pt, 218 Pt, 219 Pt, 220Pt, 221 Pt, 222 to 228, 231, 232, 233 Pt, 258 Pt, 259, 260 Pt, 261 to 265, 266 Pt, 267, 268, 269 Pt, 281 Pt, 287 Pt, 288 Pt, 289 to 292.
C12	D	2	2 to 5, 6 Pt, 9 to 11, 13 Pt, 14, 21 Pt, 22 Pt, 23, 24, 25 Pt, 27 to 30, 31 Pt, 33 to 35, 36 Pt, 37 Pt, 39Pt, 39, 41 Pt, 42 Pt, 43 Pt, 44 Pt, 46 to 96,137 Pt, 138 Pt.
	D	6	34 to 36, 39 Pt, 40 Pt, 42 Pt, 43 Pt, 44 Pt, 48 Pt, 49, 50 Pt, 52, 53 Pt, 58 Pt, 59, 61 Pt, 65.
	D	7	2 to 7, 10Pt, 11Pt, 12Pt, 13Pt, 14, 15, 17 ,20.
C13	C	3	129 to 149, 150 Pt, 151 Pt, 154 Pt, 155, 156, 176 Pt, 177 Pt, 178 Pt, 188 to 192, 196 to 200, 201 Pt, 229, 230, 231, 232 to 235, 236 Pt, 237, 238 Pt, 239, 241 to 250, 252 Pt, 253 to 258, 286 Pt, 287, 288 Pt, 289, 290 Pt, 291, 292 Pt, 293 Pt, 294 Pt, 315 to 323.
C13	C	4	5 to 7, 8 Pt, 9 Pt, 10 to 13, 16 Pt, 17, 18, 22 to 24, 25 Pt, 26 Pt, 32 to 36, 95 Pt, 96, 98,104, 105, 119to125, 130, 133, 134, 157 Pt,159 Pt, 162 to 166, 167 Pt, 170, 171, 173, 175,176, 179, 180 Pt, 181 to 184.

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C14	C	2	135, 136 Pt, 137, 138 Pt, 139, 140 to 147,148 Pt, 150, 185, 186 Pt, 187 Pt, 188, 189 Pt,190, 191, 192 Pt, 193 Pt, 202 Pt, 206 Pt, 207 Pt, 208 Pt, 209 Pt, 210 Pt, 218 to 226,229 to 232, 233 Pt, 234 Pt, 235, 236 Pt,237 to 242.
	C	5	5,6,10,12,110 Pt, 111,112Pt,113Pt, 114,115Pt,116 to 118, 119 Pt, 120, 121.
C15	C	10	1 to 36, 39 to 54.
C16	C	8	128, 135 to 138, 139 Pt, 140 Pt, 141 Pt, 142 Pt, 143, 144 Pt.
	C	11	3, 5 Pt, 27, 28, 30 Pt, 31 Pt, 32 Pt, 33 Pt, 34, 36 to 38, 182 to 188, 212 to 214, 215 Pt, 216.
	C	14	251, 253 to 269
C17	C	15	95 to 99, 100 to 104

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III. INDUSTRIAL USE ZONE

a) CONTROLLED INDUSTRIAL ZONE

- NIL –

b) GENERAL INDUSTRIAL ZONE

GI_1	A	5	17 Pt, 18 Pt.
GI_2	A	5	1 Pt, 3, 4
GI_3	A	4	16, 17, 19 Pt.

c) SPECIAL INDUSTRIAL AND HAZARDOUS USE ZONE

- NIL -

IV. EDUCATIONAL USE ZONE

E1	A	1	10 Pt, 11 Pt, 13 Pt, 14 Pt, 15 Pt,
E2	A	5	27, 28, 29.
E3	D	7	10Pt, 19.

V. PUBLIC AND SEMI PUBLIC USE ZONE

P & S1	A	5	19 to 21, 23 Pt.
P & S2	A	1	14 Pt, 15 Pt.
	A	3	6 Pt, 7 Pt, 8 Pt.
P & S3	A	1	15 Pt, 16 Pt.
	A	3	1 Pt, 3 Pt, 4 Pt, 6 Pt.
P & S4	C	5	1 to 3
	C	9	2 to 9
	D	7	8, 9, 16, 18.

VI. AGRICULTURAL USE ZONE

AG_1	A	5	15 Pt.
AG_2	C	1	11 Pt.
AG_3	C	10	38

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I. EXISTING ROADS

Ward No.	Block No.	T.S. Nos.
A	1	12.
	2	1, 3, 24, 25, 48, 69, 75, 91, 107, 118.
	3	5Pt,11,12.
	4	23,33,48,57,58.
	5	15.
	6	78.
B	1	6, 18, 27, 37, 50, 56, 60, 72, 80, 87, 93, 102,103.
	2	1, 3, 10, 15, 21, 28, 40, 44, 54, 55.
	3	17,20,25,32,40,49,65,68,89,104,118,136,148, 156, 159.
	4	1, 5, 19, 31, 43, 52, 69, 70, 89, 96.
C	1	1, 14, 19, 28, 43, 85, 96, 135, 158, 177.
	2	6, 14, 21, 31, 53, 102, 117, 118, 123, 133, 149, 152, 200, 201, 203, 213, 243, 292, 325, 333
	3	1, 25, 26, 48, 87, 128, 160, 179, 187, 202, 220, 225, 228, 262, 278, 285, 295, 304,324.
	4	1, 2, 14, 21, 30, 37, 38, 40, 69, 78, 85, 86, 94, 99, 116, 154, 158.
	5	4, 20, 28, 50, 57, 67, 70, 78, 88, 96, 109, 127, 140, 143, 154.
	6	1, 8, 18, 22, 31, 33, 51, 59, 80, 90, 94, 116, 128, 133, 148, 191, 198, 222, 227, 236,245
	7	17, 19, 39, 58, 59, 64, 80, 81, 82.

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	8	4, 32, 40, 43, 59, 70, 96, 101, 108, 115, 129, 145.
	9	1, 10, 11.
	10	37.
	11	1, 2, 4, 24, 51, 68, 81, 112, 113, 124, 125, 138, 150, 153, 165, 179, 199, 234.
	12	1, 12, 18, 34, 60, 73, 76, 89, 95, 108, 118, 122, 132, 136, 149, 158, 160, 187.
	13	9.
	14	6, 31, 49, 66, 80, 107, 118, 119, 150, 168, 191, 204, 239, 250, 252, 271, 272.
	15	23, 42, 49, 59, 94, 105.
D	1	55, 101, 106, 146, 147, 170, 199, 207, 230, 242, 251, 270.
	2	1, 12, 26, 45, 97, 139, 140.
	6	1 Pt, 33.
	7	21.
F	8	9, 10.
G	5	26 Pt.

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PROPOSED ROAD DETAILS

Sl. No.	Name of the Road	Width of the Road	Ward	Block	T.S. Nos.
1.	'BB'	60'0"	A	1	14 Pt
			A	3	7 Pt, 8 Pt,
2.	'B1B1'	60'0"	A	1	10 Pt, 11 Pt, 13 Pt, 14 Pt.
3.	'B2B2'	60'0"	A	1	14 Pt, 15 Pt, 16 Pt
4.	'B3B3'	60'0"	A	1	15 Pt.
			A	3	3 Pt, 6 Pt, 8 Pt.
5.	'B4B4'	60'0"	A	3	9 Pt.
			A	5	1 Pt, 2 Pt, 5 Pt, 14 Pt 15 Pt, 26 Pt, 23 Pt.
6.	'B5B5'	60'0"	A	5	16 Pt, 18 Pt, 22 Pt, 26 Pt, 28Pt.
7.	'CC'	40'0"	A	3	3 Pt, 8Pt.
8.	'C1C1'	40'0"	A	1	16 Pt.
			A	3	1 Pt, 3 Pt, 4 Pt, 5 Pt.
9.	'C2C2'	40'0"	A	1	10 Pt, 11 Pt, 12 Pt, 16 Pt.
			C	13	4 Pt.

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UDUMALPET LOCAL PLANNING AREA

RAILWAY LINE

Ward No.	Block No.	T.S. Nos.
A	1	9
E	1	1
	6	44
	7	1
F	3	1
	5	1
	6	7
	7	10
G	2	4
	5	25

UDUMALPET LOCAL PLANNING AREA

WATER BODISES

Ward No.	Block No.	T.S. Nos.
A	2	2
	3	10
	4	56
	5	2, 5.
B	4	109.
C	13	4

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UDUMALPET LOCAL PLANNING AREA

DETAILED DEVELOPMENT PLAN AREA
SURVEY NUMBERS

Name of D.D Plan	Ward	Block	T.S.Nos.
Udumalpet D.D.Plan No:-1 (Approved)	E	5	1 to 79
	E	8	3 to 7
Udumalpet D.D.Plan No:-2 (Approved)	D	10	37 Part
	E	6	1 to 55, 44Pt.
	E	7	1 to 103
	E	8	1 & 2
	F	3	1 to 20
	F	4	1 to41
	F	5	1 & 2
	F	6	1 to 7
	F	7	10 Pt, 11 to 26
	F	8	1 to 8, 11.
Udumalpet D.D.Plan No:-3 (Approved)	A	1	1 to 9
	E	1	1 to 35
	E	2	1 to 6
	E	3	1 to 34
	E	4	1 to 89
	E	6	6 to 43, 44 Pt.
Udumalpet D.D.Plan No:-4 (Approved)	G	1	1 to 27
	G	2	1 to 3, 9.
	G	3	1 to 15
	G	4	1 to 22
	G	5	1 to 24, 27 to 31
Udumalpet D.D.Plan No:-5 (Approved)	B	6	23 to 26
		7	1 to 30
		8	1 to 20
	D	1	1 to 18, 19 Pt.
		3	165 to 191
		4	1 to 5
		5	2 &3
	F	1	1

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Udumalpet D.D.Plan No:-6 (Approved)	A	5	31
		6	79
	B	4	114
		5	1 to 3
		6	1 to 22
		8	21 to 25
		9	1 to 131
		10	1 to 21
	D	1	19 Pt.
Razakabad Eastern Extension T.P.Scheme. (Approved)	F	6	8 to 38
		7	1 to 8
Razakabad Extension T.P.Scheme (Approved)	D	3	1 to 191
		4	1 to 140
		5	1 to 63
		6	1 to 32
		7	1, 22 to 36
		8	1 to 50
		9	1 to10
		10	1 to 38
		11	1 to 82
		12	1 to 67
		13	1 to 93
		14	1 to 26
	F	1	2 to 10
		2	1 to 17
Udumalpet D.D.Plan No:-7 (Consent Stage)	A	1	5, 7
		3	9 to14
		5	1/1, 1/2, 2 to 17, 18/1, 18/2, 19 to 29, 30/1, 30/2
		6	25, 65 TO 73, 77, 78.
	C	1	1
		2	325
		3	1 Part

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Udumalpet D.D.Plan No:-8 (Consent Stage)	A	1	10 to 16
		2	1 to 118
		3	1 to 8
		4	1 to 56
	C	13	3, 4
Udumalpet D.D.Plan No:-10 (Draft Stage)	C	7	1 to 82
		8	1 to 145
		9	1 to 11
		10	1 to 54
		11	1 to 256
		12	1 to 214
		13	1 to 10
		14	1 to 272
		15	1 to 105
Udumalpet D.D.Plan No:-11 (Draft Stage)	F	7	10 Part
		8	9 and 10
	G	2	4 to 8
		5	25 and 26

* * * * *

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Master Plan for Udumalpet Local Planning Area – Approval under Section of Tamil Nadu Town and Country Planning Act, 1971 – Accorded.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O. Ms. No. 133 Dated : 7.2.90

Read :

1. G.O. Ms. No. 479, Housing and Urban Development dated 21.6.94
2. From the Director of Town and Country Planning Lr. No. RC 30315/86-MP1 dated 13.5.88
3. G.O. Ms. No. 909 Housing and Urban Development dated 8.9.89

ORDER:

In G.O. Ms. No. 479, Housing and Urban Development Department dated 27.6.84, the Government have accorded consent to the publication, of Notice of Preparation of Master Plan for Udumalpet Local Planning Area.

2. Under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves the Master Plan for Udumalpet Local Planning Area submitted by the Director of Town and Country Planning. The delay of 1051 days in the preparation of Master Plan and convening a meeting of the Local Planning Authority is hereby condoned. Copies of the Master Plan for Udumalpet Local Planning Area as approved by Government are communicated to the Director of Town and Country planning.

3. The following Notification will be published in Tamil Nadu Government Gazette:

NOTIFICATION

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

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3. The Master Plan for Udumalpet Local Planning Area with all the enclosures shall be kept open to the inspection of the public in the office of the Commissioner, Udumalpet Municipality during office house.

(By order of the Governor)

C. CHELLAPPAN
SECRETARY TO GOVERNMENT

/True copy /

Office of the Director of Town
& Country Planning, Master Division
Madras – 2

Endt. No. 40211/88-MP2 **Dated : 29.3.90**

Copy of G.O. Ms. No. 133 H & UD dated 7.2.90 is Communicated

Sd/-

Director Of Town and

Country Planning

To

1. The Member Secretary,
   Udumalpet Local Planning Authority,
   Udumalpet.
2. The Deputy Director of Town and Country
   Planning, Salem Region
3. The Deputy Directors of (MP) & (DDP) Divisions
4. Joint Director III
5. Assistant Director (MP) & (DDP) Divisions
6. Supervisors (MP) 1, 2, 3, 4, 5
7. Stock file
8. Spare – 10

/True copy /

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Area – Udumalaipettai – Declaration of Local Planning rea under Section 10(1) of the Town and Country Planning Act, 1971 – Preliminary tification – Issued

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

.O. Ms. No. 2076 Dated : 22nd September 1973

Read :

From the Commissioner, Udumalaipettai Municipality
Lr. No. F1/ 6825/73 dated 12.9.73

*****

RDER:

It is proposed to declare the local areas specified in Column (3) of the table in the tification appended to this order forming a local planning area mentioned in the rresponding entry in column (3) thereof to be a local planning area and to constitute for ch local planning area a local Planning authority. The appended notification will be blished in English in the Tamil Nadu Government Gazette and republished in English d in Tamil in the Coimbatore District Gazette.

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

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

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

(By Order Of The Governor)

C.G. RANGABASHYAM
Secretary to Government

e Director of Stationery and Printing Madras for
Publication of the Notification in the Tamil Nadu Government Gazette
e Collector of Coimbatore
e Director of Translation, Madras
e Director of Town Planning, Madras
e Deputy Director of Town Planning, Coimbatore
e Commissioner, Udumalaipettai Municipality through Chairman
e Secretary, Tamil Nadu Legislative Assembly Department,
With 325 copies to be placed on the table of the House
e Secretary , Tamil Nadu Legislative Council Department with
125 copies to be placed on the table of the House.

/True copy /

APPENDIX

List of single local authorities which have been declared Local Planning authorities under the provison to sub section 11 of Tamil Nadu Town and Country Planning Act, 1971

LIST

Name of the Local Authority	Name of the Local Planning Authority
Coimbatore District	
Pollachi Municipality	Pollachi
Gobichettipalayam Municipality	Gobichettipalayam
Dharapuram Municipality	Dharapuram
Udumalpet Municipality	Udumalpet
Sathyamangalam Municipality	Sathyamangalam
Bhavanisagar Township	Bhavanisagar
Valparai Township	Valparai

(True Copy)

Sd.
SECTION OFFICER

/ True Copy /

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Area – Udumalaipettai – Declaration of Local Planning Area under Section 10(4) of the Town and Country Planning Act, 1971 – Preliminary notification – Issued

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O. Ms. No. 683 Dated : 16th September 1974

Read :

G.O. Ms. No. 2076 RDLA, dated 22.9.73

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, Section 1 of the Tamil Nadu Government Gazette, dated 7.11.73 for general information as required under Sub-Section (3) of Section 10 of the Tamil Nadu Town and Country Planning Act, 1971, (Tamil Nadu Act 35 of 1972). 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)

C.G. RANGABASHYAM
Secretary to Government

To
The Director of Stationery and Printing Madras 1
for Publication in the Tamil Nadu Government Gazette
The Collector of Coimbatore
The Director of Town and Country Planning, Madras
The Deputy Director of Town and Country Planning, Coimbatore
The Commissioner, Udumalaipettai Municipality through Chairman
The Secretary, Tamil Nadu Legislative Council with 325/125 Copies
Of the notification for being placed on the table of the House
The Secretary , Tamil Nadu Legislative Council Department with
125 copies to be placed on the table of the House.

/True copy /

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APPENDIX

NOTIFICATION

In exercise of the powers conferred by Sub-Section (1) of Section 10 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby declares his intention to specify the 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 the two months from the date of the publication of this Notification in the Tamil Nadu Government Gazette and that any objection or suggestion which may be received from any inhabitant or any local authority or institution in the said 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 Development and Local Administration Department, Fort St. George, Madras - 9

THE TABLE

Sl. No.	Name of Local Planning Area	Area forming the Local Local Planning Area	
		No.	No. and Name of Revenue Villages
1	2		3
1.	Udumalaipettai	42	Udumalaipettai
		43	Periakottai
		44	Kanakkampalayam
		32	Sinnaveerampatti

/True Copy /

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Area – Udumalaipettai – Declaration of Local Planning Area under Section 11(1) of the Tamil Nadu Town and Country Planning Act, 1971 – Preliminary notification Issued

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O. Ms. No. 650 Dated : 8th April 1975

Read :

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

(By Order Of the Governor)

R. BALASUBRAMANIAN
Secretary to Government

To
The Director of Stationery and Printing Madras -1
The Director of Town and Country Planning, Madras
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 Water Supply and Drainage Board
The 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 / Tamil Nadu Legislative Council with 375/125 Copies, of the notifications for being placed on the Table of the House.

(True Copy Forwarded / By Order)

SECTION OFFICER

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 declare 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. Cumbum
6. Kodaikanal
7. Pollachi
8. Gobichettipalayam
9. Dharapuram
10. Udumalpet

/True Copy/

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NOTIFICIATION

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	Number and name of Revenue Villages
1	2	3
1.	Udumalaipettai	42. Udumalaipettai 43. Periakottai 44. Kanakkampalayam 32. Sinnaveerampatti

/True Copy/

Sd.
SECTION OFFICER

/True Copy /

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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. Ms. No. 650, R.D. & L.A., dated 8.4.1975

ORDER

In the .GO. 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 provides 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)

R. BALASUBRAMANIAN
Secretary to Government

To
The Director of Stationery and Printing Madras - 1
The Director of Town & Country Planning, Madras -1
The Inspector of Municipalities, Madras
All Collectors - All Heads of Departments
The Chairman, Tamil Nadu State Housing Board
The Chairman, Tamil Nadu Slum Clearance Board
The Chairman, Tamil Nadu State Electricity Board
The Chairman, Tamil Nadu Water Supply and Drainage Board

/True Copy /

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GOVERNMENT OF TAMILNADU

ABSTRACT

Land use zoning - Master Plan Locational restriction software units Removal orders issued

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Housing and Urban Development (CD IV (2) Department

G.O.Ms.No: 260 **Dated :- 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, IND (MD 2) dated 3.11.97
3. From the Special Commissioner of Town and Country Planning No 6336/2002/T dated 13.3.2002.

.....

ORDER

In the G.O. First cited 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 in to 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 and
6. Agricultural use zone

Of these the residential use zone has been further subdivided into two catagories namely.

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

The industrial use zone has been similarly subdivider into three catagories 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.

3. In his letter third read above Special Commisioner of town and Country Planning has reported that Software units exclusively engaged in software developement and training,are considered to be non confiliting uses and therefore there will be no locational restriction for getting up of these units in any land use classified, except those lands

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reserved for special and hazardous and agricultural land use in the Master Plan, in line with the Provisions of amended Developement Control Rules of Metropolitan Developement Authority, and that the iinformation technology industries also should not be permitted in areas prohibited by various act and rules, relating to coastal regulation zone, archarological site, Heritagesite, Airports, Burial ground, Guarry 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 R.D.& L.A Dept, dated 24.07.74 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, R.D&L.A.Dept., dated 24.7.74 to the effect that units exclusively engaged in software developement and training be permitted to avail all land uses., viz., residential (Primary and Mixed Residential), Commercial Public and Semi Public, Educational, Industries (Controled 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 toGovernment.

To

The Special Commissioner of Town and Country Planning, Chennai - 2.
The Member Secretary, Chennai Metropoliton development Authority, Chennai - 8.
All Local Planning Authority / New Town Developement Authority, (through the special commisioner of town and country planning, chennai - 2.)
Industries Department / Revenue Department / Municipal Administration and Water Supply Department, Chennai - 9.

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GOVERNMENT OF TAMILNADU

ABSTRACT

Urban Development Installation of the Base transreceiver station towers in all the land usezones in the Master plan permission - orders issue

****

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 dated 24-07-1974.
2. G.O. (Ms) No. 2 Information and Technology Dept. dated 01-04.2002.
3. Government Lr. No. 237/I & T /2002 - 2 Information Technology Dept. dt. 03.05.2002.
4. From the Special Commissioner of Town and Country planning Lr. Roc. No. 13287 / 2002/ BA - 1 dt. 3-6-2002 and 17-7-2002.
5. Government Lr. No. 237/TT/2002-7 Information Technology Department dated 18-09-2002.

ORDER:-

In the Government order Second read above the Information Technology Department had issued orders permitting any licenced telecom company to install base Transreceiver station Towers, equipment room and generator room on roof top or on the ground of premises and building belonging to Government on certain terms and condition. 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 & Country planning for installation of Base Transreceiver 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.2 dated 1-03-2002 will be applicable not only for the Base Transreceiver station Towers to be installed on roof top or on the ground of premises and buildings belonging to Government of Tamilnadu but also for the Base Transreceiver station Towers to be installed on private land / buildings.

3. In the letter fifth read above the information Technology Department while issuing certain amendments to para 4 and 5 Government order second read above has directed municipal administration and water supply department and Rural Development Department to issue necessary orders exempting under Tamilnadu District Municipal Building Rules and Multistory eyed and Public Building Rules 1973, under G.O. 164 Municipal Administration and water supply department dated 15-6-94 and G.O. (Ms) No. 22 Municipal Administration and water supply department dated 30-01-1997 against restricting the height of the Building / Structures / Base Trans Receiver station Towers with

in 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 Trans Receiver station Towers in all the land use zones. The Special Commissioner of Town and country planning in his letter fourth read above has reported that as per the Government order first read above only permissible uses specified in each zone as per the master plan can permitted. He has requested that since there is no provision at present it the master plan for permitting Base trans Receiver station Towers a Separate Government order or permitting trans Receiver towers in all land use zone 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 and accordingly direct that the installation of Base Trans Receiver Station Towers shall be permitted in all land use zones in the Master plan.

(BY ORDER OF THE GOVERNOR)
Sd / 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.
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.
The Private Secretary to Government, Chennai

/ Forwarded by order/

sd/.....

Section officer

/ Ture Copy /

sd/.....

DY. DIRECTOR OF TOWN & COUNTRY
PLANNING (I/C)
COIMBATORE - 18.

Verified by LegalStuff

Copy of G.O.M.s.NO : 565 Rural Development and Local Administration date 13th March 1962.

RULES :- Madras Public Health Act - Cottage Industries - Restriction limitations and conditions - Rules - Confirmed.

READ :

G.O. Ms. No. 1951 L.A. dt. 10.12.60

From M/s. Balaji Brothers, dt 10.12.60

From Sri P.G. Krishnaswamy dt. 2.1.61

From the Madras State Gamshor Tablets Manufactures, Assn. Madurai, dt 6.1.61

From the North Madras Dhall Manufacturers Assn dt 1.1.61

From the Ananda Match Works, Gudiyatham, dt. 2.12.60 and 1.4.61

From the South India Mercantile Corporation, Gudiyattam dt. 7.12.60

From the Vellore Match Works, Vellore dt 7.3.61

From the famous Match Company, Gudiyattam at 6.5.61

From the Commissioner Bodinayakanur Municipality, L. Dis No. 1096/61, dt. 22.5.61.

From the Commissioner Tindivanam Municipality, L. Dis No. 809/61, dt. 4.6.61

From the Commissioner Madurai Municipality, L. Dis No. 10, 10130/59, dt. 14.6.61

From the Commissioner Salem Municipality, F3. 1410 / 61

From the Commissioner Corporation of Madras, Lr. IDC. No. 149/188/61, dt. 9.2.61.

From Sir W.G. Saravanam, petition dt. 30.1.61

From the Commissioner Sivakasi Municipality, L. Dis 1151/61 dt. 8.3.61

From the Commissioner Chidambaram Municipality, L. Dis No. 758/61, dt. 8.3.61

From the Director of Public Health, Madras R. 8044/8/ H2/61, dt. 3.5.61

From Sri M.S.A. Jayaraman Chairman, Municipal Council, Rasipuram dt. 14.6.61

From the Joint Director of Town Planning Roc. 438/61 date 18.8.61 (addresed to the Director of Public Health , Madras)

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From the Director of Public health Madras R. Dis. No. 130/ Hyg /61, dt. 3.10.61.

From the Director of Public Health, Madras, R.115065 /1-M2-61, dt. 7.10.61

From the Director of public health, K. Dis. No. 17398 / H2/ 61, dt. 14.2.62

ORDER :

In G.O. PS. 1951, L.A. dt 10th December 1960 the Government ordered the publication in the Fort St. George Gazetted of the Graft Madras Cottage Industries Construction and establishment Restrictions Limitations and Conditions Rules under the Proviso the clause (a) of section 92 of the Madras Public Health Act, 1930 Madras Act III of 1939. The Government have carefully considered he suggestions received. The draft rules as amplified with refence to the suggestions received are hereby confirmed. The appened notification will be published in the Fort St. George zetted.

/ by order of the Governor /

Sd / xxxxxxxxxx
DEVA ANUGRAHAM
Deputy Secretary to Government.

/ True copy /

APPENDIX

SPECFICATION

In exercise of the powers conformed by subsection (10) of section 128 read with the proviso to clause (a) of section 92 of the Madras Public Health Act, 1939 (Madras Act III of 1939) the Governor of Madras hereby makes the following rules the same having been previously published as required by sub - section (1) of section 130 of the said Act.

RULES :

1.SHORT TITLE : These rules may be called the madras cottage industries conduction and Establishment (Res Limitations and Conditions) Rules 1960.

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2.DEFINITIONS : In these rules, unless the count wise required:-

(1)'Act' Means the Madras Public health Act, (Madras Act III of 1939)

(2)' Cottage Industry' means such cottage industry as the Government may, from time to time, by notification under the soviso to clause (a) of Section 92, Specify:

(3) "Dwelling" means a dwelling house and includes a hut used or adopted to be used, wholly or principally for human habitation or in connection therewith.

(4) 'Electric Installation' means any machinery or manufacturing plants driven by electrical power not exceeding three horsepower in the aggregate:

(5) 'Notified Area' means any locality, division ward, street orpotion of a street in the local area of an urbanlocal authority notified in the prescribed manner by such local authority as being reserved for residential purposed under section 89:

(6) 'Schedule' means a schedule appended to these rules ;

(7) 'Section' means a section of the Act;

(8) 'Site 'means the land on which a dwelling stands and includes open yards and open spaces appurtenant to, or occupied and used in conjunction with, a dwelling.

3. GENERAL : The restrictions, limitations and conditions subject to which the local authority may permit the construction or establishment of any new factory, workshop or work place for the purpose of carrying on any cottage industry shall be those specified in the following rules.

4. EMPLOYMENT OF POWER OTHER THAN ELECTRIC POWER :No Such instruction or establishment as is referred to in rule 3 shall be permitted in any dwelling or site in a notified area, if any installation other than electric installation is to be employed in any such construction or establishment.
Provided that nothing contained in this rule shall apply to decorticating shall by hand - grinding.

5. PROHIBITION OF ELECTRIC INSTALLATION IN HUTS : No Electric installation shall be permitted in a site a of the dwelling thereon is a hut.

6. SETTING APART OF A ROOM FOR ELECTRIC INSTALLATION : No electric installation shall be permitted in a dwelling or on a site on which a delling is situated, unless the electric installation installed in a room or enclosure exclusively set apart for such installation conforms to these rules.

7. ROOM OR ENCLOSURE CONTAININT THE ELECTRIC INSTALLATION TO SATISFY CERTAIN CONDITIONS :

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A room or enclosure in which the electric installation is installed shall comply with the following requirements namely :-

(a) in respect of any installation for the industry referred to in schedule A, the room or enclosure shall be struturally detached by not less than five feet from any other dewlling.

(b) In respect of any installation for the industry referred ti in schedule A or schedule B, the room of the enclosure if attached to a dwelling shall not be directly necessible from any part of such dwelling

(c) No part of the room or enclosure shall be used for residential purpose.

(d) The room or enclosure shall have a minimum floor area of eighty square feet and a width of not less than eight feet. The height of all main walls shall not be less than nine feet.

(e) Walls of the room or enclosure shall be of brick or rubble asonry built on chunam or cement mortaror of such non - inflammable waterials as may be approved by the executive Authority.

(f) Roofing shall be of concrete or such hard material as may be approved by the executive authority.

(g) Roofing shall not be thatched or erected with mudor grass or leaves.

(h) The room or enclosure shall have windows, ventilators or of ventilators opening directly to fresh air. The total area of such windows, ventilators or roof ventilators shall not be less than nine-fifty of the floor area of the room or enclosures.

(i) There shall be atleast one door may which shall open into vacant space reopen varandah and the site of such doorway shall not be less than three and a half feet in width and six feet in eight.

(j) The basement shall not be less than one feet above the adjacent ground level.

(k) In respect of any installation for the industry referred to a schedule A, whereany heating process use of fire is involved room or enclosure shall have such chimeys or smokeescares as are in are opinion of the health officer adequate.

Provide that the director of Public Health any for persons to recorded in writing exempt any room or enclosure from the province of clauses (d),(n) and (i) subject to such doncitions ashemay ink fit.

8. PERMISSIBLE NUMBER OF PERSON TO BE EMPLOYED IN A ROOM OR COLOSURE : The number or persons who may be required or allowed to work any one time in a room or enclosure shall not exceed four.

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9. **SPECIAL PROVISION, REGARDING DHALL MILLING :** The number or and grinders that may be worked in a dhall mill at any one time of such all mill is situated in a dwelling shall not exceed four and the derogate number of employees attending on each such grinder shall exceed four. The dhall mill shall be worked subject to such directions, limitations and conditions as may be imposed by the officer, for abatement of nuisances if any, due to dusting out of the process of decorticating dhall.

10. HOURS OF WORKING No machinery or manufacturing plant shall be worked or operate between the hours of 6.p.m. and 6.30 a.m.

11. PRIOR APPOVAL OF AN OFFICER OF THE HEALTH DEPARTMENT TO BE OBTATNES : No such construction or establishment as is referred to inrule 3 shall be permitted.

(a) In any municipal area, except with the prior approval of the Municipal Health officer or in the absence of the Municipal Health Officer, of the District Health Officer; and

(b) In other areas except with the prior approval of the District Health Officer.

12. PRECAUTIONS AGAINST FIRE : The Permission granted by the local authority shall include such conditions as the executive authority may specify in this behalf in order to guard against the cut break of any fire in the place concerned.

13. INSPECTION - The executive authority or any officer authorized by the executive authority in this behalf enter at all reasonable times into any place or premises in which any such construction or establishment as is referred toin ryle 3 has been permitted and inspect the same.

14. CLEANLINESS : 1. Rubbish filth or debrisshall not be accumulated or kept in any part of the dwelling for more than twentyfour hours and shall be disposed off in the matter approved by the health officer. All filth and other decomposing matter shall be kept in covered receptacles.

2. All drains carrying waste or sullage water or sewage shall be constructed or mansory or other impermeable material and shall regularly flushed at least twice daily and such drain shall be connected to recognized drainage line, if any.

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3. The dwelling shall be maintained is a maaitary and clean condition. The floors shall be swept or otherwise cleaned at least once daily and the celling shall be dusted at least each a month.

4. There shall be sufficient latrine and urinal accommodations such places in the dwelling and such number and design as the health officer may direct. If any existing latring or uring in the dwelling is round to be injurious to the industry. The health officer shall have the power to direct the renewal of such latrine or urinal.

5. Latrines and urinals shall be properly maintained and pollution by exert of urine or the surface of the ground in the vicinity of the latrine or urinal shall be prevented. Suitable arrangement shall be made for the regular cleaning and consering of the latrines and urinals to the satisfaction of the health officer.

6. The area around the place where drinking water is distrbuted to the workers shall be kept clean and properly drained.

/ TRUE COPY/

SCHEDULE

(See clauses (a) and (k) of rule 7)

1. Industry relating to the production of bakery, biscuits and cakes
2. Manufacturing of cendle sticks.
3. Manufacturing Clips
4. Coffee roasting and grindings
5. Industry relating to the production of confectionery sweets.
6. Decorticating dhall by hand grinding
7. Enamelling
8. Manufacturing of fountain pens
9. Industry relating to jaeger, sugar, palmyra cocoanut
10. Industry relating to making paper, pulp, paper cutting, paper fares
11. Industry relating to manufacturing or ornaments and jewellery (bangles)
12. Soap making
13. Manufacturing Toys
14. Cutting and polishing of optical lenses in air - conditioned rooms.

(G.O. Ms. No. 2770 dated 14.12.73).

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SCHEDULE ' B '

1. Making of agarbathi
2. Industry relating to also fibre extraction - palmyrah, cocoanut fibres.
3. Appalam manufactures
4. Readymade clothing sarees, dhoties
5. Arecanut cutting
6. Making artificial flowers
7. Basin Manufactures
8. Bee keeping
9. Lanco Cakes
10. Blanker weaving
11. Block engraving for cloth printing
12. Braiding card
13. Bruch manufacture
14. Button making, brass tires
15. Calico printing
16. Cane furniture also cane and baslert wars, matting.
17. Cangais shoes
18. Card Boards, and card Board Boxes
19. Cement wars works
20. Clay modelling paper match works.
21. Making or coir and coir rope
22. Cryons manufacture
23. Drating of frutis and vegetables, drain fruits and dried vegetable.
24. Emproiding knitting cocoanut and needle work
25. Engraving on metals
26. Manufacturing of fibre and fibre products
27. Industry relating to fruit canning
28. Hoisery manufacture (with hand and power)
29. Manufacture of icons
30. Manufacture of inks pads (Rubber Stamps)
31. Manufacture of Jam, Jellries and preserves
32. Manufacture of Korainare, plates, biscuits hard
33. Lapidany work
34. Laundary and cleaning cloths

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35. Leather goods
36. Match stick
37. Minor radio parts manufacture
38. Musical instruments
39. Ornamental leather - crafts, money purses - handbag.
40. Painting or planks and glass
41. Palonyrah fibre brush making
42. Palmyrah leaf face and utility articles, midribe manufacture.
43. Palmyrah rafters and stems furniture and etc. manufacture
44. Performery - essential oils and scents
45. Pithworks-manufacture of pith hat, garlands, flowers
46. Industry relating to playing shuttle looms making.
47. Printing and allied trade - book binding - block making
48. Spinning – cotton and wollen charkas
49. Ribbon manufacture
50. Sotring, of articles in frigidaries
51. Syrups, aerated water and ice making
52. Tailoring
53. Twisting and therwing of silk and cotton yard.
54. Tire interring and winkling of silk thread, cotton thread and artificial yards.
55. Vermicelli manufacture
56. Weaving cotton, woolen, tusserm jute, mat silk
57. Wax cfafting on paper and cloth
58. Work classifying and greading fabrics and worker goods
59. Wood turners industry
60. Manufacture of wollen
61. Rolling of beedies
62. Wiring harness for motor vehicles under G.O. 1484/29 JULY 1968
63. Dough making (explanation G.D. Ms. No 1191 dated 15 May 1971 explanation the trade 1 dough making includes grinding of food articles like wet rice black grass and the like.
64. Repair and servicing of domestic electrical pump-sets
65. Ruby cutting and polishing G.O. Ms. No. 1265 dated 28th June1973.
66. Manufacture of Dealwood boxes G.O. Ms. No. 2152 dated 29.9.73.
67. Tablet making of pharmacal drugs. G.O. Ms. No. 2744 dated 29.9.73.
68. Genies driven by power and those driver by bullocks G.O. Ms. No:1237 R D & L A dt. 20.7.1977.

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LIST OF COTTAGE INDUSTRIES AS PER G.O. Ms. No. 500, LOCAL ADMINISTRATION DATED. 13.3.62.

1. Arecanul Cutting
2. Appalam Manugacture
3. Bee - keeping (agriculture) honey and bee's wax
4. Bakery biscuits cakes
5. Balance cakes
6. Confectionery sweets
7. Coffee roasting and grinding
8. Dehydrated fruits and vegetables, dried frutis and dried veg etables.
9. Fruit Canning
10. Jaggery manufacture, gur-making from sugarcane, datepalm or palmurah and coconut treats, handmade sugar, sugar candy.
11. Jam, Jellies and preserves.
12. Syrups, aerated water ice-making
13. Vermicelli manufacture
14. Apparel and ready-made clothing (including sarees dhoties)
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, brass and tin.
22. Calico printing
23. Canvas shoes manufature
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 user, jutre, marka, silk
31. Spinning - cotton wool in charkers.
32. Tailoring
33. Woolen fabrics and woollen goods.
34. Wool clipping and grading
35. Fly shuttle looms making
36. Ribbon manufature
37. Cane furniture (also cane and basketware matting)
38. Cementware works
39. Coir, coit-making rope
40. Candle sticks manufature
41. Agarbathi making
42. Manufacture of card-board and card-board boxes
43. Clay modelling, papier mache works.
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)

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49. Lapidary works
50. Musical insturments - 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, paltes, 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 wook works.
61. Fibre and fibre products
62. Icons
63. Match- stick manufature (manufacture of splints with wood only)
64. Fountain pen manufacture
65. Minor radio parts manufacture

* * * * *

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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 Department, 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 dt. 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 accept 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 - 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 :-

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

Yours faithfully

sd/-
for secretary to Government.

/ true copy /

Copy of Govt. 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 up to 50H.P.in Commercialuse zones - Amendment to G.0.Ms. No. 1730 RD&LA.Dept., Dt. 24. 7.74 – issued.

Ref: 1. G.0.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:

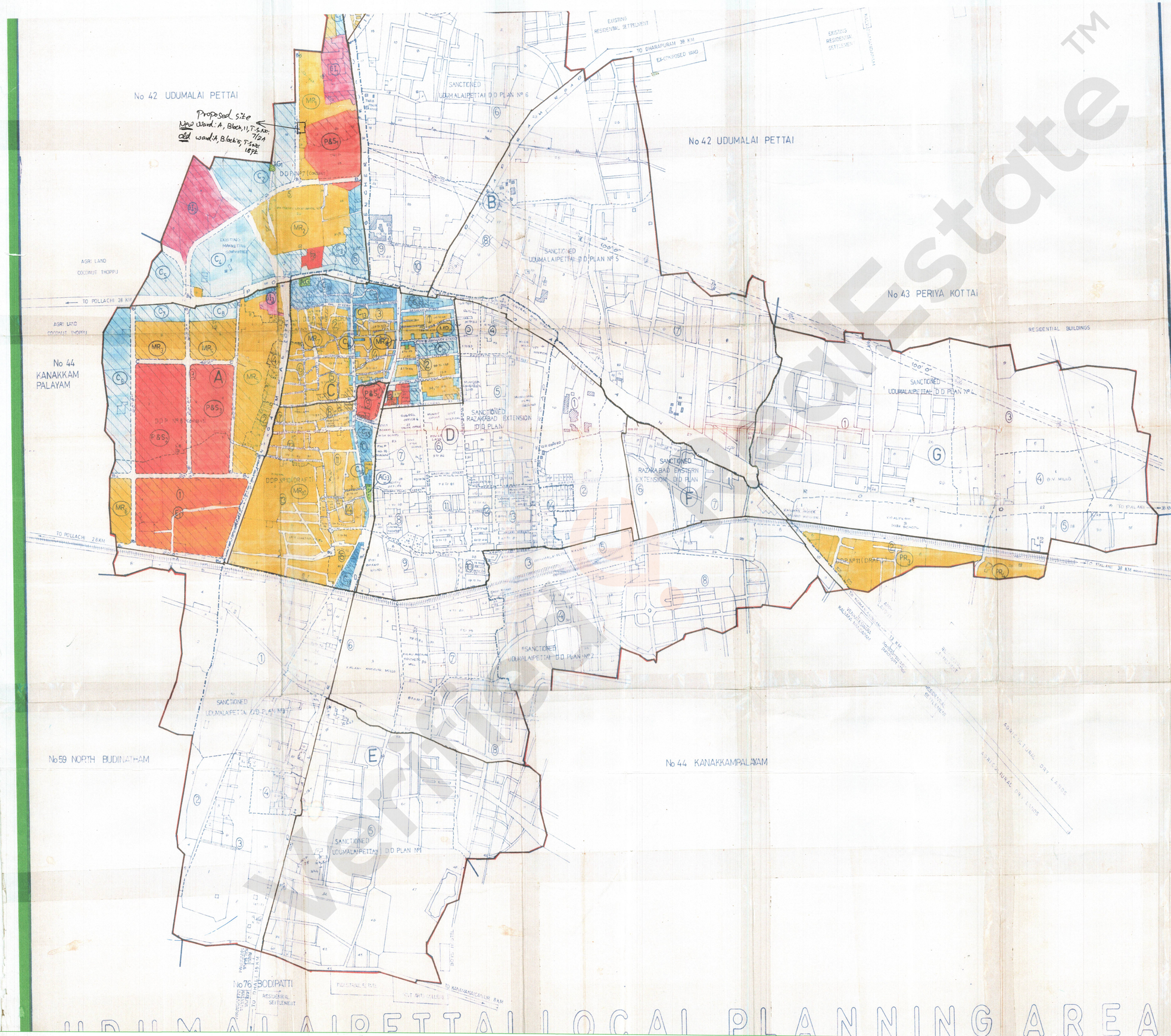
AMENDMENT

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 edours, effluent, dust, smoke, gas, vibration, noise etc. or otherwise likely to cause danger or nuisance to public health or amenity".

Section officer.

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LEGEND

	EXISTING	PROPOSED
L.P.A. BOUNDARY		
D.D. PLAN BOUNDARY		
WARD BOUNDARY		
BLOCK BOUNDARY		
WATER BODIES		
EXISTING ROADS STREETS AND LANES		
METRE GAUGE RAILWAY LINE		
RESIDENTIAL		
COMMERCIAL		
INDUSTRIAL		
1 CONTROLLED INDUSTRIAL USE ZONE		
2 GENERAL INDUSTRIAL USE ZONE		
3 SPECIAL INDUSTRIAL & HAZARDOUS USE ZONE		
EDUCATIONAL		
PUBLIC AND SEMIPUBLIC		
AGRICULTURAL		

Udumalpet MP (Pt.) 2011

PR_1 To PR_4 – PRIMARY RESIDENTIAL USE ZONE

MR_1 To MR_{10} – MIXED RESIDENTIAL USE ZONE

C_1 To C_{17} – COMMERCIAL USE ZONE

E_1 to E_3 – EDUCATIONAL USE ZONE

$P\&S_1$ TO $P\&S_2$ – PUBLIC & SEMIPUBLIC USE ZONE

GI_1 To GI_3 – GENERAL INDUSTRIAL USE ZONE

AG_1 TO AG_3 – AGRICULTURAL USE ZONE

330 0 330 660 990 1320 1650 FEET

40 0 40 80 120 200 320 400 160 METRE

SCALE : 1 MM = 4000 MM

N

MEMBER SECRETARY / EXECUTIVE AUTHORITY
LOCAL PLANNING AUTHORITY
UDUMALAIPETTAI

DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING
COIMBATORE NILGIRIS REGION
COIMBATORE

ASSISTANT DIRECTOR OF
TOWN AND COUNTRY PLANNING
MASTER PLAN DIVISION CHENNAI

ADDITIONAL DIRECTOR OF
TOWN AND COUNTRY PLANNING
CHENNAI

DIRECTOR OF TOWN AND COUNTRY PLANNING CHENNAI

COMMISSIONER AND SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT
GOVERNMENT OF TAMIL NADU

DIRECTORATE OF TOWN AND COUNTRY PLANNING

COIMBATORE NILGIRIS REGION

GOVERNMENT OF TAMIL NADU

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