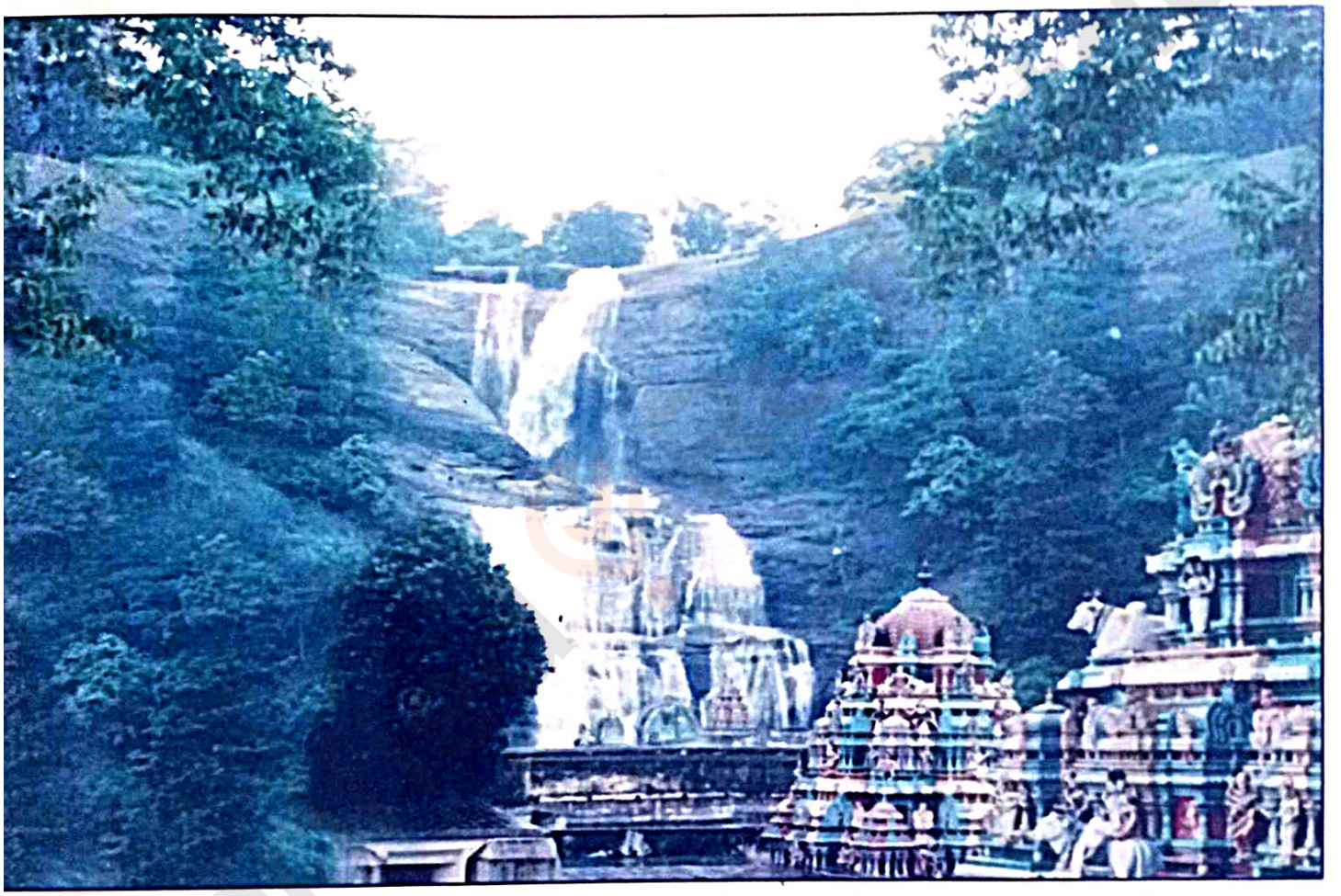
COURTALLAM

MASTER PLAN



Courtallam Local Planning Authority
Tirunelveli District

Tirunelveli Region
DIRECTORATE OF
TOWN AND COUNTRY PLANNING
Govt.of Tamilnadu

COURTALLAM

MASTER PLAN

Courtallam Local Planning Authority
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DIRECTORATE OF
TOWN AND COUNTRY PLANNING
Govt. of Tamilnadu

DTCP

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ANNEXURE

Reference Nos :

L.PA : Roc. No. 314/2003 E1

Regional Office : 2507/2001 TVLR 3

Directorate of Town and country planning. :

MASTER PALN FOR COURTALLAM LOCAL PLANNING AREA

Consented in G.O.Ms. No.2249 H & UD Dept. dated 28-12-79	Submitted for sanction in resolution No:208 dt. 23.10.03 Of Courtallam Local Planning Authority.
Executive Authority Courtallam Local Planning Authority Courtallam.	Regional Deputy Director of Town and country Planning, Tirunelveli-2
Joint Director of Town and country Planning Chennai-2.	Additional Director of Town and country Planning Chennai-2.
Commissioner of Town and Country Planning, Chennai – 2.	Secretary to Government Housing and Urban Development Department Chennai-9

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COURTALLAM LOCAL PLANNING AREA MASTER PLAN

Scrutinized and Certified that

1. The boundary of the Master Plan has been marked in Red line in the Plan and area notified.

2. Reports and all the plans are authenticated.

3. The categorization in Zoning map and categorized zoning regulation are tallied and found correct.

4. All the procedures prescribed in the master Plan rules were followed.

Executive Authority
Courtallam Local Planning
Authority, Courtallam.

Deputy Director of Town and
Country Planning,
Tirunelveli-2.

22/12/03

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PROFORMA

Name of the Region : TIRUNELVELI

Name of the L.P.A. COURTALLAM

1. PROPOSAL:

1. Lr.No. and date of Town Panchayat Proposals submitted to Regional Deputy Director for notification of L.P.A.	30549/73. Dated 23.08.1973.
2. Lr. No. and date of Regional Deputy Director in which proposals submitted DT & CP	K.Dis 3696/73 TKR3
3. Lr. No. and date of DT & CP in which proposals submitted to Government	

NOTIFICATION:

4. The G.O. Details of preliminary nofification under section 10(1)	G.O.Ms No.2061 RD & LA Dept. Dt.20.07.1973
5. Publication details of the notification in Tamilnadu Government Gazette.	Page 18 Part II Section 2 dt.09-01-74
6. Republication details in District Gazette. (i) Tamil (ii) English	
7.The G.O. details in which confirmation was ordered under section 10 (4) of the Act.	G.O.Ms. No: 679 RD & LA Dept. Dt. 16-3-74.
8. Publication details of the above said Confirmation in Tamilnadu Government Gazette.	

III. Constitution :

9. The G.O. details in which authority was Constituted U/S 11 (3) of the Act.	G.O.Ms. No. 650 RD & LA Dt.8-4-75.
10. Publication details in the Tamilnadu Government Gazette.	Page 199 Part II section 2 Dt. 7-5-75.

IV. Consent

11. Extension of time granted for the preparation of present and land building use map (upto date details) with C.No. and date to be entered here.	
12. Resolution No. and date in which L.PA adopted the present Land and Building use map	

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13. Resolution No. and date in which L.P.A resolved to submit the master Plan to Government for concern Section 24 (2) of the Act (The Executive authority, R.D.D, DT. & CP's letter Nos. and date in which the proposal Submitted to Govt. should also to be noted against this col)	DT & CP Lr No.26484 /78 D4 Dt.27-2-79 and 13-7-79.
14. The G.O. details in which the Government Accorded Consent.	G.O.Ms. No. 2249 H &UD Dept. dt. Dt. 28-12-79.
V. SUBMISSION:	
15. Publication details of this notification Form. No. 1 in the Tamilnadu Government Gazette.	Page 429 Part VI Section I Dt. 3-9-80 and Part VI Section I Page 505 dt. 20-6-90.
16. Republication details in Form No.1 in District Gazette	District Gazette dt. 18-09-72 and 3-11-09
17. Date of Submission of master plan to various Government	Roc No: 58 /82 C2 Dt. 11-10-82 of Courtallam LPA.
18. Date of submission of O&S to DT & CP advice (Lr. No. and date of Commissioner and Regional Deputy Director in which O&S Were sent to this office should be noted here)	1.Executive Authority Courtallam Lr. No. 17/90 D1 date 23-11-93. 2.RDD Tirunelveli Lr.No. 3522/90 TVLR3 dt.14-12-93.
19. Lr. No. and date in which DT & CP has given advice on O & S.	DT & CP Chennai Lr. No. 32384 /92 dt. 7-3-94.
20. Resolution No. and date in which the L.P.A considered and approved the draft Master Plan.	208 , Dt. 23.10.2003
21. Submission of master plan to Government for final approval (Lr. No. and date in which u/s 28 of the Act the L.P.A., R.D.D. and DT&CP submitted the master plan to Government for final approval.	1) L. P. A. Roc. No. 314/2003 E1 2) R. D. D. Roc. No. 2507/2001 TVLR 3
22. The G.O. details in which Government accorded its approval.	

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VI. PUBLICATION :

23. The Republication details of the approval G.O. in the Tamilnadu Government Gazette.

24. The Republication details of the approval G.O. in the District Gazette.

25. The Republication of the approval G.O. in the notice board of the office of the LPA

26. The Republication of the approval G.O. on the notice board of the office of the District collector concerned.

27. The Republication of the approval G.O. on the notice board of the office of the Regional Deputy Director.

28. The Republication of approval G.O. on the notice board of the Local Authorities compared in the area.

29. The Republication of the approval G.O. in one or more leading daily newspapers circulating in the LPA.

VII. REVIEW:

30. Review details of Master Plan ordered by the Government.

30 (i) Resolution No and date in which the LPA resolved to submit the Masterplan to Government for consent under section 24 (2) of the Act.

(The commissioner RDD's DT & CP's Lr. Nos. and date in which the proposals Submitted to Govt. should also be noted against this col.)

30 (ii) The G.O. details in which the Government accorded consent.

SUBMISSION

30 (iii) Publication details of this notification in Form No.1 in the Tamil Nadu Government Gazette.

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30 (iv) Republication details in Form No.1 in District Gazette.

30 (v) Date of Submission of master plan to various Government Departments which letter Nos.

30 (vi) Date of submission of O & S to DT &CP for advice (Lr.No. and date of commissioner and Regional Deputy Director in which O&S were Sent to this office should be noted here)
30(vii) Lr. No. and Date in which DT & CP has given advice on O & S.

30 (viii) Resolution No. and date in which the LPA considered and approved the draft master plan.

30 (ix) Submission of master plan to Government for final approval Lr.No. & date in which u/s 20 of the act the LPA RDD and DT & CP submitted the master plan to Government for final approval).

30 (x) The G.O .details in which Government accorded its approval.

VARIATION:

31. Publication details of draft variation notification proposed in the T.N.G.G.

32. Publication details of draft variation notification proposed in the district gazette.

33. Republication details by the local planning authority. As prescribed under reference 15 of master plan rules.

Deputy Director of Town and
Country planning, Tirunelveli
Region, Tirunelveli.

22/12/03

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COURTALLAM MASTER PLAN

PREAMPLE:

The Tamil Nadu Town and Country Planning Act 1971 Provides for Preparation of Master Plan for every Local Planning Area notified and confirmed under this Act.

Courtallam Town Panchayat was notified as Local Planning Area under section 10 (1) of the Town and Country Planning Act 1971 in G.O. Ms. No. 2061 RD & LA Dept dt.20-07-73 and the same was confirmed under section 10 (4) of the Act in G.O. Ms No.679 RD &LA Dept, dt.16-03-74 and subsequently it was constituted as Local Planning Authority under section 11(1) of the Act in G.O. Ms. No. 650 RD & LA Dept dt.06-04-75.

Under the provisions of Town and Country Planning Act 1971, a Master Plan was prepared for Courtallam Local Planning Area. The Government in their order G.O.Ms.No: 2249 H&UD Dept dt.28-12-79 gave their consent under section 28 of Town and Country Planning Act 1971 for Publication of Master Plan.

Accordingly, the notice of preparation of Courtallam Master Plan, was Published in Tamil Nadu Govt Gazette (Part VI Section I Dt. 03-11-80) and in leading News Paper (Hindu dt.14-08-80), in Tirunelveli District Gazette dt 03-11-80 and in the concerned office notice boards to invite objections and suggestions. The copies of Master Plan also were sent to various head of departments as required under rule 7 (i) of the preparation and sanction of the Master Plan rules and finally the Master Plan has been submitted for final approval of Government under section 28 of the Act.

However the Master plan was returned by the Government through the Lr.No.26012/UD IV (2) 84-3 dt. 29-08-84 of the H & UD.Dept. with instructions to give more opportunities to the Public to offer their objections and suggestions on the Master Plan and to carryout appropriate changes in the report after consultations with Forest department, Tourism Department Prominent residents of the area, other natural lovers and the District Collector of Tirunelveli District.

The instructions of the Govt. was complied with and again objections and suggestions were called for from the Public, Publishing it in the TamilNadu Government . Gazette in Part IV - Section -I dt. 20-06-90,

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Tirunelveli District Gazette dt 18-09-92 and in Daily Papers viz. Daily Thanthi dt.18-09-92 and the Hindu dt.07-09-92 and received objections and suggestions from them. For taking suitable decision on the objections and suggestions so received, the District Collector of Tirunelveli District who is also the Chairman Courtallam Local Planning Authority constituted a committee consists of the following members

(i)Regional Director of Municipal Administration, Tirunelveli.
ii) Deputy Director of Agriculture Tirunelveli.
iii) Revenue Divisional Officer, Tenkasi.
iv) Deputy Director of Town and Country Planning Tirunelveli.
v) Assistant Divisional Engineer H&RW Department. Tenkasi.
vi) Executive Officer, Courtallam Town Panchayat.

The committee reviewed the objections and suggestions and took decisions on it. In line with the decision of the committee appropriate changes have been effected in the proposed land use zoning of Courtallam Master Plan.

In addition to that, the District Forest Officer and The Tourism Officer of Tirunelveli District offered certain valuable suggestions which have been carried out in the report. The land use zoning prepared in the Master Plan has been prepared in accordance with suggestions made by various departments mentioned above.

The Master Plan for Courtallam Local Planning Area was prepared, with covering the entire planning area of Town Panchayat. Subsequently one Detailed Development was prepared under the provisions of Town and Country Planning Act 1971 and which is sanctioned. The proposals for the areas covered under Detailed Development Plan were retained and for the rest of the L.P area the usual methodology for preparation of Master Plan has been adopted.

The Master Plan has been prepared under the provisions of TamilNadu Town and Country Planning Act 1971 incorporating the basic concept of land use zone and focusing at more care to protect and reserve the nature.

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CHAPTER I

MASTER PLAN – THE LEGAL FRAME WORK .

1.01 Under the powers vested in section 10(1) (b) of Tamilnadu Town and Country Planning Act 1971, the Government may notify any area as Local Planning Area and under section 10 (4) the Government may confirm this notification, section 11 (3) of the Act provides for the constitution of 'Local Planning Authority' for the area. Every Local Planning Authority constituted under this Act shall prepare and submit a plan, called the 'Master Plan' for the Local Planning Area. The Matter Plan may propose or provide for all or any of the following masters namely:-

a) The manner in which the Land in the Planning Area shall be used.

b) The allotment or reservation of lands for residential, commercial, industrial and agricultural purposes and for parks, playfields and open spaces.

c) The allotment or reservation of land for public buildings, institutions and for civic amenities.

d) The meeting of Provision for National Highways, arterial roads, ring roads, major street lines of communication including Railways, Airways, Posts and canals.

e) The traffic and transportation pattern and traffic circulation pattern.

f) The improvements of major roads and streets.

g) The area reserved for future development, expansion and for new housing.

h) The provision for the improvement of areas of bad layout or obsolete development and slum areas and for relocation of population.

i) The amenities, services and utilities.

j) The provision for detailed development of specific areas for housing, shopping industries and civic amenities and educational and cultural facilities.

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k) The control of architectural features, elevation and frontage of buildings and structures.

l) The provision for regulating the zone, the location, height, number of storages and size of buildings and other structures, the size of the yards and other open spaces and the use of the building structures and land.

m) The stages by which the Master Plan shall be carried out and

n) Such other matters as may be prescribed.

COURTALLAM LOCAL PLANNING AREA:

1.02. In exercising the powers under section 10 (1) (b) of the Act, the Government had published the intension of declaring Courtallam Local Planning Area in G.O.Ms. No. 2061 Rural Development and Local Administration Department dt. 20-7-73 and the notification has been confirmed under section 10 (4) in G.O.Ms. No. 679 Rural Development and Local Administration Department dt. 16-03-74.

1.03. Courtallam Local Planning Area comprises the following revenue villages.

i) Village No. 17 Melagaram (Part)

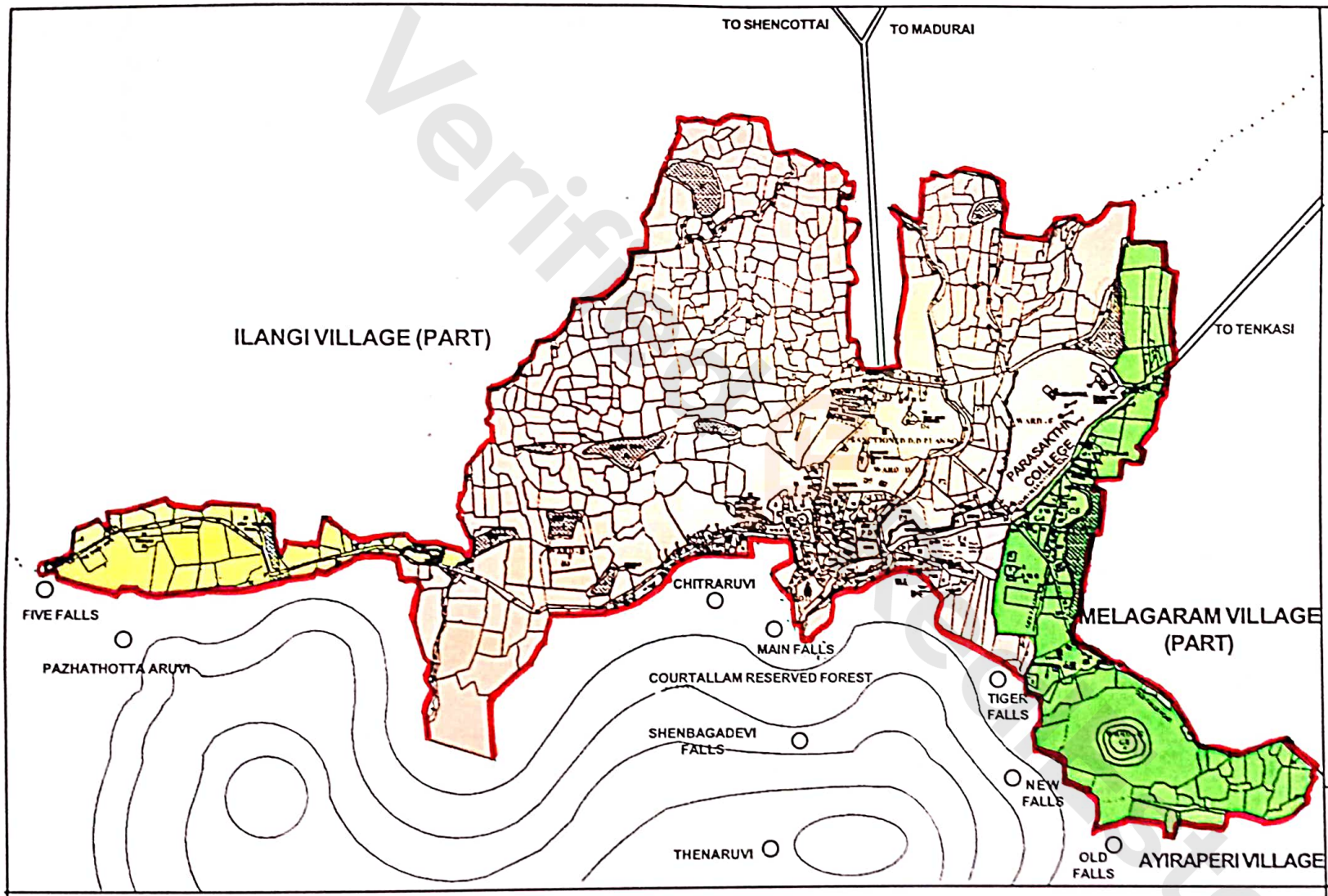
ii) Village No. 15 Ilanji (Part)

iii) Village No. 16 Courtallam.

The survey members comprised in Courtallam Local Planning Area and listed in Table No.1.1

The Administrative set up with the village boundaries is shown in Map No.1.

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COURTALLAM MASTER PLAN ADMINISTRATIVE SET UP

MAP No. 1

REFERENCE

- LPA BOUNDARY
- VILLAGE BOUNDARY
- WARD BOUNDARY
- BLOCK BOUNDARY
- ROAD & STREETS
- WATER BODIES
- ILANGI VILLAGE (PART)
- COURTALLAM VILLAGE
- MELAGARAM VILLAGE(PART)

SCALE 1: 25000

N

COURTALLAM LOCAL PLANNING AREA - MASTER PLAN

DIRECTORATE OF TOWN AND COUNTRY PLANNING GOVT. OF TAMILNADU

DTCP

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TABLE NO.1.1

LIST OF REVENUE VILLAGE INCLUDED IN THE COURTALLAM LOCAL PLANNING AREA.

Village No with Name	Comprising Survey Members.
15 . Ilanji	**Ward A** Block-1 . T.S. Nos. 1to 39 Block 2: T.S.Nos. 1 to 17
16. Courtallam	**Ward B** Block 1 T.S.Nos. 1 to 18 Block 2 T.S.Nos 1 to 24 Block 3 T.S.Nos. 1 to 07 Block 4 T.S.Nos. 1 to 18 Block 5 T.S.Nos. 1 to 31 Block 6 T.S. Nos.1 to 16 Block 7 T.S. Nos. 1 to 32 Block 8 T.S. Nos. 1 to 33 **Ward : C** Block.1 T.S.No: 1 to77 Block.2 T.S.No: 1 to 75 Block.3 T.S.No. 1 to 87 **Ward: D** Block.1 T.S.No. 1 to 25 Block.2 T.S.No 1 to 23 Block.3 T.S.No. 1 to 42 Block.4 T.S.No. 1 to 20 Block.5 T.S.No. 1 to 13 Block.6 T.S.No. 1 to 48 Block.7 T.S.No. 1 to 59 Block.8 T.S.No. 1 to 27 Block.9 T.S.No. 1 to 27 Block.10 T.S.No. 1 to 41 Block.11 T.S.No. 1 to 30 Block.12 T.S.No. 1 to 35 Block 13 T.S.No. 1 to 15 Block 14 T.S.No. 1 to 06 **Ward.E** Block.1 T.S.No. 1 to 54 Block.2 T.S.No 1 to 31

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	Ward: F Block.1 T.S.No. 1 to 14 Block.2 T.S.No. 1 to 21 Block.3 T.S.No. 1 to 15 Block.4 T.S.No. 1 to 41 Block.5 T.S.No. 1 to 40 Block.6 T.S.No. 1 to 18 Block.7 T.S.No. 1
17. MELAGARAM	**Ward: G** Block.1 T.S.No. 1 to 04 Block.2 T.S.No 1 to 16 Block.3 T.S.No. 1 to 44 Block.4 T.S.No. 1 to 26 Block.5 T.S.No. 1 to 07 Block.6 T.S.No. 1 to 19 Block.7 T.S.No. 1 to 29 Block.8 T.S.No. 1 to 08 Block.9 T.S.No. 1 to 29

1.04 :_ In exercising the provision made in the section 11 (1) and 11 (3) of the Act, the Govt. in G.O.Ms. No. 650 RD & LA Dept. dt. 08-04-75 has appointed the Courtallam Town Panchyat council as the Courtallam Local Planning Authority.

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CHAPTER II
INTRODUCTION

LOCATION:

2.01. Courtallam is a special grade Town Panchayat located 60 Km west of Tirunelveli, 8 Km South West of Tenkasi and 5 Km South east of Sengottai. The town is well connected with the nearby urban centres, by road net work. The nearest railway station is Tenkasi.

2.02: Courtallam is situated at Longitude 77 16' E and Latitude 8 56' N, an elevation of about 170MSL on the western Ghats in Tirunelveli District. Map No. 2 indicates the location of this town.

HISTORICAL BACK GROUND:-

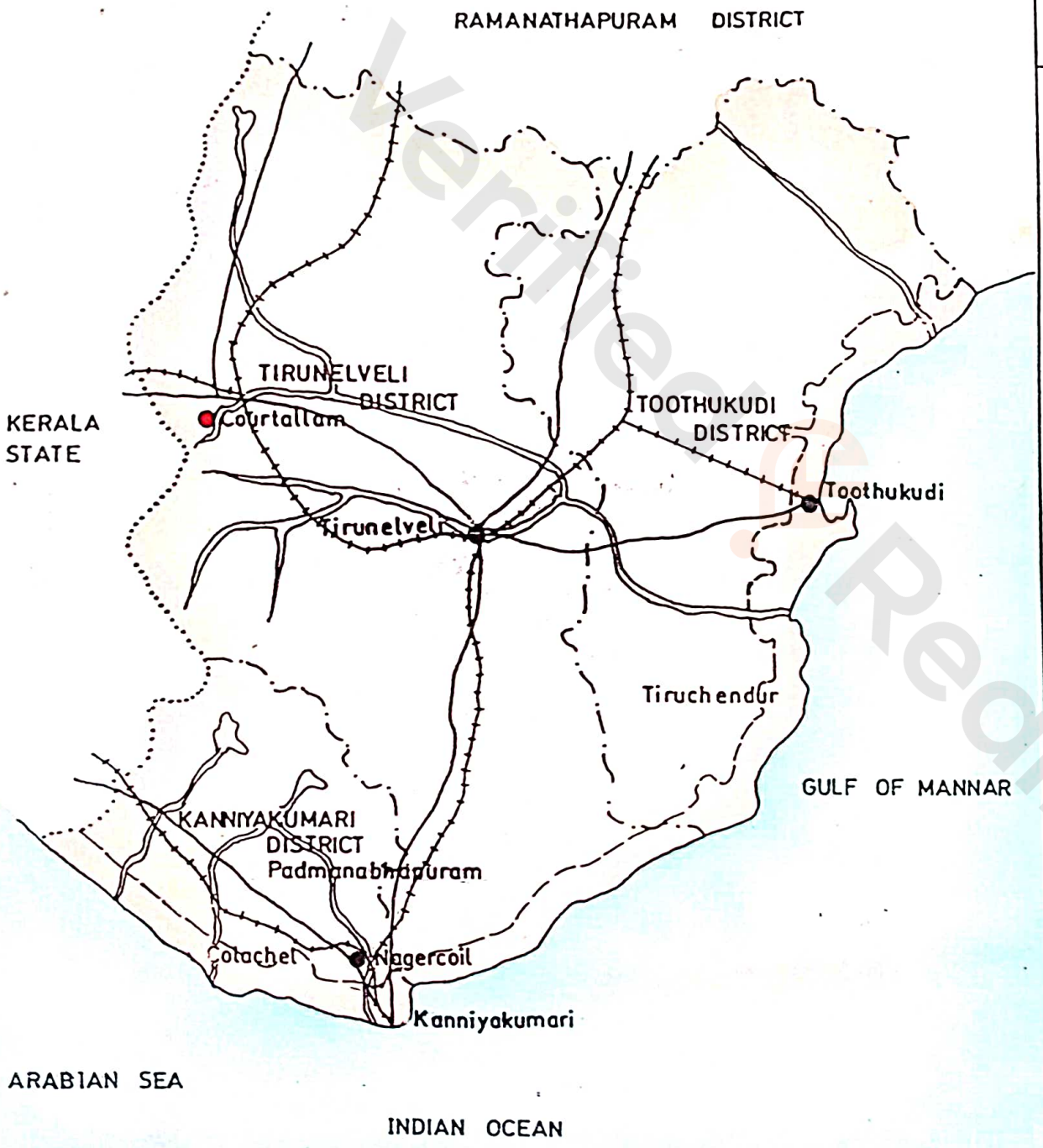
2.03:. The name Courtallam is derived from Courtal, the name of a forest tree under whose refreshing shade god is said to have seated himself in the company of his holy spouse.

2.04:. ' Kutrala Kuravanji' a street drama of great merit depicting the greatness of Thirukkutralanathar and Sthalapurana a fine poetic work by Thirukkutrala Rajappa Kavirayar of Melagram offer intriguing reading.

2.05:. The place is referred to in the Devaram, Saint. Thirugnanasambanthar glorifies the Lord of Courtrallanathar in 2 pathihams one of which related to the Sthala Vrusha (Jack tree). Other Saint Thirunavukkarasar, Manickavasagar, Pattinathar etc., have poured forth their feelings of spiritual ecstasy in soul-stidsiring lyrics.

2.06:. The temple like so many others in the District attributes the foundation to the " Rishi Agathya". The tradition that the temple was converted from Vaishnavism into Saivism is so generally accepted that it is presumably based on some historical fact.

2.07:. At the time of God Siva's marriage in Mount Kailas the crowd of visitors were so great as to disturb the balance of the earth, the north lowering down and the south rising up. On God Sivas bidding, St. Agathya came south and returned the balance. At Courtallam transformed by his imagic touch into a Siva one, God Vishnu changing into Sivalingam, the conch in his hand, expanding as the temple and Chakra rising as the siharam. The temple is



TIRUNELVELI REGIONAL SETUP

MAP No. 2.

COURTALLAM LOCATION MAP

REFERENCE

STATE BOUNDARY

DISTRICT BOUNDARY

ROADS

RAILWAY LINE

RIVERS

MAJOR TOWNS

LOCATION

COASTAL STRETCHES HTL TO 500 M

NOT TO SCALE

OFFICE OF THE DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING
TIRUNELVELI REGION

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therefore conch-shaped a peculiarity unlike other temple which are either square or rectangle in shape. The Sthalapurana descripes this story in interesting detail.

IMPORTANTANCE OF SHIVA TEMPLE:-

2.08:. A few meters from the mainfalls by the bank of Chittar is the Shiva temple dedicated to Sri. Trirukutralanathar and Kuzhalvaimozhi Amman. From its association with the water falls, the Courtallam temple equally has attained a wide reputation as a place of pilgrimage.

2.09:. Inside the temple there are three shrines Thirukkutralanathar in the centre, Kuzhalvoimozhi amman to the right and Parasakthi on the left. The temple contains many inscription relating to Chola and Pandiya Kings and their varied services between the tenth and fifteenth centuries. With a few metres distance, there is a sub temple 'Chitra Sabha' and associated with mural paintings of cities and devotees Puraric stories and religious events.

CLIMATE:

2.10: Courtallam is a seasonal healthy resort. The temperature is about 15* F lower than in surrounding villages, providing a climate which is pleasant. The area nearer to Courtallam has also the pleasanter weather. The humidity maintains a desirable minimum throughout the year.

RAINFALL:

2.11: The annual rainfall for Courtallam is 147 Cm, which is more than twice the average of the District. The temperature, humidity and rainfall combine to make the season saral four month duration from June to September, which is climatically invigorating and enjoyable. During this period, it drizzles intermittently throughout the day. The atmospheric air is also cool and even in the nights. The weather remains pleasant and delightful. This period is called as " Season Saral Period".

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FLORA AND FAUNA

2.12: From the foot of the hill towards the top, a continuous variation occurs in the nature of the flora. The forests are thick with tall teak trees and impenetrable vegetations. The slopes are easy of access. In the plains and slopes herbs of medicinal value are available in abundance.

2.13: The thick forests are inhabited by several carnivorous and herbivorous animals. The elephants in the interior forests, the surift footed spotted deer, wild bears and sambur, ibex and different types of monkeys about the areas around.

HEALTH RESORT

2.14: Courtallam with its spectacular water cascades, begins to swell in size and presents a cool atmosphere to the people coming from outside cities and towns. All the roads seem to lead to this holiday retreat. Cars, taxi cabs, vans and tourist buses in large numbers, frequent the route to the 'town of water falls', situated in the southernmost district of the state.

2.15: The peculiarity of ' Courtallam Seasons' is that during the season, there is mild sunshine along with slight drizzle, being just a reflection of the torrential rains on the other parts of the hills. People enjoy going about in this drizzle as it does not affect the health of the system. From early morning to late in the night, the people enjoy bathing t the water falls standing for a long time at a stretch under the heavy flow of water, which seem to massage the oiled skin of the bathers.

2.16: These falls, as they have all their origin in the hills, abounding in many herbs having medicinal properties, the water is said to contain curative value. Thousands of people from the hotter areas of the peninsula, visit the place and stay for weeks to enjoy bathing in the water falls and keep themselves fit.

2.17: To the enthusiastic hill climbers, Courtallam has a lot to offer. Though the hills are wet and slippery due to the rains, young 'mountaineers' trek up the hills to reach the falls at Thenuarivi and Shembhugadevi. Courtallam is avery popular resort for honeymooners and newly wed couples as well.

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2.18: Higher up the hills (above the main falls) Chittaruvi (0.5Km); Shenbagadevi aruvi (2.5Km), and Thenaruvai (5.0Km) are other attractive sights, situated in the dense forest range. The five falls on the West are frequented by visitors for bath. Old Courtallam falls (8Km South East) is an another attractive sight.

WATER FALLS:

2.19: Altogether, there are nine falls in and around Courtallam which are shown as Map No.3 and the description about their location, medicinal value etc are given in the following paragraphs.

I.MAIN FALLS:

2.20: From the period June to September and November to January the period of the North east monsoon, the Chittar is in full flood. At a height of 60m, the river makes the final descend into the level country and breaks in to which is known as the Main falls. The river comes out rushing headlong from the forests above, over a sheer precipice, half way down, a deep through, known as " Pongumankadal" breaks its fall. The water that comes out of this through spreads into a beautiful cascade over the rock providing the best bathing spot in Courtallam.

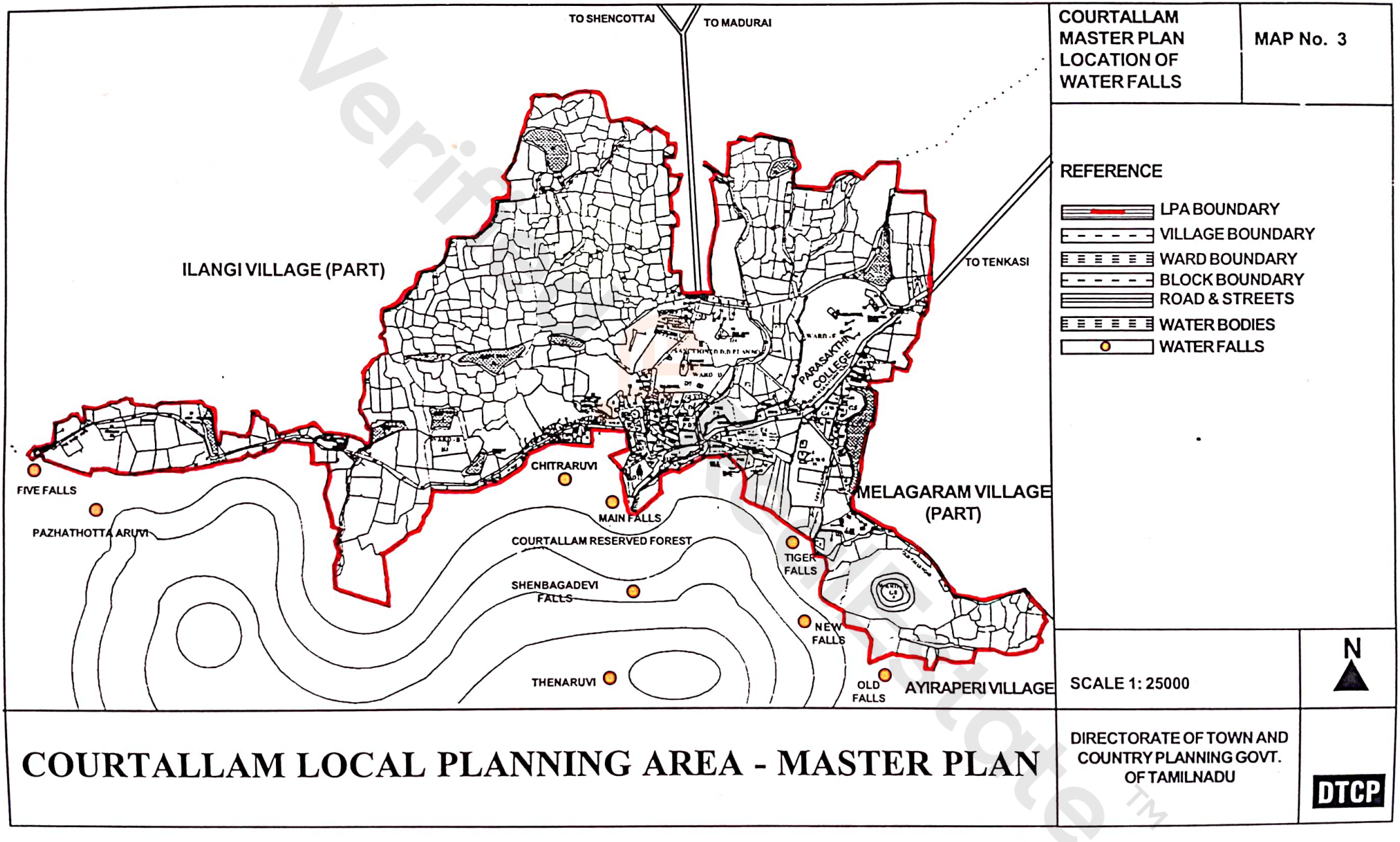
2.21: Mani Sivalingams are carved on the face of the rock and hence the water falling over them is considered as holy as that of the Ganges. It is traditional belief that this water has also medicinal value as the stream flows through regions where medicinal herbs grow.

II) CHITTARUVI OR SMALL FALLS:

2.22: Just near the mainfalls there is another cascade by name Chittaruvi. During the season, the visitors are allowed to bath here on payment of a nominal fee. This arrangement is made in order to control the crowd and help the tourists to bath conveniently and at leisure.

III) SHENBAGADEVI FALLS:

2.23: About 2.50Km from the mainfalls, is located another cascade, Popularly known as " Shenbagadevi" as it derives the name from the goddess of the region. There is a beautiful small temple known as Shenbagadevi Temple. During full moon days there are large crowds in the temple. It is a picnic spot and special arrangements have been made for cooking.



COURTALLAM LOCAL PLANNING AREA - MASTER PLAN

IV) HONEY FALLS:

2.24: On the upper reaches of Chittar about 5Km from the main falls, there is another cascade which is known as Honey falls. The spot has derived its name from a swam of bees which have built their beehives on the sides of two promontory rocks and the gap between them allows the decent of water over a height of 30meters. Here the cascade seems to turn violently, gaps over the precipice and perform somer sault spraying in the process, the entire area as it best against the sides of the rock. Here the water is extreamly cool and crystal clear.

V) FIVE FALLS:

2.25: About 5Km from the heart of the town, is another spot where the falling water takes the shape of a five headed cobra. The falls provide an excellent bathing place. The spot is connected by a good motorable road. A well laid car parking, canteen and dressing rooms constructed by the Township committee are available for public use. Flood lighting is provided for the benefit of those who wish to bath late in the night.

VI) TIGER FALLS:

2.26: This is located about 1Km from the mainfalls. It is connected by a good road. It is a beautiful small falls pleasant to bath in close by, there is also a little temple. Bathing ghats and dressing rooms are available at free of cost.

VII) NEW FALLS:

2.27: About 1.5Km, from the Tiger falls there is 'new falls'. It is at an elevation of about 300m surrounded by hills and reserved forests. The water flows down from a height of about 300m in three stages. From the falls, we can have a bird's eye view of Tenkasi and adjoining landscape. It is an ideal Picnic spot.

VIII) OLD FALLS:

2.28: It lies about 7Km from the main falls and is connected by motarable road. Special buses are allowed to ply from the bus stand to this place during season. It is also a good Picnic spot.

2.29: It lies about 2Km from Five falls road. Only VIP's are allowed to take bath in this falls since the approach road is narrow one. It is also a picnic spot.

SROUNDING TOURIST PLACES:

2.30: The following places are important tourist places near by Courtallam which are detailed below.

1. ILANJI:

There is a temple called " Arulmighu Kumaran koil in Ilangi which is located 2.5Km away from Courtallam. Kantha sasti, Vaikasi Vishgam and Masi Magam are the important festivals of this temple.

2. TENKASI:

Arulmighu Kasiviswanathar Thirukoil is located in the heart of the Tenkasi town which is built by Harikesari Parakrama Pandya in the year A.D. 1447. Now this temple is renovated. The Gopuram exhibits good picturesque to this town. Pilgrims make regular visit to this temple and Gopuram during Courtallam season period.

3. PANPOZHI:

This place is located 15 Km away from Courtallam. Arulmighu Thirumalai Kumarasami Thirukoil is located in the hillock. Many pilgrims are gathered during festival periods such as Masi Magam, Kanthasasti, Thirukarthigai Deepam, Vaikasi Visagam, Thaipoosam and Panguni Uthiram. This temple have steps on the hill.

4. SENGOTTAI:

Sengottai is the border town of Tamilnadu which is located 8 Km away from Courtallam. Gundaru Dam is constructed in Sengottai which is the picnic spot to the tourist perople.

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5. POTTAL PUTHUR:

Pottal puthur is located 20 Km away from Courtallam. Islamiya Mosque is famous one which is attracted by Islamyars of near by areas.

6. PAPANASAM:

Arulmighu Papanasar Thirukoil is located in Papanasam which is 40 Km away from Courtallam, located on the bank of Tthamirabarani river. Pilgrims are gathered during Amavasai periods.

7. MUNDAN THURAI:

It is also a picnic spot. It is located 52 Km away from Courtallam. Agasthiyar falls, Panatheertha falls are popular which is attracted by tourist people.

8. MANIMUTHAR:

Manimuthar falls, Anaikkattura park are important picnic spots. Manimuthar is located 50 Km away from Courtallam.

9. MANJOLAI:

It is the Tea estate area. It is located in the western ghats hills. Tea factories are functioning here. Manjolai is located 65 Km away from Courtallam with an elevation of + 500m above MSL.

10. PULIYARAI:

There is a temple called as Arulmighu Dhatchinamoorthy Thirukoil in Puliyari. During Gurupeyarchi periods, many pilgrims are gathered in this place.

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CHAPTER III

POPULATION AND EXISTING LAND USE

POPULATION:

3.01: The study of Population and characteristics forms the basic for any planning process. The population size is a basic yard stick for estimation of all future needs like water supply, infrastncture facilities and employment opportunities etc.

POPULATION CHARACTERISTICS :

3.02: The jurisdiction of Courtallam extends over an rea of 7.68 sq.km. The population of Courtallam was 1904 only in 1971 and 2986 as per 2001 census. The growth rate is 34% in 1971, 42% in 1981 and only 5% in 1991 and 2001. The population increase in Courtallam from the year 1961 to 2001 is given in Table3.1. From the table, it is to noted that the indigenous population is very low.

Table 3.1 Population growth:

Year	Population	Decode growth	Variation in %
1961	813	------	
1971	1904	1091	34.19%
1981	2705	801	41.96%
1991	2840	137	5.07%
2001	2986	146	5.114%

Source 1) District Census 1991
2) Statistics office, Tirunvelveli-2001

LITERACY

3.03: The following table 3.2 shows, the number of the literates of Courtallam town for the decade 1971, 1981 and 1991. It is inferred that the literates have increased during 1981 to 1991.

TABLE 3.2 LITERACY

Year	Total Population	Literates	Percentage to total population
1971	1904	1319	69.28%
1981	2705	1800	66.59%
1991	2840	2096	73.80%

Source : District census

OCCUPATIONAL PATTERN:

3.04: The population in the age from 15 to 59 which comprises working force population. It may be divided on the basis of the economic activity as Primary Sector, secondary sector and tertiary sector. The primary sector consist of the categories of the workers namely cultivators, agricultural labours, live stock etc. The secondary section consist of the categories of the workers namely Mining and Quarries house hold industry and manufacturing etc. The tertiary sector consists of the categories of workers namely construction, trade and commercial, transport, communications and other services etc.

3.05: The participation rate in Courtallam Local Planning area for the year 1971, 1981 and 1991 are given in Table 3.3 . From the table, it may be seen that, the workers involved in the primary sector has slightly increased from 4.21% to 4.30% which shows the increasing the potential of agricultural activities. The workers involved in the secondary sector has slightly increased during the decade 1981 to 1991. The workers involved in the tertary section has also slightly increased from 20.33% to 20.70% in the decade 1981-1991 which shows the construction and commercial activities are increased in the sector.

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TABLE 3.3 OCCUPATIONAL PATTERN –1991

Sl. No	Economic activity	As per 1971			As per 1981			As per 1991		
1.	Primary Sector	105	18.89	5.51	114	16.52	4.21	122	16.53	4.30
2	Secondary Sector	38	6.83	2.00	26	3.77	0.96	28	3.79	0.99
3	Tertiary Sector	413	74.28	21.69	550	79.71	20.33	588	79.68	20.70
4	Total workers	556	100.00	29.20	690	100.00	25.50	738	100.00	25.99
5	Non-workers	1348	----	70.80	2015	----	74.50	2102	-----	7401
6	Total Population	1904	100.00	100.00	2705	100.00	100.00	2840	100.00	100.00

Source: District Census

HOUSES ANDE HOUSE HOLDS

3.06: The table No. 3.4 shows the growth of houses and households in Courtallam local planning area in the past three decades. From the table, it is inferred that the number of house hold per house is constant in the decades and as Courtallam is a tourist spot, the local population is very low people who come in weekdays during season, stay for a period of 2 or 3 days.

TABLE 3.4 GROWTH OF HOUSES AND HOUSE HOLD:

Sl. No.	Year	Population	Houses	House holds	No of house holds per house	Average family size.
01	1971	1904	614	614	1.00.	3.10
02	1981	2705	965	981	1.02	2.76
03	1991	2840	1010	1017	1.01	2.79

Sources District census and town panchayat Records:

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ECONOMIC BASE:

3.07: The economic base of Courtallam is mainly based on commercial and tourist oriented activities. Being a tourist resort, it provides large scope for employment through commercial estabilishment. These activities are mainly conerntrated in the areas near to the Main falls, Five falls, Old falls and along Tenkasi road.

LAND AND BUILDINGUSES:

3.08: Courtallam Local Planning area which is the Town panchayat itself extends over an area of 7.68 Sq.Km. out this, developed area is 102.03 Hec and works out to 13.28% to the total area. The remaining 86.72% of the area remains undeveloped and comprises of land such as wet lands, water bodies, etc. Table No.3.5 gives the extent of all major land uses and within the Local Planning area.

TABLE:3.5

EXISTING LAND USE BREAK UP - 2003

Sl. No	Uses	Areas in hectare	% to Developed area	% to total area
1	Residential	72.27	70.83	9.4
2	Commercial	4.01	3.93	0.52
3	Industrial	0.10	0.10	0.01
4	Educational	7.20	7.06	0.94
5	Public & Semipublic	18.45	18.08	2.40
6	Total Developed area	102.03	100.00	13.28
7	**Agricultural**			
i)	Dry	141.38	----------	18.40
ii)	Wet	455.47		59.29
8	Water bodies	54.02	---------	7.03
9	Transportation	15.29	---------	2.00
10	Total Un Developed area	666.16	---------	86.72
11	Total area	768.19	100.00	100.00

Source : Field survey –2003 and revenue records.

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RESIDENTIAL USE:-

3.09: The present Development of the residential growth of the town is mostly along both sides of Five falls road, Kasimajorpuram road, Tenkasi road, old falls road, Tiger falls road, and Sengottai road. There are 182 cottages and rest rooms which are maintained by Town Panchayat, 60 lodging rooms maintained by Devasthanam Board, 445 lodging room maintained by private. In addition to that there are some Government accommodation namely, P.W.D circuit house ,Forest Department Guest house, Highways Inspection Bungalow, Kerala Transport rest rooms, Thiruvikka Illam of labour department, P.W.D Inspection Bungalow and Southern Railway Inspection Bungaloe etc.The residential use occipies 72.27 Hectares, which is 70.83% of the total Developed area and 9.4% of the local planning area.

COMMERCIAL USE:-

3.10: The commercial use is mainly concentrated on both sides of Sengottai road and Five falls road. There is no organized daily market and weekly shand within Local Planning area limit.The Commercial use which constitutes shops,banks etc. occupy 4.01 hectares which is 3.93% of the total developed area and 0.52% of the local planning area.

INDUSTRIAL USE:-

3.11:. There is no industrial activities in the town. Only some agro – based industries like rice mile, coil manufacture industry, a crusher unit are is existence. Only 0.10 hectares of total land is utilized for industrial use which works out to 0.10% of the developed area and 0.01% of the total area. No other industry is worth mentioning in the town.

EDUCATIONAL USE:-

3.12:. The educational use mainly consists of an elementary school, Higher Secondary school and Arts collage etc.. In which one elemendary school is maintained by Town Panchayat and one Higher Secondary School is maintained by Thirumalai Devasthanam Board,

3.13: One college namely Parasakthi Arts and Science college is in existence. Sri Parasakthi collage for womens was started in the year 1964 from the funds contributed by several mutts and resourceful temples of Tamilnadu, with the noble objective of importing higher education to the

young girls hailing from the weaker sections of rural society, and thereby promoting their social and economic status. A generous grant of 25 acres of wet lands was made by the Courtallam Devesthanam for creating an enddowment necessary for the running and maintenance of the collage. The institution has graduate and Post graduate courses in various facilities.The very fact that this is the only rural collage in the whole of India to earn autonomous status, reveals the academic excellence of this collage. In the arts and science collage 780 students are studying, came from surrounding urban centres like Tenkasi, Sengottai etc. The educational facilities are accounted for 7.20 hectares which works out to 7.06% of the total developed area and 0.94% of the local planning area.

PUBLIC AND SEMI PUBLI USE:-

3.14:. Government officers, Government Hospital , dispensaries, bus stand ,parks, recreation facilities, religious centres etc. constitute the public and semi public use. town.

3.15: There are 2 post offices, 2 banks, 2 police stations, functioning. Town panchayat office,Village Administrative officer office, Horticulture office, which are located near Viswanatha Rao park. There is also a forest department which is located near Chitraruvi.

3.16:. At present, the town panchayat maintains a dispensary which is situated on the Sengottai road there are only 2 beds in this dispensary. During emergency, the cases are sent Tenkasi Dsitrict health Govt. Hospital. In addition to that, 5No of private clinics are run by registered medical practioners.

3.17: Courtallam Town Panchayat maintains a Bus stand with one vegetarian canteen and one non – vegetarian canteen, three stalls, four locker rooms and seven retiring rooms.

3.18:. At present there are three parks namely ViswanathaRao Park situated opposite to Town panchayat office, Mainfalls Park situated near main falls and Children's park, is located opposite to V.A.O office. All parks are maintained by the Town Panchayat.

3.19:. There is a huge community hall, called as Kalaivanar Arangam which is maintained by Town Panchayat. During Saral Period, Government functions are carried out here . There is on Govt. Musium, One Library which is maintained by District Library Committee for recreation purposes.

3.20: There are three Temples, One Church, and one Mosque in the Town.

3.21: The public and semi public use constitutes 18.45 hectares works out to 18.08% of total developed area and 2.40% of total area of the town.

FESTIVALS:-

3.22: Three major festivals of 10 days duration each are celebrated in a year.Viz. Chithirai visu festival (April month), Aippasi visu festival (October month) and Arudra Tharisanam festival (December,January month).

STREET LIGHTING.

3.23: Courtallam Town panchayat is also maintained the street lights in the town. The following are the details of Street lights maintained by the Town Panchayat.

250W Sodium vapour lights - 188 Nos
150W Sodium vapour lights - 189 Nos
40W Tube lights - 98 Nos
400W Flood lights lambs - 30 Nos
250W Flood lights lambs - 6 Nos

WATER SUPPLY:-

3.24:. Courtallam town is served with protected water supply through a combined water supply scheme covering Tenkasi, Courtallam, Ilanji and Melagaram. This scheme is maintained and operated by TWAD Board. The major source for water supply is river Chittar. Water is tapped from the hills at Tholayanai about 2Km from the town. At present, 3.55 lakhs litre of water is drawn and transmitted to the service reservoirs with the mains 1.5 Km long and distribution mains 7.5km long covering both domestic and non-domestic users.

3.25:. Courtallam town has provided 319 house service water supply connections. In addition, there are 36 Public fountains, 24 bore-wells etc. There are 3 over head tanks, one is nearer to Kalaivanar Arangam having 1.00 lakhs litres capacities, second one is at main falls area having 0.60 lakhs litres capacity and third one is at Thiruvalluvar Nagar having 0.60 lakhs litres capacity. One ground level reservoir is having 1.35 lakhs litres capacity.

SOLID WASTE MANAGEMENT:-

3.26:. During season period Courtallam town generates about 5.0 tonnes of solid waste per day at 100g per head. The garbage is collected directly transported to the compost yard, located at Mathalanparai which is 4km away from the twon. During the season period, the generation of solid waste multiplies .

BURIAL GROUND:-

3.27:. Courtallam town panchayat does not maintain a burial ground. However there are a few community burial grounds maintained properly by the respective communities. Same are located outside the limit.

TRANSPORT NET WORK:-

3.28:. Courtallam is well connected with other urban centres in the southern region of the State by a Road net work. Tenkasi – Sengottai SH 40 passed through this town Quilon National Highways 208 Passes through Sengottai which is 5km from Courtallam town. The nearest Railways station is Tenkasi. Tenkasi railway line is connected to Tirunelveli and Quilon by a meter gage railway line. Now the works on conversion of Metre gauge line into Broad gauge line is under progress.

3.29: The Town Panchayat maintains 5.46 km length of Tar road, 3.21 km length of cement road and 3.19km length of metal road. The Highways and Rural works Department maintains Tenkasi Road, Sengottai Road, Old falls road and Five falls road.

AGRICULTURAL USE:-

3.30:. The undeveloped area accounts for 666.16 hectares which works out 86.72% of the total area of which wet land is 455.47 hectares which works out to 59.29% of the total area. The remaining area of 141.38 hectare under dry classification and 54.02 hectares of area are under water bodies which works out to 18.40% and 7.03% of total area respectively.

LAND VALUE :-

3.31:. The land value for house sites in the heart of Courtallam town is high which ranging from Rs.135 to Rs.200 per square feet and the value of agricultural land varies from Rs. 1 Lakhs to Rs. 2 Lakhs per hectares.

CHAPTER IV
ANALYSIS AND ASSESSMENT:-

4.01:. The previous chapters have shown the growth potentials in existence and land utilization with functions of the town. It also reveals that the growth of population for different decades. In this chapter an attempt is made to analysis on the potentialities needs and limitation within which they are governed.

4.02:. The planning period for the perspective plan is taken as 20 years which is formed as the base year. As such the planning year suggested for the master plan is the period ends with the year 2021.

POPULATION FORECAST:-

4.03:. Assessment of land requirements for various urban needs is assessed based on the population projection. In the assumed planning period of 2021, the development of the town may expand beyond its present limit of developments. So to arrive at the population in 2021 the present population of the town and its growth are considered generally.

TABLE 4.1 POPULATION VARIATION

Year	Population	Increate	Variation
1961	813	-----	
1971	1904	1091	34.19%
1981	2703	799	41.96%
1991	2840	137	5.07%
2001	2986	146	5.14%
	Average	543	21.59%

Source: District census and Town Panchayat records.

BY AGRITHMETICAL METHOD:-

Average increase : 543

Population for 2011, 2986 + 543 = 3529

Population for 2021, 3529 + 543 = 4072

BY GEOMETRICAL METHOD:-

Average variation : 21.59%

Population for 2011, 2986 X 1.2159 = 3631

Population for 2021, 3631 X 1.2159 = 4415

BY INCREMENTAL INCREASE METHOD:-

Average incremental : 321
Average arithmetical : 543
Population for 2011, 2986 + 321 + 543 = 3850
Population for 2021, 2986 + 2 (543 + 321) = 4714

TABLE 4.2 POPULATION FORECOST for 2011 and 2021:-

SL. No	By the method of	Future Population	
		2011	2021
01	Arithmetical	3529	4072
02	Geomatrical method	3631	4415
03	Incremental increase method	3850	4714

4.04:. Incremental increase method gives higher value when comparing with other methods. Hence Population fore cost for year 2011 will be 3850, for the year 2021 will be 4750. However, exact prediction of population in future is too difficult since the travel of migration may not be uniform. Accordingly a population of 5000 is assumed to have in Courtallam Local Planning area in 2021 for design purpose.

OCCUPTIONAL PATTERN:-

4.05:. Total workers participation in the three sectors of employment as per 1991 census are 738. From the table 3.03 of previous Chapter, it is observed that the employment of workers in Tertiary sector is a higher percentage of workers (ie) 79.68% and in respect of Primary and Secondary sectors 16.58% and 3.79% are employed respectively. This may be due to the constructional and commercial activities are increased in the town.

4.06:. In view of the above state of affairs, the workers are to be engaged in primary Secondary and tertiary sector in 2021 are assumed as 15%, 5% and 80% respectively for the future planning period. The percentage of workers to the total population during the year 1991 is 25.99%. Due to the locations of the activities in the various sectors and changing the social set up, it is anticipated that in the planning period 2021, about 40% of the Population will be in working force. The table 4.4 shows the anticipated workers in various sectors in 2021.

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TABLE-4.3 ANTICIPATED WORKERS IN VARIOUS SECTORS – 2021:-

Sl. No.	Sectors	Workers	% of workers to total workers	Remarks
01.	Primary Sector	285	15%	Anticipated workers as 1900.
02.	Secondary Sector	95	5%	
03	Tertiary Sector	1520	80%	

Source: District Census

LAND USE REQUIREMENTS:-

4.07:. Many recent studies conducted eminent planners different by size and characteristics revealed that a standard can be evolved for future land requirements comprising the present town of similar size and characteristics based on this. Directorate of Town and country planning has also suggested for future land requirement for different size of towns.

4.08:. Courtallam Master plan is a long term development plan for the period from 2003 to 2021. The special distribution of land for various land uses are calculated taking into consideration the future size and shape of the town.

4.09:. At present the density of population in the developed area is about 28 persons perd hectare which is very low according to the norms 125 persons per hectare is ideal. Adopting this norms for future population of 5000 the required developed area for the Planning period will be only 38 hectare. But the existing developed area of LPA is 102.03 Hec. It is due to settlements of bungalow type residences surrounded by vast land, occupied sparcely and mostly only during seasonal time.

4.10:. Which analyzing the proposed land use, which is to be meet the requirements of the seasonal population as well as indigenous population. It is estimated that during peak seasons, the daily inflow of tourist population will be at the rate of 12,000 to 15,000 . It is expected that the tourist population will be increased about 20% in 2021 ie, 18000 persons. Considering the existing trend of the development and the factor of the Tourist spot the standard of 45 person per Hectare is adopted for arriving the the developed area in 2021. ie., 18000/45 = 400 hectares.

4.11:. From the required developed area the various land use proposals are derived on the guide lines given by the Directorate of Town and country Planning which are given as table 4.4 below.

TABLE 4.4 PROPOSED REQUIREMENT OF LAND USES:-

Sl. No.	Land use	Percentage to total urbanized area	Developed area required in 2021 in hectare.
1.	Residential including transportation	54% to 67	268
2.	Commercial	3% to 6%	24
3.	Industrial	10% to 15%	60
4.	Public and semi public and educational use	8% to 12%	48
5.	Total urbanized area	--------	400

WATER SUUPLY:-

4.12:. The Protected water supply through house service connections and public fountains covers only 64% of the total population with a percapita supply of 45 litres percapita demand which is very low when compared with standard supply.Water supply through borewells and lorries covers by remaining area.Eventhough one water tank may be proposed for the planning period.

EXISTING BOTTLENECLES:-

4.13:. The aggregation of population at a particular period for a short duration creates heavy demands on the facilities available. Thus the pressing problem in Courtallam is one of acute demands on the facilities on weekends. The visitors on weekends suffer for want of accommodation, and for hygienic but cheap food and for want of proper toilet facilities. Lack of toilet facilities for such a large population creates unhealthy sanitary condition that is not conductive to the maintenance of a pleasant and desirable atmosphere within the resort area. The acute shortage of accommodation raises the prices of accommodation to that of very major urban centres and forces people to spend as little time at the place as is necessary. Longer stay of the population resulting in larger amount of investment in the town alone could assure of development for betterment of the town.

4.14:. In conceiving the drawbacks in the proper perspective, it has to be conceded that the demand is seasonal and to that extent short lived. Economic feasibility, in terms of investments and returns suggests that the structures for accommodation, toilets etc., should be semi permanent. Halls with locker facilities of dormitory type could be made available at cheap cost and beddings could also be made available for rent. Youth hostels and hotels could also be encouraged. The former by providing suitable structures and the latter by providing suitable spaces for private enterprises to put up structures.

4.15:. Combined with the prevision of accommodation at suitable places, provision for toilets have to be made. The area 500m around the Mainfalls, Five falls, Chittaruvi and New falls, Old falls should be declared and maintained as Litter free zone by this Town Panchayat.

4.16:. Generally the season commences around June15 and continues to September 15, totaling a period of nearly 90 days. Of these the initial and final fortnights are the least crowded. In contemplating the provisions for future 24 hours utilization of the falls, continuous the movement of floating population by provision of a continuous ply of bus and other conveyance over 24 hours are aspects to be considered as feasible objectives. In conceiving such a development of communications introduction of 24 hours bus services, easy and cheaper taxis and other conveyances; the growth of general prosperity of population as a whole are to be seen in the background.

4.17:. It is to be proposed that during the season it will be possible to run a continuous programme for rest, relaxation and recreation. The number of people visiting the water falls that is proceeding to the waterfalls every hour is estimated on the basis of a routine normal weekday in the season. Making suitable adjustment the Saturday and Sunday population is apportioned to the water falls to achieve the present maximum concentration at waterfalls. The weekend population could with provision of suitable alternatives such as providing **misery** game parlours, sports coaching caps, hobby centres, the entertainment of music drams, cinemas, continuous programme of documentaries, religious performances, temporary seasonal commercial developments be provided.

CHAPTER : V
PROPOSALS

5.01:. Courtallam Local planning authority prepares a master plan for its Local Planning area to have effective control over further development. The aim and objectives of the plan is as follows.

1. To determine appropriate and viable functional units distinguished but complementary to one another.
2. To utilize the every bit of the land for the optimum benefit of the people depending upon.
3. To provide necessary facilities and urban infrastructures to cater the needs of all the persons, keeping an eye an economy.
4. To provide adequate amenities and open space within limits of economy.
5. To create a healthy, comfortable and safe environment to live.
6. To improve the existing circulation pattern and transportation system and provide safe and efficient transportation network.
7. To conserve the agricultural lands to the possible extent.
8. To create a climate for more industrialisation and to improve the city conditions of one and all.
9. To stimulate the commercial and other tertiary activities to create more employment opportunities and improve the earning capacity of one and all.
10. To make the town functionally efficient and economically viable.

5.02:. Due to its health resort and well connected transportation net works to other nearby towns and villages, Courtallam may get importance in administrative set up in near feature. Having in mind the expected in crease in floating population and to avoid any haphazard growth the allocation of land for different uses like Residential, Commercial, Industrial, Educational and Public and Semi Public uses and their locations were duly considered and the Master plan proposals were drawn to have a compromise land use without any conflict.

5.03:. One DD Plan has been notified and sanctioned with an extent of 160.52Hec and of this 83.27Hec of land is reserved for Residential, 5.27 Hec, for commercial and the remaining 21.77 Hec for public uses. Table 5.1 shows the details of land uses in D.D.Plan area.

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Table 5.1

LAND USES IN D.D. PLAN AREA

Sl.No	Description of Item	Extent
1.	Residential use including Transportation	83-27
2.	Commercial use	5-27
3.	Industrial use	------
4.	Educational and Public semi Public use	21-77
5.	**Total**	110-16
6.	Agricultural use	7-50
7.	Water bodies	42-86
	Total area of DD Plan	160-52

Source :- D.D.Plan records

RESIDENTIAL USE ZONE:-

5.04:. As per the assessment, the requirement of extent of land for residential is 268 hectares for the planning area. An extent of 83.27 hec. of land is reserved for residential use in D.D. Plan area. The balance extent for the residential use is proposed in the following areas.

1. The vacant lands within the developed residential area,
2. lands on both sides of five falls road,
3. lands on western side of Kasimajor puram settlement,
4. lands on northern side of Kasimajorpuram road (adjoining northern area of D.D.Plan boundary)
5. ands on south eastern side of Tenkasi road l
6. ands on both sides of old Courtallam road etc.,

The total land proposed for residential use is 362.75 hectares.

COMMERCIAL USE:-

5.05:. As per assessment, the requirement of extent of land for commercial use is 24 hectares. An extent of 5.27 Hect. of land is reserved for this use in D.D. Plan area. In the following areas the commercial use is proposed for less extent because commercial activities are seasonal during season time only.

i) Lands on western side of Old Courtallam road and

ii) In T.S.No 28 of Block 1, Ward E in which the existing industrial activities are restricted. An extent of 7.14 hectares in the land reserved in D.D.Plan area of land are proposed for Commercial use.

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INDUSTRIAL USE -

5.06:. Due to health resort of Courtallam and focusing at more care to protect and reserve the nature, no proposals have been made for industrial use zone.

EDUCATIONAL USE:-

5.07 The existing educational facility is sufficient which fulfill the needs for the educational use for the planning period. Hence no additional area has been proposed for educational use.

PUBLIC AND SEMI PUBLIC USE:-

5.08:. In additional to the areas reserved for public purpose in Sanctioned D.D.Plan, the following areas have been reserved for this use.

1. lands between the south eastern side of Courtallanathar Road and eastern fringe of Local Planning Area which is under possession of P.W.D and TWAD board for water supply works.
2. the wetted area near five falls on western fringe of LPA.

Total area for public purpose allotted is 32.05hectares.

.AGRICULTURAL USE:-

5.09:. The rest of the areas where the lands are in good agricultural and water bodies etc., are grouped as agricultural use zone. The total extent of the agricultural use is 366.25 Hec.

Final Land Allocation

5.10. The area required for different uses are given in Table No.5.2. It highlights the percentage of various urban uses to the developed area and total area.

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TABLE 5.2 PROPOSED LAND USE IN 2021:

Sl.No	Use	Extent in Hec	% to the Developed area	% to total area
1.	Residential use including transportations	362.75	90.25	47.22
2.	Commercial	7.14	1.78	0.93
3.	Industrial	---	---	---
4.	Educational	---	---	---
5.	Public and Semi Public	32.05	7.97	4.17
6.	Agricultural	366.25	---	47.68
7.	Total	768.19	100.00	100.00

WATER SUPPLY:.

5.11:. The protected water supply through house service connection and public fountains, partly covers the demands of water supply for the population in the planning period. However for full fledged water supply f or the people in the planning period, an overhead tank may be constructed in the land which belongs to Devasthanam, since the site is located on elevated place, between Chittaruvi and Temple, the supply can be effected by natural gradient.

5.12:. Sannathi Street is the main approach to the main falls from bus stand. Tourist flow is high through this street Public fountain of drinking water facilities are lacking in this street. It is suggested that sufficient number of containers with taps may be provided at suitable intervals. Drinking water facilities shall also be provided in all the four car streets where thousands of tourists gather and park their vehicles.

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CHAPER VI

PROJECT PROPOSALS

Necessity for proposing bye pass road and link road.

6.01:. Courtallam is endowed with two important roads, one traversing from Tenkasi connects Courtallam takes a 'U' turn and goes northwardly to connect and the neighbouring state viz. Kerala. The other being a branch road from the above said main road originates from the heart of the town and goes westwardly and connects Five falls and its vicinity.

6.02:. During the season period vehicle tourist population will concentrate along these roads resulting in heavy congestion of pedestrian and vehicular traffic.

6.03:. With a view to maintain undisrupted flow of vehicular traffic, one byepass road and one link road has been proposed.

i) Bye pass road has been proposed on western side of S.H 40 so as to connect Five falls road and Sengottai road.

ii) Link road has been proposed to connect Vairams nagar road and proposed Bye pass road. This road will reduce accumulation and congestion of vehicles passing and parking along the junction of Five falls road, and Sengottai road, during season time. This road will also permits easy movement of vehicular traffic from Sengottai as well as from Tenkasi through Nannagaram road, without entering into the heart of the town congestion.

For implementing this proposed bye pass road and link road the funds from Town and Country Planning Board may be obtained. The approximate cost will be about 600 lakhs.

SEGGREGATION OF TRAFFIC:-

6.04:. The pedestrians and vehicular traffic shall be segregated by providing raised platform of sufficient widths along Tenkasi road, Five falls road, Sengottai road, Old Courtallam road and Mainfalls road. Medians with non-grill or forcing may be provided to segregate fast moving traffic on the above five roads. Traffic islands near women's College bus stand and Police station should be improved with fountains and lightings. For implementing this traffic short term proposals the fund will be met out from voluntary organization.

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PARKING LOT FOR VEHICLES:-

6.05:. During season period viz., from June to September there will be heavy influx of tourist vehicles. As there is no organized parking facilities or terminal facilities made available the vehicles are parked here and there is an very disorderly manner, creating hindrance and in fact nuisance to holiday enjoying public. Hence it becomes imperative to propose a suitable area for parking of vehicles. The T.S.No: 1 to 4 of Block 4 in Ward F and T.S.No.1, 2pt of Block 2 in Ward F are reserved for parking lot for vehicles which is covered in Sanctioned D.D.Plan area.

OTHER TOURIST ATTRACTION:

BOTANICAL GARDEN:-

6.06:. One botanical garden may be created with maintenance of the State Agricultural Department.

MINI-ZOO:-

6.07: The present deer park and Snake park may be converted into mini zoo and the maintenance is to be handed over to Forest department from Town panchayat.

BOATING FACILITIES:-

6.08: The tank located in the eastern side of Mathalamparai road (ie) Pasupathaperikulam may be improved well and locating facilities has to be improved to attract more Tourists.

6.09: The tank located along Fivefalls road (ie) Melavengadanathakulam may be also be improved well and boating facilities has to be improved.

NATURAL HISTORY MUSEUM:

6.10 Natural history museum may be set up in Courtallam to exhibit models on different Spheres of nature namely Vegetation, animals and ecology. It will have a Diorama Picturing the solar system, Vegetation cycle and ecological imbalance etc.,

CAMPING SITES:

6.11 Camping sites may be developed at the outskirits of the town near Tenkasi road, Sengottai road.Trailer Camping sites with amenities provision to light camp fires may alone be thought off.

BEAUTIFICATION OF WATER FALLS:

6.12 It is necessary to improve the environs at all the waterfalls in Courtallam. The natural beauty is to be preserved and ugly structures should demolished. There shall be underground wiring only. The present overhead wiring for electricity may be removed. Cable system will have to be introduced to preserve the natural environment. More focus lights and flood and flood lights are necessary near the Waterfalls.

6.13 Generally the area from the waterfalls to an extent of about 200M required development and beautification, Lawn, Garden, park, flower yielding trees may also be planted. Water fountains may be arranged through underground pipelines from the falls without any extra power of motor. These works will be implemented by the Local body and Voluntary organizations.

OUTSIDE AREA IMPORTANCE:

6.14 Organised Visits to outside areas of importance near Courtallam such asTenkasi (Kasiviswanatharkoil),Thirumalaikovil,Karuppanathi Dam near Kadayanallur etc., could be allowed to be organized with tourist guides to attaract more Tourists.

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ESTIMATE DETAILS:-

6.15 The following table no.6.1 shows the project proposals with rough cost estimate in Courtallam Local Planning area.

TABLE 6.1 PROJECT PROPOSALS :

Sl. No.	Description of Project	Quantity	Rate/unit	Amount
A.	BEAUTIFICATION OF WATERFALLS.			
1.	Development of Main falls including cost for providing garden, part, planting trees, cement benches, formation of approach road, improvement of electrification etc.,	Lump sum	-	2500000.00
2.	Development of Five falls inclu ding the cost of plantation of flower yielding trees, garden, park modern toilet facilities, dress changing rooms, focus lighting facilities, flood light lambs, cable wiring etc.,	Lump sum	-	1600000.00
3.	Development of Chittaruvi inclu ding the cost of providing parks, electrification works, toilet facili ties etc.,	Lump sum	-	700000.00
4.	Development of Old Courtallam falls including provision of elect reification works, parks and toilet facilities etc.,	Lump sum	-	500000.00
5.	Development of Tiger falls , Shen bagadevi falls and Pazhathotta aruvi icluding cost of providing electrification works, road formation, parks, garden and toilet facilities etc.,	Lump sum	-	1000000.00
			Total	**6300000.00**

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B.	TRANSPORTAION			
6	Bye pass road connecting Five falls road and Sengottai road inclu ding cost of land acquisition, cutting and filling earth and forma tion of road, etc.,	5 kms	10000000/d km	50000000.00
7.	Link road connecting Vairams nagar to proposed Bye pass road including land acquisition , cutting and filling earth and forma tion of road , etc.,	1 km	10000000/ km	10000000.00
8.	Realignment of Five falls road near Melavenmadai kulam ie., T.S. No. 24pt of Block 2, Ward-B including the cost for fill ing earth and formation of road etc.,	Lumpsum	-	500000.00
9.	Segregation of Traffic by providing raised Platform, iron grill and fencing work and Traffic islands etc.,	Lumpsum	-	300000.00
10	Vehicle parking area with covered sheds near Five falls and Western side of Malligai lodge	Lumpsum	-	400000.00
			Total	- 60700000.00

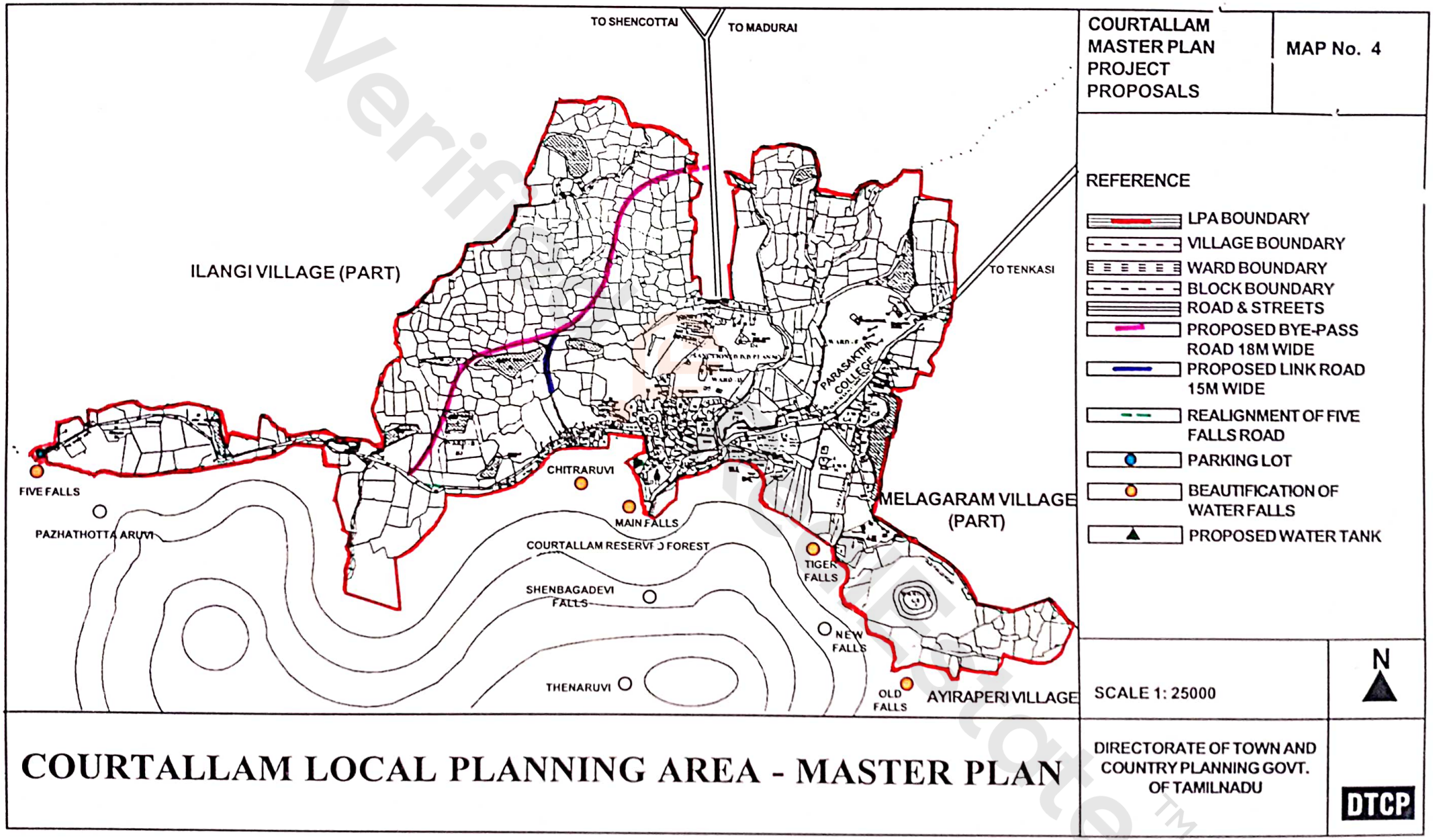
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C 11	WATERSUPPLY FACILITIES Providing an over head tank near Temple and Chittaruvi	Lumpsum	-	3000000.00
12	Water containers with taps in sannathi street	12 nos	250000/No.	300000.00
			Total	- 3300000.00

13	D.TOURIST ATTRACTIVE SCHEMES Improvement of boating facilities	Lumpsum	-	600000.00
14	Providing mini zoo	Lumpsum	-	1000000.00
15	Development of Botanical garden	Lumpsum	-	400000.00
16	Natural History Museum	Lumpsum	-	200000.00
17	Providing Camping Sites	Lumpsum	-	200000.00
18	Engaging Tourist guide	Lumpsum	-	100000.00
			Total	- 2500000.00

Map No.4 shows the project proposals in Courtallam Local Planning Area.

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COURTALLAM LOCAL PLANNING AREA - MASTER PLAN

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CHAPTER VII

ZONING REGULATIONS AND CONTROLLING OF DEVEOPMENT

7.01 In order to implement the proposals contained in the master plan, certain essential and important zoning regulations use have to be framed and enforced.

7.02 Every development within the area covered by the Master Plan for Courtallam Local Planning area shall confirm to the regulations prescribed here under.

7.03 Proposed land use zones are zoned in the proposed land use map itself. The uses permissible under the various use zone are given separately in the annexure. As per G.O.Ms. No.1730 RD & LA dated 24.07.74.

7.04 The uses permissible in various location and its survey numbers are also given separately given in the Annexure.

7.05 For implementation of the plan by the local planning authority Zoning regulations are absolutely essential. The already approved zoning regulations by the government in their G.O.Ms. No. 1730 RDLA dept. 24.07.74 and subsequent amendment to be made to this G.O. as given in the annexure and enclosed in this report shall apply for the local planning authority. The grant or refusal of planning permission shall be as per the above zoning regulations.

7.06 If any notification issued under the pancharyat act / Tamilnadu District Municipalities Act 1920 defeniating areas for industrial use is in existence they may be allowed to develop as such except for the area as proposed for specific uses as contemplated in this master plan proposals for which the zoning regulations as in the appendix shall apply.

7.07 No person shall carry out any development as defined in section 2 (13) of the Town and Country Planning Act 1971 without the written permission of the Local Planning authority.

7.08 Any site approval or planning permission for any development under these rules regulation shall not absorb the applicant of his responsibility to get clearance or permission under other acts, rules.

7.09 While granting permission the local planning authority may enforce such restrictions and conditions as may be necessary under the rules.

7.10. No development shall be in contravention of these rules

7.11. No land premises for building shall be changed for put into a use not inconformity with the provisions of these rules.

7.12 In the case of an area comprised in a detailed development plan consented / approved under the Town and Country Planning Act 1971 the developments to those areas shall be inconformity with the detailed development plan and regulations as per the provisions contained in the respective detailed development plans.

7.13 Where for an area detailed layout plan or land development has been approved by the local planning authority with the approval of the Director of Town and Country Planning the zone on such layout plan shall be applicable and developments in the area shall be regulated according to the rules subject to such conditions as may be described in such layout conditions.

7.14 The permission for any layout shall be granted by the local planning authority with the prior approval of the Director of his authorized officer subject to such conditions and regulations as may be stipulated by him.

7.15 The multi – storied building shall be permitted along roads abutting the roads, having a minimum of 18 m width by the Local Planning authority with the prior approval of the Director of Town and Country Planning subject to such conditions as may be prescribed by the Director of Town and Country Planning.

7.16 The layout sub division of land for building purposes shall be carried out only in accordance with the provisions as specified in the approved layout.

DEVELOPMENT CHARGE:-

7.17Every development intending to develop an area shall obtained Planning permission from Local Planning authority on payment of developing charges at the rate fixed under the act and rules.

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EXEMPTIONS:

7.18 The Director of Town and country planning can relax any of the provisions covered in specific cases relating to (a) set back and open space requirements in plots. (b) permit any land and building use in any of the zones delineated or in any part of the local planning area prescribing such conditions as may be deemed necessary.

VARIATIONS

7.19 Any variations to the zoning regulations are variation to any of the classes contained in the master Plan regulation shall be effected as per the provisions under section 32 of the Town and Country Planning Act 1971.

7.20 In so far as the lands included in the master plan these shall be deemed to have been excluded from residential areas notified under section 89 of TamilNadu District Municipalities act 1920 and the land and building uses shall be regulated under the Town and Country Planning Act Development plans.

7.21 The land use schedule as given in annexure is a final statement with respect to land use development irrespective of the colour indications as shown in the map which is only guidance.

7.22 Courtallam have beautiful waterfalls . The beauty of waterfalls cannot be enjoyed if the view is screened by the massive structures and advertisement boards. Now many tall buildings are there near the temple and main falls. Hence it is necessary to amend the building rules to suit the local condition. Courtallam Local planning Area comes under the category of Heritage town declared by the Government vide G.O.Ms. No. 22 MA & WS Dept. dated 30.01.1997. It is suggested that ground floor plus additional one floor construction alone may be permitted and the overall height of the new building to restricted to 9.0m. All the big sized advertisement boards are to be removed and permission on any account should not be granted on putting the advertisement boards near the falls area up to a distance of say one Kilometer.

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7.23 Courtallam Local Planning Area falls under the Hill Area declared by Government vide their G.O.Ms.No. 49, H & UD Dept. dated 24.03.2003. In which the activities relating agriculture, extractive industry, energy industry, manufacture of glass, ceramics, chemical industry, food industry, rubber industry, infrastructure projects, hotels, resort complexes, hostels of more than 300 sqm etc., have to be got cleared by the Hill Area conservation Authority.

18-12-03

Executive Authority,
Courtallam Local Planning Authority,
Courtallam.

22/12/03

Deputy Director of Town and
Country Planning,
Tirunelveli.2.

22/12/03

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ANNEXURE – IV
GOVERNEMNT OF TAMIL NADU
ABSTRACT

TOWN PLANNING – Preparation of Zonal Plans – Formulation of Drafts regulations submitted by the Director of Town and Country Planning Approved.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms. No.1730 Dated the 24th July 1974

Read:

1. G.O.Lr.No. 28332 /MD/73-1 RD & LA dt.7-3-73.
2. From the Director of Town & Country Planning Lr. No. 10989 / 73 SM dt.21-3-74.
3. From the Member-Secretary / madras Metropolitan Development Authority D.O.Lr.No.1983 /74-ADI Dt.19-05-1974.

&&&&

ORDER:

The Director of Town and Country Planning submitted draft zoning regulations on use of land and buildings 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.

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2. The Director has also stated that the TamilNadu Town and country Planning Act 1971 provides for the zoning of areas under Section 17(i) 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 adopting 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 notification 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 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 Area and, as for other Urban areas of the State, the Government approve in principle, the draft zoning regulation submitted by the Director is requested to furnish copies of the draft zoning regulations to the Local Planning Authorities as soon as they are constituted.

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

/ By Order of the Governor/

MM. RAJENDRAN
SECRETARY TO GOVERNMENT

/ TRUE COPY/

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ANNEXURE A
ZONING REGULATIONS

Permissible uses in use zone

The uses permitted in different use zones are given in the following table . Control of development and land zoning regulation use zones.

I. RESIDENTIAL USE ZONE:

I (a) Primary Residential use zone (PR)

Use Permitted:

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

2. Professional consulting offices of the residents and other incidental uses therefore

3. Petty shops dealing with daily essentials including retail provisions, soft drinks, cigarettes, newspapers, milk, keosks, cycle repair shops and single person tailoring shops.

4. Hair dressing, saloons and Beauty parlors.

5. Nursery and Primary schools.

6. Taxi and Auto rickshaw stands and

7. Parks and platy fields.

8. Storage of domestic cooking gas cylinders (vide G.O.Ms. N0.457 H &UD Dept. Dt. 01.06.1989)

I (b) Mixed Residential use zone. (MR)

Uses Permitted.

1. All uses permitted under use zone I (a) ie., Primary Residential use zone.
2. Hostels and single person apartments.

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3. Community Halls, Kalyana mandapams, religious buildings welfare centre and gymnasia.

4. Recreation clubs, Libraries and Reading rooms.

5. Clinics, Dispensaries and Nursing Homes.

6. Government, Municipal and other institutional sub-offices.

7. Police stations, Post & Telegraph Offices, Fire stations and Electric sub-stations.

8. Banks and Safe deposit vaults.

9. Educational Institutions excluding colleges.

10. Restaurants without Residential accommodations, eating and catering house and lodging houses for less than 20 occupants(vide Govt. Lr. 57959/UDIV(2)/89 Dt. 22.06.1992.

11. Petrol filling and service stations.

12. Departmental stores or stores or shops for the conduct of retail business.

13. Vegetables, fruit, flower, fish, eggs and meat shops.

14. Bakeries and confectionaries.

15. Laundry, tailoring and goldsmith shops and

16. Cottage industries permissible in residential areas under G.O.Ms.No.566 dated 13-3-62 as amended and run by power up to 5 H.P.

II. COMMERCIAL USE ZONE

Uses permitted:.

1. All uses permitted in uses zones 1(a) and I (b) ie Residential use zones apply so far as they are incidental to commercial use.
2. All commercial and business uses including all shops, stores market and uses connected with the display and sale of

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merchandise, either whole sale or retail but excluding explosives, obnoxious products and other materials likely to cause health hazards.

3. Business Offices and other commercial and financial institutions.
4. Warehouses, repositories and other uses connected with storage or wholesale trade, but excluding storage of explosives or products which are either obnoxious likely to cause health hazards.
5. Cinema Theatres and other commercial entertainment.
6. Research, experimental and testing laboratories not involving danger of fire, explosion or health hazards.
7. Transportation terminals including bus stands, railway stations and organized parking lots.
8. Automobile repair shops and garages.
9. Small industries, using electric motors not exceeding 20 HP and or employing not more than 25 workers, which are not noxious or offensive due to odour, dust, smoke gas, noise or vibration or otherwise dangerous to public health and safety and
10. Manufacturing and service establishments and commercial uses using electric motors not exceeding 50 HP for use incidental to the commercial activities permissible in the zone. (As per the letter of joint Secretary to Government, Housing and urban development department, Chennai Letter No.120/96 UD IV (i) 93-4 dated 2.8.93 addressed to Director of Town and Country Planning, Chennai.

III. INDUSTRIAL USE ZONE:

Use zone III (a) Controlled Industrial use zone (IC)

Uses permitted.

1. All Commercial uses listed under use zone 1 (a) 1(b) and 2 ie residential and commercial use zones.
2. Industries using electric power not exceeding 150 HP (L.T maximum load) but excluding industries of obnoxious and hazardous nature by reason or odour, liquid effluent dust, Smoke gas, vibration etc, or otherwise likely to cause danger or nuisance to public health or amenity provided that these industries may use steam, oil or gas power during periods of power shortage or failure.

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

USE ZONE III (b) GENERAL INDUSTRIAL USE ZONE:

Use Permitted:

1. All commercial uses issued under use zone 1 (a) 1(b) and 2 ie residential and commercial use zones.
2. All industries without restrictions on the horsepower installed or type of motive power used excluding those of obnoxious hazardous nature by reason of odours, liquid, effluent, dust, smoke gas, vibration etc. or otherwise likely to cause danger or nuisance to public health or amenity.
3. Hotels, restaurants and clubs, or places for social intercourses, recreation and worship or for dispensaries and clinics and
4. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

USE ZONE III (C) SPECIAL INDUSTRIAL AND HAZARDOUS USE ZONE:-

Uses permitted.

1. All Commercial uses listed under use zones 1 and 2 ie., residential and commercial use zones.

2. All industries permissible in the use zone III (a) and III (b) ie controlled and general industrial use zones.

3. All uses involving storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or which may produce poisonous fumes or explosion.

4. All uses involving storage, handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalies, acids, or other liquids or chemicals, producing flames, fumes and explosive, poisonous, irritant or corrosive gases.

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5. All uses involving storage, handling, or processing of any material producing explosive mixtures of dust, or which result in the division of matter into fine particulars subject to a spontaneous ignition.

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

7. Melting or processing tallow or sulpur.

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

9. Washing or drying wool or hair.

10. Making fish oil.

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

12. Manufacturing or distilling sago and artificial manure

13. Brewing beer, manufacturing by distillation arrack or sprit containing alcohol, whether denatured or not

14. In general, any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in the use zones III (a) and III (b) ie. Controlled industrial and the general industrial and the general industrial use zones.

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

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

IV. EDUCATIONAL USE ZONE (E)

Uses permitted:-

1. Schools, Colleges and other higher education and training institutions and the used connected therewith

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2. All uses permitted in use zone 1 (a) ie., primary residential use zone.

3. Hostels and single person apartments.

4. Recreation clubs, libraries and reading rooms and

5. Restaurants.

V. PUBLIC AND SEMI PUBLIC USE ZONE (PS)

Uses Permitted:

1.Government and Quasi Government offices

2. Art galleries, museum, acquires and public health institutions.

3. Hostels, Sanitaries and other medical and Public health institutions.

4. Harbour, airport, and flying club.

5. Organised parking lots and bus and taxi stands.

6. Parks, playfields, swimming pools, 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) ie., the residential use zones.

AGRICULTURAL USE ZONE (AG)

Uses Permitted

1. All agricultural uses

2. Farm houses and buildings for agricultural activities.

3. Rural settlements with allied uses

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4. Public and Private Parks, playfields, gardens, caravan and camping sites and other recreational uses.

5. Diary and cattle farms

6. Piggeries and Poultry farms

7. Water tanks and reservoirs

8. Sewage farms and garbage dumps.

9. Airports and broadcasting installations

10. Forestry

11. Cemeteries, crematoria and burning and burial grounds

12. Storing and drying of fertilizers.

13. Fish curing

14. Salt manufacturing

15. Brick, tile or pottery manufacture

16. Stone crushing and quarrying and hillock

17. Sand, clay and gravel quarrying.

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COURTALLAM MASTER PLAN
LAND USES WITH ITS SURVEY NUMBERS
Ward -A Block . 1
Total T.S.Nos. 1 to 39

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:

T.S.Nos. 7,9,11,12,16,17,19 to 25,27 to 29,31,34 to 39.

II Commercial Use zone:
Nil

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
T.S.Nos.1,3,5

VI Agricultural Use zone:
Nil

Transportation :
T.S.Nos.4,8,10,13,14,18,26,30,32,33

Water bodies:
T.S.Nos.2,6,15

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Ward. - A Block . 2
Total T.S.Nos. 1 to 17

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:

T.S.Nos. 5,7 to 10 , 12,13,15,16

II Commercial Use zone:
Nil

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
Nil

VI Agricultural Use zone:
Nil

Transportation :
T.S.Nos. 2,6,11,14

Water bodies:
T.S.Nos. 1,3,4, 17

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Ward- B Block . 1
Total T.S.Nos. 1 to 18

I(a) Primary Residential use zone:

Nil

I (b) Mixed Residential Use zone:

T.S.Nos. 1,3pt,4pt,6 to 14, 15pt, 16pt, 17pt, 18.

II Commercial Use zone:

Nil

III(a) Controlled Industrial Use zone:

Nil

III(b) General Industrial Use zone:

Nil

III© Special Industrial and Hazardous Use zone:

Nil

IV Educational Use zone:

Nil

V Public and Semi public Use zone:

Nil

VI Agricultural Use zone:

Nil

Transportation :

Nil

Water bodies:

T.S.Nos. 2,5

Proposed Bye Pass Road

T.S.Nos. 3 pt., 4 pt., 15 pt., 16 pt., 17 pt.,

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Ward.'B Block . 2
Total T.S.Nos. 1 to 24

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:

T.S.Nos. 1,3,5 to7, 10,13, 22,23

II Commercial Use zone:
Nil

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
Nil

VI Agricultural Use zone:
14,17 to 20

Transportation :
T.S.Nos. 2,4,12,21,24

Water bodies:
T.S.Nos. 8,9,11,15,16

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Ward. 'B' Block . 3
Total T.S.Nos. 1 to 7

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:

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

II Commercial Use zone:
Nil

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
Nil

VI Agricultural Use zone:
Nil

Transportation :
T.S.Nos.6

Water bodies:
Nil

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Ward. 'B' Block . 4
Total T.S.Nos. 1 to 18

I(a) Primary Residential use zone:

Nil

I (b) Mixed Residential Use zone:

T.S.Nos. 1,2pt, 3pt, 4pt, 5pt, 6, 8 to 18

II Commercial Use zone:

Nil

III(a) Controlled Industrial Use zone:

Nil

III(b) General Industrial Use zone:

Nil

III© Special Industrial and Hazardous Use zone:

Nil

IV Educational Use zone:

Nil

V Public and Semi public Use zone:

Nil

VI Agricultural Use zone:

Nil

Transportation :

Nil

Water bodies:

T.S.Nos: 7 pt.,

Proposed bye Pass Road.

T.S. Nos: 2pt, 3pt, 4pt, 5pt, 7 pt.,

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Ward. 'B' Block . 5
Total T.S.Nos. 1 to 31 (in which from T.S.Nos. 5 to 31 falls in D.D. Plan area)

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:

T.S.Nos. 1 to 3.

II Commercial Use zone:
Nil

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:ss
Nil

VI Agricultural Use zone:
Nil
Transportation :
Nil

Water bodies:
T.S. Nos. 4

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Ward. 'B' Block . 6

Total T.S.Nos. 1 to 16 (in which T.S.Nos. from 1 to 10, 14 to 16 are included in sanctioned DD Plan No.1 area)

I(a) Primary Residential use zone:

Nil

I (b) Mixed Residential Use zone:

T.S.Nos. 11pt.,12pt.,13

II Commercial Use zone:

Nil

III(a) Controlled Industrial Use zone:

Nil

III(b) General Industrial Use zone:

Nil

III© Special Industrial and Hazardous Use zone:

Nil

IV Educational Use zone:

Nil

V Public and Semi public Use zone:

Nil

VI Agricultural Use zone:

Nil

Transportation :

Nil

Water bodies:

Nil

Proposed bye pass road

T.s.Nos. 11pt.,12pt.,

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Ward. 'B' Block . 7
Total T.S.Nos. 1 to 32 (All T.S.Nos. are included in sanctioned D.D.Plan area)

Ward 'B' Block .8
Total T.S.Nos. 1 to 33 (All T.S.Nos. Are included in sanctioned D.D.Plan I area)

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Ward 'C' Block:1
Total T.S. Nos. 1 to 77

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:
T.S.Nos.45pt.,46,47pt,48pt.,50pt, 51,65pt, 66 to 68, 69pt, 70, 71pt, 72pt,73 to 77

II Commercial Use zone:
Nil

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
Nil

VI Agricultural Use zone:
T.S.Nos: 1 to 17, 19, 20, 24 to 26, 28 to 30, 32 to 35, 37, 39 to 44,45pt,48pt,49,52,53,55 to 64.

Transportation
48pt.,
Water bodies:
T.S.Nos.: 18, 21, 22,23,27, 31, 36, 38, 54.
Proposed bye pass road:
T.S.Nos: 47pt, 50pt, 65pt, 69pt, 71pt, 72pt

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Ward. 'C' Block . 2
Total T.S.Nos. 1 to 75

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:
Nil

II Commercial Use zone:
Nil

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
Nil

VI Agricultural Use zone:
T.S.Nos: 2 to 16, 17pt, 18pt, 19 to 22, 23pt, 24pt, 25 to 43, 44pt, 45pt, 46, 47 to 72, 74.

Transportation :
Nil

Water bodies:
T.S. No: 1,73,75,

Proposed bye pass road
T.S.Nos. 17pt,18pt,23pt,24pt,44pt,45pt

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Ward. 'C' Block . 3
Total T.S.Nos. 1 to 87

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:
T.S.Nos. 19pt, 20pt, 21pt,22pt, 23, 25 to 27,28,29pt, 30pt, 31, 32pt, 34pt, 35pt, 51pt, 52, 53pt, 54pt, 55pt, 56 to 87

II Commercial Use zone:
Nil

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
Nil

VI Agricultural Use zone:
T.S. Nos: 1 to 8, 10 to 17, 18pt, 32pt, 33, 34pt,35pt, 36 to 47,48pt,49pt,50,51pt,54pt, 55pt.

Transportation :
Nil

Water bodies:
T.S.Nos: 9,24

Proposed byepass road:
T.S.Nos: 18pt, 19pt, 20pt,21pt,22pt, 29pt, 30pt, 32pt, 34pt, 35pt,48pt,49pt 51pt, 53pt, 54pt, 55pt.

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Ward. 'D' Block . 1
Total T.S.Nos. 1 to 25 in which, T.S.Nos: from 2 to 25 falls in D.D. Plan area.

The T.S.Nos: 1 is proposed as Mixed residential use zone

Ward 'D' Block :2
Total T.S.Nos. 1 to 23

All T.S.Nos. are included in the sanctioned D.D. Plan area

Ward 'D' Block :3
Total T.S.Nos. 1 to 42

All T.S.Nos. are included in the sanctioned D.D. Plan area

Ward 'D' Block :4
Total T.S.Nos. 1 to 20

All T.S.Nos. are included in the sanctioned D.D. Plan area.

Ward 'D' Block :5
Total T.S.Nos. 1 to 20

All T.S.Nos. are included in the sanctioned D.D. Plan area

Ward 'D' Block :6
Total T.S.Nos. 1 to 13

All T.S.Nos. are included in the sanctioned D.D. Plan area

Ward 'D' Block :7
Total T.S.Nos. 1 to 48

All T.S.Nos. are included in the sanctioned D.D. Plan area

Ward 'D' Block :8
Total T.S.Nos. 1 to 59
All T.S.Nos. are included in the sanctioned D.D. Plan area

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Ward 'D' Block :9
Total T.S.Nos. 1 to 27

All T.S.Nos. are included in the sanctioned D.D. Plan area

Ward 'D' Block :10
Total T.S.Nos. 1 to 41

All T.S.Nos. are included in the sanctioned D.D. Plan area

Ward 'D' Block :11
Total T.S.Nos. 1 to 30

In which T.S. Nos: 1 to 5, 6pt, 7 to 9, 10pt, 11, 12pt, 13 to 30 are included in the sanctioned D.D. Plan area.

T.S. No : 6pt Waterbodies
T.S. Nos: 10pt Transportation
T.S. Nos: 12pt Waterbodies.

Ward 'D' Block :12
Total T.S.Nos. 1 to 35

All T.S.Nos. are included in the sanctioned D.D. Plan area

Ward 'D' Block :13
Total T.S.Nos. 1 to 15

All T.S.Nos. are included in the sanctioned D.D. Plan area

Ward 'D' Block :14
Total T.S.Nos. 1 to 6

All T.S.Nos. are included in the sanctioned D.D. Plan area

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Ward 'D' Block :9
Total T.S.Nos. 1 to 27

All T.S.Nos. are included in the sanctioned D.D. Plan area

Ward 'D' Block :10
Total T.S.Nos. 1 to 41

All T.S.Nos. are included in the sanctioned D.D. Plan area

Ward 'D' Block :11
Total T.S.Nos. 1 to 30

In which T.S. Nos: 1 to 5, 6pt, 7 to 9, 10pt, 11, 12pt, 13 to 30 are included in the sanctioned D.D. Plan area.

T.S. No : 6pt Waterbodies
T.S. Nos: 10pt Transportation
T.S. Nos: 12pt Waterbodies.

Ward 'D' Block :12
Total T.S.Nos. 1 to 35

All T.S.Nos. are included in the sanctioned D.D. Plan area

Ward 'D' Block :13
Total T.S.Nos. 1 to 15

All T.S.Nos. are included in the sanctioned D.D. Plan area

Ward 'D' Block :14
Total T.S.Nos. 1 to 6

All T.S.Nos. are included in the sanctioned D.D. Plan area

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Ward 'E' Block :1
Total T.S.Nos. 1 to 54

The T.S.Nos. 7, 8, 46 and 47 are included in the sanctioned D.D. plan area.

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:

T.S.Nos. 1 to 4, 9, 10, 42 to 45, 53, 54

II Commercial Use zone:
T.S.No: 28

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
Nil

VI Agricultural Use zone:
T.S. Nos: 11 to 26, 29 to 31, 33 to 41, 49 to 52
Transportation :
T.S.no.27

Water bodies:
T.S.Nos: 5, 6, 32, 48

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Ward 'E' Block :2
Total T.S.Nos. 1 to 31

Out of these, the T.S.Nos. 22 to 24 and 30 are included in the sanctioned D.D. plan area.

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:
T.S.Nos. 16, 20, 21, 25, 26

II Commercial Use zone:
Nil

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
Nil

VI Agricultural Use zone:
T.S. Nos: 1 to 13, 17, 18, 19,28, 29
Transportation :
T.S. No: 27,

Water bodies:
T.S.Nos: 14, 15,31

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Ward 'F' Block :1
Total T.S.Nos. 1 to 14

All T.S.Nos. are included in the sanctioned D.D. plan area.

Ward 'F' Block :2
Total T.S.Nos. 1 to 21

All T.S.Nos. are included in the sanctioned D.D. plan area.

Ward 'F' Block :3
Total T.S.Nos. 1 to 15

All T.S.Nos. are included in the sanctioned D.D. plan area.

Ward 'F' Block :4
Total T.S.Nos. 1 to 41

All T.S.Nos. are included in the sanctioned D.D. plan area.

Ward 'F' Block :5
Total T.S.Nos. 1 to 40

All T.S.Nos. are included in the sanctioned D.D. plan area.

Ward 'F' Block :6
Total T.S.Nos. 1 to 18

All T.S.Nos. are included in the sanctioned D.D. plan area.

Ward 'F' Block :7
Total T.S.Nos. 1

This T.S.Nos. is included in the sanctioned D.D. plan area.

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Ward 'G' Block :1
Total T.S.Nos. 1 to 4

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:

T.S.Nos. 1 to 4

II Commercial Use zone:
Nil

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
Nil

VI Agricultural Use zone:
Nil

Transportation :
Nil

Water bodies:
Nil

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Ward 'G' Block :3
Total T.S.Nos. 1 to 44

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:

T.S.Nos. 15 to 28, 30 to 44

II Commercial Use zone:
Nil

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
T.S.Nos. 1 to 13

VI Agricultural Use zone:
Nil

Transportation :
T.S.Nos: 29

Water bodies:

T.S.Nos: 14

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Ward 'G' Block :2
Total T.S.Nos. 1 to 16

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:

T.S.Nos. 1 to 10

II Commercial Use zone:
Nil

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
T.S.Nos.14 to 16

VI Agricultural Use zone:
T.S. No: 12 ,13

Transportation :
T.S.No: 11

Water bodies:
Nil

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Ward 'G' Block :4
Total T.S.Nos. 1 to 26

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:

T.S.Nos. 1 to 4, 7 to 17,19 to 26

II Commercial Use zone:
Nil

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
Nil

VI Agricultural Use zone:
Nil

Transportation :
T.S.No: 5, 6, 10

Water bodies:

T.S. No: 18

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Ward 'G' Block :4
Total T.S.Nos. 1 to 26

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:

T.S.Nos. 1 to 4, 7 to 17,19 to 26

II Commercial Use zone:
Nil

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
Nil

VI Agricultural Use zone:
Nil

Transportation :
T.S.No: 5, 6, 10

Water bodies:

T.S. No: 18

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Ward 'G' Block :5
Total T.S.Nos. 1 to 7

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:

T.S.Nos. 1 to 6

II Commercial Use zone:
Nil

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
Nil

VI Agricultural Use zone:
Nil

Transportation :
Nil

Water bodies:
T.S.No: 7

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Ward 'G' Block :6
Total T.S.Nos. 1 to 19

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:

T.S.Nos. 1 to 11, 15, 16, 18

II Commercial Use zone:
Nil

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
Nil

VI Agricultural Use zone:
Nil

Transportation :
T.S.Nos: 12 to 14, 17, 19

Water bodies:
Nil

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Ward 'G' Block :7
Total T.S.Nos. 1 to 29

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:

T.S.Nos. 3, 6 to 18, 22

II Commercial Use zone:
T.S.No: 25

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
Nil

VI Agricultural Use zone:
T.S.No: 26 to 29
Transportation :
T.S.Nos: 1, 2, 4, 19 to 21, 24

Water bodies:
T.S.Nos: 5, 13, 23.

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Ward 'G' Block :8
Total T.S.Nos. 1 to 8

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:

Nil

II Commercial Use zone:
T.S.No: 2,3

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
Nil

VI Agricultural Use zone:
T.S.No: 4 to 8
Transportation :
T.S.No. 1

Water bodies:
Nil

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Ward 'G' Block :9
Total T.S.Nos. 1 to 29

I(a) Primary Residential use zone:
Nil

I (b) Mixed Residential Use zone:
T.S.Nos. 2 to 4, 15 to 17, 19, 20, 23, 25

II Commercial Use zone:
Nil

III(a) Controlled Industrial Use zone:
Nil

III(b) General Industrial Use zone:
Nil

III© Special Industrial and Hazardous Use zone:
Nil

IV Educational Use zone:
Nil

V Public and Semi public Use zone:
Nil

VI Agricultural Use zone:
T.S.Nos: 5 to 7, 9 to 11, 13, 14, 18, 26 to 29

Transportation :
T.S.No: 1, 21, 22, 24
Water bodies:
T.S.No: 8 , 12.

Executive Authority
Courtallam Local Planning
Authority. Courtallam.

Deputy Director of
Town and Country Planning,
Tirunelveli.2

22/12/03

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GOVERNMENT OF TAMILNADU

ABSTRACT

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

HOUSING AND URBAN DEVELOPMENT (UD 4.2) DEPARTMENT

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

READ :

1. G.O.(Ms.) No.1730, Rural Development and Local Administration Department, dated 24.07.1974.
2. G.O. (Ms.) No.2, Information and Technology Dept., dated 01.04.2002.
3. Government Lr.No.237/L&T/2002-2, Information Technology Dept., dated 09.05.2002.
4. From the Special Commissioner of Town and Country Planning Lr.Roc.No.33287/2002/BA 1, dated 03.06.2002 and 17.07.2002.
5. Government Lr.No.237/IT/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 conditions. Orders were also issued by the Government that exemption shall be given to such telecom companies from following the side set back rules of Chennai Metropolitan Development Authority / Director of Town and Country Planning for installation of base 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 01.4.2002 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 paras 4 and 5 of Government order second read above has directed

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Municipal Administration and Water Supply Department and Rural Development Department to issue necessary orders exempting under Tamilnadu District Municipalities Building Rules and Multistoreyed and Public Building Rules 1973 under G.O. 164, Municipal Administration and Water Supply Department dated 15.06.04 and G.O. (Ms.) No. 22. Municipal Administration and Water Supply Department dated 30.01.97 against restricting the height of the Buildings / structures. Base Trans Receiver Station Towers within the Heritage zone of the Heritage Towns and under G.O. (Ms.) No. 1730, Rural Development and Local Administration Department dated 24.07.74 allowing the Base TransReceiver Station Towers in all the land use Zones

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

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO,
SECRETARY TO GOVERNMENT.

To
The Special Commissioner of Town and Country Planning, Chennai – 2.
The Member Secretary, Chennai Metropolitan Development Authority, Chennai – 3.
All Local Planning Authorities / New Town Development Authorities, (Through Special Commissioner of Town and Country Planning)
The Information Technology Department / Rural Development Department / Municipal Administration and Water Supply Department, Chennai – 9
The Private Secy. to Secy to Government, Chennai – 9.
sf/sc

/Forwarded/by order/

Section Officer

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GOVERNEMNT OF TAMIL NADU
ABSTRACAT

Local Planning Authorities – Composition of Local Planning Authorities which comprises of single local authority ordered.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.651 **Dated 8th April 1975**

Read:

G.O.Ms.No. 650 RD & L.A dated 8-04-1975
ORDER:

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

2. According to the proviso to sub-section (1) of section 11 of the Tamil Nadu Town and Country Planning 1971 (Tamil Nadu Act 35 of 1972) in case where the local planning areas consists of the area under the jurisdiction f 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 Member 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, member and Executive Authority concerned.

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

/ By order of the Governor /

R.Balasubramanian,
Secretary to Government

/ true copy /

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APPENDIX

List of single local authorities which have been declared as local planning authorities under the proviso to sub-section 11 of Tamil Nadu and Country Planning Act 1971.

LIST

Sl. No.	Name of the local Authority	Name of the local Planning Authority
XXX	**TIRUNELVELI DISTRICT**	
70	Kadayanallur Municipality	Kadayanallur
71	Kovilpatti Municipality	Kovilpatti
72	Puliankudi Municipality	Puliankudi
73	Sankarankoil Municipality	Sankarankoil
74	Shencottai Municipality	Shencottai
75	Tenkasi Municipality	Tenkasi
76	Courtallam Township	Courtallam
77	Tirunelveli Municipality	Tirunelveli

/ true copy /

Tamilnadu Gazette notification
Page No.200 and 201 Part II Sec.2
Wednesday May 1975.

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Master Plan – Master Plan for Courtallam Local Planning Area – Consent under section 24 (2) of the Tamil Nadu Town and Country Planning Act 1971 for issue of notice for preparation of Master Plan for Courtallam Local Planning Area – Order issued

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Housing and Urban Development Department

G.O.Ms. No: 2249 Dated: 28.12.1979

Read:

From the D.T.C.P. Lr. Roc. No. 26484 / 78 D4, Dated 27.2.79 and 13.7.79

****

ORDER:

The Director of Town and Country Planning has forwarded the resolutions of the Courtallam Local Planning Authority, resolving to request the Government to accord consent to the publication of the notice for the preparation of Master Plan for Courtallam Local Planning Area, under sub-section (2) of section 24 of the Tamil Nadu Town and Country Planning Act, 1971, (Tamil Nadu Act 35 of 1972). The Director of Town and Country Planning has recommended that consent under said section of the said section of the said act may be accorded to the publication of a notice for the preparation of Master Plan for Courtallam Local Planning Area by the Courtallam Local Planning Authority.

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

3. The Master Plan for Courtallam Local Planning Area is returned herewith. The member secretary, Courtallam Local Planning Authority is requested to acknowledge the receipt.

/ BY ORDER OF THE GOVERNEMNT/

(sd.) P. KANDASAMY
COMMISSIONER AND SECRETARY TO GOVERNEMNT

/ TRUE COPY /

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Copy of :

GOVERNMENT OF TAMIL NADU
ABSTRACT

Housing and Urban Development Department – Development of Hill Area – Hill Area conservation Authority – Identification of actuals Hill villages exclusion of villages in plain Areas of Hill taluks – Amendment – issued.

Housing and Urban Development (UD2.2) Department

G.O.Ms.No.49 Dated:24-03-2003
Read:

1). G.O.Ms.No.44 Planning and Development (TC-II) Department dt.02.04.1990

2). From the Special Commissioner of Town and Country Planning letter No.19663 / 2001 dt.11-10-2001 and 01-11-2001.

3). From the Secretary to Government Housing and Urban Development Department D.O. letter No: 7528/UD2/01 dt. 7-11-2001

4). From the Director of Geology and Mining letter No: 8154/MMM/ 2000 dt. 5.12.2001.

5). From the Special Commissioner of Town and Country Planning letter No.30789/2000HSBA dt. 7-12-2001.

6). From the Special Commissioner and Commissioner of Land Administration letter No. 4680/H/2002 dt.25-02-2002.

ORDER:

In order to develop the hills into an ecologically acceptable and environmentally desirable area, in G.O.Ms.No.44, Planning and Development (TC II) Department dt.2-4-1990 the Government have constituted a high level committee namely Hill Area Conservation Authority (HACA). As per the orders issued in this Government order, all the Government and Quasi Government Departments shall consult the Hill

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Area Conservation Authority in respect of all development programmes undertaken by them as listed down in Annexure III of the said Government order in all Hill Taluks specified under Annexure I of the same Government order.

2) The question of exempting the villages which are located in the plains though they fall in the taluks notified as hill taluks in that G.O. was discussed in the 22nd Hill Area Conservation Authority meeting held on 21-02-2001 and it was decided to obtain the details from the District Collectors regarding the villages which are actually located in the hill areas. The Director of Geology and Mining has scrutinized the same in consultation with the District Collectors and sent his proposals indicating the details of villages which should fall within the purview of Hill Area conservation Authority.

3) Based on the reports received from the District Collectors concerned and in consultation with Director of Geology and Mining, the Special Commissioner of Town and Country Planning has sent amendment proposals to Annexure I of Government order first read above and to notify the names of villages which are actually located in hill areas of the hill taluks of the various Districts.

4) The Government have carefully considered the proposal of the Special Commissioner of Town and Country Planning and approved the list of villages sent by the District Collectors, which are actually located in the hill areas of the hill taluks. The names of the Districts and the names of the villages located in the hill taluks of the respective districts are given in Annexure I to this order.

5) The Government in partial modification of G.O.Ms.No>44, Planning and Development (TCII) Department, dt.2-4-1990 direct that in respect of the villages identified as Hill villages in these Hill Taluks, indicated in the Annexure I to this order, permission from HACA should be obtained for all activities specified in Annexure II of this Government order before they are taken up for execution or grant of permission.

6) The Government also direct that for other villages lying in the plains of these Hill Taluks, obtaining permission from the Hill Area Conservation Authority is not necessary and the respective departmental officials should pursue the activities specified in the Annexure II to this Government order as per the existing Acts, rules and orders in force.

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7) The Government further direct that, in respect of all villages in the Hill Taluks wherever Reserve Forest Lands are available, the activities mentioned in Annexure II of this Government order in these lands have to be got cleared by the Hill Area Conservation Authority, as required in the Government order first read above.

/By order of the Governor/

LAL RAWNA SAILAO
SECRETARY TO GOVERNMENT

To

The Director of Town and Country Planning, Chennai.

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ANNEXURE I TO G.O.Ms.No:49 DATED 24.03.2003

Consolidated list of taluks and villages which actually lie in hill areas.

District	Name of the taluks	Name of the villages
Tirunelveli	Tenkasi	1. Aykudi 2. Courtallam 3. Melagaram 4. Ayiraperi 5. Pattapathu 6. Mathalamparai 7. Illangi 8. Tenkasi 9. Kadayanallur 10. Kambaneri Pudukudi 11. Boganallur 12. Chokkarpatti 13. Vairavankulam 14. Pattakkurichi 15. Puliyur

(Sd/-)LAL RAWNA SAILO
SECRETARY TO GOVERNMENT

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ANNEXURE II TO
G.O.MS.No. 49 DATED 24-03-2003

ACTIVITIES WHICH REQUIRE PRIOR CLEARANCE OF THE AUTHORITY

1. AGRICULTURE

a) Projects for the restructuring of hill slopes
b) Projects for the use of uncultivated land or semi-natural areas for intensive agricultural purposes.
c) Water management projects for agriculture.
d) Initial affore station where this may lead to adverse ecological changes.
e) Land reclamation for the purpose of conversion to another type of land use.
f) Poultry rearing installations.
g) Pig-rearing installations
h) Plantations
i) Agro-forestry, tree cropping and orchards

2. EXTRATIVE INDUSTRY:

a) Deep drillings with the exception of drillings for investigating the stability of the soil and in particulars
----------geothermal drilling
----------drilling for the storage of nuclear waste material.
----------drilling for water supplies.

b) Extraction of minerals other than metalliferous and energy-producing minerals, such as lime-stones, marble sand, gravel, shale, salt, phosphates and potash.
c) Extraction of coal and lignite by underground mining.
d) Extraction of coal and lignite by open case mining.
e) Extraction of Petroleum
f) Extraction of natural gas
g) Extraction of Ores
h) Extraction of bituminous shale, peat and moss.

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i) Extraction of minerals other than metalliferious and energy-producing minerals by open-cast mining, including extraction of gypsum, fire clay etc.
j) Surface industrial installtions for the extraction of coal, petroleum, natural gas and ores, as well as bituminous shale.
k) Coke Ovens (dry coal distillation)
l) Installations for the manufacture of cement refractories.

3. ENERGY INDUSTRY:

a) Industrial installations for the production of electricity steam and hot water.
b) Industrial installations for carrying gas, steam and hot water, transmission of electrical energy by overhead cables.
c) Surface storage of natural gas
d) Underground storage of combustible gases
e) Surface storage of fossil fuels
f) Industrial briquetting of coal and lignite
g) Installations for the production of enrichment of nuclear fuels.
h) Installations for the reprocessing or irradiated nuclear fuels.
i) Installations for the collection and processing of radioactive waste
j) Installations for hydro electric energy production.

4. PROCESSING OF METALS:

a) Iron and steel works, including foundries, forges, drawing plants and rolling mills (unless included in Annexure I)
b) Installations for the production including smelting refining, drawing and rolling of non ferrous metals, excluding precious metals.
c) Pressing, drawing and stamping of large castings.
d) Surface treatment and coasting of metals
e) Boiler making, manufacture of reservoirs, tanks and other sheet metal containers
f) Manufacture and assembly of motor vehicles and manufacture of motor vehicle engines.
g) Installations for the construction and repair of aircract
h) Manufacture of railway equipment
i) Swaging of explosives
j) Installations for the roasting and sintering of metallic ores.

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5. MANUFACATURE OF GLASS, CERAMICS:

6. CHEMICAL INDUSTRY:

a) Treatment of intermediate products and production of chemicals.
b) Production of pesticides and pharmaceutical products paint and varnishes, elastomers and peroxides
c) Storage facilities for petroleum pertrochemical and chemical products

7. FOOD INDUSTRY:

a) Manufacture of Vegetable and animal oils and fats
b) Packing and canning of animal and vegetable products
c) Manufacture of dairy products
d) Brewing and malting
e) Confectionery and syrup manufacture
f) Installations for the slaughter of animals
g) Industrial starch manufacturing installtions
h) Fish meal and fish oil factories
i) Sugar factories

8. TEXTILE, LEATHER, WOOD AND PAPER INDUSTRIES:

a) Wool scouring, degreasing and bleaching factories
b) Manufacture of fibre board, particle board and plywood
c) Manufacture of pulp, paper and board
d) Fibre dyeing factories
e) Cellulose processing and production installtions
f) Tannery and leather dressing factories
g) Wood based chemicals extraction including aromatics and tannins

9. RUBBER INDUSTRY

a) Manufacture and treatment of elastomer based products

10. ELECTRONIC INDUSTRY

a) Manufacture and refining of basic semi conductor materials
b) Manufacture of semi conductor components
c) Manufacture of electrolytic and other capacitors
d) Manufacture of electrolytic components other than pure assembly materials procured.

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11. INFRASTRUCTURE PROJECTS

a) Industrial – estate development projects
b) Urban development projects
c) Cable cars
d) Construction of National Highways, State Highways major district roads and minor roads and railway lines and airports.
e) Canalization and flood relief works
f) Dams and other installations designed to hold water or store it on a long term basis.
g) Tramways, elevated and underground railways, suspended lines or similar lines of a particular type, used exclusively or mainly for passenger transport
h) Oil and gas pipeline installations
i) Installation of long distance aqueducts
j) Beating

12. OTHER PROJECTS

a) Holiday villages, hotel and resort complexes, hostels and restaurants of more than 300sq.m.
b) Racing and test tracks for cars and motorcycles
c) Installations for the disposal of industrial and domestic waste (unless included in Annexure I)
d) Waste water treatment plants
e) Sludge deposition sites
f) Storage of scrap iron
g) Test benches for engines, turbines, rocket motors or reactors.
h) Manufacture of artificial mineral fibres
i) Manufacture, packing, leading or placing in catridges of gunpowder and explosives.
j) Knacker's yards, bone meal plants, gelatin plants etc.
k) Housing estates buildings of more than ground and first floor, buildings housing more than to families, commercial and office buildings of more than 300 sq.m. area industrial sheds and buildings.

(Sd/-)LAL RAWNA SAILO
SECRETARY TO GOVERNMENT

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தமிழ்நாடு அரசு
சுருக்கம்

கட்டிட அனுமதி - புராதன நகரங்களில் கட்டிட அனுமதி வழங்குதல் - அரசு ஆணைகள் ரத்து செய்தல் மற்றும் உயரக் கட்டுப்பாடு விதித்தல் ஆணை வெளியிடப்படுகிறது.

நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கு (ந.நி. 1) துறை

அரசாணை எண் (நிலை) எண் : 22 நாள் : 30.1.1997
படிக்கப்பட்டது.

1. அரசாணை (நிலை) எண் 163, ந.நி(ம) கு.வ துறை நாள் : 06.07.93
2. அரசாணை (நிலை) எண் 191, ந.நி(ம) கு.வ துறை நாள் : 18.07.94
3. அரசாணை (நிலை) எண் 233, ந.நி(ம) கு.வ துறை நாள் : 27.11.95
4. அரசாணை (நிலை) எண் 234, ந.நி(ம) கு.வ துறை நாள் : 27.11.95

ஆணை :

ஸ்ரீரங்கம் நகரத்தில் ஸ்ரீரங்கம் கோயில் சுற்றுச் சுவரிலிருந்து 1 கி.மீட்டர் சுற்றளவுக்குள் கட்டப்படும் கட்டிடங்கள், தவிர மற்றும் முதல் தளம் சேர்த்து உயரம் 9 மீட்டருக்குள் இருக்க வேண்டுமென்றும், இந்த வரையறைக்குட்படாத அதாவது 1 கி.மீட்டர் தூரத்திற்கு அப்பால் உள்ள கட்டிடங்கள் உட்பட அனைத்து கட்டிடங்களுக்கான விண்ணப்பங்களும் அரசுக்கு பரிசீலனைக்கு அனுப்பப்பட வேண்டுமென்றும், அரசாணை நிலை எண் 233, நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்குத்துறை நாள் : 27.11.95 இல் உத்தரவிடப்பட்டது. 27.11.95 நாளிட்ட நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்குத் துறையின் அரசாணை எண் 234 இல் ஸ்ரீரங்கம் நகரத்தைப் போலவே மற்ற இணைப்பில் கண்ட புராதன நகரங்களில் கட்டப்படும் கட்டிடங்களை முறைப்படுத்துவதை கருத்தில் கொண்டு, மற்ற புராதன நகரங்களுக்கும் அவைகளை தனித்தன்மையைக் கணக்கில் எடுத்துக் கொண்டு விதிமுறைகளை முடிவு செய்து அரசுக்கு பரிசீலனைக்கு அனுப்புமாறும் மேற்கண்ட முறைகளை முடிவு செய்யும் வரை எல்லா புராதன நகரங்களுக்கும் கட்டிட அனுமதி கோரும் செயற்குறிப்பினை அரசின் ஒப்புதலுக்கு அனுப்புமாறும் நகர் ஊரமைப்பு இயக்குநர் கேட்டுக் கொள்ளப்பட்டார்.

2. மேற்படி ஆணைகளின்படி, புராதன நகரங்களில் கட்டக் கூடிய கட்டிடங்களுக்கான அனுமதியை அரசிடம் பெற வேண்டும் என்பதில் நடைமுறையில் ஏற்படுகிற பல சிக்கல்களையும் காலதாமதங்களையும் பொது மக்களுக்கு ஏற்படுகிற பிரச்சனைகளையும் தவிர்க்கும் பொருட்டு மேற்படி அரசாணைகளை ரத்து செய்வது பற்றி அரசு பரிசீலனை செய்தது.

3. பரிசீலனைக்குப் பின் மேலே பத்தி 1 இல் கூறப்பட்டுள்ள அரசாணைகளை அரசு இரத்து செய்கிறது. மேலும் இணைப்பில் கண்டுள்ள 38 புராதன நகரங்களிலும், புராதன கோயிலின் சுற்றுச் சுவரிலிருந்து 1 கிலோ மீட்டர் சுற்றளவிற்குள் கட்டப்படும் கட்டிடங்கள் (தரைத்தளம் மற்றும் புல் தளம்) 9 மீட்டர் உயரத்திற்கு மிகாமல் கட்டப்பட வேண்டும் எனவும் இந்தக் கட்டுப்பாட்டின் அடிப்படையில் சம்பந்தப்பட்ட உள்ளாட்சி நிறுவனங்கள் கட்டிடங்களுக்கான அனுமதியை வழங்கலாம் எனவும் அரசு ஆணை பிறப்பிக்கிறது.
(ஆளுநரின் ஆணைப்படி)

எஸ். மாலதி,
அரசுச் செயலாளர்,
(தபிபா) .....

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இணைப்பு :

அரசாணை நிலை என் 22, நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்குத்துறை நாள் : 30.1.1997.

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1. காஞ்சிபுரம்
2. சிதம்பரம்
3. இராமேஸ்வரம்
4. ஸ்ரீரங்கம்
5. திருவில்லிபுத்தூர்
6. மாமல்லபுரம்
7. தஞ்சாவூர்
8. கும்பகோணம்
9. கங்கைகொண்ட சோழபுரம்
10. பூம்புகார்
11. மதுரை
12. பழனி
13. திருச்செந்தூர்
14. திருத்தனி
15. கன்னியாகுமரி
16. திருவண்ணாமலை
17. செஞ்சி
18. செட்டிநாடு
19. வாலிநோக்கம்
20. தரங்கம்பாடி
21. நாகூர்
22. வேளாங்கண்ணி
23. குத்தாலம்
24. ஸ்ரீ பெரும்புதூர்
25. திருநெல்வேலி
26. திருச்செங்கோடு
27. காரைக்குடி
28. பேரூர்
29. பவானி
30. பிச்சாவரம்
31. மருதூர்
32. குறிஞ்சிபாடி
33. திருமயம்
34. சித்தன்னவாசல்
35. ஆவுடையார் கோவில்
36. பத்மநாபபுரம்
37. குளச்சல்
38. மரக்கானம்.

எஸ். மாலதி,
அரசுச் செயலாளர்

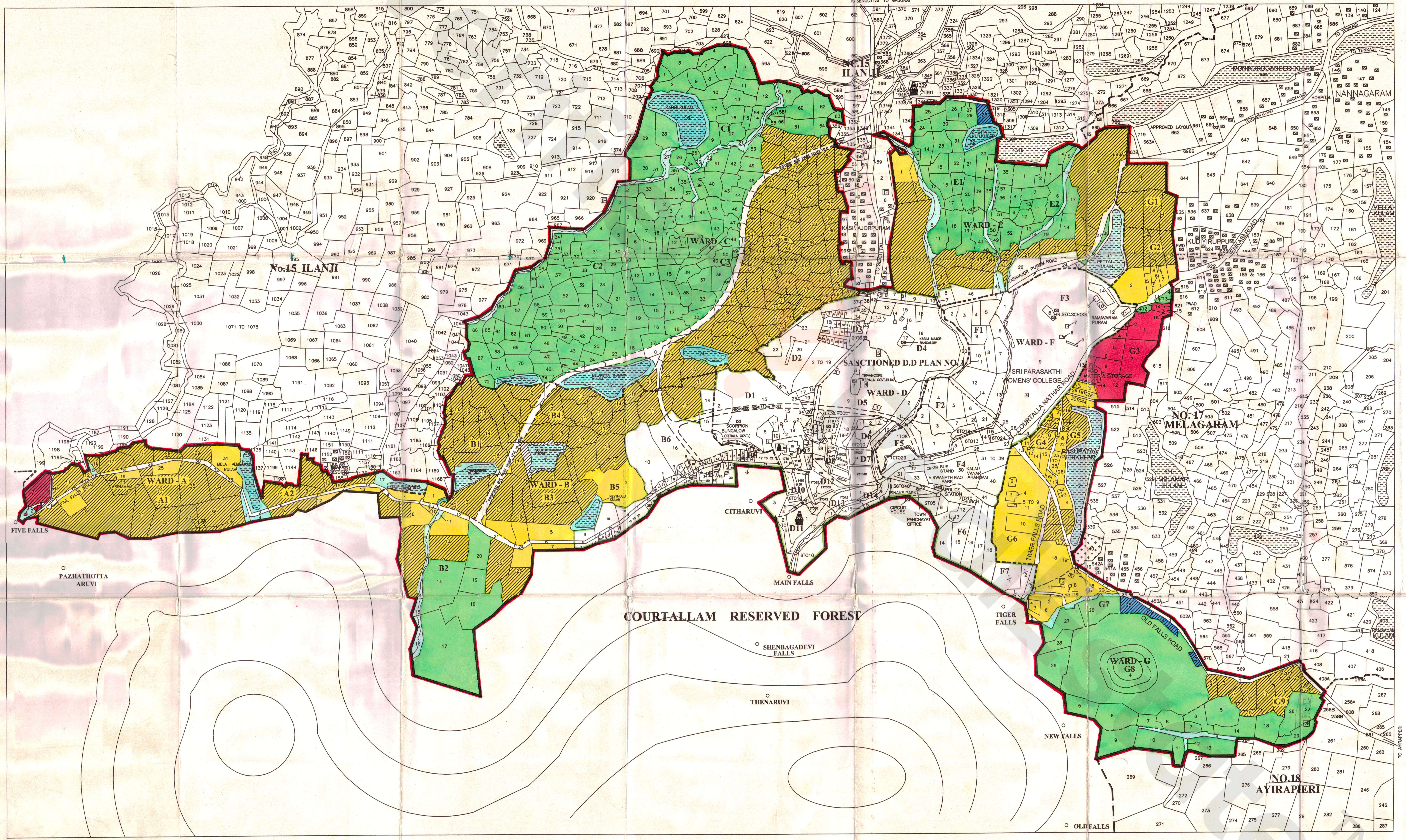
/உண்மை நகல்/

ஒப்பம்
பிரிவு அலுவலர்

/உண்மை நகல்/

நகர் ஊரமைப்பு உதவி இயக்குநர்
திருநெல்வேலி உள்ளூர் திட்டக் குழுமம்,
திருநெல்வேலி - 2.

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PROPOSED LAND USE - 2021

REFERENCE

- LOCAL PLANNING AREA BOUNDARY
- VILLAGE BOUNDARY
- WARD BOUNDARY
- BLOCK BOUNDARY
- ROADS AND STREETS
- HILLOCKS AND QUARRIES
- WATER BODIES

EXISTING		PROPOSED
	RESIDENTIAL	
	COMMERCIAL	
	INDUSTRIAL	
	EDUCATIONAL	
	PUBLIC AND SEMI PUBLIC	
	AGRICULTURAL	

- D.D. PLAN BOUNDARY (SANCTIONED)
- PROPOSED BYE PASS ROAD (18.0 m. WIDE)
- PROPOSED LINK ROAD (15.0 m. WIDE)

EXECUTIVE AUTHORITY COURTALLAM LOCAL PLANNING AUTHORITY COURTALLAM	DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING TIRUNELVELI REGION TIRUNELVELI
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING CHENNAI	JOINT DIRECTOR OF TOWN AND COUNTRY PLANNING CHENNAI
Commissioner of Town and Country Planning, Chennai – 2.	COMMISSIONER & SECRETARY HOUSING & URBAN DEVELOPMENT DEPT. GOVERMENT OF TAMILNADU

100 50 0 100 200 300 400 METRES

N

OFFICE OF THE DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING
TIRUNELVELI REGION
TIRUNELVELI

DTCP

COURTALLAM LOCAL PLANNING AREA - MASTER PLAN