

PANRUTI
MASTER PLAN

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Copy of:

GOVERNMENT OF TAMIL NADU

ABSTRACT

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

HOUSING AND URBAN DEVELOPMENT(UD.IV(2) DEPARTMENT.

G.O.Ms.No. 444 Dated: 7.4.1995.

Read:

1. G.O.Ms.No. 652, Rural Development and Local Administration Department, dated 8.4.75.
2. G.O.Ms.No. 1031, Housing and Urban Development Department, dated 11.7.86.
3. G.O.Ms.No. 909, Housing and Urban Development Department dated 6.9.89.

Read also:

4. From the Director of Town and Country Planning Letter Roc.No. 22625/87/MPA1, dated 9.1.95.

....

ORDER:

In the Government Order second read above, the Government have accorded consent to the publication of notice of preparation of Master plan for Panrutti Local Planning area. The Director of Town and Country Planning in his letter fourth read above has forwarded the Master Plan for Panrutti Local Planning area and requested the Government to accord approval to the said Master Plan under section 28 of the Tamil Nadu Town and Country Planning Act, 1971.

2. The Government, after careful examination of the proposal of the Director of Town and Country Planning referred to para 1 above, have decided to approve it. Accordingly, under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby approves the Master Plan for Panrutti local planning area. The delay of 2797 days in the preparation of Master Plan and convening a meeting of the Local Planning Authorities is hereby condoned. Six copies of the Master Plan for Panrutti Local Planning area as approved by the Government are communicated to the Director of Town and Country Planning.

..2...

3. The following Notification will be published in the next issue of the Tamil Nadu Government Gazette. The Director of Town and Country Planning is requested to ensure that the notification is republished by the Panrutti Local Planning authority in the manner prescribed in rule 15 of the Master Plan (Preparation, Publication and sanction) Rules.

NOTIFICATION

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

2. The Master Plan for the Panrutti local planning area with all its enclosures shall be kept open to the inspection of the Public, in the Office of the Panrutti Municipality, during ~~the~~ office hours.

(BY ORDER OF THE GOVERNOR)

L.N. VIJAYARAGHAVAN,
SECRETARY TO GOVERNMENT.

/true copy/

Office of the Director of Town and Country Planning,
Master Plan division, Madras-2.

Endt.Rc.No.22625/87, dated 20.9.95.

Copy communicated in G.O.Ms.No. 444, Housing and Urban Development Department, dt. 20.9.95 is herewith.

for Director of Town and Country Planning.

To

The Member Secretary, Rcvd 22.9.95
Tindivanam Local Planning Authority/Municipality.
Regional Deputy Director, Chengalpattu.
The Deputy Directors of Buildings and DP divisions.
Additional Director/All Joint Directors.
Assistant Directors of MP and DP divisions.
Supervisors of MP division.
MP1, MP2,
Stock file, Spare-5.

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PANRUTI MASTER PLAN

Regional Office Reference No. : 2173/93 CSAR-5

DTCP Office Reference No. : 22625/87 MP-A1

L.P.A. Resolution No.....46...

Dated ..21.4.94..

Chairman 21/4/94
Panruti Local Planning Authority

Deputy Director of Town and Country Planning 6-5-94

Deputy Director of Town and Country Planning, Master Plans

~~Joint Director of Town and Country Planning~~

14/17 Director of Town and Country Planning, Government of Tamilnadu.

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

PANRUTI LOCAL PLANNING AUTHORITY

Approved G.O. Ms. No. 444 H&UD Dt. 07.04.95

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Preface

Authority (Government Order) under which the Local Planning Area Decalred.

Authority (Government Order) under which the Local Planning Authority Constituted.

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PREFACE

Panruti Town is a I Grade Municipality and is at present a Taluk Headquarters in South Arcot District. The Municipality was constituted in the year 1966 and was up-graded as II Grade in the year 1975. The population of the town is 46,000 person in the year 1984. The main function of the town is trade and commerce.

Planned growth makes the town beautiful, comfortable for living, working etc., Having understand the need for the planned growth, a plan, should be prepared and implemented for which the municipal limit of Panruti has been declared as Local Planning Area by the Government under section 10(4) of Town and Country Planning Act 1971 in G.O.Ms.No.666 RD&LA dated 16.03.1974 and the Local Planning Authority was constituted under section 11(1) of the Town and Country Planning Act 1971 in G.O.Ms.No.650 RD&LA dated 08.04.75.

This document, master plan for Panruti has been prepared by the Directorate of Town and Country Planning on behalf of the Panruti Local Planning Authority.

It is hoped that this document would be studied by all those who are interested and would be offering their suggestion in this regard.

Sd/... T. NATARAJAN
Commissioner & Executive Authority,
Panruti Municipality and Local
Planning Authority.

16.10.1985

Panruti.

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Copy of:

GOVERNMENT OF TAMIL NADU

Abstract

Local Planning Area - Panruti - Declaration - Notification under Section 10(4) of the Tamilnadu Town and Country Planning Act, 1971 - Issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.MS.NO.666 Dated: 16-3-74

Read:

G.O.MS.NO.2044/RD&LA, Dated : 20.9.73

ORDER :

A proposal notifying the intention of the Government to delcare certain local areas forming a local planning area and to constitute for such local planning area, a local planning authority, was published at page 555 of Part-II Section-1 of the Tamilnadu Government Gazette, dated 31.10.73 for general information as required under sub-section (3) of Section-10 of the Tamilnadu Town and Country Planning Act, 1971 (Tamilnadu Act 35 of 1972). No objection or suggestion having been received the Government declare the local areas specified in column(s) of the Table in the Notification appended to this order to be a local planning a rea by the name specified in the corresponding entry in column(2) thereof.

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

(By order of the Governor)

C.G.Rangabashyam,
Secretary to Government.

/true copy/

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NOTIFICATION

In exercise of the powers confered by sub-section(4) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) and after previous publication of the Declaration under sub-section(1) thereof, the Governor of Tamilnadu hereby declares the area comprising the revenue villages specified in column(3) of the Table below to be a local planning area under the same specified in the corresponding entry in column(2) thereof.

The Table

S.No.	Name of LocalPlanning area	Number and Name of Revenue Villages
1.	Panruti	80.Andikuppam 81.Vilamangalam 79.Panruti I bit and II bit 78.Vadakailasam 79.Thiruvathigai(including Andikuppam, Seerankuppam, Evulankuppam.

Sd/- Section Officer

/true copy/

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Copy of:

Local Planning Authorities - constitutions - notification under section 11(1) of Tamilnadu Town and Country Planning Act 1971 issued.

G.O.MS.NO.650 RD&LA, dated 8th April 1975.

The appended notification will be published in Tamilnadu Government Gazette.

/By Order of the Governor/

R.B

Secretary to Government

/True copy/Forwarded by Order/

Appendix

Notification

In excercise of the powers conferred by provision to sub-section 1 of section 11 of Tamilnadu Town and Country Planning Act 1971 Tamilnadu Act 35 of 1972 the Governor of Tamilnadu hereby declare local authority of the local planning areas specified below to the local planning authority for such area.

1.Palani

2. Periyakulam

3. Bodiyakanur

4. .....

5. .....

31. Panruti

32. .....

33. .....

72. Tenkasi

73. Courtallam

Sd/-
Section Officer

/True Copy/

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GOVERNMENT OF TAMILNADU

ABSTRACT

Master Plan for Panruti Local Planning Area - Consent of the Government to the publication of notice of preparation of Master Plan - Accorded.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.1031, Dated 11th July, 1986.

Read :-

From the Director of Town and Country Planning,
Lr.No.Roc.No.41952/84/MP1, dt.2.12.85 and 16.4.86.

ORDER :

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

2) The draft Master Plan for Panruti as approved by Government under section 24(2) of the said Act, is returned to the Director of Town and Country Planning and he is requested to acknowledge the receipt of the same. The Director of Town and Country Planning is requested to ensure that the various requirements specified in the Tamilnaadu Town and Country Planning Act and the Master Plan Rules as strictly adhered to by the Local Planning Authority before the Master Plan is submitted to Government for final approval.

(BY ORDER OF THE GOVERNOR)

K.DHARMARAJAN,
COMMISSIONER & SECRETARY TO GOVERNMENT.

/true copy/

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Office of the Director of Town and Country Planning, Master Plans Division, Madras-2.

Endt.No.41952/84/MP1 Dated : 12.8.86

Copy of G.O.Ms.No.1031 H&UD dated 11.7.86 is communicated.

Sd/...
for DIRECTOR OF TOWN AND COUNTRY PLANNING

1) Executive Authority/Commissioner,
   Panruti LPA/Municipality, Municipal Office, Panruti.
2) The Deputy Director, Chengalpattu-South Arcot Region
3) The Deputy Director (MP)
4) The Deputy Director (DDP)
5) Additional Director
6) Joint Director
7) Assistant Director (MP) 1,2
8) Assistant Director (DDP) 1
9) Supervisors (MP) 1,2
10) Draftsman II, 1,2 (MP)
11) MP1, MP2, stock file and spare-10

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INTRODUCTION

A. Physical Features :

1.01 Location :

Panruti town is located at a distance of 23 kilometres from Cuddalore in the west direction and 25 kms from Villupuram in Southeast direction. It is situated at the intersection of 11o47' north latitude and 79 33' east longitude. It is a taluk headquarters the Panruti Local Planning Area is coterminus with Panruti Municipal area.

1.01 Transportation Linkages :

The town is well connected by rail and road with adjoining urban centres, Villupuram, Cuddalore and Nellikuppam and is connected by road with the urban centre, Kurinjipadi. The Madras-Villupuram-Cuddalore railway line passes through this town. The Cuddalore-Thiruvannamalai State Highway passes through this town.

1.03 Climatic Condition :

The temperature here is moderate throughout the year except during the summer (April, May, June) and Winter (December, January, February). The hottest period is during April-June. During summer, the monthly average temperature may be 106 F and during winter the monthly average temperature is 75 F. The town gets heavy rainfall during the north-east monsoon and during the south-west monsoon the town gets moderate rainfall. The annual rainfall ranges between 1000-1300mm. The town gets heavy rainfall during the months September, October, November and December.

1.04 Ground Water :

The Ground Water available in this town generally at a depth of 10.metres from the ground level. The water available in this area is of good quality.

1.05 Soil:

The predominent soil found in this area is red soil, which is best suitable for cultivation, dry crops like ground nut, pulses, cashewnut and Jack fruit. The terrain of the town is generally plain.

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B. People

1.06 GRowth of Population :

Panruti town had a population of 34,065 in the year 1971 and 43,036 in the year 1981 as per census. The population of Panruti has shown an increase of 26.33% over the decade 1971-1981. The growth of population of Panruit and decennial variation since the year 1901 are given in the following table.

Table No.1.1

Population Increase

Year	Population	Variation	Percentage to decade variation
1	2	3	4
1901	15,026		
1911	15,864	+ 838	5.58
1921	15,293	- 571	- 3.60
1931	13,952	- 1341	- 8.77
1941	16,429	+ 2477	+ 17.75
1951	14,584	- 1845	+ 11.23
1961	18,754	+ 4170	+ 28.59
1971	34,064	+ 15310	+ 81.67
1981	43,036	+ 8972	+ 26.33

The growth rate of the Town was not much during the decades from 1901 to 1961 but has registered an appreciate growth during 61-71 which is due to migrants from the rural areas.

1.07 Population Density :

In the year 1984, the population of Panruti is 46,000 persons. The extent of the local planning area is 1,797 Hectares. The overall, gross and net densities work out to 26,137 and 242 persons per hectare respectively.

1.08 Sex Ratio :

The sex ratio of the population of the Panruti town is given in the followiny table.

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Year	Male	Female	Female/1000 Males
1961	9,491	9,263	976
1971	17,404	16,660	957
1981	22,055	20,981	946

1.09 Literacy :

As per 1981 census 18.82% of the total population of the Panruti town were literates of which males are accounted for 12.24% and females 6.58%. The percentage of litereates in this town is very low.

1.10 Occupational Characterstics :

The percentage of workers to the total population for the decades 1961 and 1971 were 30.83% and 29.64% respectively. The percentage of workers engaged in primary,secondary and tertiary group which is predominenet activity 26.32% of workers were engaged in trade and commercial activities. In primary sectors 23.17% of workers were agricultural labourers.

The occupational pattern for the Panruti town for the decade 1961-1971 is given in the following table.

Table No.1.2

Occupational Pattern

S.No.	Occupation	1961			1971		
		No. of workers	% to the total workers (5783)	% to the total popula-tion (18754)	No.of workers	% to the total workers (10438)	% t to pop ti (34
1	2	3	4	5	6	7	
PRIMARY							
1)	Agricultural Cultivator	321	5.55	1.71	1339	12.83	3.
2)	Agricultural labourers	255	4.41	1.36	2418	23.17	7.

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1	2	3	4	5	6	7
3)	Mining & Quarry	91	1.57	0.48	107	1.02
	Total	667	11.53	3.55	3864	37.02
SECONDARY						
4)	Household Industry	221	3.82	1.18	12	0.11
5)	Manufacturing	806	13.94	4.30	1446	13.85
6)	Construction	267	4.62	1.42	365	3.50
	Total	1294	22.38	6.90	1823	17.46
TERTIARY						
7)	Trade and Commerce	1446	25.01	7.71	2747	26.32
8)	Transport, Storage and Communication	265	4.58	1.41	661	6.33
9)	Other Services	2111	36.50	11.26	1343	12.87
	Total	3822	66.09	20.38	4751	45.52
	Net Total	5783	100.00	30.83	10438	100.00

C. Land Use and Economic Base :

1.11 Land Use :

Panruti Local Planning Area which is the Panruti municipal area itself, extends over an area of 17-97 sq.km. (1797 Hectares). An extent of 336 hectares is developed which constitutes 18.66% of the total area. The remaining 81.34% of the total area is undeveloped comprising waterbodies and agricultural land.

1.12 The central part and a portion of the north western part of the local planning area have developed as thickly built residential area with linear commercial activities along the major roads. The whole developed area is surrounded by agricultural land.

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Table No.1.3

Landuses - 1984

PANRUTI LOCAL PLANNING AREA - LANDUSE - 1984

Sl.No.	Development Area	Extent in	% to the	% to total area
1)	Residential	100.00	56.5%	10.57%
2)	Commercial	16.00	4.7%	0.80%
3)	Industrial	30.00	8.9%	1.67%
4)	Transport & Communication	30.00	26.6%	5.01%
5)	Public & Semi-Public	7.00	2.2%	0.39%
6)	Recreation & Open Spaces	3.00	0.9%	0.17%
		335.00	100.0%	18.70%
UNDEVELOPED AREA				
1)	Water Bodies	138.00	---	7.68%
2)	Agricultural Land Wet	205.00	---	11.41%
	Dry	1118.00	---	52.21%
	Total	1797.00	---	100.00%

1.13 Residential Use :

The residential area occupies 190 Hectares which works out to 56.50% and 10.57% of the developed area and total area respectively. The central part ie. Vadakailasam village and a portion of western part of the local planning area ie. Panruti village have developed as thick residential area. The north-west part ie. Andikuppam village of the local planning area has developed as a residential area in a planned manner. The trend of the residential growth is towards north and north-west in Vilamangalam and towards west side of the Panruti village and towards south in Andikuppam village and Vadakailasam village.

1.14 Commercial Use :

The commercial activities occupies nearly 16 hectares and it worksout to 4.70% and 0.89% of the developed are and total area of the local planning area respectively. The commercial uses are located in the central part of the town. There are shops along the Cuddalore-Thiruvannamalai road and Madras-Neyveli road. The daily market is located in the north-west side of the junction of Madras-Neyveli and Thiruvannamalai - Cuddalore road.

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1.15 Industrial Use :

There are no industries of worth mentioning in the town. The existing industries are of small and service type like Engineering works, Rice and Flour mill and oil mill etc., which are mainly located along the Cuddalore road. One workshop maintained by the State owned road transport corporation is located along the Neyveli road in Vadakailasam village.

1.16 The Area under industrial use occupies nearly to 30 hectares which works put to 8.90% and 16.70% of developed and total are of the local planning area. The notified industrial area have also been shown as industrial area in the existing landuse map.

1.17 Public and Semi-Public Use :

Government offices, Quasi Government offices, Religious, Educational and Medical Insitutions which are the main componenets of the public and semi-public uses accounts for 7 hectares and worksout to 2.20% and 0.39% to the total developed area and the total area of the local planning area respectively.

1.18 Most of the Public offices, Educational Institutions and Medical Institutions are located scatterly along the main roads. Thee famous Thiruvathigai temple (Saiva Sect) is located along the northern bank of the Gadilam river.

1.19 Transport and Communications :

The main uses under this head are the railways, railway stations and its yards, streets, roads, bus-stands and depots. The metre gauge railway line from villupuram to caddalore passes through this townfrom north to east. The panruti railway station is located close to the northern boundry of the Local Planning Area. All the passenger trains stop here. The Cuddalore-Tiruvannamalai state high way runns through this town from west. A bus stand oowned and maintained by the municipality is situated on the southern side of the states highway. The distance between the bus stand and the railway station is nearly 300 metres. Nearly 200 buses are using the municipal 'B' class bus stand. The bus stand is being given a face lift and immproved with finanicial assistance from Government of India under Integrated Development of small and medium size towns.

1.20 The old part of the town is congested with narrow streets, whils new extension in the form of residential layouts are goods with fairly wide roads.

The follawing roads are maintained by the Highways Department.

1.Cuddalore-Chittor road.
2.Cuddalore-Tirukoilur road.
3.Vikravandi-Lower Anikut rod.
4. Kumbakonam road

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The roads to a length of 41 Kms. are maintained by the Municipality.

1.21 The area covered by this land use is 90 hectates which constitutes 26.8% and 5.01% to the development area and the local planning area respectively.

1.22 Recreation and Open space:

The area under recreation and open spaces covers an extent of 3 hectares constituting 0.9% to the total developed area. Gandhi park and Tiruvathigai park are the main open spaces.

1.23 Agriculture and Land under water:

Agriculture land covers 205 hectares of wet and 1118 hectares dry land and are mostly located in the Tiruvathigai village. An area of 138 hectares is under water bodies which included ponds, lakes, river and cannals. Gadilam river runs through this local planning area and divides the local planning area into 2 parts viz. a) North, where development has taken place and further development will also take place (b) South where no development has taken place.

1.24 Ownership of the land:

Nearly 63% of the total area of the town is under private ownership. The percentage of land under government and municipal control is 37% of which the river Gadilam forms the major part.

1.25 Economic base:

The main economic base of the town is agriculture, trade and commerce and other services.

1.26 Industries:

There are no industries, worth maintaining in the town. The existing industries are rice mill, oil mills, saw mills and service industies workshop maintained by the state owned road corporation is there.

1.27 Commerce:

Panruti is one of the important commercial centre of the district. Cashewnut packing for export and extraction of cotton from cotton seeds normally are the major commercial activities. The major commercial activitites is concentrated along the Cuddalore road and Madras-Neyveli road. The daily market is located nearby the junction of Gandhi road and Madras road. The whole sale area is also situated in and around this area whereas the retail outlets are distributed throughout the residential

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area of the town. The commercial area of the town cater to the shopping needs of the town and surrounding settlements. Another economic base of the town is other services . There are few central, state and quasi government offices.

1.28 Housing:

The Local Planning Area has 5958 houses against 6647 households as per 1971 census. The percentage increase are houses predominently of tiled and terraced. The housing density is about 3.3 houses per hectare. As per 1961 census there was a shortage of 585 houses and as per 1971 there was a shortage of six 689 houses.

1.29 Detailed Development Plans

The Directorate of Town and Country Planning has suggested four Detailed Development Plans in order to bring some area of the town under development control.

The particulars of the development plans are as follows:

S.No.	Name of the Detailed Development Plan	Extent/Area (in hec.)	Stage
1.	Melappalayam Area D.D.Plan No.2	93.89 Hec.	Sanctioned
2.	Diversion Road Area D.D.Plan No.3	98.39 Hec.	Sanctioned
3.	Thattanchavadi Area D.D.Plan No.4	59.89 Hec.	Sanctioned
4.	Cuddalore Road Area D.D.Plan No.4	84.01 Hec.	Sanctioned

1.30 Industries:

The location of industries in the town are mainly due to the enterpreneuship of the few locals. The exisitng industries are small and service type.

1.31 Notified Industrial Area

Some area along the Nellikuppam-Cuddalore road in the Tiruvathigai village and some area along the Panruti-Villupuram road in Andikuppam village have been declared and confirmed the area as notified industrial area under Section 193, 328 and 330 of the Tamilnadu District Municipality Act V of 1920 in the year 1982.

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1.32 Water supply:

Protected water supply is existence in this town since 1973. The source of water supply through deep bore wells.

There are two over head tanks. One (9 lakhs litres capacity) at the campus of the municipal office and one (4 lakhs litres capacity) at Tiruvaathigai village and water is supplied through the distribution system. (20.8 Kms long and 11.35 Kms. long) from this two over head tanks. The protected water distribution system for the present in town area is through 1706 houses service connection and 163 public taps.

Water is supplied in the following places through bore well.

a) Sevenkuppam and Ivalankuppam
b) Andikuppam
c) Ambedkar Nagar
d) Rajapalayam
e) Bus stand
f) Iyyanarkoil

1.33 Drainage:

There is no comprehensive drainage system. The town is served with open drain system. The Sevage disposal should be done by the sevage cart. An area of land measuring to an extent of 0.2 hectares is used as composed yard in the town itself.

1.34 Electricity:

Electric power supply is available in the town. Now almost all the roads and streets of the town are having enough(1042) street lights.

1.35 Educational Institutions:

There are 10 elementary shcools, 6 higher elementary schools, 2 Higher Secondary Schools, one for boys and one for girls.

The strength of the educational institutions are as follows:

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Table 1.4

Enrollment in Schools

S.No.	Institutions	Nos.	Boys	Girls	Total
1.	Elementary Schools	10	743	622	1365
2.	Higher Elementary Schools	6	3174	2474	5698
3.	Higher Secondary Schools	2	1298	1021	13

1.36 Health Insitutions:

There is one Taluk Head Quarters Government Hospital with a bed strength of 16, and a child welfare centre run by Municipal Council with a bed strength of 2. There is also a private nursing home with a bed strength of 10.

1.37 Position of the Town in the Administrative set up and the control of Development of the Town:

Panruti Town is a II Grade Municipality and at present Taluk Head Quarters in South Arcot District. The Municipality was constituted in the year 1966 and was upgraded as II grade in the year 1975. The town covers an area of 17.97 sq.Kms. The Municipal area of Panruti has been declared as Local Planning Area by the Government under section 10(4) of Town and Country Planning Act 1971 in G.O.Ms.No.666 RD & LA dt.16.3.74, and the Local Planning Authority was consituted under section 11(1) of the Town and Country Planning Act 1971 in G.O.Ms.No.650 RD&LA dt.8.4.75. The Panruti Local Planning Authority is to control the development of the town.

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CHAPTER II

SCOPE FOR URBANISATION

2.1 Limitation due to natural features:

The present development has taken places in between the river Gadilam in south and Railway line in north. Considering the town development as a whole the developmetns are surrounded by agriculture field in the east Railway line in the northand agriculture field in the west and river Gadilam in the south and therefore a portion of dry land between river Gadilam and the Railwayline only can be developed.

2.2 Limitation due to maximum population and population density:

The present area of the Panruti town is 17.97 sq.Km.s. and the population is 43036 as per the 1981 census. Generally the density of population is low ie. 2395 persons per sq.Kms. the anticipated population for the Local Planning Area for the year 2001 is 59000 and the density will be 3283 persons per sq.Km. There is no limitation due to density.

2.3 Limitation due to non-urban uses:

The area surrounding the main developments consists of agriculture land. The wet agriculture land needs to be preserved from food production point of view and hence these lands can be considered as not available for urban development. Gadilam river passes through this town in the middle from west to east.

2.4 Limitation due to impossibility of providing utilities and services:

The present developed area is well served by utilities and services and is compact. If this services are to be utilised with little improvement to the existing system, then the area for future development shall be close to the existing development. The area south of Gadilam river and a portion north of railway is therefore not considered for urban development.

2.5 Limitation due to administrative Jurisdiction:

Panruti town is a II grade Municipality and the present development is confined to only the Local Planning Area, and there is no limitation so far as administrative jurisdiction is cosidered.

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2.6 Scope for urbanisation of the town:

Considering the above factors of limitation the are for future land requirements for development has been determined The spatial distribution for the various land use are worked ou taking into consideration the needs of the anticipated popula tion. The criteria adopted to assess the future spatial require ments for the anticipated population during the year 1991-2001 o the Panruti Local Planning Authority is that of 50% of the urban isable area would be for residential and the remaining 50% of th urbanisable area would be for other concommitant uses.

Assuming a residential density(population/residential area/) of 200 persons per hectare an area of 295 hectares in the year 2001 would be required for residential use and a total de eloped area of 590 hectares would be required.

The urbanisable land required for various categories out of the proposed land is worked out. The guidelines issued by the Directorate of Town and Country Planning (in its circular no.MP/dt.nil) are adopted.

Table 2.1

Sl. No.	Land Use	% to total urbanisable area std.	Proposed to LPA	Existing area in 1984	Total area reqd. in 2001 for the LPA	Additional area reqd. for 2001
1.	Residential	40-50	50%	190	295.0	105.0
2.	Commercial	3-6	5%	16	29.5	13.5
3.	Industrial	10-15	10%	30	59.0	29.0
4.	Transportation	25-30	25%	90	147.5	57.5
5.	Public and Semi-Public	8-11	5%	7	29.5	22.5
6.	Recreation & open space	1-5	5%	3	29.5	26.5

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TABLE

Land Uses

Developed area	1984 in hec.	2001 Area in hec.
1. Residential	190	295.0
2. Commercial	16	29.5
3. Industrial	30	59.0
4. Transportation & Communication	90	147.5
5. Public and Semi-Public	7	29.5
6. Recreation & open space	3	29.5
Total	336	590.0

For future development

Un-developed area:		
1. Water bodies	138	138
2. Agriculture		
Wet	205	200
Dry	1118	869
Total	1461	1207

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CHAPTER III

OBJECTIVES

3.1 Land:

The urbanisable land required for the provision of various uses, to satisfy the needs of the anticipated population in 2001 is calculated as 590 hectares. The preent Local Planning Area is the present Panruti Municipal Area in the heart of the town, which is the old settlement of the Panruti village and Vada Kailasam is thickly developed than other areas . Mostly road side developments have taken place all along the major roads. All the developments are surroundeed mostly by agricultural land. Hence it is necessary to increase the urbanisable area by converting the vacant, dry land and a portion of wet agricultural land close to the developments. Thus the required urbanisable area of 590 hectares has to be found by promoting new urban areas and locating new developemnts, preserving at the same time good agricultural tract so that physical disturbance to this existing developments is kept at a minimum and an organised development along planned lines comes up for the benefit of the residence as well as the society. Some area had been earmarked as future development where any development can be permitted after getting permission from the Government as a measure of flexible zoing to the feasibility of future proposals by any other body.

3.2 Community:

The additional urbanisable area required for residential use of 105 hectares is to be provided in close proximity to existing development. Ample and attractive sites for housing for all socio-economic groups are provided in the plan. Additional urbanisable area required for commercial and recreational use workedout to 13.5 and 26.5 hectares which is to be provided for encouraging the efficient and convenient distribution of shopping, social cultural and recreational facilities.

3.3 Activity Zones:

The main activity zones of an urban area are

1. Commercial and Business area
2. Industrial area
3. Public Office spaces
4. Health Insitutions
5. Education Insitutions etc.

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For the present most of these institutions are located are nearly to the residential and are mixed developments. The Master Plan seeks to provide space for their balanced distribution in the old and new areas according to the needs through area development plans. These development plans will have to be drawn up subsequent to the approval of the Master Plan by the government. But anticipating the trend of growth in the Panruti town necessary action has been taken by the Directorate of Town and Country Planning to formulate area development plans for the area which has potential for immediate development. In the Master Plan the available facilities which may through light on the deficiencies, and the future requirements for the plan period are given. These activity zones are provided so as to influence and induce economic development through planned patterns of land use and spatial allocations. The area development plans (Detailed Development Plans) which have to follow the Master Plan will take care to provide attractive sites for all the above ingredients in locations. But in Panruti town required space have been provided to accomodate. Most of the activity zones in the area development plans which are under formulation.

3.4 Administration:

The Panruti Local Planning Authority is the organise, regulate, monitor and control the development in an orderly manner, on the lines prescribed in the Master Plan.

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CHAPTER IV

DEVELOPMENT POLICY AND PLAN EXPLAINED

4.01 Land Development Policy:

The mutual interaction of various use and the type and quantum of urban services is essential to promote growth, functional efficiency and for orderly growth of urban areas.

4.02 Acquisition of Public and Private Land:

In the plan, it is proposed to form link roads to relieve and reduce the traffic congestion and to channelise developemnt on planned lines. The land required for the above purposes to be acquired. The lands required for the organised development of housing and for provision of public utilities and public purposes may be got alienated or acquired from Government and private owners respectively.

4.03 Selection of area:

Most dry agricultural lands on the Western side in Panruti vilage, on the southern side of the village. Vadakailasam and on the northern side of the Vilamangalam village area available for vast expansion and the activities in the old town in respect of building construction etc., are found to be meagre. New buildings and colonies are slowly camping up in the western side of Vadakailasam village, in the northern side of Vilamangalam village and western side of the Panruti village.

Hence, most of the new development areas are proposed in the southern side of Vadakailasam village, western side of the Panruti vililage and northern side of Vilamangalam village. The area to be developed is mostly dry agriculture land and serve as aan extension to the existing town development where new developments are coming up.

4.04 Redevelopment Areas and Conservation:

Redevelopmeent schemes may be necessary to the extent of regulating the traffic in the central part of the town. Piece meal redevelopment or renewal in some pockets of the oldest part of the town may be considereed after having a special study. The Veerantaneswaram temple situated in the northern bank of the Gadilam river in the Tiruvathigai village is nearly 1000 years old and it requires renewal programmes.

Presevation of protected area:

In the plan, most of the existing valuable wet agricultural land, tanks and the temples are preserved as such. The plan provides for community needs of the population.

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4.05. Housing Policy:

One house for every family or a household is assumed as the ultimate objective. The private sector, and the public sector agencies in an organized manner have to play a vital role in providing housing needs of the community social.

The various needs of the community viz. educational, medical and recreational facilities for community development are discussed here.

(i) Education:

As regards the land needs for education, the required number of higher secondary schools and colleges and higher educational institutions are only considered here.

The standard adopted is

i) One higher secondary school for 20000 population.

ii) One college for 100000 population in urban area.

There are 2 higher secondary schools existng and hence cconsidering the anticipated population of 59000 in the design year 2001 thre is necessity to provide one higher secondary school for the plan period 1985-2001 in the local planning area. One more higher secondary school may be provided to satisfy the need of the neighbouring villages.

(ii) Medicals:

The recommended provision of one bed for 1000 population has been taken into consideration for the localplanning area. The existing Govt. taluk Head Quarters Hospital is having a bed strength of 16. Ample space is available and the Hospital may be expanded to accomodate more number of beds.

(iii) Recreational facilities:

There are at present 2 parks viz. 1) Gandhi park and 2) Thiruvathigai park which are maintaied by the Municipality. In all residential zones, enough open spaces are to be provided for the purposes of recreation. Open spaces are provided in the 4 D.D. Plans and provision has also been made for a stadium.

4.06 Regulatory measures for community:

The regulatory measures in force and suggested herein shall be properly enforced in the area uniformly to achieve a planned development. The parks and playfields and open spaces will be properly maintained for the well being of the community.

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4.07 Economic Development:

The main function of the Panruti town is trade and commerce. The trend of growth is along the main roads and on the northern pat of Vilamangalam village and the western part of Panruti village and on the southern part of Vadakailasam village. The master plan does not envisage a change in the economic base of the town.

4.08 Plan Explained:

Industrial

There are no industries worth mentioning. The industries which are existing use of small and service type only. The plan intends to provide jobs for all these residents inside the local planning area in the small scale industries that may come up in the areas designated for Industries.

4.09 Commercial:

The essential constituents of ccommercial zones are shops for occasional needs, banks, theatres and wholesale and retail business. Space to a depth of 100 on two side of the Panruti-Villupuram road, Panruti-Cudalore road and Madras-Neyveli road and some areas in the detailed development plan designated for commercial areas, can be developed by LPA or the Private Parties as the case may be.

4.10 Public Offices:

There are so many public offices which are functioning in the rented building. It is recommended to develop an office complex near the Taluk office.

4.11 Transportation:

The present street network system in the Local Planning area is sufficient. In the old part of the town the streets are narrow and could not be widened due to thick development and may be used with suitable traffic control in future. The present daily market creates traffic bottleneck in Panruti-Tirukkoilur Road.

The improvements that required in the existing road system and the proposed road system would among others include .

1) Provision of link road 100'wide through the future developments connecting Tiruvannamalai-State Highways and Neyveli road.

2) Proviision of link road 60' width and 100' width through the future developments connecting Madras-Neyveli road and Panruti-Cuddalore road respectively.

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3) Provision of necessary link road of width of 60' in the 4 detailed development plans.

4) Widening of Cuddalore-Tiruvannamalai road stretch on both sides from the road junction (Madras-Neyveli road and Cuddalore-Tirukkoilur Road) to the road junction (Gandhi Road-Perumal Koil Road).

4.12 Utilities and Services:

a) Water Supply:

The Panruti Local Planning Area is expected to hold a population of 59000 in 2001. The per capita average consumption of water for the present works out to 30 litres per person per day. The present water supply is very less. The town requires a comprehensive plan towards the provision of adequate water supply for its day to day needs.

b) Drainage and Sewages:

The town is served with open drain sytem. Hence a comprehensive Drainage scheme for this town will have to be taken during the plan period.

c) Waste disposal :

The collection of rubbish and sewage is carried to the compost yard situated in the Panruti village. Some area south to the Gadilam river may be selected and used as compost yard.

d) Electricity:

Only the present system has to be extended to the new areas.

e) Post and Telegraph and Telecommunication facilities:

There are enough post offices and telegraph offices. Telephone facility is also available. These facilities may be expanded depening upon the need to the new areas.

f) Police Station:

There are enough police station. These facilities also may be expanded depending upon the needs.

g) Fire Station:

Panruti has at present one fire station which serves by the town as well as the neighbouring villages.

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h) Housing:

The residential use for the present occupies 190 hectares of the local planning area and it is proposed to enlarge the area to 295 hectares in the plan period 2001. It is proposed to adopt the average net density (Population residential area) of 200 persons per hectare for the purpose of overall development. New development area will be primary residential areas and the existing core areas are designated as mixed residential areas. Assuming one house for each household the shortage of houses for the present as well as for the plan period is worked out as follows:

Housing

1971

a) Existing Houssehold	6647
b) Existing Dwelling Units	5958
c) Shortage(Assuming one dwelling unit for one house)	689
d) Dwelling unit to be rebuilt (Assumed as 10% of the total)	664
	13958

2001

1) Projected household in 2001 (5 persons/household)	11800
2) Increase in household 1971-2001)	5153
3) Total units required for the 1971-2001	6506

4.13 Agencies for Development:

The following are the public sectors undertaking presently involved in the development of various housing projects.

1. Tamilnadu Housing Board
2. Tamilnadu Slum Clearance Board
3. Tamilnadu Harijan Housing Corporation and
4. The Police Housing Corporation

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These agencies will be charge with the responsibility of providing these houses besides the private agencies . As regards industrial development and other services like public offices, medical, education and transportation the respective agencies of the government and quasi government agencies would be responsible. Tamilnadu Water Supply and Drainage Board will undertake necessary expansion schemes for the provision of water supply and drainage system in the local planning area. Various departments and undertaking of state and central government will take care of other concommitent services. The local planning authoirty will be the coordinating agency for all developments that will take place in the Local Planning Area according to the Masterplan time.

4.14 Administration:

The Master plan will be administered by the local planning authority.

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CHAPTER V

DEVELOPMENT CONTROL

5.1.0 Demarcation of zones:

The various zones are clearly demarcated in the maps.

5.1.1. Zoning Regulations:

In order to implement the proposals contained in the Masterplan, certain essential and important zoning regulations will vest essential powers with the localplanning authoirty for the enforcement of the plan. It has however to be noted that the zoning regulations contemplated in this plan are approved by Government in their order M.S.No.1730 RD&LA dated 24th July 1974. Every development within the area covered by the Masterplan for Panruti Local Planning Area shall conform to the regulations prescribed hereunder and also with the proposals shown in the land use zoning map.

Notwithstanding anything contained in this Masterplan, the notification issued under Tamilnadu District Municipalities aCt delineating areas for industrial use shall be allowed to be deveeloped for industrial use irrespective of the zone indicated in this Masterplan.

The uses mentioned in the sanctioned detailed development plan areas will be regulated as per the respective detailed development plan regulations. In respect of areas earmarked for future development, the permission shall be granted after due approval by government.

These regulations shall guide the grant or refusal of permission and shall be enforceable.

The various use zone regulations prescribed in the Government Order Ms.No.1730 RD&LA dated 24th July 1974 is given in the Annexure.

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ANNEXURE – A

Zoning Regulations : (G.O.Ms.No.1730 RD&LA dt. 24.7.74)

The developments shall conform to the following zoning regulations.

1. Residential Use Zone:

(a) Primary Residential Use Zone.

(b) Mixed Residential Use Zone.

Use-Zone 1 (a) Primary Residential Use Zone.

Uses Permitted:

1. All Residential buildings including single and multi-family dwellings, apartment dwellings and tenements together with appurtenances pertaining thereto;

2. Professional consulting offices of the residents and other incidental used there for;

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

4. Hair dressing salloons and Beauty Parlours;

5. Nursery and Primary schools;

6. Taxi and Auto rickshaw stands; and

7. Parks and play fields;

Use Zone I. (b) Mixed Residential Use Zone:

Used Permitted:

1. All uses permitted under Use Zone I (a) i.e.Primary Residential Use Zone;

2. Hostels and Single person Apartments;

3. Community Halls, Kalyana Mandapams, Religious Buildings, Welfare Centres and Gymnasia;

4. Recreation clubs, Libraries and Reading rooms;

5. Clinics, Dispensaries and Nursing home;

6. Government, Municipal and other Insitutional Sub-Offices;

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7. Police Stations, Post and Telegraph Offices, Fire Stations and Electric Sub-Stations;

8. Banks and Safe Deposit Vaults;

9. Educational Institutions excluding Colleges;

10. Restaurants, REsidential Hotels and other Boarding and Lodging Houses.

11. Petrol, Filling and Service Stations;

12. Vegetables, Fruit, Flower, Fish, Eggs and Meat Shops;

13. Departmental Stores or Stores or Shops for the conduct of retail business;

14. Bakeries and Confectionaries;

15. Laundary, Tailoring and Goldsmith shops; and

16. Cottage Industries permissible in residential areas under G.O.Ms.No.566 dated 13.3.62.

II. Commercial Use Zone - Use Zone 2:

Uses Permitted:

1. All uses permitted in Use Zone 1(a) and 1(b) - i.e. Residential Use Zones;

2. All commercial business uses including all sgops, stores, market and uses connected in the display and sale of merchandies, either whole sale of retail but excluding explosives or products which are eighter obnoxious or likely to cause health hazards;

3. Cinemas, Theatre and other commercial entermainment centres;

4. Researy, experimental and Testing laboratorites not involving danger of fire, explosion or health hazards;

5. Transportation terminals including bus stands, railway stations and organised parking lots;

6. Automobile repair shops and garages;

7. 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

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8. Installation of electric motors not exceeding 20 HP for use incidental to the commercial activities permissible in the zones.

III. Industrial Use Zone - Use Zone 3:

A. Controlled Industrial Use Zone

B. General Industrial Use Zoe

C. Speical Industrial and Hazardous Use Zone.

A. Controlled Industrial Use Zone:

Use Permitted:

1. All commerical uses listed use zones 1(a), 1(b) and 2 i.e.residential and commercial use zones;

2. Industies using electric power not exceeding 130 HP(L.T.maximum load) but excluing industies of obnoxious and hazardous nature by reason of odour, liquid effluent, dust smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity;

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

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

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

b) General Industrial Use Zone:

Uses Permitted:

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

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

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

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

c) Special Industrial and Hazardous Use Zone:

Use Permitted:

1. All commercial uses listed under use zone 1 and 2 i.e. residential and commercial use zones.

2. All industries permissible in the use zones III (a) and III(b) i.e. the controlled and genral industrial use zones.

3. All uses involving storage, handling, manufacture or processing of highly combustiable 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 stoage, handling, manufacturing or processing which involve highly corrosive, toxic or abnoxious alkalies, acids or other liquids or chemicals producing flames, fumes and explosive, poisonous, irritant or corrosive gases.

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

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

7. Melting or processing tallow or sulphur.

8. Storing, handling or proccessing of ammure, offal, blood, bones, rags,hides, fish norns or sking;

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. Manufcturing or distilling sago and artificial manure;

13. Brewing beer, manufacturing by distilletion arrack or spirit containing alcohol, whether denetured or not.

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14. In general, any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in the Use zones III(a) and III(b) i.e.controlled indutreial and general indutrial and the general industrial use zones;

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

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

IV. Educational Use Zone - Use Zone 4:

Uses Permitted:

1. Schools, Colleges and other hgher education and Training institutions and the uses connected therewith;

2. All uses permitted in Use Zone 1(a) i.e. Primary residetial 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 - Use Zone 5:

Uses Permitted:

1. Government and Quasi Government Offices;

2. Art Galleries, Museums, Acquazries and Public Libraries;

3. Hospital, 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, and

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

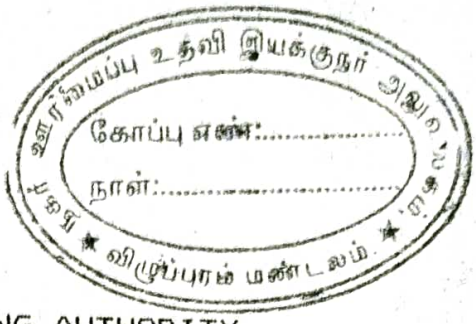
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VI. Agricultural Use Zone - Use Zone:

Uses Permitted:

1. All Agricultural uses;
2. Farm houses and buildings of agricultural activities;
3. Rural settlements with allied uses;
4. Public and Private parks, playfields, gardens, caravan and camping sites and other recreational uses;
5. Dairy and Cattle farms;
6. Piggeries and poultry farms:
7. Water tanks and reservoirs;
8. Sewege frms and Garbage dumps;
9. Airpots and Broadcasting Installations
10. Forestry
11. Cemetaries, Crematoria and Burning and Burial Grounds.
12. Storing and Drying of fertilizers
13. Fish curing
14. Salt Manufacturing
15. Brick tile or pottery manufaturing
16. Stone crushing and quarrying; and
17. Sand,clay and Gravel quarrying.

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PANRUTI LOCAL PLANNING AUTHORITY

Areas included in sanctioned Detailed Development Plan.

1) Cuddalore Road Area D.D.Plan No.1

S.Nos. 9 to 105, 186 and 196 of Vadakailasam Village.

2) Melappalayam Area D.D.Plan No.2

S.Nos. 106 to 185, 187 to 195 and 197 to 229 of Vadakailasam Village.

3) Diversion Road Area D.D.Plan No.3

S.Nos. 61, 71, 72, 76 to 79, 86, 88 to 95, 99 to 152, 154, 156 to 168, 172 to 186, 188 to 201 and 205 to 215 of Panruti Village.

4) Thattanchavadi Area D.D.Plan No.4

S.Nos. 169 to 171, 187, 216 to 222, 228 to 292 and 298 to 314 of Panruti Village.

In the areas covered under sanctioned Detailed Development Plans, the rules and regulations of Detailed Development Plan will alone apply.

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NOTIFICATION

In exercise of the powers conferred by sub section (4) section 32 of the Tamilnadu town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan of the Panruti local planning area approved under the said Act with the Housing and Urban Development Department Notification No.II(2)/HOU/2586/95 and published at page 599 of Part-II section 2 of the Tamil Nadu Government Gazette dated the 26th July 1995.

VARIATION

a) In annexure B(i), under the heading shall primary Residential (PR) use Zone" against the entry "per", for the expression "16pt,17 and 18 " the expression 16pt except 16/1) and 18(except 18/2)" shall be substituted.

(b) in Annexure B(ii), under the heading" I for Mixed Residential use Zone", against the entry "MR3" for the expression "61pt" the expression "16/1,17,18/7, 61pt shall be substituted.

(BY ORDER OF THE GORVERNOR)

S. RAJARETHINAM,
SECRETARY TO GOVERNMENT.

/true copy/

Office of the Director of
Town & Country Planning.
807,Annasalai, Chennai-2.

Endt.Rc.No.28825/95 MP1, dt.20.5.'97.

Copy of G.O.Ms.No.538 H&UD Department dt. 27.12.'96 is communicated herewith.

for Director of Town & Country Planning

To

The indivisudal
The Member Secretary, Panrutari
The Regional Deputy Director, Chengalpattu.
The Joint Director (MP)
Supervior of MP.Division.
Assistant Director of MP division.

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நகர்ப்புற வளர்ச்சி உதவி இயக்குநர் அலுவலகம்
கோப்பு எண்:.....
நாள்:.....
விழுப்புரம் மண்டலம்

PERMITTED LAND USES IN VARIOUS SURVEY NOS. OF PANRUTI L.P.A.

Annexure B.(i)

I (a) Primary Residential (PR) Use Zone

1. PR1 S.Nos. 42 to 53, 62 to 64, 69 to 78, 85, 87pt, 88pt, 113, 114pt, 123pt, 124 to 129, 131 to 138 and 140 to 142 of Andikuppam Village.

2. PR2 S.Nos. 8 to 25, 28 to 32, 33pt, 34, 36pt, 37 to 42, 44 to 57, 59 to 64, 66 to 70, 72pt, 75pt and 76pt of Vilamangalam Village.

3. PR3 S.Nos. 3 to 14, 16pt, 17 and 18 of Panruti Village (Part-I).

   S.Nos. 1 to 5, 8pt and 9 of Vadakailasam village.

4. PR4 S.Nos. 160pt, 161 to 170, 180 to 184 and 186 to 188 of Thiruvathigai Village.

5. PR5 S.Nos.196pt, 197, 208 to 214, 215pt and 222 to 232 of Thiruvathigai Village.

6. PR6 S.Nos. 9 to 17, 25pt, 26, 27 and 88 of Thiruvathigai Village.

7. PR7 S.Nos. 385, 386, 418 to 420, 426 to 433 and 451pt of Thiruvathigai Village.

8. PR8 S.Nos.1303, 1305pt, 1309 to 1318 of Thiruvathigai Village.

9. PR9 S.Nos.1432, 1433, 1436, 1437, 1438pt, 1439 to 1444, 1447 to 1449, 1452 and 1453 of Thiruvathigai Village.

10. PR10 S.Nos.1121 to 1128, 1130 to 1150, 1152, 1153, 1154, 1155, 1157 to 1159, 1161 to 1169, 1171 to 1173, 1176 to 1181, 1193 to 1203 and 1205 to 1207 of Thiruvathigai Village.

11. PR11 S.Nos. 941, 950, 970, 971 and 973 to 975 of Thiruvathigai Village.

12. PR12 S.Nos.923 to 925, 935 to 937, 944 and 945 of Thiruvathigai Village.

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Annexure-B (ii)

1 (b) Mixed Residential Use Zone

1. MR1 S.Nos. 111 and 143 of Andikuppam Village.

2. MR2 S.Nos. 83pt, 293 to 298, 299pt, 300pt, 301 to 303, 305pt, 306pt, 308, 311pt, 312pt and 313pt of Panruti Village (Part-I)

3. MR3 S.Nos. 61pt, 85, 86pt, 87, 202, 203, 204, 206pt, 213pt, 214pt, 220pt, 221pt, 222pt, 223, 224pt, 225pt, 226, 227pt, 228 and 229pt of Panruti Village.

4. MR4 S.Nos. 233pt, 234pt, 235, 236pt, 240pt, 241, 242, 243, 244pt, 245pt, 246pt, 261pt, 262, 267pt, 269, 270pt, 271pt, 272pt, 274pt, 275pt, 276pt, 277 to 285 and 288 to 290 of Panruti Village.

5. MR5 S.Nos.33pt, 35pt, 36, 37, 44 to 50, 52pt, 53 to 56, 59pt, 60pt and 64 of Panruti Village.

6. MR6 S.Nos. 169pt, 170pt, 171pt, 216pt, 218, 219, 220pt, 231, 232, 236pt, 237 to 239, 240pt, 245pt, 247, 248, 249, 250, 251pt, 252pt, 253pt, 257 and 259pt of Panruti Village.

7. MR7 S.Nos. 158pt, 159pt, 160pt, 161pt, 162 to 166, 167pt, 168pt, 172pt, 173 to 176, 177pt, 178pt, 179pt, 180pt, 181pt, 182pt, 185, 186pt, 188 to 195, 196pt, 197pt, 201pt, [illegible], 206pt, 207pt, 208 to 211, 212pt, 213pt and 215pt of Panruti Village.

8. MR8 S.Nos.29, 30, 31, 61pt, 65 to 70, 73 to 75, 78 and 97 of Panruti Village.

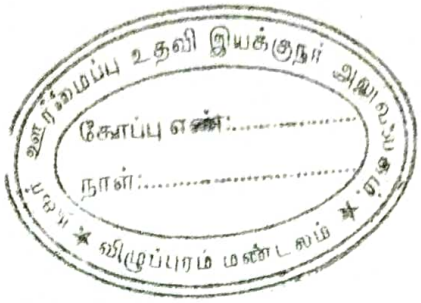
9. MR9 S.Nos.71, 72, 76, 77, 79, 89pt, 90pt, 91pt, 92pt, 93pt, 94pt, 95, 98, 99, 100, 101pt, 102 to 104, 106 to 114, 115pt, 121, 122, 136pt, 137 to 143, 144pt, 160pt, 161pt, 177pt, 178pt, 179pt, 180pt, 196pt, 197pt and 201pt of Panruti Village.

10. MR10 S.Nos.19pt, 20pt, 21, 22pt and 23pt of Panruti Village.

11. MR11 S.Nos. 34pt, 35pt, 36pt, 37pt, 38pt, 39 to 44, 47pt, 52pt, 85pt, 86 to 91, 92pt, 96pt, 97pt, 98pt, 99pt, 100pt, 102pt, 103pt and 104pt of Vadakailasam Village.

12. MR12 S.Nos.S.Nos.115pt, 116pt, 117pt, 118, 127 to 129, 131, 133, 134, 135pt, 136pt, 144pt, 145 to 148, 149pt, 150pt, 151 to 155, 157, 158pt, 159pt, 167pt, 168pt, 169pt, 252pt, 253pt, 254, 255, 256pt, 260pt, 261pt, 264pt, 265, 266pt, 271pt, 272pt and 273pt of Panruti Village.

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13. MR13 Residential Use Zone as per sanctioned Cuddalore Road Area Detailed Development Plan.

14. MR14 Residential Use Zone as Per santioned Cuddalore Road Area Detailed Development Plan.

15. MR15 Residential Use Zone as per Melapalayam Area Detailed Development Plan.

16. MR16 Residential Use Zone as per Melapalayam area Detailed Development Plan.

17. MR17 S.Nos. 191pt, 192, 193pt, 194, 195, 198, 199, 200, 201, 210pt, 211, 212, 213pt, 214pt, 215pt, 216pt, 217pt, 218, 228 of Vadakailasam Village.

S.Nos. 334 to 336, 345 to 355, 363 to 372 of Panruti Village (Part-II).

18. MR18 S.Nos.18pt, 19pt, 20pt, 63 and 64pt of Vadakailasam Village.

S.Nos.315, 316pt, 317pt, 318pt, 319 to 328, 329pt, 330 to 332, 373 to 377 of Panruti Village.

S.Nos. 192pt, 194pt, 195, 281pt, 282 to 297, 299, 300 to 313, 397pt, 398pt, 399pt, 797 to 799, 801 to 803, 804pt, 805 and 808 to 810 of Thiruvathigai Village.

19. MR19 S.Nos. 281pt, 298, 304, 305, 814, 819, 1044 to 1049, 1054 to 1056, 1058 to 1066 of Thiruvathigai Village.

20. MR20 S.Nos.323 to 326, 338, 339, 348, 349, 351, 352, 392 and 393 of Thiruvathigai Village.

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Annexure - B (iii)

11. COMMERCIAL USE ZONE (C)

1. C1 Commercial Use Zone as per Thattanchavadi sanctioned D.D.Plan No.4 of Panruti Village.

2. C2 Commercial Use Zone as per Diversion Road Area sanctioned D.D.Plan No.3 of Panruti Village.

3. C3 S.Nos. 83, 84, 86, 87/pt, 88pt, 89, 114pt, 117 to 122 and 123pt of Andikuppam Village.

4. C4 S.Nos. 104 to 109 of Andikuppam Village.

5. C5 S.Nos. 237 to 240, 242 to 249,261,262 and 281pt of Thiruvathigai Village.

6. C6 S.Nos. 804pt and 807 of Thiruvathigai Village.

7. C7 S.Nos. 812, 813, 815 to 818, 820 and 821 of Thiruvathigai Village.

8. C8 Commercial Use Zone as per Diversion Road Area sanctioned D.D.Plan No.3 of Panruti Village.

9. C9 Commercial Use Zone as per Diversion Road Area sanctioned D.DpLan No.3 of Panruti Village.

10. C10 Commercial Use Zone as per Melappalayam Area sanctioned D.D.Plan No.2 of Vadakailasam Village.

11. C11 100' on either side of Thirukoilur - Cuddalore road in S.Nos. 143pt of Andikuppam Village,

S.Nos.33pt of Vilamangalam Village,

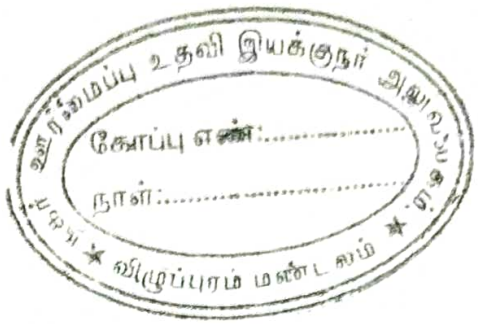
S.Nos.19pt, 20pt, 22pt, 27, 28, 32pt, 52pt, 60pt, 61pt, 62pt, 63, 80, 81, 82, 83pt, 84 and 225pt of Panruti Village.

S.Nos. 8pt, 10, 11pt, 12pt, 13pt, 14pt, 20pt, 21pt, 22, 23, 26 to 30,34pt, 35pt, 36pt, 37pt, 38pt, 50pt, 51pt, 52pt, 53, 55pt, 56pt, 57pt, 58pt, 59pt, 60pt, 61, 62 and 72pt of Vadakailasam Village.

12. C12 100' on either side of Madras-Neyveli Road in S.No.18; 23,24,,26, 32pt, 33pt, 34pt, 35pt, 38, 40, 41, 42 and 43 of Panruti Village.

S.Nos. 32, 33pt, 34pt, 35pt, 37pt, 38pt, 92pt,93pt, 96pt, 97pt, 98pt, 99pt, 100pt, 101, 102pt, 103pt, 104pt, 106 and 107 of Vadakailasam Village.

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13. MR13 Residential Use Zone as per sanctioned Cuddalore Road Area Detailed Development Plan.

14. MR14 Residential Use Zone as Per santioned Cuddalore Road Area Detailed Development Plan.

15. MR15 Residential Use Zone as per Melapalayam Area Detailed Development Plan.

16. MR16 Residential Use Zone as per Melapalayam area Detailed Development Plan.

17. MR17 S.Nos. 191pt, 192, 193pt, 194, 195, 198, 199, 200, 201, 210pt, 211, 212, 213pt, 214pt, 215pt, 216pt, 217pt, 218, 228 of Vadakailasam Village.

S.Nos. 334 to 336, 345 to 355, 363 to 372 of Panruti Village (Part-II).

18. MR18 S.Nos.18pt, 19pt, 20pt, 63 and 64pt of Vadakailasam Village.

S.Nos.315, 316pt, 317pt, 318pt, 319 to 328, 329pt, 330 to 332, 373 to 377 of Panruti Village.

S.Nos. 192pt, 194pt, 195, 281pt, 282 to 297, 299, 300 to 313, 397pt, 398pt, 399pt, 797 to 799, 801 to 803, 804pt, 805 and 808 to 810 of Thiruvathigai Village.

19. MR19 S.Nos. 281pt, 298, 304, 305, 814, 819, 1044 to 1049, 1054 to 1056, 1058 to 1066 of Thiruvathigai Village.

20. MR20 S.Nos.323 to 326, 338, 339, 348, 349, 351, 352, 392 and 393 of Thiruvathigai Village.

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Annexure - B (iii)

11. COMMERCIAL USE ZONE (C)

1. C1 Commercial Use Zone as per Thattanchavadi sanctioned D.D.Plan No.4 of Panruti Village.

2. C2 Commercial Use Zone as per Diversion Road Area sanctioned D.D.Plan No.3 of Panruti Village.

3. C3 S.Nos. 83, 84, 86, 87pt, 88pt, 89, 114pt, 117 to 122 and 123pt of Andikuppam Village.

4. C4 S.Nos. 104 to 109 of Andikuppam Village.

5. C5 S.Nos. 237 to 240, 242 to 249,261,262 and 281pt of Thiruvathigai Village.

6. C6 S.Nos. 804pt and 807 of Thiruvathigai Village.

7. C7 S.Nos. 812, 813, 815 to 818, 820 and 821 of Thiruvathigai Village.

8. C8 Commercial Use Zone as per Diversion Road Area sanctioned D.D.Plan No.3 of Panruti Village.

9. C9 Commercial Use Zone as per Diversion Road Area sanctioned D.DpLan No.3 of Panruti Village.

10. C10 Commercial Use Zone as per Melappalayam Area sanctioned D.D.Plan No.2 of Vadakailasam Village.

11. C11 100' on either side of Thirukoilur - Cuddalore road in S.Nos. 143pt of Andikuppam Village,

S.Nos.33pt of Vilamangalam Village,

S.Nos.19pt, 20pt, 22pt, 27, 28, 32pt, 52pt, 60pt, 61pt, 62pt, 63, 80, 81, 82, 83pt, 84 and 225pt of Panruti Village.

S.Nos. 8pt, 10, 11pt, 12pt, 13pt, 14pt, 20pt, 21pt, 22, 23, 26 to 30,34pt, 35pt, 36pt, 37pt, 38pt, 50pt, 51pt, 52pt, 53, 55pt, 56pt, 57pt, 58pt, 59pt, 60pt, 61, 62 and 72pt of Vadakailasam Village.

12. C12 100' on either side of Madras-Neyveli Road in S.No.18, 23,24,,26, 32pt, 33pt, 34pt, 35pt, 38, 40, 41, 42 and 43 of Panruti Village.

S.Nos. 32, 33pt, 34pt, 35pt, 37pt, 38pt, 92pt,93pt, 96pt, 97pt, 98pt, 99pt, 100pt, 101, 102pt, 103pt, 104pt, 106 and 107 of Vadakailasam Village.

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Annexure = B (iv)

III. (a) CONTROLLED INDUSTRIAL USE ZONE (IC)

1. IC1 Controlled Industrial Use Zone as per Thattanchavadi Area sanctioned D.D.Plan No.4 of Panruti Village.

2. IC2 Controlled Industrial Use Zone as per Melappalayam Area sanctioned D.D.Plan No.2 of Vadakalilasam Village.

3. IC3 Controlled industrial Use Zone as per Cuddalore Road Area sanctioned D.D.Plan No.1 of Vadakalilasam Village.

4. IC4 S.F.No. 1458 of Thiruvathigai Village.

Annexure = B (v)

III (b) GENERAL INDUSTRIAL USE ZONE (IG)

1. IG1 S.Nos. 92 to 102 of Andikuppam Village.

2. IG2 General industrial Use Zone as per Melappalayam Area sanctioned D.D.Plan No.2 of Vadakalilasam Village.

3. IG3& S.No.s 255 to 258, 265, 267, 268 of Thiruvathigai Village.

4 IG4 S.No. 233 to 236, 250 to 254, 264, 266, 269 to 279 of Thiruvathigai Village.

5. IG5 S.Nos. 755 to 758, 774 to 794 of Thiruvathigai Village.

6. IG6& S.Nos.842 to 848, 851, 852, 855, 858, 859, 860 to 865 of Thiruvathigai Village.

7. IG7 S.No 822pt, 833/pt, 838 to 841, 849, 850, 853, 854, 856, 857, 867 to 869 of Thiruvathigai Village.

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Annexure – B (vi)

IV. EDUCATIONAL USE ZONE (E)

1. E1 S.Nos. 27 of Vilamangalam Village.

   S.Nos.57, 58 and 62pt of Panruti Village.

2. E2 S.Nos.227pt of Panruti Village.

3. E3 Educational Use Zone as per Diversion Road Area sanctioned D.D.Plan No.3 of Panruti Village.

4. E4 Educational Use Zone as per Melappalayam Area sanctioned D.D.Plan No.2 of Vadakailasam Village.

   Educational Institution (School & Playground) as per Thattanchavadi Area sanctioned D.D.Plan No.4 of Panruti Village.

   Educational (Higher – Elementary School) as per Melappalayam Area sanctioned D.D.Plan No.2 of Vadakaialasam Village.

   Educational (School – Playground) as per Diversion Road Area sanctioned D.D.Plan No.3 of Panruti Village.

Annexure – B (vi)

V. PUBLIC AND SEMI PUBLIC USE ZONE (P)

1. P1 Stadium as per Thatttanchavadi Area sanctioned D.D.Plan No.4 of Panruti Village.

2. P2 As per Diversion Road Area sanctioned D.D.Plan No.3 of Panruti Village.

3. P4 As per Melappalayam Area sanctioned D.D.Plan No.2 of Vadakailasam Village.

4. P5 As per Cuddalore Area sanctioned D.D.Plan No.1 of Vadakaialasam Village.

   Parks – As per Melappalayam Area sanctioned D.D.Plan No.2 of Vadakailasam Village.

   Parks – As per Diversion Road Area sanctioned D.D.Plan No.3 of Panruti Village.

   Open Space – As per Thattanchavadi Area sanctioned D.D.Plan No.4 of Panruti Village.

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கோப்பு எண்:.....
நாள்:.....
விழுப்புரம் மண்டலம்

Annexure – B (viii)

VI. AGRICULTURAL USE ZONE (AG)

S.Nos. 130, 230, 287, 337 to 341, 342, 343, 344, 357 to 360 and 361 of Panruti Village.

S.Nos. 219 to 227, 229 and 230 of Vadakailasam Village.

S.Nos.122/2pt of Vadakailasam Village as per Melappalayam Area sanctioned D.D.Plan No.2.

S.Nos. 1 to 8, 18 to 24, 25pt, 28 to 42, 44 to 51, 53 to 57, 59 to 70, 72 to 76, 79, 80, 82 to 87, 89 to 92, 94 to 106, 108 to 159, 160pt, 171 to 174,176 to 179, 185,189 to 191, 192pt, 193pt, 198 to 207, 215pt, 216 to to 219,315 to 322, 327 to 337, 340 to 347, 350, 353 to 384,391,394, 396, 397pt, 398pt, 399pt, 417, 421 to 425, 434 to 450, 451pt, 452 to 624, 626 to 650, 652 to 672, 673,676 to 737, 753, 796, 822pt, 823 to 836, 837pt, 875,877, 885 to 911, 913 to 915, 917 to 922,926 to 934, 939,940,942,943, 946 to 949, 951 to 955, 957 to 969, 972,976 to 1023,1026 to 1031,1033 to 1043,1050 to 1053, 1057, 1067 to 1120, 1156, 1174, 1175, 1182 to 1192,1204, 1208 to 1220,1222 to 1238,1240,1241,1243 to 1259,1261, 1262,1264,1266,1267,1269 to 1274,1277 to 1280,1282pt, 1283,1284,1286 to 1290,1292 to 1295, 1297 to 1300, 1301pt,1304pt,1306 to 1308,1319 to 1333,1334pt,1335pt, 1336pt,1337 to 1339, 1340pt,1341pt,1342 to 1369,1371 to 1392,1393pt,1394 to 1397,1398pt,1399pt,1400pt,1401 to 1431,1434,1435,1445,1450,1451,1454 to 1457,1459 to 1463,1465 to 1475, 1476 to 1487, 1488pt, 1489 of Thiruvathigai Village.

S.No.15 of Andikuppam Village.

WATER BODIES

S.No. 123 of Vadakailasam Village.
S.No. 1, 2 of Panruti Village.
S.No. 175, 916, 956, 1024, 1025, 1032, 1221, 1239, 1242, 1260, 1263, 1265, 1267, 1268, 1275, 1276, 1281, 1285, 1291, 1296, 1370, 1490 of Thiruvathigai Village.

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Annexure - B (ix)'

VII. TRAFFIC AND TRANSPORTATION

Existing Roads :

1.	Roads	S.Nos.54, 82, 90, 91, 103, 110, 112, 115, 116, 130, 139, 144 and 145 of Andikuppam Village.
2.	Roads	S.Nos. 26, 35, 43, 58 and 65 of Vilamangalam Village.
	Railway	S.No. 7 of Vilamangalam Village.
3.	Roads	S.Nos.43, 52, 58, 71, 77, 78, 81, 93, 107, 193pt, 194pt, 196pt, 220, 221, 241, 259, 263, 280pt, 281pt, 314, 395, 625, 651, 754, 795, 806, 811, 822pt, 861, 882, 912, 938, 1129, 1151, 1160, 1170, 1282pt, 1301, 1302, 1304pt, 1305pt, 1334pt, 1335pt, 1336pt, 1340pt, 1341pt, 1393pt, 1398pt, 1399pt, 1400pt, 1430, 1431, 1438pt, 1446, 1464 and 1488pt of Thiruvathigai Village.
4.	Roads	S.Nos. 17, 18pt, 19pt, 20pt, 24, 25, 31, 45pt, 46pt, 47pt, 64pt, 69pt, 94, 95, 105, 110, 115pt, 116pt, 117pt, 118pt, 119pt, 124pt, 125pt, 126pt, 128pt, 129pt, 130pt, 131pt, 135pt, 140pt, 144pt, 150pt, 151pt, 162pt, 164pt, 165pt, 167pt, 177, 182pt, 183pt, 185pt, 186, 191pt, 196, 197, 202, 203, 209pt, 210pt, 213pt, 214pt, 215pt, 216pt and 217pt of Vadakailasam Village.
	RAilway	S.Nos. 6 and 7 of Vadakailasam Village.
5.	Roads	S.Nos.15, 39, 51, 59pt, 86pt, 88pt, 96pt, 105, 115pt, 116pt, 117pt, 119, 123, 126, 132, 135pt, 136pt, 158pt, 159pt, 160pt, 167pt, 168pt, 169pt, 170pt, 172pt, 177pt, 178pt, 179pt, 180pt, 187pt, 196pt, 197pt, 198pt, 201pt, 206pt, 212pt, 213pt, 214pt, 216pt, 217, 220pt, 222pt, 229pt, 233pt, 236pt, 240pt, 244pt, 245pt, 246pt, 251pt, 252pt, 253pt, 256pt, 258, 259pt, 260pt, 261pt, 263, 264pt, 266pt, 267pt, 268, 270pt, 271pt, 272pt, 273pt, 274pt, 275pt, 276pt, 286, 291, 292, 316pt, 317pt, 318pt, 329pt, 333, 356 and 362 of Panruti Village.

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நகரமைப்பு உதவி இயக்குநர்
நகர் ஊரமைப்பு அலுவலகம்
நகல் எண்:.....
நாள்:.....
விழுப்புரம் மாவட்டம்

Proposed Roads :

Survey Numbers as per Diversion Road Area sanctioned D.D.Plan No.3 of Panruti Village.

7. Road — Survey Numbers as per Thattanchavadi Area sanctioned D.D.Plan No.4 of Panruti Village.

8. Road — Survey Numbers as per Melappalayam Area sanctioned D.D.Plan No.2 of Vadakailasam Village.

9. New Roads — Survey Numbers as per Melappalayam Area sanctioned D.D.Plan No.2 of Vadakailasam Village.

10. New Road and widening — Survey Numbers as per Melappalayam Area sanctioned D.D.Plan No.2 of Vadakailasam Village.

Annexure – B (x)

FUTURE DEVELOPMENT USE ZONE

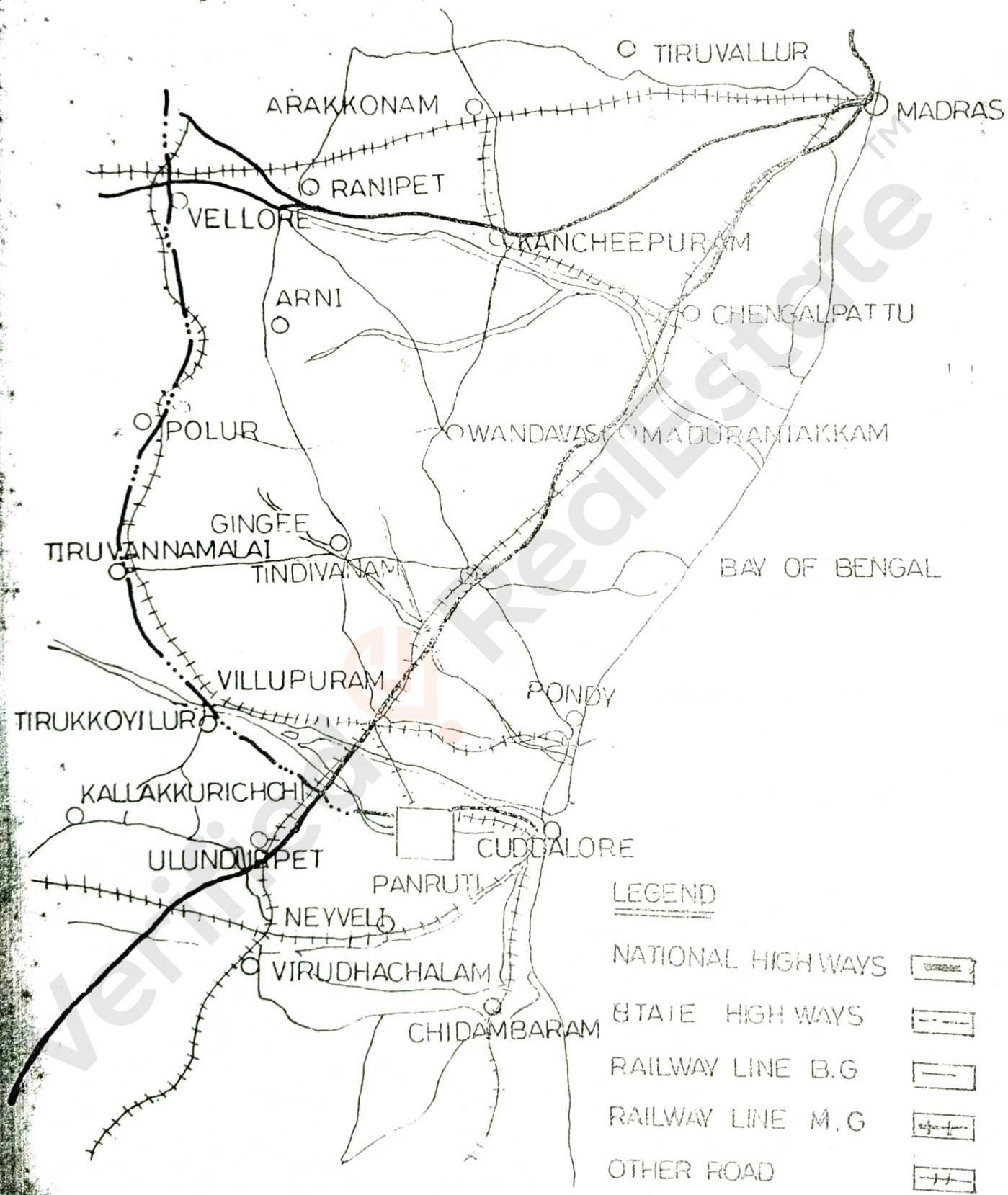
1. Future Development – Survey Nos. 1 to 14, 16 to 41, 55 to 61, 65 to 68 and 79 to 81 of Andikuppam Village.

2. Future Development – Survey Nos. 1 to 6, 71, 72pt, 73 to 74, 75pt, 76pt and 77 to 81 of Vilamangalam Village.

3. Future Development – Survey Nos. 675, 738 to 752, 759 to 773, 866, 870, 871pt, 872 to 874, 876, 878 to 881, 883 and 884 of Thiruvathigai Village.

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LOCATION MAP



PANRUTI MASTER PLAN

PANRUTI LOCAL PLANNING AUTHORITY
PROPOSED LAND USE

LEGEND

	EXISTING	PROPOSED
L.P.A BOUNDARY		
VILLAGE BOUNDARY		
D.D.PLAN BOUNDARY		
ROADS		PRIMARY
RESIDENTIAL		MIXED
COMMERCIAL		CONGESTED
INDUSTRIAL		GENERAL
EDUCATIONAL		
PUBLIC & SEMIPUBLIC		
AGRICULTURAL		
WATER BODIES		
FUTURE DEVELOPMENT		
RAILWAY LINE		

29 THORAPADI
82 KANISAPAKKAM
FROM TIRUKOILUR
FROM MADRAS
30 KOTHANGARAM
ANDIKKUPPAM
FD
VILAMANGALAM
83 LAKSHMINARAYANAPURAM
87 MALIGAIMEDU
88 MEL KAVARAPPATTU
TO PONDICHERRY
TO CUDDALORE
92 KILKAVARAPPATTU
FROM TIRUKOILUR
TIRUVATHI ERI
PANRUTI
VEERATESWARAR KOIL
VADAKKUALASAM
THIRUVATHIKAI
FD
33 ELUMEDU
31 ANGUCHETTIPALAYAM
KEYVEL
G A D I L A M R I V E R
98 SATTIPATTU
95 SIRUNANGAVADI
SANYASIPATTU
78 PANIKKUPPAM
12 KADAMPULIYUR

CHAIRMAN
PANRUTI LOCAL PLANNING AUTHORITY

DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING
CHENGALPATTU - SOUTH ARCOT REGION.

DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING (M.P.DIVISION)

JOINT DIRECTOR OF TOWN & COUNTRY PLANNING

DIRECTOR OF TOWN & COUNTRY PLANNING
GOVT OF TAMILNADU.

COMMISSIONER AND SECRETARY TO GOVT
HOUSING & URBAN DEVELOPMENT DEPARTMENT
GOVT OF TAMILNADU.

RF 1:7920
500 0 500 1000 1500 FEET
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MP-2

PANRUTI MASTER PLAN