KANNIYAKUMARI
MASTER PLAN

Approved

★ KANNIYAKUMARI LOCAL PLANNING AUTHORITY

★ DIRECTORATE OF TOWN & COUNTRY PLANNING
GOVERNMENT OF TAMIL NADU

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Consented in G. O. Ms. No. 595 H & UD Dated. 12—3—83

Approved by Government in G. O. Ms. 152 Dt. 22-2-1994

A REPORT ON

KANNIYAKUMARI MASTER PLAN

OFFICE OF THE DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING
TIRUNELVELI-2.

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ANNEXURE 'A'

Reference Nos.

L.P.A : 2261/82 A3

Regional Office : 3346/89 Tv1R3

Director of Town & Country Planning : 40033/85 MP-A2.

MASTER PLAN FOR KANNIYAKUMARI LOCAL PLANNING AREA

Consented in G.O.Ms. No.595,H&UD dt.12-3-83

(Approved in Resolution No.1 Dt.27.4.1992 Local Planning Authority)

Approved in G.O MS NO: 152 H & UD dt. 22-2-1994

Executive Authority/
Kanniyakumari L.P.A

Regional Deputy Director, Tirunelveli

Joint Director of Town and Country Planning (Master Plan)

Additional Director of Town and Country Planning.

Director of Town and Country Planning.

for Secretary to Government, Housing and Urban Development Department.

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KANNIYAKUMARI LOCAL PLANNING AUTHORITY

MASTER PLAN

CERTIFICATE

SCRUTINISED AND CERTIFIED THAT

1. The boundary of Master Plan has been marked in red line in the plan and area correspond to the planning areas notified.

2. Reports and all the plans have been authenticated.

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

4. All the procedures prescribed in Master Plan are followed (preparation publication and sanction)

Executive Authority &
Member Secretary
Kanniyakumari Local
Planning Authority.

Deputy Director of Town
and Country Planning,
Tirunelveli.2

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CHECK LIST FOR THE PREPARATION AND SANCTION OF KANNIYAKUMARI MASTER PLAN

1.Date of constitution of Local Planning Authority	: G.O.Ms.No 650&651,RDLA DT. 8-4-75
2.Date of adoption of land and building use map u/r 3.	: Resolution No. 90 Dt. 11.9.78
3.Extension of time obtained for adoption of land building and use map.	:
4.Date of adoption of Master Plan u/r 4.	: Resolution No. 90 dt 11.9.78
5.Date of submission of Master Plan to Government u/r 5.	: 11.5.81
6.G.O.Ms.No and date of consent obtained for the Master Plan u/r 6.	: G.O.Ms.No 595, H&UD dt 12.3.83
7.Date of publication of Master Plan u/s 26 and u/r 7(i) and reasons for delay.	: 1) Tamil Nadu Govt. Gazette dt 30.5.84 & 4.3.87 2)Dist.Gazette,dt 16.11.87, 3)Daily paper dt 28.7.87 3)Notice Board 9.7.87& 15.2.88
8.Date of despatch of Master Plan copies to Director, Chairman of Regional Planning Authority and District Collector and Heads of departments r.7(2) and resons for delay.	: 29.1.88
9.Date of despatch of objection and suggestion with remarks of L.P.A to Director for advice u/r.8 and the advice of Director	: 2.1.89

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10. Approval of the plan by the Local Planning Authority u/r.9 : As per Resolution No. 10, dt 30.11.88 L.P.A resolved to approve the Master Plan as consented by Government.

As per Resolution No.1 Dt 27.4.92 L.P.A resolved to approve the recasted Master Plan.

11. Date of the submission of the draft Master Plan to Govt. u/r.10 : Roc 2261/88/A3 of LPA dt 8.4.92
Roc 5346/88/TVLR3 of RDD, 29.4.92
and Resubmitted on 9-3-93

12. Date of approval and publication of Master Plan by Govt. in the T.N. Govt. Gazette u/r.11 :

13. Republication of the above notification in the District Gazette as per rule 15. :

Executive Authority
Kanniyakumari L.P.A

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

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(11) (a) Whether mining dues clearance certificate towards payment of quarrying dues, if any enclosed. : Affidavit enclosed

(b) If on the date of application the applicant does not hold any quarrying lease mining lease whether an affidavit to this effect is furnished. Affidavit enclosed

(12) Any other particulars which the applicant wishes to furnish.

I / We do hereby declare that the particulars furnished above are correct and am / are ready to furnish any other details and security deposit as may be required by the Government or the District Collector or District Forest Officer. I swear and state that I know very well above the provisions contained in the TamilNadu Minor Mineral Concession Rules, 1959, in respect of granting of quarry lease applied for and other conditions stipulated in connection with the quarrying operations. I also swear and state that on no circumstances I will produce any rough blocks or slabs or any other form of stone from the area applied for lease either for export purpose in the form of raw blocks, slab, etc., or for using them in a cutting and polishing industry.

Place : Kanamkadu

Date : 23.5.08

Yours faithfully,

Signature of Applicant.

Town

Kanniyakumari Master Plan Survey Details

Land Use	Survey No
Kannyakumari	
Commercial	551 Part , 552 Part , 554 , 578 Part , 612 Part , 616 Part , 617 Part , 644 Part , 645 Part
Agricultural	486 , 487 , 495 , 498 , 506 Part , 507 , 508 , 509 Part , 512 Part , 513 , 553 Part
Mixed Residential	488 , 489 , 490 , 496 Part , 497 , 499 , 500 , 501 , 502 , 503 , 506 Part , 509 Part , 510 , 511 , 512 Part , 515 , 516 , 517 , 519 , 520 , 523 , 524 , 525 , 526 , 527 , 528 , 529 , 530 , 531 , 532 , 533 , 536 , 537 , 540 , 541 , 542 , 543 , 546 , 547 , 548 Part , 555 , 556 , 557 Part , 558 , 559 , 566 , 567 Part , 568 Part , 569 , 570 , 571 Part , 575 Part , 576 Part , 577 Part , 578 Part , 612 Part , 618 , 619 , 620 , 621 Part , 642 Part , 643 , 645 Part
DDPlan Area	572 Part , 573 , 574 Part , 580 -594 , 595 -601 , 602 -606 , 608 , 609 , 675 , 676 , 678 , 679
Control Industry	485 , 491 , 616 Part , 617 Part
Public & Semipublic	496 Part , 548 Part , 549 , 550 , 551 Part , 552 Part , 553 Part , 557 Part , 560 , 561 , 562 , 563 , 564 , 565 , 567 Part , 568 Part , 571 Part , 572 Part , 574 Part , 575 Part , 576 Part , 577 Part , 578 Part , 579 , 615 , 642 Part , 644 Part
Poramboke	484 , 492 , 493 , 494 , 504 , 505 , 514 , 518 , 521 , 522 , 534 , 535 , 538 , 539 , 544 , 545 , 592 , 593 , 594 , 601 , 602 , 603 , 607 , 610 , 611 , 613 , 614 , 659 , 677
CRZ Within 200M From Sea Coast	458 -461 , 596 , 598 -601 , 628 , 630 -637 , 650 -652 , 655 , 656 , 661 -669 , 672 -679
CRZ - 200M to 500M From Sea Coast	462 -472 , 580 , 587 -589 , 591 -595 , 597 , 602 -610 , 621 -627 , 629 , 638 -641 , 646 -649 , 653 , 654 , 657 -660 , 670 , 671
Agasteeswaram	
Mixed Residential	507 , 508 , 509 , 511 , 512 , 513 , 514 , 515 , 516 , 517 , 518 Part , 519 Part , 520 Part , 525 Part , 526 Part , 538 Part , 539 Part
DDPlan Area	533 -536 , 537 Part , 538 Part , 539 Part , 540 -552
Public & Semipublic	518 Part , 519 Part , 520 Part , 521 , 522 , 523 , 524 , 525 Part , 526 Part
Poramboke	500 , 501 , 502 , 529 , 530 , 533 , 534 , 535 -536 , 537 Part , 550
CRZ Within 200M From Sea Coast	552
CRZ - 200M to 500M From Sea Coast	495 -506 , 510 , 527 -534 , 549 -551

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Copy of:

GOVERNMENT OF TAMIL NADU
ABSTRACT:

Master Plan for Kanyakumari Local Planning Area - Approval under section 28 of the Tamil Nadu Town and Country Planning Act, 197 Accorded.

HOUSING AND URBAN DEVELOPMENT (UDIV) DEPARTMENT

G.O.Ms.No.152, Dated: 22nd February, 1994.

Read:-

1. G.O.Ms.No.595, Housing and Urban Development, dated 12.3.83.
2. From the Director of Town and Country Planning, Lr.Roc.No.40033/85/MP2, dated 3.4.93.
3. G.O.Ms.No.909, Housing and Urban Development, dated 8.9.89.

ORDER:

In the G.O.Ms.No.595, Housing and Urban Development Depart dated the 12th March, 1983 the Government have given their consc to the publication, of a notice of the preparation of the Maste Plan for Kanyakumari Local Planning Area.

2. Under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves the Master Plan for Kanyakumari Local Planning Area submitted by the Director of Town and Country Planning. The delay of 1656 days in the preparation of the Master Plan and convening a meeting of the Local Plannin Authority is hereby condoned. Copies of the Master Plan for Kanyakumari Local Planning Area as approved by the Government are communicated to the Director of Town and Country Planning.

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

NOTIFICATION

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

(54)

...2.

GOVERNMENT OF TAMIL NADU

ABSTRACT

Town and Country Planning - Kanniyakumari Township - Consent for Master Plan -Accorded.

Housing and Urban Development Department

G.O.Ms.No 595 Dated : 12-3-85.

1. From the D.T.C.P. Lr.Roc.No 24922/78 MP, Dated 31.7.81 and 7.8.82

****

ORDER:

The Director of Town and Country Planning has forwarded the resolution of the Kanniyakumari Local Planning Authority, resolving to request the Government to accord consent to publication of notice of the preparation of Master Plan for Kanniyakumari 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 sub-section (2) of serction 24 of the said act may be accorded to the publication of notice of the preparation of Master Plan for Kanniyakumari Local Planning Area by the Government to the Kanniyakumari 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 Governor of Tamil Nadu hereby gives his consent to the Kanniyakumari Local Planning Authority to the publication of a notice under section 26 of the Act, of the preparation of Master Plan for Kanniyakumari Local Planning Area.

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

/BY ORDER OF THE GOVERNOR/

C.RAMACHANDRAN
COMMISSIONER AND SECRETARY TO GOVERNMENT

/TRUE COPY/

KANNIYAKUMARI MASTER PLAN

PREFACE

The Government of Tamil Nadu realising the importance of a physical plan to control and regulate the growth of Towns. Consequent on the unprecedented increase in urban population in the wake of industrialisation and other facilities in and around urban areas have made provisions in the Town and Country Planning Act 1971 to prepare Master plan for important towns in Tamil Nadu. The Directorate of Town and Country Planning in consultation with localbodies has under taken the invesutigation and survey of major towns which showed signs of fast developmenmt and and prepared Master plans during III five year plan period and subsequent years on a priority basis. Such investigation and survey weretaken up for Kanniyakumari in 1980 and prepred the Master Plan. The Master Plan so prepared for Kanniyakumari was submitted to Government for consent under section 24 of the Town and Country Planning Act. The Government in their G.O.Ms.No.595 H&UD dated 12.3.83 gave the consent to the Kanniyakumari Master Plan and directed to submit for final approval. Under rule 7 of the Master Plan preparation and sanction rules,the consented Kanniyakumari Master Plan have been published in full shape. No objection or suggestion are received. Hence the local planning authority resolves to approve the Master Plan consented. The Director of Town and Country Planning has instructed to submit a Master plan for

final approval with proposed land use schedule map with survey numbers and other relevant enclosures. As per the advise of the Director of Town and Country Planning the Master plan consented by the Government has been prepared in the new format and submitted herewith for perusal and final approval.

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REPORT ON KANNIYAKUMARI MASTER PLAN

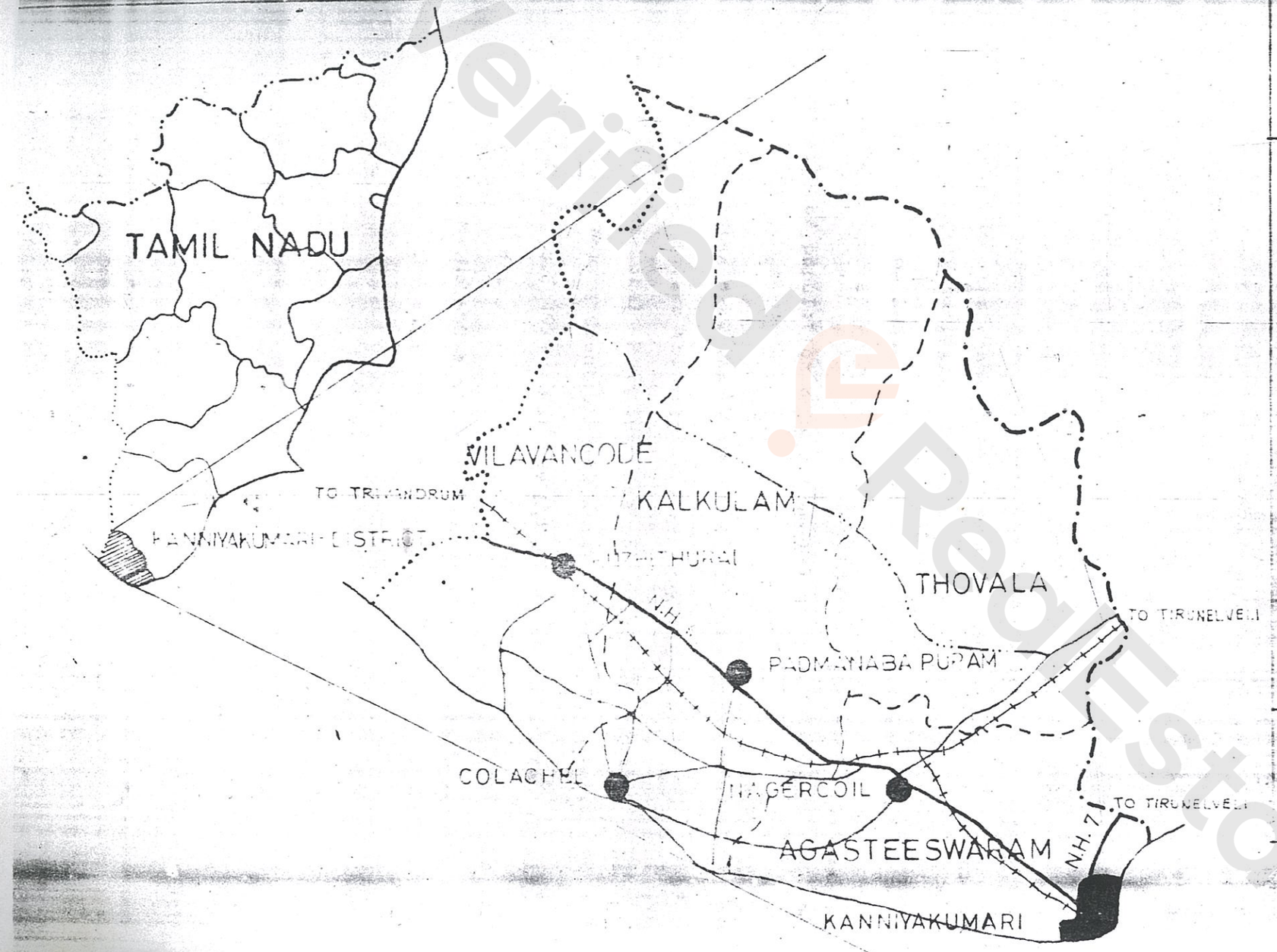
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MAP No: 1.

LOCATION



REFERENCE

- STATE BOUNDARY
- DISTRICT BOUNDARY
- TALUK BOUNDARY
- NATIONAL HIGHWAYS
- STATE HIGHWAYS
- RAILWAYS
- MUNICIPAL TOWNS

KANNIYAKUMARI LOCAL PLANNING AREA - MASTER PLAN

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CHAPTER I

Introduction

1.01. Kanniyakumari, the southern tip of India, is a small coastaltown located at longtitude 77.33 and latitude 8. It has the unique distinction of having the confluence of two seas and one ocean. It is well connected by National Highways (NH 7 and NH 47) and broadguage railway line. Nagercoil is the nearest major town which is located at 20 km.north west and Trivandrum 87km. north west of Kanniyakumari. Map No.1 shows the location of the town with reference to the Tamil Nadu.

Status

1.02. In 1961 the Kanniyakumari panchayat had an extent of 5.26 sq.miles and contained a population of 13101. Subsequently the Kanniyakumari Township was formed in 1965 with an area of 4.91 sqkm. The township area consists of Kanyakumari Revenue village part and Agastheeswaram Revenue village part. The township is only having panchayat status. The size of population of the township in 1971 and 1981 were 11214 and 14087 respectively.

Local Planning Area and Local Planning Authority

1.03. The entire township area of Kanniyakumari has been declared as Local Planning Area under section 10(4)of the Tamil Nadu Town & Country Planning Act 1971 in G.O.Ms.No.661 RD&LA dated 16.3.1971. For the L.P.A. so declared the Local Planning Authority has been constituted by the Government in their G.O.Ms.No.650 & 651 RD&LA dated 8.4.75 under section 11 (1) of the said Act. The Governmnt directed that the

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Chairman, Members and Executive Authority of the Township shall automatically become the Chairman, Members and the Executive Authority of the Kanniyakumari Local Planning Authority.

Climate and rainfall

1.04. The township has regular rains from the month around middle of May to November because of the south western and north eastern monsoon. The most of the months from December to May are free from rains. The average annual rain fall ranges from 1400mm to 1800mm. Drinking water appears to be scarce. Due to the nearness of the sea, the evenings are pleasant, the late forenoons and early afternoons are normally warm and in summer it is very hot.

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CHAPTER II

Population characteristics and density

2.01. The size of population of Kanniyakumari Township in the year 1971 was 11214 and in 1981 it has grown to a size of 14087. At the time of constitution of Kanniyakumari Township in 1965, certain portion of Panchayat area was not included. Therefore the population of previous decades could not be considered. The density of Town worksout to 29 persons per hectare. The population density is high along the National Highway sector on eastern side. But in other areas it is very low.

Occupational Pattern

2.02 The occupational structure of local population show a high content of primary sector and with services, employment showing a very poor state of development of the area. Fishing, household industries and other services together account for more than three quarters of the wording population. Fishing is the major occupation in this area. The occupation structure of indigeneous population is given in Table below.

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Occupational structure of indigeneous population.

Sl No	Occupation	1961		1971		1981		
		Persons	Perc-entage	Persons	Perc-entage	Persons	Perc-entage	
1.	Cultivators	521	9.87	155	4.85	153		
2.	Agriculture labour	399	7.56	187	5.85	254	Primary	
3.	Mining, fishing and quarrying	1318	24.98	1515	47.43	2106	63.52	
4.	Houshold industry	1551	29.40	294	9.20	100	Secondary	
5.	Manufacturing	87	1.65	84	2.63	51	13.32	
6.	Construction	23	0.44	74	2.32	376		
7.	Trade and commerce	230	4.36	330	10.33	430	Tertiary	
8.	Transport and communication	36	0.68	85	2.67	180	23.16	
9.	Other services	1111	21.06	470	14.72	306		
		5276	100.00	3194	100.00	3956		

Census book 1961, 1971, 1981

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CHAPTER III

LAND UTILISATION

3.01 A land use survey was conducted by the Regional Directorate of Town and Country Planning department in 1980 and updated in 1991 covering the entire area of Kanniyakumari Local Planning Area, in order to bring out an existing land use plan which will be the basic frame work for the proposed land use pattern.

The annexed map No.2 shows the existing land use pattern of Kanniyakumari.

3.02 The existing land use are classified under the following headings.

1. Residential
2. Commercial
3. Industrial
4. Educational
5. Public and semi public
6. Agriculture
7. Coastal area regulation zone.

Residential

3.03 Kanniyakumari is a fishing village. There are Christians, Hindus and Muslims living around the places of worship in Church, Temple and Mosque. Fishermen living around church are thickly populated area, their houses are located in a most haphazard manner without any organised street pattern. The majority of the town population are concentrated in the eastern side of NH 47 road. The residential area of the town

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occupies about 66.33% of the total developed area of the town

Commercial uses

3.04 The commercial uses in kanniyakumari can be classified under two groups. The first group serving local population, the second is the commercial activities. Connected with tourism (ie) tourist shopping, lodging houses, hotels etc. Sea shells, fancy goods and other novelties are sold out by most of the commercial establishments. The shops, hotels, book stalls, tea stalls, cooldrink stalls which serve the needs of the tourists are located on the sannathi street, in the sides of pathway leading to temple from its west and opposite to Gandhi mandapam. The land put into commercial use is 0.80% of the total developed area of the town.

Industrial uses

3.05 The existing small industries are service like boat building, net repair works, N.T.C bus depot etc. No other major industries in this town. There are few household industries engaged in the manufacture of fancy articles, painting on mats, wood carvings, palm leaf articles etc. to cater the needs of tourist interest.

Educational uses

3.06 There are one higher secondary school, one high school, one matriculation school and four middle schools. There is an arts college very near to town which serves to the town. The education use in the town is about 2.99 of the total developed area of the town.

Public and semi public

3.07 The state and central Government offices, parks and play fields and other public usea have been brought under classification of public and semi public uses. At present township office, post and telegraph office, tourist office, highways office and some other Government and quasi government offices are located in the town parks and play fields are found in the southern side (sea shore) of the town. Public and semi public uses constitutes 29.58 of the total developed area of the town.

Agriculture uses

3.08 The agriculture fields are located in the north and north-west part of the town, which are now being used as paddy fields and government fruit farm. The agricultural use constitutes 308.76 hectares to the total area of the town.

Water bodies

3.09 There is no river with in the town. There are two Teppakulam lying in the heart of the town. There is one Irrigation tank in the northern boundary of the town.

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3.10 The following tables show the existing land use pattern

Table 3.1 Land use

Sl No	Uses	Existing	
		Area in Hect	% age to developed Area.
1.	Residential	120.88	74.50
2.	Commercial	1.46	0.90
3.	Industrial	0.54	0.35
4.	Educational	5.44	3.35
5.	Public&Semi public	53.92	20.90
6.	Agriculture	308.76	--
		491.00	100.00

Source: Land use survey, DDTCP.

Other services

1. Transportation

3.11 The town is cut across by National Highways No 7 & 47. The circulation pattern of the town is not in a satisfactory form. As regards the terminal facilities there are one busstand and a railway station.

Water supply

3.12 The town is provided with the protected water supply which is supplied from Nagercoil Municipal water supply scheme. The source of water supply is at Mukkudal 32km away from Kanniyakumari. Well water supply is also available. The capacity of 3 O.H.T is 3 lakhs litres. The supply of drinking water is made available in alternate days. For the present Population it is low. In summer period this supply is reduced

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Sewage disposal

3.13 The sewage disposal is not modernised. No under ground drainage system is existing in the town. The town is served by open drainage system mainly to drain storm water.

Electricity

3.14 The town is provided with electric power by Tamil Nadu Electricity Board through its grid system. The major portion of electric power is consumed by domestic, lodges and commercial activities.

Service details

a) Domestic -2600
b) Commercial - 750
c) Industries - 160
(Lodges included)
d) Agriculture- 30
e) Street lights-29

Health

3.15 Regarding health facilities there are one Government hospital, three private nursing home, some private clinics and consulting rooms.

Recreation

3.16 There are two parks along the beach, in the southern side of the town, one swimming pool for recreation use of the public. There is no cinema theatre within the town limit. One branch library is also functioning in the town.

Tourism

3.17 Kanniyakumari is a cultural tourist centre from ancient days due to the religious importance attached with Kanniyakumari Amman temple. There after kerala Government constructed Gandhi mandapam as a memorial of our father of

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Nation. Vivekananda Rock memorial was built in 1970 in one of the rock projecting out of the ocean, in the south east of Kanniyakumari temple with a blend of all the architectural style of India. Boat services are available to the memorial. this has created an additional nucleus of attraction to the pilgrims and tourists.

Tourist population

3.18 The avervage daily flow of tourist population has been estimated as 8200 persons/day in summer and 8000 person/day in winter. The daily flow of visitors to Kanniyakumari vary at present from month to month and season to season. Summer brings the maximum visitors especially as the educational institutions are closed. The sea shore of Kanniyakumari offers them a place for relaxation and rest. A good crowd from northern states visit Kanniyakumari during November, December and January (ie) in the winter season. During the same period, the rainy season discourage the flow of visitors from local states of Tamil Nadu and Kerala but the devotees of Sabarimala are excempted. The tourist population is given in table below.

Statewise composition

3.19 Week end holiday periods command a slightly higher volume of visitors than the rest of the days. Kanniyakumari as a pilgrims centre attracts visitors from all over India, major contributing states to the tourist flow at present are Tamil Nadu and Kerala. Other states tourists are in, the following order viz., Bengal, Maharastra, Andhra, Mysore,

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TABLE 3.2

TOURIST POPULATION - KANNIYAKUMARI

Month& Year	INLAND		FOREIGN		Total
	Tourist (stay)	Floating Tourist Population	Tourist (stay)	Floating Tourist Population	
11/90	56810	102310	1773	635	161528
12/90	78500	521810	1791	595	602656
1/91	85570	655890	2357	697	744314
2/91	59410	134810	2856	216	197292
3/91	168490	123488	4996	1030	298004
4/91	61231	108930	2345	335	172843
5/91	55315	126986	2201	324	184826
6/91	51815	65890	1151	341	119197
7/91	68435	144935	1573	461	215404
8/91	82910	66115	1290	423	150740
9/91	62380	84816	1236	523	148955
10/91	58513	85470	1675	505	145163
					3140922

Source: Tourism office, Kanniyakumari.

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Gujarat and Madhyapradesh. But no definite relationship could be identified between distance and participation.

Mode of Transport

3.20 The main mode of transport in the public transport are Nesamony Transport Corporation, Thiruvalluvar Transport Corporation, Kattabomman Transport Corporation. Apart from these Kerala Transport Corporation buses are also flying between Tiruvandrum and Kanniyakumari Train passengers also come from Tiruvandrum route and Tirunelveli route. A map showing the existing bus routes, Railway line connecting important nearly towns with Kanniyakumari is shown in Map No.1 existing bus services available is given in the Table 3.3

Accomadation

3.21 Existing accomadation facilities for tourists available in various private lodges and Government Tourist Bungalow and rest houses are shown in Table 3.4

Table 3.3 Bus Trips - Details

Sl No	Destination	No. of Buses	Name of the public Transport corporation
1.	Nagercoil	113	N.T.C
	Nagercoil via other places	58	N.T.C
2.	Tirunelveli	6	N.T.C
3.	Senkottai (via) Tirunelveli	1	N.T.C
4.	Papanasam	2	N.T.C
5.	Monday Market(via)Nagercoil	3	N.T.C
6.	Tuticorin(via) Tiruchendur	3	N.T.C
7.	Rameswaram(via)Tiruchendur	6	T.T.C express

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Sl No	Destination	No. of Buses	Name of the public Transport corporation
8.	Coimbatore(via) Tirunelveli	6	-do-
9.	Vellore(via) Tirunelveli, Madurai.	2	-do-
10.	Madurai(via) Tirunelveli	6	-do-
11.	Madras(via) Madurai,Trichy	6	-do-
12.	Trivandrum	23	T.T.C, K.T.C, N.T.C
13.	Kovalam (via)Trivandram	5	N.T.C, T.T.C
14.	Thadikarankonam	1	N.T.C
15.	Rajavoor	3	-do-
16.	Vadakkankulam	6	-do-
17.	Koodankulam	4	-do-
18.	Radhapuram	2	K.T.C
19.	Aralvaimozhi	6	N.T.C
20.	Nedumankadu	2	-do-
21.	Pechiparai	2	-do-
22.	Kovalam	1	-do-
23.	Valliyoor	2	K.T.C
24.	Trichy	1	T.T.C
25.	Kodaikanal	1	-do-
26.	Ooty	1	-do-
27.	Mysoor	2	T.T.C, K.S.T
28.	Bangalore	2	T.T.C, K.S.T.C
29.	Thirupathi	2	T.T.C, A.P.S.T.C
30.	Tiruchendur		N.T.C
31.	Swamithoppu	3	-do-

Source: Township office - Kanniyakumari.

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Table 3.4 Accomadation Details - Kanniyakumari

Sl No.	Name of Lodge	Total No. of rooms	Total No. of beds
1.	Guest house P.W.D	7	13
2.	Hotel Tamil Nadu	23	46
3.	Cape hotel	9	16
4.	Kerala House	15	30
5.	V.R.M.C. lodge	54	170
6.	Palace lodge	12	24
7.	Devasam lodge	14	21
8.	Karthikay lodge	11	27
9.	Kaverilodge	31	38
10.	Bahavathi lodge	33	75
11.	Nageswari lodge	21	36
12.	Geethanjali lodge	6	10
13.	Alangar lodge	15	35
14.	Mahadevan lodge	3	3
15.	Thiraviam lodge	10	20
16.	Gomas lodge	6	18
17.	Sealand lodge	16	24
18.	Gobinivas lodge	37	90
19.	Ashok lodge	9	24
20.	Packiam lodge	4	7
21.	Devi cottage	3	[illegible]
22.	Bharathi Tourist home	12	16
23.	Sivaram lodge	7	17
24.	Meenakshi Bhavanam	21	42
25.	Kumaran lodge	4	10
26.	Sornammal lodge	9	18
27.	Parvathi nivas lodge	24	58
28.	Masana lodge	15	31
29.	Kumari BhavaN lodge	7	18
30.	Cape land lodge	4	11
31.	Robert Fernands lodge	6	15
32.	Srinivasan Bhavan lodge	8	10
33.	Golden lodge	10	16
34.	Iri ses lodge	17	39
35.	Violet Richedson lodge	14	46
		513	1105

Source: Kanniyakumari Township office.

3.22 The tourist spots available within Kanniyakumari and its surroundings are narrated below.

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Tourist spots

Bhagavathi Amman Temple

3.23 The temple is dedicated to Goddess Bhagavathi of great antiquite. In the insriptions found in the temple, the alphabet employed in Tamil is of 12th or 13th century. Hindus from all over India come to worship the Goddess Kanniyakumari. The Goddess of Kanniyakumari is mentioned in upanishads and in Mahabharatha.

Swamy Vivekanandha rock memorial

3.24 The rock on which the memorial of Swami Vivekananda is constructed, has been known as "Sri Pada parai" which covers an area of 3 acres and 55 feet above sea level. There are two rocks projecting out of the ocean, south east of Kanniyakumari temple. These rocks provide an ideal vantage point for visitors. A statue of Swami Vivekananda has been installed in the Memorial Mandapam. Boat services are operated to this memorial between 7.00AM to 11.00AM and 2.00PM to 5.00PM.

Gandhi Mandapam

3.25 The memory of the father of the nation is enshrined in this mandapam, errected out at the place where his ashes were kept for public view before immersion. The building is so constructed that the rays of the sun fall on the spot where the ashes were kept on 2nd October every year, the birth day of Mahatma Gandhi.

Roman Catholic Church

3.26 It was originally built by St.Francis Xavier in 1543. It is over 140 feet in height and can be seen from most

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of the parts in Kanniyakumari. But the approach to the church and surrounding area are not maintained in a good condition.

Scenic Value

3.27 There is outstanding panorama and a place of natural beauty worthy to be mentioned. The view from th light house are also note worthy. But of all the best and outstanding panorama is the one which we have from the Vivekananda rock, when we see from south to north we can see the confluence of the three oceans and the southern most tip of the land with the bathing ghat and sixteen pillared mandapam, the swimming pool with the restaurant, the far off sand dunes, the Gandhi mandapam, the kanniyakumari temple, the tourist bunglows and Government rest houses with light house behind them and other buildings with the background of coconut and palm trees and the sky.

Tourist spots around Kanniyakumari .

Vattakottai (Circular fort)

3.28 This "Vattakottai" over looking the sea was built by the Dutch at a distance of 6 km from Kanniyakumari,once served as the defence fort of Nanjil Nadu. This fort is surrounded by a lot of coconut trees. Here the sea is calm. Suitable for bathing and swimming. The circular fort is not only an ancient monument centre, it has a great potential of a beach resort.

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Suchindrum

3.29. Suchindrum is located at a distance of 13 kms from Kanniyakumari by road on the way to Nagercoil. The Thanumalayan Temple here is a repository of art treasures belonging to various epoch. Inscriptions belonging to 9th century are found in this temple. This big temple has a lofty tower of seven storeys in pylon shape, attracts attention of tourists, musical pillars in this temple are unique with each producing character tone.

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CHAPTER IV

OBJECT, ASSESSMENT AND PLAN PROPOSALS

OBJECT

4.01 In planning for a popular places especially from tourist point of view, there should be adequate attention to prevent over commercialisation, obliteration of natural and historical assets and friction between interests of the tourist and permanent resident, an overall frame work for tourism development is essential.

4.02 Tourism is a social form of industrialisation with all its advantage and disadvantages. Its advantages have to be grasped and utilised with care so that the impact of disadvantages in minimised. It is here that planning comes in planning is of the greater benefit to developing societies where tourism is a new phenomenon and has not had too adverse effects so far.

4.03 Tourism development has produced great disparities in the standard of amenities provided for the visitor and for the local population. This cannot be entirely avoided, but in the long run the improvement of standard for the local population is probably a condition of successful tourism development.

4.04 Planning should be integrated to avoid as far as possible disparities in the standard of amenities to the visitors and local population.

4.05 Our main object in respect of Kanniyakumari town are to improve tourist infrastructure facilities to create a centre of tourism.

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2)Considering the growth of local population, the allotment, or reservation of lands for residential,commercial,Industrial,educational public and seni public for agricultural purposes,the making of provision for highways,arterial roads,major streets and the traffic circulation pattern.

4.06 The assessment of requirements for the proposals are dealt in the following major heads

a) plan period

b) The forecosting of the population

c) Growth of tourist population

d) Assessment of working force in various activity.

e) Land use pattern

f) Some of existing problems of Kanniyakumari Town as a Tourist centre.

g) Provision of Tourism infrastructure

h) Zoning Regulation.

Plan period

4.07 It is normally felt that from the practical point of view a period of say fifteen to twenty years is neither a long nor a short period to assume and to assess the requirements of any plan. So it is in variably adopted and for the preparation of Kanniyakumari Master Plan upto 2001 is being assumed as the plan period.

The forecasting of the population

4.08 Assessment of land requirements for various needs are assessed based on the population projection. In the planning period,the development of the town may expand beyond its

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present limit and grow within or sometimes outside the planning area. So to arrive at the population in 2001, the present population of the town and its growth are considered generally.

4.09 Local population is composed of a high content of primary sector, and services employment showing the very poor state of development of the area.

4.10 The Regional Plan division of the Directorate of Town and Country Planning,Madras has projected the population of various towns and local planning areas in Tamilnadu for the year 2001 based on the urban trend analysis. For Kanniyakumari local planning area, they have projected the population as 20300 in 2001 and this figure is being adopted in this report for further studies.

Growth of Tourist population

4.11 The growth of tourist population is expected to be influenced by (1) the natural growth of population (2) the growth of spendable income of the population(3) The change in the socio cultural values and attitudes.(4) The growth of better conveyances.

4.12 Allowing for these factors a composite growth rate per annum equivalent to the district growth rate is used to estimate the future component of population. It is ascertained that maximum number of tourist visited Kanniyakumari were 3500 per day in 1972, and 8653 per day in 1990. The estimated figure of total population is 9200 per day for the year 2001

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Working force

4.13 The working population of Kanniyakumari town in 1971 and 1981 were 26.5% and 28% of total population respectively.It is assumed that the future working force in various economic activities will more or less be same as in existing, as the job opportunities have not increased. The growth in the population in the last two census statistics show a relative reducation in the percentage of workers to total population. As it is proposed to develop Kanniyakumari as a tourist centre, it can be safely assumed that 45% of total population will be the actual working population in 2001.i.e.9140. This working force has to be distributed over the economic activity based on the present trend.

4.14 Most of the present population are fisherfolk. It is found from the existing stratum of workers that primary activities are more in the town. It is proposed to develop Kanniyakumari as tourist centre, the pedominance of Primary sector,fishing etc. will give way to tertiary sector viz.services etc. Hence in view of this it may be assumed that 55% of workers will be engaged in Primary activities,15% of workers will be put in secondary activities,and the remaining 30% of workers will be grouped under tertiary sector.The comparing statement of occupational breakup is given in Table below.

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Table 4:1
Occupational break up

S.No.	Economic activity	Percentage to total workers				Workers
		1961	1971	1981	2001	
1.	Primary sector	42.42	58.14	63.52	55.00	5030
2.	Secondary sector	31.48	14.15	13.32	15.00	1370
3.	Tertiarysector	26.00	27.71	23.16	30.00	2740
						9140

4.15 Based on the present trend of development of Kanniyakumri,the possible land use for Kanniyakumari existing local planning area in 2001 is given below.

Table 4:2
Proposed land use

Sl.No.	Uses	Existing		Proposed 2001		
		Area in Hect.	% of to developed areas	Area in Hect.	% age todeveloped areas	% age to total area of the LPA
1.	Residential	116.00	66.33	102.00	63.86	32.30
2.	Commercial	1.46	0.80	15.50	6.27	3.17
3.	Industrial	0.54	0.30	5.80	2.70	1.37
4.	Educational	5.44	2.99	—	—	—
5.	Public and semipublic	58.80	29.58	68.58	27.17	13.74
6.	Agriculture (including waterbodies)	308.76	—	26.00	—	3.77
7.	Seashore area(500M)	—	—	223.12	—	45.65
		491.00	100.00	491.00	100.00	100.00

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Land Requirements and land use patteh

4.16 The principal land uses for which the requirements have to be worked out are as per the zoning regulations prescribed in G.O.Ms.No.1730 RD&LA dated 24.7.74 as stated below.

1.Residential use zone

2.Commercial use zone

3.Industrial use zone

4.Educational use zone

5.Public and semi public use zone and

6.Agricultural use zone

7.Coastal regulation zone

8.DD plan zone

9.Poramboke lands (lands not included in the use zone are mainly public roads)

4.17 The land use governing the proposed master plan of Kanniyakumari local planning area are shown in map No.3 annexed and land requirements for various uses are described below.

Residential use

4.18 This use could be categorised as

1.Residential area required for accommodating future growth of local population.

2.Tourist accommodation of future tourist population.

4.19 The development of residential area of Kanniyakumari local planning area has taken place, particularly in the east of NH 47 along the seashore. The other areas of the town the

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residential area is about 116 hectares. It is assumed that an average gross residential density of 175% per hectare may be normal density expected in this tourist town. So far the anticipated population of 20,300 in 2001. The total residential area required is 116 hectares. At present 116 hectares is available in this town. However considering tourist accommodtion and a gross density of 501 persons to 1000 persons per hectare, an extent of 152 hectare is reserved for residential area. This area is classified as mixed residential in the proposed land use map and the survey numbers under this use permitted are given in annexure.

Commercial use

4.20 This include regional shopping, tourist shopping and shopping and commercial area for local population.

4.21. Now, there is no shopping or market and it is unorganised and located in the margin of National highway and other important roads of tourist movement.

4.22 The total land required for commercial uses has been suitably considered. The existing trend of commercial activity along the road are considered and additional area required for commercial activity are also provided in the commercial use zone. The tota workers expected under tertiary sector and the workers engaged in connection with tourist population have been taken into account for arriving the commercial area requirement. Hence an area of 15.50 hectares is reserved for commercial development. The survey numbers comprising of commercial use zone and the uses permitted are given in the annexure.

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Industrial use

4.23 This town is growing as tourism character. Because of non availability of raw materials and high cost of land industrial development is very low. However tourism as a major industry is to be considered here. Any other major industry of polluting nature or which disturb the peaceful atmosphere of tourist should be prohibited. As majority of local population are fishermen, industry will mostly be of service typelike boat building, rat repairs etc.An area of 5.80 hectare is reservd for accommodating the above in the controlled induestry use zone. The survey numbers comprising the industrial use zone and the uses permitted are given in the annexure.

Educational use

4.24 The existing educational use is about 5.44 hectare.Swami Vivekananda Arts College at Agastheeswaram is nearer to Kanniyakumari and increasing the strength of the existing local educational are sufficient to cater the needs of the local people. In the mixed residential areas educational institutions at lower level could be accommodated. Hence additional area for this use is not warranted.

Public and semi public use

4.25 This includes Government and Quasi government offices, art galleries, museam, acquoriums and public libraries, medical institutions, religious places etc. At present township office and som other government offices have no building of their own. The existing medical fecility is not

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adequate. There is no specific standard for different uses coming under this category. Out of 58.80 hectare of this use in existance, maximum area falls under religious category. Hence some more area could be added in view of the importance of this town. Hence, an area of 68.58 hectare is earmarked for this purpose. The survey numbers comprising this area zone, and the various uses permitted to this use zone are given in the annexure.

Agriculture use zone.

4.26 For the agriculture land use zone, the existing fruit farm and land under water areas are retained as agriculture use zone. The survey numbers comprising this area use zone and the various uses permitted under this use zone area are given in the annexure.

Coastal Regulation zone

4.27 The notification under section 3(1) and 3(2)(1) dated 20.2.91 and subsequent amendment if any issued by the Ministry of Environment and Forest Department, Government of India, shall apply to regulate the development along the sea coast of Bay of Bengal. Accordingly the developments to a distance of 500 Metre from the High Tide Line has been divided into Coastal Regulation Zone. The developments taking place in the Coastal area will be regulated as per the Government of India Notification dated 20.2.91 and also by its subsequent amendments if any received.

4.28 In Kanniyakumari town, major developments under various land uses fall within the coastal regulation zone. No further proposals in this area have been suggested in the proposed land use map. The survey numbers comprising this Coastal area zone are given in the annexure (zoning regulation) The area of coastal regulation zone is about 224.20 hectare.

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Detailed Development Plan

4.29 The following table shows the number of Detailed Development Plans operation in the town prepared under Town and Country Planning Act 1971 and the area covered under each Detailed Development Plan.

Table No. 4.3 Details of Detailed Development Plans

Sl No	Name of Detailed Development Plan	Stage	Extent Hect.
1.	Detailed Development Plan No. I	Sanctioned	7.10
2.	" " " . II	Submitted for approval	35.00
3.	" " " . III	-do-	70.20
4.	" " " . IV	Map No.2 approved	69.00
5.	" " " . V	-do-	46.50
6.	" " " . VI	-do-	76.25
7.	" " " . VII	-do-	45.05
8.	" " " . VIII	-do-	45.65
9.	" " " . IX	-do-	34.15
10.	" " " . X	-do-	62.10
			491.00

Poramboke list

4.30 In this zone, the lands which are not inclued in the proposed Master Plan land use find place and survey numbers of which are annexed. These survey numbers are mainly covering public roads.

Tourism

Some of the existing problems of Kanniyakumari Town as Tourist centre

In paras 4.11,12 the growth of tourist population was discussed. Some of the problems are identified and narrated below.

a) High rent of Tourist lodge.

b) Scarcity of drinking water.

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c) Lack of recreation and entertainment for the different age group.

d) Shoppoing is unorganised.

e) Poor sanitary condition.

f) Lack of organised tourist bus parking

g) Under developed beach with inadequate illumination

h) Lack of star hotels to attract foreign tourists.

i) Unutilised sea theri promboke lands along the sea shore

k) Lack of green patches

l) Lack of dormitory type accomadation for the north Indian tourists.

Provision of Infrastructure

a) Improvement of road

4.32 To cater the demand of the heavy tourist traffic by road and tourist movement by car, improvement and widening of existing roads are essential. It is suggested that a traffic island shall be constructed at the junction of NH 7 and NH 47 and at the junction of NH 7 and Kovalam road.

Water supply

4.33 During the summer months, drinking water supply to Kanniyakumari Township is inadequate. The main source is Mukkodal. Hence, the height of Mukkodal dam can be increased by five feet there by increasing the capacity of the Dam by 30 percent. The water can also be tapped from a bore well in the bed of Paachayar river.

Drainage

4.34 The introduction of underground drainage system must be given priority.

Pay and use toilets

4.35 In Kanniyakumari Township, the public conveniences are inadequate, with the result the tourists are put to hardships The township authority may construct pay and use toilets for tourists in different parts of toynship.

Medical

4.36 The Government hospital may be upgraded with first aid and ambulance facility.

4.37 Further, the Regional Directorate of Town and Country Planning at Tirunelveli has prepared a Seashore Development Plan with consultation of District Collector and Tamil Nadu Tourism Department which includes the following amenities.

Dormitories

4.38 It is proposed to construct Dormitories in S.No 588/14pt along Kovalam road. The land belongs to Kanniyakumari Township. The remaining portion is proposed to be used for accomadating an information centre, an office building and the rest for tourist car parking.

Development near Gandhi Mandapam

4.39 The area considered for beach development is between Gandhi Mandapam and the swimming pool and the land between sea and P.W.D Guest house.

The main proposals include the following in this beach area development.

a) It is suggested to provide sufficient number of search lights with a height not less than 14 metres, so as to cover this entire strech.

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proper manner. The local planning authority shall have also to mobilise the required financial resources so as to implement the plan proposals.

4.41 Planning is felt and appreciated only to the extent of its realisation and implementation of the projects contemplated. Moreover the proposals are phased in three stages and spread over 3 decades. Hence it requires periodical review and revision. The Master Plan proposals have also to be reviewed every five years in accordance with the provisions of the Town and Country Planning Act 1971. This task of review and modifications should also be performed by the local planning Authority. Such a continuous process in the realisation of the plan is inevitable.

4.42 Zoning Regulations

1) For the implementation of the plan by the Local Authority, the zoning regulations are absolutely essential. The approved Zoning regulations by the Government in Local Administration department G.O.Ms.No 1730, dt 24th July 1979 as given in the Annexure in this report shall apply for this town. However in the Coastal area, the Coastal Regulation Zone contained in the notification Under Section 3(1) and 3(2)(v) of the Environment (Protection) Act 1986 issued by the Ministry of Environment and Forest Department, Government of India, dated 20.2.91 and also by its subsequent amendments shall apply for regulariation and permitting of development.

2) No person shall carry out any development as defined in section 2(13) of the Town and Counrty Planning Act 1971 with out the written permission of the Local Planning Authority.

3) Any site approval or planning permission for any developement under these rules/regulations shall not absolve the applicant of his responsiblity to get clearence or

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permission under other Acts, rules.

4) While granting permission, the local planning authority may impose such restrictions and conditions as may be necessary under these rules.

5) i) No development shall be in contravention of these rules

ii) No land, premises for building shall be changed or put into a use not in confirmity with the provisions of this master plan.

6) In the case of an area comprised in a Detailed Development plan approved under the Town and Country Planning Act 1971, the developments in those area shall be in confirmity with the provisions of such Detailed Development Plan.

7) Where for an area, a Detailed Development Plan or land Development has been prepared and approved by the Local Planning Authority with the approval of Director, the zoning shown on such plan shall be applicable and the developments in the area shall be regulated in accordance with these rules subject to such notifications as may be prescribed.

8) The permission for laying of streets, building plots, reconstruction, subdivision of plots, shall be granted by Local Planning Authority only with the prior approval of Director of Town and country Planning subject to such conditions and regulations, as may be prescribed by the Director of Town and Country Planning.

9) The multi-storeyed building development shall be permitted by the Local Planning Authority with the prior approval of Director of Town and Country Planning subject to such conditions, restrictions as may be prescribed by him.

10) Development Charges

4.43 Every developer intending to develop any area, shall obtain planning permission from local planning authority in payment of development charges at the rate fixed and approved by the Government under the Town and Country Planning Act 1971 and Rules framed there under.

11) Variation

4.44 Any variation to the zoning regulations or variation to any of the clauses contained in the Master Plan regulations shall be effected as per the provision under section 32 of the Town and Country Planning Act 1971.

12) In the coastal area of Kanniyakumari Township the developments falling within a distance of 500m from the High Tide Line shall be regulated in accordance with the Coastal Regulations, issued by the Ministry of Environment and Foreset Department, Government of India.

13.PROHIBITED ACTIVITIES:

The following activities are declared as prohibited with in the Coastal Regulation Zone namely;

i) Setting up of new industries and expansion of existing industries, except those directly related to water front or directly needing foreshore facilities;

ii)Manufacturing or handling of storage a disposal of hazardous substances as specified in the notifications of the Government of India in the Ministry of Environment and Forests No. S.O 594 (E) dt 28.7.89, S.).966 (E) dt 27.11.89 and G.S.R 1037 (E) dt 5.12.89.

iii) Setting up and expansion of fish processing units including ware housing (excluding hatchery and Natural fish drying in premitted area)

iv) Setting up and expansion of units/mechanisms for disposal of waste and effluents facilities required for discharging treated effluents into the water course with approval under the water (prevension and control of pollution) Act 1974, and except for storm water drains;

v) Discharge of untreated waste and effluents from industries, cities or towns and other human settlements. Schemes shall be implemented by the concerned authorities for phasing out the existing practices, if any, within a reasonable time priod not exceeding three years from the date of this notification.

vi)Dumping of city a town waste for the purposes of land filling or otherwise, the exisiting practice, if any shall be faced out within a reasonable time not exceeding three years from the date of this notification.

vii) Dumping of ash or any wastes from thermal power stations;

viii) Land reclamation, bunding or disturbing the natural course of sea water with similar obstructions, except those required for control of coastal erosion and maintenance of cleaning of water ways, channals and ports and for prevension of sand bars and also except for tidal regulations, storm water drains and structures for prevention of salinity ingress and for sweet water recharge.

ix) Mining of sands, rocks and other substrata materials except those rare minerals and available outside the CRZ area.

x) Harvesting or drawl of ground water and construction of mechanism there for within 200m of HTL in the 200m to 500m zone it shall be permitted only when done manually through ordinary wells for drinking , horticulture,

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agriculture and fisheries.

xi) Construction activities in ecologically sensitive areas.

xii) Any construction activity between the LTL and HTL except facilities for carving treated effluents and waste water discharges into the sea facilities for carrying sea water for cooling purposes oil, gas and similar pipe lines and facilities essential for activities permitted under this notification; and

xiii) Dressing or altering of sand dunes, hills, natural features including landscape change for beautification, recreational and other such purpose except as permissible under this notification.

14.COASTAL REGULATION ZONE - II (CRZ II)

1) Buildings shall be permitted neither on the seaward side of the existing road (or roads proposed in the approved coastal zone Management Plan of the area) nor on seaward side of existing authorised structures. Buildings permitted on the land ward side of the existing and proposed roads/existing authorised structures shall be subject to the existing Town Planning Regulations, including the existing norms of Floor Space Index (F.S.I) and Floor Area Ratio (FAR)

2) Reconstruction of the authorised buildings will be permitted subject with the existing F.S.I/F.A.R norms and without change in the existing use.

3) The design and construction of building shall be consistant with the surrounding landscape and local architectural style.

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15.COASTAL REGULATION ZONE - III (CRZ III)

1) The area upto 200m form the HTL is to be earmarked as 'No Development Zone' No constuction shall be permitted within this zone except for repairs of existing authorised structures not exceeding existing Floor Space Index existing plinth area and existing density. However, the following uses may be permissible in this zone - agriculture, horticulture, gardens, postures, parks, play fields, forestry and manufacture from sea water.

2) Development of vacant plots between 200m and 500m of High Tide Line in designated areas of this zone with prior approval of Ministry of Environment and Forests permitted for construction of Hotels/ Beach resorts for temporary occupation of tourists/visitors subject to the following conditions.

i) The project proponents shall not undertake any construction (including temporary constructions and fencing or such other barriers) within 200m (in the landward side) from the HTL and within the area between the LTL & HTL.

ii) The total plot size shall not be less than 0.4 hectares and the total covered area on all floors shall not exceed 33% of the plot size ie., the F.S.I shall not exceed 0.33. The open area shall be suitably landscaped with appropriate vegital cover.

iii) The construction shall be consistant with the surrounding landscape and local architectural style. .pa

iv) The overall height of construction upto the highest ridge of the roof, shall not exceed 9m and the construction shall not be more than 2 floors (Ground Floor + one upper floor)

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v) Ground water shall not be tapped within 200m of the HTL within 200m , 500m zone it can be tapped only within the concurrence of the coastal/state Ground Water Board.

vi) Extraction of sand, levelling or digging of sandy stretches for structural foundation of building, swimming pool shall not be permitted wihtin 500m of the High Tide Line.

vii) The quality of treated effluents, solid wastes, emissions and noise level etc., from the project area must conform to the Standards laid down by the competent authorities including the State Pollution Control Board and under the Environment (protection) Act 1986.

viii) Necessary arrangements for the treatment of the effluents and soild wastes are not discharged into the water or on the beach and no effluent/soild waste shall be discharged on the beach.

ix) To allow public access to the beach, at least a gap of 20m width shall be provided between any two hotels/beach resorts and in no case shall gaps be less than 500m apart and

x) If the project involves diversion of forest land for non forest purpose clearance as required under the forest (Conservation) Act 1980 shall be obtained. The requirements of other central and State laws as applicable to the projec shall be met with.

xi) Approval of the State Tourism Department shall be obtained.

xii) In Ecologically sensitive areas (such as marine parks, mangroves, coral reefs, breeding and sprawing grounds of fish, wild life habitats and such other areas where construction of beach resorts/ hotels shall not be

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permitted.

3) Construction / reconstruction of dwelling units between 200m and 500m of the HTL permitted so long it is within ambit of traditional rights and customary uses such as existing fishing villages building permission for such construction/ reconstruction will be subjected to the condition that the total number of dwelling units shall not be more than twice the number of existing units; total covered area on all floors shall not exceeded 33% of the plot size, the overall height of construction shall not exceed 9m and construction shall not be more than two floors (Ground floor + one Floor)

4) Reconstruction / alteration of an existing authorised building shall be permitted subject to item (1) to (3) above.

16) The land use schedule survey number wise are given in annexure with respect to land use development, as shown in the map.

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CHAPTER - V

CONCLUSION

5.01 The evergreen landscape of Kanniyakumari with long strectches of beautiful bays and beaches present an excllent location for beach hoilday, water sports and recreation. The historical Dutch built Circular Fort (Vattakottai) situated 5kms from Kanniyakumari is not only a monument centre but offers a beautiful and calm beach.

5.02 In this Master Plan, the land required for various uses to cater the needs of the future local and tourist population and also the provision of infrastructures have been discussed. Most of the existing tourist spots and amenities fall with in 500mts coastal area regulation zone.

5.03 The Local Planning Autority is fully responsible for the orderly and regulated growth of the tourist with the help of the public concerned.

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GOVERNMENT OF TAMIL NADU
ABSTRACT

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

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

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

1. 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 19-5-74

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

The Industrial use zone has been similarly sub-divided into three categories namely:-

1. Controlled Industrial use zone
2. General Industrial use zone and
3. Special Industrial and Hazardous use zone

2. The Director has also stated that the Tamil Nadu 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,

copy of the regulatio nt to the Member-Secretary,
dras Metropolitan Devel ity for adoption as part of
the Metropolitan Developme such notification as may be

5209

MR

ecessary, in consultation (the Director) and the
overnment.

3. A copy of the dra ns was sent to the Member
ecretary Madras Metropolita Authority for his views.
He has stated that the compre use proposals and zoning
regulations for Madras Metrop are under preparation and
that the suggestion of the g Directorate will be
considered and incorporated i ar may be necessary in
the final proposals.

4. The Government have e ggestion. They accept
the views of the Member-se Madras Metropolitan
Development Authority so far ates to the Madras
Metropolitan Area and, as for oth as at the state, the
Government approve in princip l zoning regulation
submitted by the Director is requ nish copies of the
draft zoning regulations to the Lo Authorities as soon
as they are constituted.

5. The receipt of this orde knowledged by the
Director of Town and Countyr Plannin

/By order of the

MRD. JENDRAN
SECRETARY TO GOVERNMENT

/TRUE COPY

KANNIYA 509 - MASTER PLAN

PROPOSE[D] [ZO]NING SCHEDULE

Use zone I(a) Primary R[esidential] MR [Mixed] zone

Uses permitted

1. All residential buil[dings] ... ling single and multi family dwellings, apartmen[ts] ... and tenements together with appurtenances pertain[ing]

2. Proffessional consulti[ng] ... f the residents and other incidental uses theret[o]

3. Petty shops dealing wi[th] ... ssentials including retail provisions, soft drink[s] ... s, newspapers, milk kisoks, cycle repair shops and ... n tailoring shops.

4. Hair dressing slaons and Beau[ty]

5. Nursery and primary schools

6. Taxi and Auto rickshaw stands

7. Parks and Playfields.

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1.Residential zone

1(a) Primary Residential zone (PR)

—Nil—

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Use zone I (b) Mixed Residential use zone.

Uses permitted.

1. All uses permitted under use zone I(a) ie., 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 institutional sub-offices

7. Polic stations, Post & Telegraph offices, Fire stations and Electric sub-stations

8. Banks and Safe deposit vaults

9. Educational Institutions excluding colleges

10. "Restaurants with out residential accomadation, eating and catering houses and lodging houses for less than 20 occupants"
(Vide amendment issued in Govt. letter No.69759/UDIV(2)/89-11 H&UD dated 22.6.92)

11. Petrol filling and service stations

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

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

14. Bakeries and confectionaries

15. Laundary, tailoring and goldsmith shops and

16. Cottage industries permissble in residential areas under G.O.MS No 566 dated 13.3.62 as amended and run by power upto 5 HP.

509

MR

XED RESIDENTIAL ZONE (MR)

Numbers

akumari village

488, 489, 490, 496p, 497, 499, 500, 501, 502, 503, 506p, 509p,
510, 511, 512p, 515, 516, 517, 519, 520, 523, 524, 525, 526,
527, 528, 529, 530, 531 532 533, 536, 537, 540, 541, 542, 543,
546, 547, 548p, 555, 556, 557p, 558, 559, 566, 567p, 568p, 569,
570, 571p, 575p, 576p, 577p, 578p, 612p, 618, 619, 620, 621p,
642p, 643, 645p.

steeswaram village

507, 508, 509, 511, 512, 513, 514, 515, 516, 517, 518p, 519p,
520p, 525p, 526p, 538p, 539p.

II COMMERCIAL USE ZONE

Uses permitted

1. All uses permitted in use zones1(a) and I(b) ie Residential use zones provided it is incidental to such use

2. All commercil and business uses including all shops,stores, market and uses connected with the display and sale of merchandise, either wholesae 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, repositores and other uses connected with storage or wholesale trade, but excluding storage of explosives or products which are either obnomious or likely to cause health hazards.

5. Cinemas,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 orgainised parking lots

8. Automobile repaire 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,smokegas, noise or vibration or otherwise dangerous to public health and safety and

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

11. "Restaurants with out residential accomadation, eating and catering houses and lodging houses for less than 20 occupants"
(Vide amendment issued in Govt. letter No.59759/UDIV(2)/89-11 H&UD dated 22.6.92)

II. COMMERCIAL USE ZONE (C)

Survery Numbers

Kanniyakumari village

551p, 552p, 554, 578p, 612p, 616p, 617p, 644p, 645p. 659
~~659~~

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III INDUSTRIAL USE ZONE

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

Uses permitted

1. All commercial uses listed under use zone I(a) I(b) and 2 ie residential and commercial use zones.

2. Industries using electric power not exceeding 130 HP (L.T maximum load) but excluding industries of obnoxious and hazardous nature by reason of odour, liquid effluent dust, smoke, gas, vibration etc. or otherwise likely to cause danger or nuisance to public health or amenity.
Provided that these industries may use steam,oil or gas power during periods of power shortage or failure.

3. Hotels, restaurants, and clubs, places for social inter course, recreation and worship and dispensaries and clinics and

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

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INDUSTRIAL USE ZONE

III (a) Controlled Industrial Use Zone (IC)

Survey Numbers

Kanniyakumari Village

485, 491, 616p, 617p.

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Use Zone III(b) General Industrail Use Zone

Uses 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 horse power installed or type of motive power used excluding those of abnoxious or hazardous nature by reason of odour, liquid, effluent, dust, smoke, gas vibration etc. or otherwise likely to cause danger or nuisance to public health or 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, watchmen and other essential staff required to be maintained in the premises.

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III (b) GENERAL INDUSTRIAL USE ZONE (IG)

In Kanniyakumari Master Plan , areas for general industries have not proposed.

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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., the controlled and general industrial use zones.

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

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

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

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 processing oil, buring bricks, tiles, pottery or lime.

12. Manufacturing or distilling sago and artificial manure.

13. Brewing beer, manufacturing by distilation arrack or spirit containing alcohol, whether denatured or not.

14. In gerneral, 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.

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III (c) SPECIAL INDUSTRIAL AND HAZARDOUS USE ZONE (IS)

In Kanniyakumari master plan spercial industies area are not proposed.

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IV. EDUCATIONAL USE ZONE (E)

Uses permitted

1. Schools, colleges and other higher education and training institutions and the uses connected therewith

2. All uses permitted in use zone 1(a) i.e., primary residential use zone provided it is incidental to such use.

3. Hostels and single person apartments

4. Recreation clubs, libraries and reading rooms and

5. Restaurants

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IV. EDUCATIONAL USE ZONE (E)

In Kanniyakumari Master Plan Educational area use are not proposed

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V. PUBLIC AND SEMI PUBLIC USE ZONE (P&S)

1. Government and Quasi Government offices

2. Art calleries, museums, acqaris and public libraries

3. Hospitals, sanitoris and other medical and public health institutions

4. Harbour, airport, and flying club

5. Organised parking lots and bus and taxi stands

6. Parks, playfields, swimming pools, stadia, zoological garderns, exhibition grounds and other public and semi public open spaces and

7. All uses permitted in the use zones (a) and (b) ie., the residential use zones, provided it is incidental to such use.

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V.PUBLIC AND SEMI PUBLIC USE ZONE (P&S)

Survey Numbers

Kanniyakumari village

496p, 548p, 549, 550, 551p, 552p, 553p, 557p, 560, 561, 562, 563, 564, 565, 567p, 568p, 571p, 572p, 574p, 575p, 576p, 577p, 578p, 579, 615, 642p, 644p.

Agesteeswaram village

518p, 519p, 520p, 521, 522, 523, 524, 525p, 526p.

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VI. AGRICULTURAL USE ZONE (AG)

Uses permitted

1. All agricultural uses
2. Farm houses and buildings for agricultural activities
3. Rural settlements with allied uses
4. Pubic 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. Cemetries, crematoria and burning and burial grounds
12. Storing and drying of fertilisers
13. Fish curring
14. Salt manufacturing
15. Brick, tile or pottery manufature
16. Stone crushing and quarrying and
17. Sand, clay and gravel quarrying.

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VI. AGRICULTURAL USE ZONE (AG)

Survey Numbers

Kanniyakumari village

486, 487, 495, 498, 506p, 507, 508, 509p, 512p, 513, 553p.

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COASTAL REGULATION ZONE

Uses permitted

In the Coastal area of the Kanniyakumari Township, the development will be regulated in accordance with the Coastal area Regulation Zone as notified by the Ministry of Environment and Forest Department, Government of India in its notification under section 3(1) & 3(2)(v) (Protection) Act 1986 and if any amendment issued subsequently.

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Copy of NOTIFICATION PUBLISHED IN THE EXTRAORDINARY ISSUE OF THE GAZETTE OF INDIA
PART II SECTION 3 SUB SECTION (i) DATED 20.2.1991.

MINISTRY OF ENVIRONMENT AND FORESTS
(Department of Environment, Forests & Wildlife)

NOTIFICATION UNDER SECTION 3(1) AND SECTION 3(2) (v) OF THE ENVIRONMENT (PROTECTION) ACT 1986 AND RULE 5(3) (d) OF ENVIRONMENT (PROTECTION) RULES 1986, DECLARING COASTAL STRETCHES AS COASTAL REGULATION ZONE (CRZ) AND REGULATING ACTIVITIES IN THE CRZ.

New Delhi, the 19th February 1991.

S.O.114(E) - Whereas a Notification under Section 3(1) and section 3(2)(v) of the Environment (Protection) Act 1986, inviting objections against the declaration of coastal stretches as Coastal Regulation zone (CRZ) and imposing restrictions on industries, operations and processes in the CRZ was published vide S.O.No.944(E) dated 15th December 1990.

And whereas all objections received have been duly considered by the Central Government.

Now, therefore, in exercise of the powers conferred by Clause (d) of sub rule (3) of Rule 5 of the Environment (Protection) Rules 1986, and all other powers vesting in its behalf, the Central Government hereby declares the coastal stretches of seas, bays, estuaries, creeks, rivers and back waters which are influenced by tidal action (in the landward side) upto 500 metres from the High Tide line (HTL) and the land between the Low Tide Line (LTL) and the HTL as Coastal Regulation Zone and imposes with effect from the date of this Notification, the following restrictions on the setting up and expansion of industries, operations or processes etc. in the said Coastal Regulation Zone (CRZ). For purposes of this Notification, the High Tide Line (HTL) will be defined as the line upto which the highest high tide reaches at spring tides.

Note: The distance from the High Tide Line (HTL) to which the proposed regulations will apply in the case of rivers, creeks and backwater may be modified on a one by case basis for reasons to be recorded while preparing the Coastal Zone Management Plans (referred to below); however, this distance shall not be less than 100 metre or the width of the creek, river or backwater whichever is less.

2. Prohibited Activities

The following activities are declared as prohibited within the Coastal Regulation Zone namely:

(i)Setting up of new industries and expansion of existing industries,except those directly related to water front or directly needing foreshore facilities;

(ii)manufacture or handling of storage or disposal of hazardous substances as specified in the notifications of the Government of India in the Ministry of Environment and Forests No.S.O.594(E) dated 28th July,1989,S.O.966(E) dated 27th November 1989 and GSR 1037(E) dated 5th December 1989.

(iii)Setting up and expansion of fish processing units including warehousing (excluding hatchery and natural fish drying in permitted areas)

(iv) Setting up and expansion of units/mechanisms for disposal of waste and effluents except facilities required for discharing treated effluents into the water course with approval under the water (prevention and Control of Pollution)Act,1974;and except for storm water drains.

(v)discharge of untreated waste and effluents from industries,cities or towns and other human settlements. Schemes shall be implemented by the concerned authorities for phasing out the existing practices, if any, within a reasonable time period not exceeding three years from the date of this notification.

(vi)dumping of city or town waste for the purpose of land filling or otherwise; the existing practice, if any, shall be phased out within a responsible time not exceeding three years from the date of this Notification;

(vii)dumping of ash or any wastes from thermal power stations

(viii)land reclamation,bunding or disturbing the natural course of sea water with similar obstructions,except those required for control of coastal erosion and maintenance of clearing of waterways,channels and ports and for prevention of sandbars and also except for tidal regulators,storm water drains and structures for prevention of salinity ingress and for sweet water recharge;

(xi) mining of sands, rocks and other substrate materials except those rare minerals and available outside the CRZ areas;

(x) harvesting or drawal of ground water and constuction of mechanism therefor within 200 m of HTL; in the 200 m to500 m zone it shall be permitted only when done manually through ordinary wells for drinking, horticulture, agriculture and fisheries;

(xi)construction activities in ecologically sensitive areas as specified in Annexure I of this Notification.

(xii)any construction activity between the Low Tide Line and High Tide Line except facilities for carving treated effluents, and waste water discharges into the sea, facilities for carrying sea water for cooling purposes oil, gas and similar pipelines and facilities essential for activities permitted under this Notification; and

(xiii)dressing or altering of sand dunes,hills, natural features including landscape changes for beautification recreational and other such purpose, except as permissible under this Notification.

3.Regulation of Permissible Activities

All other activities,except those prohibited in para 2 above will be regulated as under:

(1)Clearance shall be given for any activity within the Coastal Regulation Zone only if it requires water front and foreshore facilities.

(2)The following activities will require environmental clearance from the Ministry of Environment and Forests Government of India namely:

(i)Construction activities related to Defence requirements for which foreshore facilities are essential (e.g.) slipways,jetties etc.)except for classified operational component of defence projects for which a seperate procedure shall be followed. (Residential buildings,office kbuildings hospital complexes, workshops shall not come within the definition of operational requirements, except in very special cases and hence shall not normally be permitted in the CRZ)

(ii)Operational constructions for ports and harbours and light houses requiring water frontage; jetties,wharves,quays, slipways etc.(Residential buildings and office buildings shall not come within the definition of operational activities except in very special cases and hence shall not normally be permitted in the CRZ)

(iii)Thermal power plants (only foreshore facilities for transport of raw materials facilities for in take of cooling waster and outfall for discharge of treated waste water, cooling water) and

(iv)All other activities with investment exceeding rupees five crores.

3(i)The coastal states and Union territory Administrations shall prepare, within a period of one year from the date of this Notification,Coastal Zone Management Plans identifying and classifying the CRZ areas within their respective territories in

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accordances with the guidelines given in Annexures I and II of the Notification and obtain approval (with or without modifications) of the Central Government in the Ministry of Environment and Forests;

(ii)Within the framework of such approved plans, all development and activities within the CRZ other than those covered in para 2 and 3(2) above shall be regulated by the State Government, Union Territory Administration or the local authority as the case may be in accordance with the guidelines given in Annexure I and II of the Notification; and

(iii)In the interim period till the Coastal Zone Management Plans mentioned in para 3(3) in above are prepared and approved, all developments and activities within the CRZ shallnot violatethe provision of this Notification, State Governments and Union Territory Administrations shall ensure adherence to these regulations and violations if any, shall subject to the provisions of the Environment (Protection)Act 1986.

4.Procedure for monitoring and enforcement:

The Ministry of Environment and Forests and the Government of State or Union Territory and such other authorities at the State or Union Territory levels, as may be designated for this purpose,shall be responsible for monitoring and enforcement of the provisions of this notification within their respective jurisdiction.

(N.K.15019/1/84/1A III(Vol.I)).
R.Rajamani,Secy.

Annexure I

COASTAL AREA CLASSIFICATION AND DEVELOPMENT REGULATIONS

Classification of coastal Regulation zone

6(1) For regulating development activities the coastal stretches within 500 metres of High Tide Line on the landward side are classified into four categories, namely:

Category I(CRZ-I)

(i)Areas that are ecologica l y sensitive and important such as national parks/marine parks, sanctuaries, reserve forests,wildlife habitats;mangroves,corals/coral reefs,areas close to breeding and spawning grounds of fish and other marine life, areas of outstanding natural beauty/historical heritage areas, areas rich in genetic diversity areas likely to be inundatsed due to rise in sea level consquent upon global warming

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and such other areas as may be declared by the Central Government or the concerned authorities at the State/Union Territory level from time to time.

(ii)Area between the Low Tide Line and the High Tide Line

Category II(CRZ II)

The areas that have already been developed upto or close to the shore-line. For this purpose, "developed area"is referred to as that area within the municipal limit or in other legally designated urban areas which is already substantially built up and which has been provided with drainage and approach roads and other infrastructural facilities, such as water supply and sewage mains.

Category III(CRZ III)

Areas that are relatively undisturbed and those which do not belong to either category I; or II. These will include coastal zone in the rural areas (developed and undeveloped) and also areas within Municipal limits or in other legally designated urban areaswhich are not substantially built up.

Category IV(CRZ IV)

Coastal stretches in the Andaman and Nicobar, Lakshadweep and small islands, except those designaged as CRZ I, CRZ II or CRZ III.

Norms for Regulation of Activities

6(2)The development or construction activities in different categories of CRZ areas shall be regulated by the concerned authorities at the State/Union Territory level in accordance with the following norms:

CRZ I

No new construction shall be permitted within 500 metres of the High Tide Line. No construction activity,except as listed under 2 (xii)will be permitted between the Low Tide line and the High Tide line.

CRZ II

i)Buildings shall be permitted neither on the seward side of the existing road (or roads proposed in the approved Coastal Zone Management plan of the area) nor on seaward side of existing authorised structures. Buildings permitted on the landward side

of the existing and proposed roads/existing authorised structures shall be subject to the existing total Town and Country Planning Regulations, including the existing norms of FSI/FAR.

(ii)Reconstruction of the authorised building to the permitted subject to the existing FSI/FAR norms and without change in the existing use.

(iii)The design and construction of buildings shall be consistant with the surrounding landscape and local architectural style.

CRZ III

(i)The area upto 200 metres from the High Tide Line is to be earmarkedas 'No Development Zone'. No construction shall be permitted within this zone except for repairs of existing authorised stucture not exceeding FSI existing plinth area and existing density. However, the following uses may be permissible in this zone - agriculture, horticulture, gardens, pastures,parks,playfields forestry and salt manufacture from sea water.

ii)Development of vacant plots between 200 and 500 metres of High Tide Line in designated areas of CRZ III with prior approval of MEF* permitted for construction of hotels/beach resorts for temporsary occupation of tourists/visitors subject to the conditions as stipulated in the guidelines at annexure II

iii)Construction/reconstruction of dwelling units between 200 and 500 metres of the High Tide Line permitted so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and gothans, Buildings permission for such construction/reconstruction will be subject to the conditions that the total number of dwelling units shall not be morethan twice the number of existing units; total covered area on all floors shall not exced 33 percent of the plot size, the overall height of construction shall not exceed 9 metres and construction shall not be more than 2 floors (ground floor plus one floor)

iv)Reconstruction/alterations of an existing authorised building permitted subject to (i) to (iii) above.

CRZ IV

Andaman and Nicobar Islands

i)No new construction of buildings shall be permitted within 200 metres of the HTL

ii)The buildings between 200 and 500 metres of the High Tide Line shall not have more than 2 floors (ground floor and 1st floor) the total covered area on all floors shall not be more than

50 percent of the plot size and the total height of construction shall not exceed 9 metres;

iii)The design and construction of buildings shall be consistant with the surrounding landscape and local architectural style.

iv)Corals and sand from the beaches and coastal waters shall not be used for construction and other purposes.

v)Dredging and underwater blasting in and around coral formations shall not be permitted; and

vi)However,in some of the islands, coastal stretches may also be classified into categories CRZ I or II or III with the prior approval of Ministry of Environment and Forests and in such designated stretches, the appropriate regulations given for respective categories shall apply.

Lakshadweep and Small Islands

i)For permitting construction of buildings, the distance from the High Tide Line shall be decided depending on the size of the islands. This shall be laid down for each island in consultation with the expertsand with approval of the Ministry of Environment and Forests,keeping in view the land use requirements for specific purposes vis-a-vis local condition including hydrological aspects erosion andecological sensitivity.

ii)The buildings within 500 metres from the HTL shall not have more than 2 floors (ground floor and 1st floor)the total covered area on all floors shall nothe more than 50percent of the plot size and the total height of construction shall not exceed 9 metres.

iii)The design and construction of buildings shall be consistent with the surrounding landscape and local architectural style.

iv)Corals and sand from the beaches and coastal waters shall not be used for construction and other purposes.

v)Dredging and underwater blasting in and around coral formations shall not be permitted; and

vi)However, in some of the islands, coastal stretches may also be classified into categories CRZ I or II or III with the prior approval of Ministry of Environment and Forests and in such designated stretches, the appropriate regulations given for respective categories shall apply.

ANNEXURE II

GUIDELINES FOR DEVELOPMENT OF BEACH RESORTS/HOTELS IN THE DESIGNATED AREAS OF CRZ III FOR TEMPORARY OCCUPATION OF TOURISTS/VISITORS WITH PRIOR APPROVAL OF THE MINISTRY OF ENVIRONMENT AND FORESTS.

7(i) Construction of beach/hotels with prior approval of MEF in the designated areas of CRZ III for temporary occupation of tourists/visitors shall be subject to the following conditions.

(i)The project proponents shall not undertake any construction (including temporary constructions and fencing on such other barriers) within 200 metres (in the landward side) from the High Tide Line and withinthe area between the Low Tide and High Tide Line;

ii)The total plot size shall not be less than 0.4 hectares and the total covered area on all floors shall not exceed 33 per cent of the plot size i.e. theFSI shall not exceed 0.33. The open area shall be suitably landscaped with appropriate vegetal cover;

iii)The construction shall be consistent with the surrounding landscape and local architectural style;

iv)The overall height of construction upto the highest ridge of the roof,shall not exceed 9 metres and the construction shall not be more than 2 floors (ground floor plus one upper floor)

v)Ground water shall not be tapped within 200 m of the HTL; within the 200 metre 500 metre zone it can be tapped only with the concurrence of the Coastal/State Ground Water Board.

vi)Extraction of sand,levelling or digging of sandy stretches for structural foundation of building,swimming pool shall not be permitted within 500 metres of the High Tide Line.

vii)The quality of treated effluents, solid wastes emissions and noise levels etc. from the project area must conform to the standards laid down by the competent authorities including the Central/State Pollution control board and under the Environment (Protection) Act 1986;

viii)Necessary arrangements for the treatment of the effluents and solid wastes must be made. It must be ensured that the untreated effluents and solids wastes are not discharged into the water or on the beach; and no effluents/solid waste shall be discharged on the beach;

ix)To allow public access to the beach, atleast a gap of 20 metres widthshall be provided between any two hotels/beach resorts;and in no case shall gaps be less than 500 metres apart; and

x)If the project involves diversion of forest land for non-forest purposes, clearance as required under the Forest (Conservation) Act 1980 shall be obtained. The requirements of other Central and State laws as applicable to the project shall be met with.

xi)Approval of the State/Union Territory Tourism Department shall be obtained.

7(2)In ecologically, sensitive areas (such as marine parks, mangroves, coral reefs, breeding and spawning grounds of fish, wildlife habitats and such other areas as may be notified by the Central/State Government/Union Territories) construction of beach resorts/hotels shall not be permitted.

/True copy/ Sd/-Section Officer

*MEF : Ministry of Forest and Environment

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DTCP OO. letter 43348/91 RP
dt 28.7.92 [illegible]

COASTAL REGULATION ZONE

1. C.R.Z. II

21.Kanniyakumari village

From H.T.L to 200m : 458 to 461, 596, 598 to 601, 628, 630 to 637, 650 to 652, 655, 656, 661 to 669, 672 to 679.

200m to 500m : 462 to 472, 580,587 to 589,591 to 595, 597, 602 to 610, 621 to 627, 629,638 to 641, 646 to 649, 653, 654, 657 to 660, 670, 671.

2. C.R.Z. III

19. Agasteeswaram Village

From H.T.L to 200m : 552.

200m to 500m : 495 to 506; 510, 527 to 534, 549 to 551.

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Survey Numbers falls in Detailed Development Plans

D.D.Plan I (sanctioned)

Survey Numbers of 675, 676, 678 and 679 in Kanniyakumari village are falls in 200m Coastal Regulation Zone.

D.D.Plan II (Consented and Submitted for approval)

Survey Numbers 595 to 601 in Kanniyakumari village and S.Nos 533, 551, 552 in Agasteeswaram village are falls in with a distance of 200m from the H.T.L and 200m to 500m distance respectively as per Coastal Regulation zone

D.D.Plan III (Consented and Submitted for approval)

Survey Numbers 572p, 573, 574p,581 to 586,590 in Kanniyakumari village and Survey Numbers 535, 536, 537p, 538p, 539p, 540 td 548 in Agasteeswaram village.

The following Survey Numbers are falls in 200m to 500m Coastal Regulation zone.

Survey Numbers 580, 587 to 589, 591 to 594, 602 to 606, 608 and 609 in Kanniyakumari village and Survey Numbers 534, 549, 550, in Agasteeswaram village.

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PORAMBOKE

Survey Numbers

Kanniyakumari Village

484, 492, 493/4, 494, 504, 505, 514, 518, 521, 522, 534, 535, 538, 539, 544, 545, 592, 593, 594, 601, 602, 603, 607, 610, 611, 613, 614, 659, 677.

Agasteeswaram Village

500, 501, 502, 529, 530, 533, 534, 535, 536, 537p, 550.

EXECUTIVE AUTHORITY
KANNIYAKUMARI LOCAL
PLANNING AUTHORITY.

DEPUTY DIRECTOR OF
TOWN & COUNTRY PLANNING,
TIRUNELVELI REGION.

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GOVERNMENT OF TAMIL NADU

Abstract

Local Planning Area - Kanyakumari - Declaration of Local Planning area under section 10(1) of the Town and Country Planning Act 1971 - Preliminary notification issued.

Rural Development and Local Administration Department

G.O.Ms.No 2039 Dated 20-9-73

Read:

From the Executive Officer, Kanyakumari Township, letter No.A1/604/73 dated 25-7-73 and dated 13-8-73

ORDER:

It is proposed to declare the local areas specified in column (3) of the notification appended to this order forming a local planning area mentioned in the corresponding entry in column (2) thereof to be a local planning area and to constitute for such local planning area a local planning authority. The appended notification will be published in English in the Tamil Nadu Government Gazette and republished in English and in Tamil in the Kanyakumari District Gazette.

2. The collector of Kanniyakumari is requested to republish the notification in the District Gazette.

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

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

/By order of the Governor/

C.G.Rangabhayam
Secretary to Government.

/True Copy/

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 10 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 15 of 1972) the Governor of Tamil Nadu hereby decclares his intentions to specify the local areas specified in column (2) of the Table below to be a local planning area with the name specified in the corresponding entry in column (2) thereof.

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

THE TABLE

Sl No	Name of local Planning Area.	Area forming the local Planning area
		Number and name of revenue village
1.	Kanyakumari	1. Kanyakumari (part) 2. Agasteeswaram (part)

Sd/-
Section officer

(True copy)

GOVERNMENT OF TAMIL NADU

Abstract

Local Planning Area - Kanyakumari - Declaration of Local Planning area under section 10(3) of the Town and Country Planning Act 1971 - Issued.

Rural Development and Local Administration Department

G.O.Ms.No 661 Dated 16-3-74
Read:

G.O.Ms.No 2039 RD&LA dated 20-9-73

ORDER:

A proposal notifying the intention of the Government to declare certain local areas forming a local planning area and to constitute for such local planning area, a local planning authority, was published at page 556 of Part II section I of the Tamil Nadu Government Gazette dated 31.10.73 for general information as required under sub section (3) of section 10 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 25 of 1972). No objection or suggestion having been received, the Government declare the local areas specified in column (3) of the Table in the Notification appended to this order to be a local planning area by the name specified in the corresponding entry in column(2) thereof.

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

/By ORDER OF THE GOVERNOR/

C.G.RANGABASHYAM
SECRETARY TO GOVERNMENT

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NOTIFICATION

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

THE TABLE

Sl No	Name of local Planning Area.	Area forming the local Planning area
		Number and name of revenue village
1.	Kanyakumari	1. Kanyakumari (part) 2. Agasteeswaram (part)

/true copy/

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copy of:

GOVERNMENT OF TAMIL NADU

Abstract

Local planning authorities - constitution - Notification under section 11(1) of Tamilnadu Town and Country Planning Act 1971 - Issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.No.650 Dated: 8th April 1973.

ORDER:

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

(By order of the Governor)

R. BALASUBRAMANIAN.
Secretary to Government.

"APPENDIX"

Notification

In exercise of the powers conferred by proviso to sub-section (1) of section 11 of the Tamil nadu Town and Country Planning Act 1971 (Tamilnadu Act 35 of 1973) the Governor of Tamil nadu hereby declares the local planning Authority of the local planning areas specified below to be the local planning authority for such areas.

1. Palani
2. Periakulam
.. .. ..
.. .. ..
51. Padmanabhapuram
52. Kanniyakumari
.. .. ..
.. .. ..
.. .. ..
70. Kadayanallur
.. .. ..
.. .. ..

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GOVERNMENT OF TAMIL NADU
Abstract

Local Planning Authorities - Composition of Local Planning Authorities which comprises of single local authority orderd.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.No 651 Dated 8th April 1975
Read:

G.O.Ms.No 630 RD&LA Dated 8-4-1975.

ORDER:

In the G.O read above, Government have constituted Local Planning Authorities under the proviso to section 11(1) of the Tamilnadu Town and Country Planning Act 1971 in respect of Local Planning Areas declared under section 10 of the said Act.

2. According to the proviso to sub-section (1) of the section 11 of the Tamilnadu Town and Country Planning Act 1971(Tamilnadu Act 35 of 1972) in case where the local planning areas consist of the area under the jurisdiction of a single local authority, the Government may declare such local authority as the local plannig authority for that area. Sub section (3) of the said section 11 provides for appoinment of the Chairman,Member and Member secretary for the Local Planning Authority other than 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, Mamber and Executive authority of the local authority shall automatically become the chairman members and the executive authority of the local planning authority concerned.

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

5. The Director of stationary and printing is requested to publish this order in the Tamil Nadu Government 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 decleared local planning authorities under the proviso to sub-section (1) of section 11 of Tamil Nadu Town and Country Planning Act 1971.

LIST

Sl No.	Name of the Local Authority	Name of the local Planning Authority.
1	2	3
	MADURAI DISTRICT	
1.	Palani Municipality	Palani
2.	Periyakulam Municipality	Periyakulam
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
	KANNIYAKUMARI DISTRICT	
49.	Colachel Municipality	Colachel
50.	Kuzhithurai Municipality.	Kuzhithurai
51.	Padmanabhapuram Municipality	Padmanabhapuram
52.	Kanyakumari Municipality	Kanyakumari
.	.	.

/true copy/

Sd/-
Section Officer

Occupational structure of indigeneous population.

Sl. No	Occupation	1961		1971		1981		
		Persons	Perc- entage	Persons	Perc- entage	Persons	Perc- entage	
1.	Cultivators	521	9.87	155	4.85	153		
2.	Agriculture labour	399	7.56	187	5.85	254	Prima- ry	
3.	Mining, fishing and quarrying	1318	24.98	1515	47.43	2106	63.52	
4.	Houshold industry	1551	29.40	294	9.20	100	Secon dary	
5.	Manufacturing	87	1.65	84	2.63	51	13.32	
6.	Construction	23	0.44	74	2.32	376		
7.	Trade and commerce	230	4.36	330	10.33	430	Ter- tiary	
8.	Transport and communication	36	0.68	85	2.67	180	23.16	
9.	Other services	1111	21.06	470	14.72	306		
		5276	100.00	3194	100.00	3956		

Census book 1961, 1971, 1981

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Table 4:1
Occupational break up

S.No.	Economic activity	Percentage to total workers				Workers
		1961	1971	1981	2001	
1.	Primary sector	42.42	58.14	63.52	55.00	5030
2.	Secondary sector	31.48	14.15	13.32	15.00	1370
3.	Tertiarysector	26.00	27.71	23.16	30.00	2740
						9140

4.15 Based on the present trend of development of Kanniyakumri, the possible land use for Kanniyakumari existing local planning area in 2001 is given below.

Table 4:2
Proposed land use

S.No.	Uses	Existing		Proposed 2001		
		Area in Hect.	% of to developed areas	Area in Hect.	% age to developed areas	% age to total area of the LPA
1.	Residential	116.00	66.33	192.00	63.86	32.30
2.	Commercial	1.46	0.80	15.50	6.27	3.17
3.	Industrial	0.54	0.30	5.80	2.70	1.37
4.	Educational	5.44	2.99	—	—	—
5.	Public and semipublic	38.80	29.38	68.58	27.17	13.74
6.	Agriculture (including waterbodies)	308.76	—	26.00	—	3.77
7.	Seashore area(500M)	—	—	223.12	—	45.65
		491.00	100.00	491.00	100.00	100.00

CHAPTER II

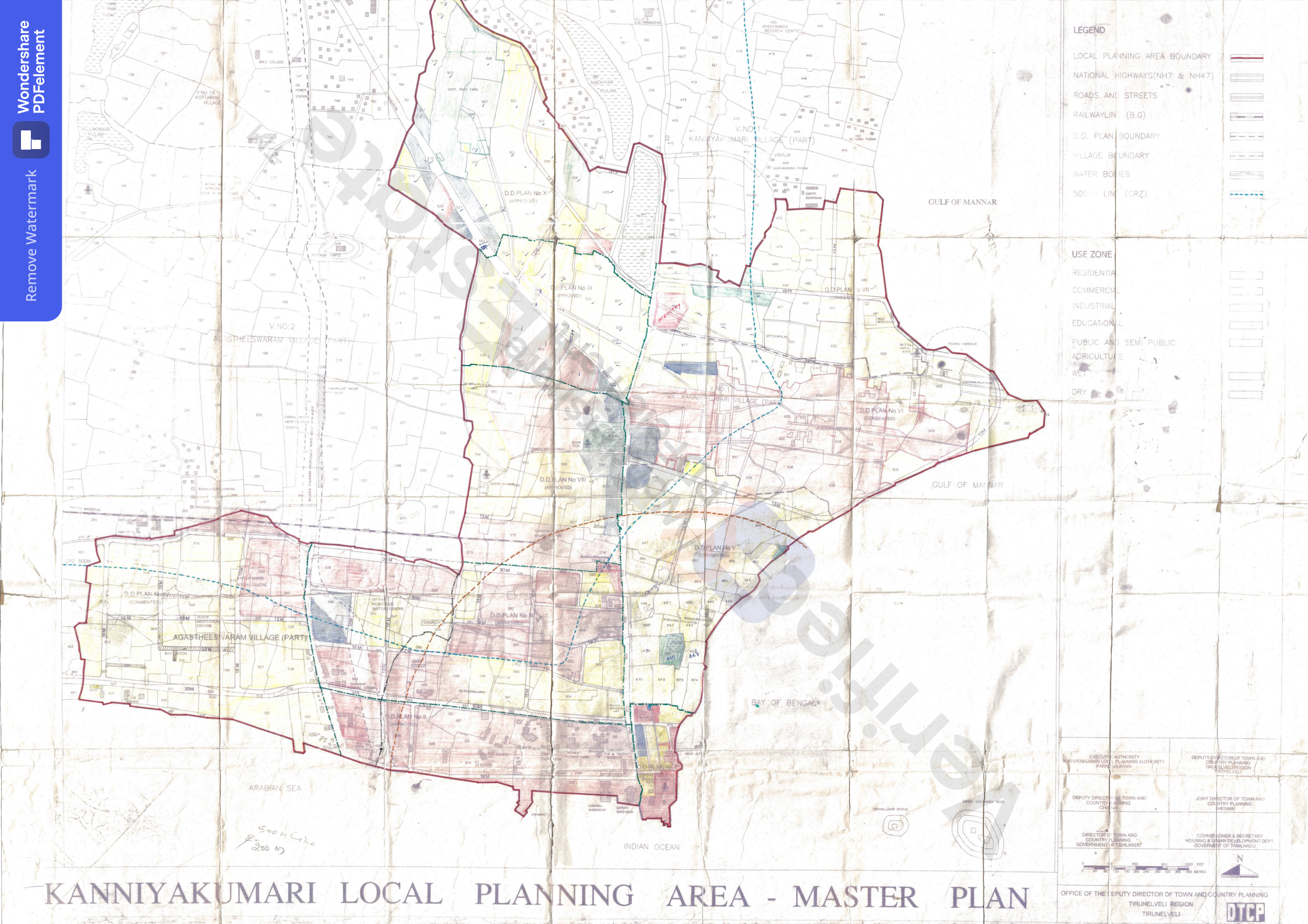
Population characteristics and density

2.01. The size of population of Kanniyakumari Township in the year 1971 was 11214 and in 1981 it has grown to a size of 14087. At the time of constitution of Kanniyakumari Township in 1965, certain portion of Panchayat area was not included. Therefore the population of previous decades could not be considered. The density of Town worksout to 29 persons per hectare. The population density is high along the National Highway sector on eastern side. But in other areas it is very low.

Occupational Pattern

2.02 The occupational structure of local population show a high content of primary sector and with services, employment showing a very poor state of development of the area. Fishing, household industries and other services together account for more than three quarters of the wording population. Fishing is the major occupation in this area. The occupation structure of indigeneous population is given in Table below.

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KANNIYAKUMARI LOCAL PLANNING AREA - MASTER PLAN