அங்கீகரிக்கப்பட்ட
முழுமைத் திட்டம்

சின்னமனூர்

CHINNAMANUR

MASTER PLAN

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- DIRECTORATE OF TOWN & COUNTRY PLANNING
  GOVERNEMNT OF TAMILNADU
- CHINNAMANUR LOCAL PLANNING AUTHORITY

CHINNAMANUR MASTER PLAN

APPROVED 193/ 14-2-91

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○ Directorate of Town and Country Planning
Government of Tamil nadu
○ Chinnamanur Local Planning
Authority

COPY OF:

GOVERNMENT OF TAMILNADU

ABSTRACT

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

- -

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.MS.No.193

Dated: 14th February 1991.

Read:

1. G.O.Ms.No.1584, Housing and Urban Development Dept., dated 27.10.87
2. From the Director of Town and Country Planning, letter Roc.No.30810/87-MP4 dated 29.3.90 and dt. 20.12.90.

. . . .

ORDER:

In G.O.Ms.No.1584, Housing and Urban Development Department dated 27.10.87 the Government have accorded consent to the publication of notice of preparation of Master Plan for Chinnamannur 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 Tamilnadu hereby approves the Master Plan for Chinnamannur Local Planning Area submitted by the Director of Town and Country Planning. The delay of 617 days in the preparation of Master Plan and convening a meeting of the Local Planning Authority is hereby condoned. Copies of the Master Plan for Chinnamannur Local Planning Area as approved by Government are communicated to the Director of Town and Country Planning.

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

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of Section 30 read with section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Government for the Master Plan of Chinnamannur Local Planning Area submitted by the Director of Town and Country Planning, in his letter Roc.No.30810/87-MP4 dated 29.3.1990.

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2. The Master Plan for Chinnamannur Local Planning Area with all the enclosures shall be kept open to the inspection of the public in the Office of the Commissioner, Chinnamannur Municipality during Officer hours.

(BY ORDER OF THE GOVERNOR)

L.K. TRIPATHY,
SECRETARY TO GOVERNMENT

/true copy/

Office of the Director of Town and Country Planning,
Master Plan division,
807, Annasalai, MADRAS-600 002.

Endt.16315/91-MP2 Dated: 26.4.91

Copy of G.O.Ms.No.193 H&UD dated 14.2.91 is communicated.

6/5/91

FOR DIRECTOR OF TOWN AND
COUNTRY PLANNING

To

The Executive Authority/Commissioner, Chinnamannur LPA/Mpty.
The Deputy Director, Madurai Region
The Deputy Directors of Building and D.P.divisions
Assistant Directors of MP and DP divisions
All Supervisors of MP division
MP1, MP2, MP3, MP4
Stock file
Spare-10.

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CHINNAMANUR LOCAL PLANNING AUTHORITY

Reference No. : Roc.No.231/88/MR4.

Regional Office : Madurai Region, Director of Town and Country Planning.

Master Plan for : Chinnamanur Local Planning Area

Approved in Resolution No.1 dated 28.11.89. : Consented in G.O.Ms.No.1584, H.& U.D. dated 27.10.87.

Executive Authority/
Member Secretary.
Chinnamanur Local
Planning Authority.

Regional Deputy Director of
Town and Country Planning,
Madurai Region, Madurai.

Deputy Director of Town
and Country Planning,
Master Plan Division,
Madras-2.

Additional Director of Town and Country Planning, Madras.

DIRECTOR OF TOWN AND
COUNTRY PLANNING, MADRAS.2.

COMMISSIONER AND SECRETARY
TO GOVERNMENT, HOUSING AND
URBAN DEVELOPMENT, MADRAS.

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PROFORMA

ME OF REGION: Madurai

me of the L.P.A. Chinnamanur.

PROPOSAL:

- Letter No.and date of Municipality in which proposals submitted to Regional Deputy Director for notification of L.P.A. :
- Letter No.and date of Regional Deputy Director in which proposals submitted to DT&CP. :
- Letter No.and date of DT&CP in which proposals submitted to Government. :

NOTIFICATION

- The G.O.details of preliminary notification under section 10(1) : Go. Ms No 1312 H&UD dt 25/8/83
- Publication details of the notification in Tamil Nadu Government Gazette. :
- Publication details in District Gazette :
  - (i) Tamil : Madurai District Gazette dt 8.10.83.
  - (ii) English : Madurai district Gazette dt 8.1.84.
- The G.O.details in which confirmation was ordered under section 10(4) of the Act : Go. Ms. No 304 H&UD dt 26.3.85-

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8. Publication details of the above said confirmation in Tamil Nadu Government Gazette : Madurai District Gazette in Tamil dt 8.7.85

III. CONSTITUTION:

9. The G.O.details in which Authority was constituted u/s 11/11(3) of the Act : G.O ms No 302 H&UD dt 20.2.86.

10. Publication details in the Tamil Nadu Government Gazette. :

IV. CONSENT

11. Extension of time granted for the preparation of present land and building use map (upto date details) with C.No. and date to be entered here. :

12. Resolution No.and date in which the L.P.A. adppted the present land and BUilding use map. :

13. Resolution No.and date in which the L.P.A. resolved to submit the Master Plan to Government for consent under section 24(2) of the Act (The Commissioner R.D.D.'s DT&CP's Lr.No.s and date in which the proposals submitted to Government should also be noted against this col.)

1. L.P.A Letter Roc No 5090/86/H1 dt 10.10.86. Resolution No 1 dt 8.10.86
2. DY D.T.C.P Madurai Letter Roc No 2430/86 mR4 dt 13.10.86
3. D.T.C.P. Madras Roc No 21545/86 MP1. dt 20.11.86.

14. The G.O.details in which the Government accord consent : Go ms No 1584 H&UD dt 27.10.87.

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15. Publication details of this notification in Form No.1 in the Tamil Nadu Government Gazette. :

16. Republication details in Form No.1 in District Gazette : In Madurai District Gazette dt 8.8.89.

17. Date of submission of Master Plan to various Government Departments with letter Nos. : Roc No 13226/87/C3 dt. 4.8.89.

18. Date of submission of C & S to DT&CP for advice (Lr.No. and date of Commissioner and Regional Deputy Director in which C & S were sent to this office should be noted here) :

19. Letter No. and date in which Director of Town and Country Planning has given advice on C & S. :

20. Resolution No. and date in which the L.P.A. considered and approved the draft Master Plan. :

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21. Submission of Master Plan to Government for final aporoval : Letter No.& date in which/ u/s 28 of the Act, the L.P.A., R.D.D. and DT&CP submitted the Master Plan to Government for final approval)

22. The G.O.details in which Government accorded its approval. :

NOTICE

23. [illegible]tion ddtails [illegible] G.O. in the : Tamil Nadu Government Gazette.

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

25. The republication of the approval G.O.in the notice board of the office of the L.P.A. :

26. The republication of the approval G.O.on the notice board of the office of the [illegible] concerned. :

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

28. The republication of the approval G.O.on the notice board of the Local Authorities comprised in the area :

29. The republication of the approval G.O.in one of more leading daily newspapers circulating in the L.P.A. :

VII. REVIEW

30. Review details of Master Plan orddred by the Govt. :

VIII. VARIATION

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

32. Publication details of draft variation notification proposed in the District Gazette. :

33. Republication details by the Local Planning Authority as prescribed under reference 15 of Master Plan rules. :

MEMBER SECRETARY/COMMISSIONER
CHINNAMANUR LOCAL PLANNING
AUTHORITY, CHINNAMANUR.

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'ANNEXURE "A" '

Enclose Authenticated copies of the following for Master Plans:

i. G.O.Notifying Planning Area and date of publication in Government Gazette.

ii. Land and Building use map of planning Area(year) and the resolution of the planning Authority adopting the Land and Building use map.

iii. Master Plan(authenticated in the reports and maps included therein) with the resolution of the Planning Authority requesting for final approval of Government.

b. Check list for the process as per Annexure also to be sent by Regional Deputy Director while forwarding, pointing out the omissions.

c. A check list certificate from Regional Deputy Director as in Annexure 'B'.

DEPUTY DIRECTOR

Madurai Region.

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ANNEXURE 'B'

CERTIFICATE

Scrutinised and certified that:

i. The boundary of the Master Plan has been marked in red line in the Plan and area correspond to the Planning area notified.

ii. The reports and all the plans have been authenticated.

iii. The categorisation in zoning map and the categorisation in zoning regulation are tallied and found correct.

b. The S.Nos. and boundary description have been specified corresponding to the delinations made in the corresponding maps for zoning and Development control regulation and designated uses are tallied.

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

v. Certified that all the relevant Government orders pertaining to the Master plan for Chinnamanur Local Planning Area were considered and accordingly submitted for final approval.

vi. Certified that no variation to the consented Master Plan have been approved by the Government.

MEMBER, SECRETARY
CHINNAMANUR Local Planning
Authority, Chinnamanur.

DEPUTY DIRECTOR
MADURAI REGION,
MADURAI.

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ANNEXURE

1) Zoning regulations

2) Schedule of Survey Numbers in different use zone

3) 10(1) Notification

4) 10(4) Notification

5) 11(1) Notification

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CHAPTER - I

MASTER PLAN - THE LEGAL FRAME WORK.

1.01 Section 11 of the Town and Country Planning Act 1971 provides, for the constitution of a Local Planning Authority, for a Local Planning Area notified under section 10. Section 17 of the said Act makes obligation for the Local Planning Authority to prepare a Master Plan for the whole or part of the Local Planning Area.

1.02 The Master Plan may propose or provide for all or any of the following matters.

a) the manner in which the land in the planning area shall be used;

b) the allotment or reservation of lands for residential, commercial, Industrial, recreational and agricultural purposes;

c) the allotment or reservation of land for public buildings, institutions and for civic amenities;

d) the making of provision of arterial roads, ring roads, MDR, ODR, Major streets etc.,

e) the traffic and transportation pattern and traffic circulation pattern;

f) the improvements of major roads and streets;

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g) area reserved for future developments;

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

i) the amenities, services and utilities.

j) the provision for Detailed Development of specific areas for housing, shopping, industries, civic amenities, educational and cultural facilities;

k) the control of architectural features, elevation and frontage of buildings and structures;

l) the provision for regulating the zone, the location, height, number of storeys, size of buildings and other structures, open spaces and the use of buildings, structures and land;

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

n) such other matters, as may be prescribed;

CHINNAMANUR LOCAL PLANNING AREA

1.03 In exercising the power conferred under section 10(1)(b) of the Town and Country Planning Act 1971, the Government Published their intention of declaring 'Chinnamanur Municipal Area' as 'Chinnamanur Local Planning Area' in G.O.Ms.No. 1312 H. & U.D. dated 25.8.83 and the notification was confirmed under section 10(4) in G.O.Ms.No. 304 H. & U.D., dated 26.3.85.

1.04 'Chinnamanur Local Planning Area' which is co-terminus with the municipal limits, comprises of the following revenue villages:

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Sl.No.	Name of Village	Village Number
1.	Chinnamanur	16
2.	Karunkattankulam	15

It extends over an area of 25.76 sq.km. and has a population of 30,797 as per 1981 census.

1.05 Under section 11(1) of the Act, Government in their G.O.Ms.No.302, H.&.U.D. dated 20.2.1986, appointed the 'Chairman of the Chinnamanur Municipal Council'as the 'Chairman of the Chinnamanur Local Planning Authority and the 'Executive Authority of the Chinnamanur Municipality' as the 'Member Secretary to the Chinnamanur Local Planning Authority'.

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CHAPTER - II

INTRODUCTION

2.01 Chinnamanur was constituted as a Grade III Municipality in the year 1977 in G.O.Ms.No. 218, Rural Development and Local Administration, dated 8.2.77 and subsequently upgraded as Grade II Municipality in the year 1984 in G.O.Ms.No. 498 Rural Development and Local Administration dated 29.3.84.

Location:

2.02 Chinnamanur is located 23 Km south of Theni and 20 Km south east of Bodinayakkanur, and 16 Km north of Cumbum, and 6 Km west of Odaipatti Town Panchayat. The town is geographically located between 9°30" and 10°0" north Latitude, between 77°00" and 77°30" east Longitude.

2.03 Chinnamanur is well connected by Major District Roads with Madurai, Periyakulam and Cumbum. This town is also connected with Bodinayakkanur and Odaipatti Town Panchayat. The nearest Railway stations are Theni and Bodinayakkanur.

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Population and Area

2.04 The population as per 1981 Census was 30,797, which is an increase of 15.44% over 1971 census. The extent of the town is 25.76 sq.km.

Minerals and Soils

2.05 Commercially exploitable mineral resources are not found in this town. The soil is generally red and black.

2.06 With the extension of the Periyar channel to this area, agricultural production has increased. There is one storm water channel which serves for drainage also. Paddy, Cholam and Cotton are the predominent crops cultivated.

Climate

2.07 The climate of the town is generally good since it is situated on the foot of Western ghat hills. The average maximum and minimum temperature are of 41.6°C and 31.6°C. The Town gets rainfall during south west monsoon. The average annual rainfall is 67.5 C.M.

Flora

2.08 Coconut and tamrind trees are predominent in this town and the surrounding villages.

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CHAPTER - III

POPULATION INCREASE

3.01 Tamil Nadu State with its 434 Urban Centre is ranked second in India, in terms of number of Urban centres. Chinnamanur is one of the urban centres in Madurai District. A Comparative study of population variation of Madurai District urban population and Chinnamanur Local Planning Area population, since 1911 is given in Table 3.1 and 3.2 The population increase from 11,812 in 1921 to 30,797 in 1981. In the last decade, it has registered a 15.44% increase.

Sex Ratio:

3.02 Sex ratio of the Chinnamanur was 981 in 1981 compared to 995 in 1961. Table 3.3

Literacy

3.03 Out of the total population of 30,797 in 1981 17,572 were literate constituting 57% of the total population. Of this 60.60 were males and 39.40 were females.

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Density

3.04 The total population of 30.797 is spread over an area of 2,576 Hectares which works out to 11.95 persons/Hectare.

Working force:

3.05 The participation of workers in 1971 and 1981 is given in Table 3.4. The sectorwise occupation is given in the table.3.5 for the year 1981. Primary sector constitute 51.84 of the total workers, followed by tertiary sector, with 47.11. This shows the predominance of the primary sector activities in the town.

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Table 3.1 Percentage of decadal variation of Population of Chinnamanur Local Planning Area - 1921 - 1981.

Decade	Madurai District total population increase	Madurai District urban population increase percentage.	Chinnamanur population increase.
1911-1921	4.15	16.45	-
1921-1931	9.42	44.85	12.30
1931-1941	13.22	30.15	9.16
1941-1951	16.89	39.89	30.62
1951-1961	11.05	26.13	8.84
1961-1971	22.63	30.37	29.59
1971-1981	15.18	24.12	15.44

Source: Census of India - 1981.

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Table 3.2 Growth of Population in Chinnamanur Local Planning Area 1921 - 1981.

Year	Population	Decade growth	Percentage variation.
1921	11,812	-	-
1931	13,265	1,453	12.30
1941	14,480	1,215	9.16
1951	18,914	4,434	30.62
1961	20,586	1,672	8.84
1971	26,678	6,092	29.59
1981	30,797	4,119	15,44

Source: Census of India - 1981.

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Table 3.3 Sex Ratio in Chinnamanur 1961 - 1981

Year	Male	Female	Sex Ratio	
			Number	of females/ 1000 males.
1961	10,321	10,265	995	
1971	13,364	13,314	996	
1981	15,548	15,249	981	

Source: Census of India - 1981

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Table 3.4 Percentage of workers to Population Chinnamanur 1961 - 1981.

Year	Total Population	Workers percentage to the total population.	Male Workers Percentage to the total population.	Female workers percentage to the population.
1961	20,586	34.49	27.36	7.13
1971	26,678	31.48	26.46	5.02
1981	30,797	31.82	25.86	5.96

Source: Census of India 1981.

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Table 3.5 Sectoral break up workers - 1981

Sector	Workers	Percentage to total workers
Primary	5081	51.84
Secondary	103	1.05
Tertiary	4618	47.11
Total	9802	100.00

Source: Census of India - 1981.

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Eduqation:

3.06 Eductional needs are met by 10 elementary schools, 7 middle schools, one High school and one Higher Secondary school. The school going children are 7869. Among this, 4127 are boys and 3742 are girls. No college is available in the town.

Medical

3.07 The health care of the town and the near by villages are taken care of by one Government Hospital, which is having 10 beds. 2 medical officers attending to about 370 out patients and 7/in patients in the hospital. At present the hospital is having an extent of 2.75 Hectare The present building is inadequate and requires expansion.

There are 11 private clinic but no inpatient facilities are available.

Water supply

3.08 The town is provided with protected water supply system with its headworks located on the river bank of Periyar, 30 Km away from the town. It is a composit scheme for Chinnamanur, Cumbum, Cuddalore, Pudupatti, Hanumandanpatti, and Maragayankottai. The water is drawn from the river by filtration gallery and pumped to the overhead tank, having capacity of 90,000 gallons. Also there are three service reservoirs, with wells. 54 hand pumps are available in various streets.

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Water is supplied throughout the day through 1,400 service connections and 38 public fountains Tamil Nadu Water Supply and Drainage Board has undertaken an improvement scheme at an estimated cost of Rs.55 lakhs with L.I.C. loan and State grant. The works is in progress.

Drainage

3.09 There is no underground drainage system. Only open drainage system is existing in the town. Garbage is collected by bullock cart and tractors and disposed off in compost yard.

Park and Playfields

3.10 There are no Park and playfields under the park and play fields Act in this town.

Detailed Development Plans:

3.11 There are no Detailed Development Plans notified under the Town and Country Planning Act, 1971. in this town.

Housing

3.12 The total housing stock of the town is 7287 Nearly 75% of the houses are tiled and terraced.

Electricity

3.13 The town is electrified and there are 567 tube lights provide street lighting for the town.

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CHAPTER - IV

LAND USE AND TRANSPORTATION

4.01 The existing the land use is grouped under six major heads as given in table 4.1. Out of 2576 hect of land, in the town, 2186 hect. are under agricultural use leaving only 390 hectares for Urban use. Out of the developed area, nearly 59% is under residential use, 3% under Commercial use, 3% of under industrial use and 5% under educational use.

4.02 Residential area has developed on both sides of Theni-Cumbum road, Chinnamanur - Seepalakottai road and Chinnamanur-Alagapuri Road. Apart from these, small residential pockets - Keelapoolannthakkulam, Ayyanar-puram, Ottavedu, Pallikottaipatti and Muthuralingam Nagar are scattered within the Local Planning Authority limits.

4.03 The Commercial activities are concentrated mainly along the Theni - Cumbum Road and Chinnamanur Seepalakottai road. The Daily market is located in the eastern side, along Seepalakottai road. The Weekly market is situated on the northern side near Bus stand.

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Both the daily market and weekly markets are now functioning without any amenities but they are easily accessible. They require improvements. Public offices are spread all over the town.

4.05 Some medium scale rice mills, a coir industry and a saw mill, form the major industrial units of the town.

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Table 4.1 Land use - Chinnamanur - 1986

Sl.No.	Uses	Extents in Hectares.	Percentage to the total area	Percentage to the developed area.
1.	Residential	129.77.3	5.04	59.35
2.	Commercial	6.71.3	0.26	3.07
3.	Industrial	6.08.4	0.26	3.11
4.	Educational	11.80.5	0.46	5.40
5.	Public and Semi Public	5.93.0	0.23	2.71
6.	Transportation	57.64.8	2.24	26.36
7.	Agricultural	2186.46.6	84.85	-
8.	Water bodies	172.14.6	6.65	-
	Total	2576.56.5	100.00	100.00

Source: Survey conducted by Regional Directorate of Town and Country Planning, Madurai - 1986.

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4.06 The existing settlement is covered by wet lands on the west, coconnut grows on the north and dry lands on the south and east. The existing land uses in the town and is shown in the Existing Land Use Map appended to this report are given in table 4.1.

Transportation

4.07 The north-South Theni-Cumbum road is the main road passing through the town and connects Cumbum Uthamapalayam, Cuddalur, Lowercamp, Kumuli on South, Theni-Periyakulam on north. The following roads are radiating from Chinnamanur and provide access to the surrounding settlements.

1. Chinnamanur - Seepalakkottai
2. Chinnamanur - Alagapuri road
3. Chinnamanur - Bodinayakkanur

4.08 Almost all the roads are narrow and irregular in width within the town. The width of most of the local roads are very narrow (nearly 20') causing traffic congestion. Within the Local Planning Area 21.8 Km of roads are maintained by Highways Department and the remaining 27.88 Km of roads are maintained by Municipality as detailed below.

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Highways Department

Tar road	..	21.8 Km
Municipality		
Cement road	..	0.198 Km
Tar road	..	14.438 Km
Metal road	..	11.814 Km
Earth road	..	1.431 Km
		27.881 Km

4.09 Frequent buses are available to Theni and Cumbum. 90 buses make 260 trips from Theni to Cumbum, through this town. 82 buses make 226 trips from Cumbym through this town. Large number of lorries are passing through this town towards Cumbum and Theni on its way to Cochin and Madurai. Apart from this 30 city Buses connect the town to the surrounding settlements. These buses provide good communication links to the surrounding areas.

4.10 The bus stand is located on the north of the town with an extent of 1.53 Hect. But the buses are not utilising this bus stand properly, At present they are starting from a road junction, a congested place within the town.

4.11 There is no railway link for this town. The nearest railway station is Bodinayakkanur, at about 22Km away from this town.

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CHAPTER - V

DEVELOPMENT POLICY

5.01 The previous chapters have shown that the town has no particular special significance or growth potential other than the fact that it is a service centre for the rural hinter land and has an agricultural base.

5.02 Based on the trend of population growth of the previous decades, population projections are worked out for the next two decades by various statistical exercises and the results are given below.

Method	Population in Year	
	1991	2001
Percentage increase Method	35,310	40,500
Arithamatic mean Method	34,660	38,830
Exponential Method	36,950	44,200

5.03 Among the population projections made, Exponential method suggest the highest anticipated

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population of 44,000 in 2001. But the directorate has assigned a population of 50,000 for this town and hence for all design purposes a population of 50,000 by 2001 A.D has been assumed.

5.04 Taking into consideration of the expected increase in population, trends of development and the consequent land requirements for the orderly development allocation of land for residential commercial, industrial, education and public and semi public uses are calculated and master plan proposals are drawn up While formulating the Master Plan it was considered that Chinnamanur will continue to be a service centre with agricultural base.

5.05 Based on the studies made areas valuable for agricultural and garden uses were undisturbed and are reserved as agricultural lands. Only the dry lands available on the east of the town are proposed for development.

All land uses are judicially allocated in appropriate places and the resultant land use allocations are shown in the proposed land use map appended to this report. The proposed land use break up is shown in table 5.1

Residential

5.06 The trend of development indicates that the town is developing on the eastern side over the dry

lands. Considering this trend, only dry lands on the east and south are considered for development as shown in the map. In addition sufficient areas are provided for the expansion of small settlements scattering within the Local Planning Area.

Commercial

5.07 The existing commercial activities will be allowed to continue.

1) along the Cumbum - Theni Road up to a depth of 30 metres on both sides, as shown in the map from bus stand to Seepalakottai Road junction.

2) On both sides of north car street to a depth of 15m and

3) On both sides of Seepalakottai road to a depth of 15m.

5.08 The weekly market, adjacent to the bus stand requires improvement. Hence sufficient additional area has been earmarked for its development.

Industrial

5.09 Industrial areas have been provided on the east of the town along Seepalakottai road as shown in the map in confirmity with the present development.

Education

5.10 The present educational institutions up to Higher Secondary education will be sufficient for the future demand. As such no additional areas have been

provided separately. As and when the demand for a college arises, suitable area can be chosen for the purpose.

Public and Semi Public

5.11 Public and Semi public use includes Government offices, Medical Institution and Bus stand. No additional areas have been reserved for these purposes as no immediate demand for them is anticipated.

Transportation

5.12 The existing Bus stand is sufficient for the future needs also. But some of the important roads within the town require widening and improvement and should be taken up through detailed development plans.

Bye-Pass Road

5.13 The Theni - Cumbum road, passing through the town is very narrow and congested. To mitigate the problem of through traffic a bye-pass road is suggested as shown in the map, connecting Theni road to Seepalakottai road and from Seepalakottai road to Cumbum road.

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General

As already indicated, the town has no great potential to grow rapidly. If the land uses, as proposed are controlled, traffic requirements are taken care of through the suggested Bye-Pass roads and agricultural uses are preserved, the town will grow into an ideal small town providing essential service for the surrounding rural hinter land and will form part of the hierarchy of settlements in this region.

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Table 5.1 Proposed Land use break up - Chinnamanur - 2001

Sl.No.	Land use	Existing		Proposed		Actually Provided	
		Area in Hect.	Percentage of the developed area	Percentage for development	Area required for development.	Percentage	Area in Hectare.
1.	Residential	129.77.3	59.35	78.73.	168.47.2	56.06	201.88.0
2.	Commercial	6.71.3	3.17	0.65	1.38.7	2.55	9.18.0
3.	Industrial	6.08.4	2.88	5.68	12.15.6	16.77	60.41.0
4.	Educational	11.80.5	5.53	3.56	7.62.5	-	-
5.	Public and Semi Public	5.93.0	2.71	3.47	7.43.0	-	-
6.	Transportation	57.64.8	26.36	7.91	16.91.2	5.02	18.08.0
7.	Future development	-	-	-	-	19.60	70.59.0
	Developed Area	217.95.3	100.00	100.00	213.98.2	100.00	360.14.0
	Agricultural	2186.46.6					
	Water bodies	172.14.6					
	Total	2576.56.5					

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CHAPTER - VI

ZONING REGULATIONS:

6.01 In order to implement the proposals contained in the Master Plan and prevent haphazard development certain essential and important zoning regulations will have to be framed and enforced. Such Zoning Regulations will vest essential powers with the competent authority for the enforcement of the Plan. It has to be however noted that the zoning regulations contemplated in this chapter are independent of the rules and regulations that have to be framed for the purpose of developing any zone or part thereof, within the Local Planning area. What is provided for in this chapter are therefore, regulations which are general in character and applicable universally within the Local Planning Area. These rules will facilitate permitting of certain developments in different zones. Every development within the area covered by the Master Plan shall conform to the zoning regulations prescribed hereunder. These regulations shall guide the grant or refusal of Planning permissions and shall be enforceable.

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6.02 The land zoning for the Chinnamanur Planning Area is shown in the Map No. The uses that are permissible in each zone are given in APPENDIX 'A'. The S.F.No. brought under each use zones are given in Appendix 'B'.

6.03 As and when any area is bought under a Detailed Development Plan, under the Town and Country Planning Act 1971 the detailed development regulations prescribed under such a plan shall be applicable to that area in the place of the regulations under the Master Plan which are general in nature.

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LIST OF INDUSTRIES ABOVE 20 HP AND BELOW 130 HP

Sl. No.	Name of Industries	Location Number	Number of H.P.	Number of Workers	Remark
1.	New Rice Mill	175	26	2	
2.	Thiyagaraja Rice Mill	176(P)	60	8	
3.	S.S.R.M. Rice Mill	590/1A1	25	3	
4.	Radhakrishna Rice Mill	545,546	55	3	
5.	S.M.Kasim Rice Mill	274/1	69	2	
6.	Muthukrishna Rice Neela Bala Rice Mill	590/1A1A	35	3	
7.	Raja Rice Mill	314	34	3	
8.	Petchiammal Rice Mill	296(P)	25	2	
9.	Sri Vengatheswara Coir Industries	517/P	40.5	4	
10.	Penvilas Rice Mill	519/P	65	3	

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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. F.O.Lr.No.28332/MD/73-1 RD& LA dt.7.3.73.
2. From the Director of Town and 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- ADP, 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 imposed, For the purpose of these regulations, it has been suggested that the urban areas may be divided into the following siz 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 zones
2. General industrial use zone; and
3. Special Industrial and hazardous use zone

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The Director has also stated that the Tamil Nadu Town and Country Planning act 1971, provides for the zoning of areas under sections 17(1) and 20(2)(g) through the Master Plans and detailed development plans respectively. He has recommended that the draft zoning regulations may be approved and communicated to the local planning authorities for adoption as part of the Master Plan for proper land use planning and control in addition to other regulatory measures and that as for the MADRAS Metropolitan area, a copy of the regulations may be sent to the Member Secretary, Madras Metropolitan Development Authority for adoption as part of the Metropolitan Development plan with such modification as may be necessary, in consultation with him (the Director) and the Government.

3. A copy of the draft regulations was sent to the Member Secretary, Madras Metropolitan Development Authority for his views,. He has stated that the comprehensive land use proposals and zoning regulations for Madras Metropolitan area are under preparation and that the suggestion of the Town Planning Directorate will be considered and incorporated to the extent as may be necessary in the final proposals.

4. The Government have examined the suggestion. They accept the views of the member secretary, Madras Metropolitan Development Authority so far as it relates to the Madras Metropolitan area and as for other Urban areas of the State, the Government in principle, the draft zoning regulation submitted by the Director of Town and Country Planning. The Director is requested to furnish copies of the draft zoning regulations to the local planning authorities as soon as they are constituted.

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

/ By order of the Governor/

M.M. Rajendran
Secretary to Government.

/ True copy/

sd.....
Assistant Director, Madurai.

/ True copy /

APPENDIX - I

USE ZONE REGULATIONS:

I. RESIDENTIAL USE ZONE:

(a) Primary Residential Use Zone

(b) Mixed Residential Use Zone

USE ZONE I (a) Primary Residential Use Zone uses permitted

1. All residential buildings including single and multi family dwellings, apartment dwellings and tenements together with appurtenances pertaining thereto;
2. Professional consulting offices of the residents and other incidental uses therefor;
3. Petty shops dealing with daily essentials including retail provisions, soft drinks, cigarettes, newspapers milk-kiosks, cycle repair shops and single person tailoring shops.
4. Hair dressing saloons and Beauty parlours;
5. Nursery and primary schools.
6. Taxi and Auto-rickshaw stands; and
7. Parks and Playfields.

USE - ZONE I (b) Mixed Residential Use Zone

Uses permitted:

1. All uses permitted under Use Zone I (a) i.e. Primary Residential use zone
2. Hostels and single person apartments;
3. Community Halls, Kalyana Mandapams, Religious buildings Welfare centres and Gymnasia;
4. Recreation Clubs. Libraries and Reading rooms;
5. Clinics, Dispensaries and Nursing Home;
6. Government, Municipal and other Institutional sub offices;

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7. Police stations, Post & Telegraph offices, Fire stations and Electric sub-stations.
8. Bank and Safe Deposit Vaults;
9. Educational Institutions excluding Colleges.
10. Restaurents, Residential Hotels and other Board and Lodging Houses;
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. Laundry, Tailoring and Goldsmith shops and
16. Cottage industries permissible in residential areas under G.O.Ms.No. 566, dated 13.3.62.

II. COMMERCIAL USE ZONE - USE ZONE 2

Uses permitted:

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

2. All Commercial and business uses including all shops, stores, market and uses connected with the display and sale of merchandise, either wholesale or retail but excluding explosives, obnoxious products and other materials likely to cause health hazards;
3. Business offices and other commercial and financial institutions;
4. Warehouses, repositories and other uses connected with storage or wholesale trade, but excluding storage of explosives or products which are either obnoxious or likely to cause health hazards;
5. Cinemas, Theatres and other Commercial entertainment centres.
6. Research, experimental and Testing laboratories not involving danger of fire, explosion or health hazards;

pto/-

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

8. Automobile repair shops and garages;

9. Small industries, using electric motors not exceeding 20 H.P. and or employing not more than 25 workers, which are not noxious or offensive due to odour, dust smoke, gas, noise or vibration or otherwise dangerous to public health and safety; and

10. Installation of electric motors not exceeding 30 H.P. for use incidental to the commercial activities permissible in the zone.

III. INDUSTRIAL USE ZONE - USE ZONE 3

(a) Controlled Industrial Use Zone

(b) General Industrial Use Zone

(c) Special Industrial and Hazardous Use Zone

USE ZONE III(a) Controlled Industrial Use Zone:

Uses Permitted:

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

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

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

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

USE ZONE III (b) General Industrial Use Zone

Uses permitted:

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

2. All industries without restrictions on the horse power installed or type of motive power used excluding those of obnoxious or 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, restaurents and clubs, or places for social intercourse, recreation and worship or for dispensaries and clinics; and

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

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USE ZONE III (c) Special Industrial and Hazardous Use Zone:

Uses Permitted:

1. All commercial uses listed under Use Zone 1 and 2 i.e. residential and commercial use zones;

2. All industries permissible in the Use Zones III (a) and III (b) i.e. the controlled and 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, toxi or noxious alkalies, acids, or other liquids or chemicals producing flames, fumes and explosive, poisionous, irritant or corrosive gases;

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

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

7. Melting or processing tallow or sulphur;

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

9. Washing or driving wool or hair;

10. Making fish oil;

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

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12. Manufacturing or distilling sago and artificial manure

13. Brewing beer, manufacturing by distillation arrack or spirit containing alcohol, whether denature or not.

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

15. Hotels, restaurents and clubs or places for social intercourse, Recreation and worship or dispensaries and clinics; and

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

IV. EDUCATIONAL USE ZONE - USE ZONE 4

Uses Permitted

1. Schools, Colleges and other higher education and Training Institutions and the uses connected therewith.

2. All uses permitted in Use Zone 1(a) i.e. primary residential use zone;

3. Hostels and single person apartments

4. Recreation Clubs, Libraries and Reading rooms; and

5. Restaurants

V. PUBLIC AND SEMI-PUBLIC USE ZONE - USE ZONE 5

Uses permitted:

1. Government and Quasi Government Offices
2. Art Galleries, Museums, Acquaris and Public Libraries;
3. Hospitals, Sanitoris and other medical and public health institutions;

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4. Harbour, Airport and Flying Club
5. Organised Parking Lots and Bus and Taxi stands;
6. Parks, playfields, Swimming pools, stadia, Zoological Gardens, Exhibition Grounds and other Public and Semi-Public open spaces; and
7. All uses permitted in the Use Zone 1 (a) and 1(b) i.e. the residential use zones.

VI. AGRICULTURAL USE ZONE - USE ZONES

Uses Permitted:

1. All agricultural uses;
2. Farm houses and building for agricultural activities;
3. Rural settlements with alied uses;
4. Public and private parks, playfields, gardens caravan and camping sites, and other recreational uses;
5. Dairy and Cattle Farms;
6. Piggeries and Poultry Farms;
7. Water tanks and reservoirs.
8. Sewage farms and garbage dumps;
9. Airports and broadcosting installations;
10. Forestry
11. Cemetaries, Crematoria and Burning and Burial grounds;
12. Storing and drying of fertilisers;
13. Fish curing;
14. Salt manufacturing;
15. Brick, tile or pottory manufacture;
16. Stone crushing and quarrying and
17. Sand, clay and Gravel quarrying.

(Copy of G.O. 1730 Rural Development and Local Administration Department dated 24.7.1974.)

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APPENDIX - B.

CHINNAMANUR LOCAL PLANNING AREA.

USE ZONE REGULATION.

I. Residential Use zone.

(a) Primary Residential zone.

Nil

(b) Mixed Residential use zone.

Chinnamanur Village.

156 to 161, 177 to 204, 205(P), 207, 262(P), 263(P), 268(P), 269, 270, 271(P), 274(P), 275, 277, 282(P), 283 to 287, 289, 290, 292 to 295, 296(P), 297, 298(P), 299 to 301, 302(P), 304(P), 305 to 309, 310(P), 312(P), 313(P), 314(P), 315 to 327, 328(P), 329(P), 330(P), 331(P), 332(P), 333(P), 334 to 338, 339(P), 340(P), 341 to 346, 347(P), 348(P), 349 to 354, 355(P), 356(P), 357(P), 358, 359(P), 360(P), 361 to 363, 364(P), 367, 378(P), 379(P), 380(P), 381(P), 382(P), 437, 441(P), 450 to 455, 481(P), 482, 484(P), 485, 486(P), 501, 502, 507(P), 508(P), 511 to 516, 517(P), 518, 519(P), 520 to 526, 528(P), 530, 531, 532(P), 533, 534, 537 to 539, 542 to 544, 545(P), 547, 548, 549(P), 550 to 559, 561 to 569, 571(P), 572 to 577, 578(P), 580(P), 581 to 583, 584(P), 585, 586(P), 587(P), 588(P), 590(P), 591(P), 603, 744, 862(P), 864, 1037(P), 1038(P), 1039(P), 1497.

Karunkattankulam village.

33, 34(P), 44, 60(P), 61(P), 82(P), 83(P), 84 to 87, 88(P), 100(P), 102(P), 103 to 120, 121(P), 131(P), 132(P), 133 to 146, 147(P), 148(P), 149, 150, 151(P), 152 to 156, 157(P), 158(P), 159(P), 172(P), 173, 175(P), 182, 341, 342, 347 to 349, 354, (X) 371(P), 406, 730.

(X) 361/3C, 362/2Pt (XX) (As per G.O. (2D) No. 42 H&UD (UD4) (H.U.Dn) Dept. dt. 9-02-2021)

(XX) 361/3C, 362/2Pt (Ward-D, Block-13, T.S. No. 10/2) [As per G.O (2D) No. 221 H&UD (UD4B) (H.U.Dn-1) Dept dt. 21.9.2022]

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II. Commercial Use Zone.

Chinnamanur Village.

281, 282(P), 298(P), 302(P), 304(P), 310(P), 311, 312(P), 504/1
532(P), 541(P), 571(P), 584(P), 586(P), 587(P), 588(P),
590(P), 591(P), 592, 1037(P), 1038(P), 1039(P)
(As per GO(2D) No.35 H&UD [UD4(1)] Dept. dated 7.02.2020)

Karunkattankulam village.

25(P), 147(P), 148(P), 175(P), 176(P), 177(P), 184(P),
185(P), 186(P), 655(P).

III. Industrial Use Zone.

(a) Controlled Industrial Use Zone.

Chinnamanur Village.

274(P), 296(P), 314(P), 517(P), 519(P), 545(P), 546,
590(P).

Karunkattankulam village.

175(P), 176(P).

(b) General Industrial Use Zone.

Chinnamanur Village.

205(P), 209 to 251, 253 to 261, 262(P), 263(P), 264(P),
265, 266(P), 267(P), 272(P), 273(P), 1498.

(c) Special and Hazardous Industrial Use Zone.

Nil

IV. Educational Use Zone.

Chinnamanur Village.

274(P), 276, 278, 279, 532(P), 579, 580(P), 1042, 1045.

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V. Public and Semi Public Use Zone.

Chinnamanur Village.

288, 291, 313(P), 527, 528(P), 529, 535, 536, 541(P), 549(P), 560, 570, 578(P), 762

VI. Transportation.

Chinnamanur Village.

205(P), 206, 208, 252, 262(P), 263(P), 264(P), 266(P), 267(P), 268(P), 271(P), 272(P), 273(P), 274(P), 280, 303, 328(P), 329(P), 330(P), 331(P), 332(P), 333(P), 339(P), 340(P), 347(P), 348(P), 355 (P), 356(P), 357(P), 359(P), 360(P), 364(P), 365(P), 378(P), 379(P), 380(P), 381(P), 382(P), 383(P), 439, 444, 481(P), 483, 484(P), 486(P), 495, 503, 507(P), 508(P), 764, 795, 814, 817, 1036, 1489 to 1494.

Karunkattankulam Village.

59(P), 60(P), 61(P), ~~67(P)~~, 78(P), 81(P), 82(P), 83(P), 88(P), 100(P), 102(P), 121(P), 131(P), 132(P), 151(P), 157(P), 158(P), 159(P), 170(P), 171, 172(P), 174, 176(P), 177(P), 181(P), 183, 184(P), 185(P), 186(P), 187(P), 201, 214, 221, 234, 236, 248, 252, 497, 499, 500, 503 to 505, 511.

VII. Agricultural Use Zone.

A. Wet land and Irrigated Dry land

Chinnamanur Village.-

433 to 436, 438, 440, 441(P), 442, 443, 445 to 449, 456 to 480, 481(P), 484(P), 486(P), 487 to 494, 496 to 500, 504 to 506, 507(P), 509, 510, 540, 589, 593 to 602, 604 to 743, 745 to 761, 763, 765 to 794, 796 to 813, 815, 816, 818 to 861, 862(P), 863, 865 to 1035, 1040, 1041, 1043, 1044, 1046 to 1488, 1495.

(*) 504 (except 504/1B Pt) 505 & 506 (As per G.O. (2D) No. 35 H&UD [UD4(1)] Dept. dated 7.2.2020)

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Karunkattankulam Village.

74 to 77, 78(P), 79, 80, 88(P), 89 to 99, 100(P), 101, 102(P), 121(P), 122 to 130, 132(P), 151(P), 157(P), 160 to 169, 170(P), 178 to 180, 181(P), 187(P), 188 to 200, 202 to 213, 215 to 220, 222 to 233, 235, 237 to 247, 249 to 251, 253 to 325, 330 to 335, 344, 345, 379 to 390, 396 to 405, 407 to 496, 498, 501, 502, 506 to 510, 512 to 615.

B. Dry land.

Chinnamanur Village.

2 to 155, 162 to 176, 365(pt), 366, 368 to 377, 378(Pt), 379(Pt), 382(Pt), 383(Pt), 384 to 432, 1496.

Karunkattankulam Village.

1 to 24, 25(Pt), 26 to 32, 34(Pt), 35 to 43, 45 to 58, 59(Pt), 61(Pt), 62 to 73, 81(Pt), 82(Pt), 326 to 329, 336 to 340, 343, 346, 350 to 353, 355 to 370, 371(Pt), 372 to 378, 391 to 395, 616 to 654, 655(Pt), 656 to 729, 731 to 737.

(X) 355 to 360, 361 (Except 361/3C) 362 (Except 362/2Pt), 363 to 370 (As per G.O. (2D) No. 42, H&UD. (UD4) (B. 1. Con) Dept. dated 9-02-2021) ✓

(XX) 656 to 678, 679 (Except 679/3B2, 3C) 680 to 729 (As per G.O. (2D) No. 290, H&UD. (UD4) (B. 1. Con-1) Dept. dated 1-12-2021

(XXX) 355 to 360, 361 (Except 361/3C) 362 (Except 362/2Pt) 362/2Pt (Ward-D, Block-13, T.S No: 1192) 363 to 370 (As per G.O. (2D) No. 221, H&UD. (UD4 B 1. Con-1) Dept. dated. 21-09-2022)

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Authority - Chinnamanur - Declaration of Local Planning Authority Under Section 10(1) of the Town and Country Planning Act 1971 - Preliminary Notification issued.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 1312 Dated 25.3.83.

Read:-

From the Director of Town and Country Planning
Roc.No. 26590/81 of dated 31.3.83.

ORDER:

It is proposed todeclare the local areas in Chinnamanur Municipality as 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 Madurai District Gazette.

2. The Collector of Madurai 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 under intimation to Government.

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

/ By order of the Governor /

G. Ramachandra Rao,
Commissioner & Secretary to Govt.,

To
The Director of Stationery and Printing
(For publication of the notification)
The Tamil Nadu Government Gazette.
The Collector of Madurai, Madurai.
Director of Tamil Translation, Madras-8.
The Director of Town and Country Planning, Madras-2.
The Deputy Director of Town and Country Planning, Madurai
The Director of Municipal Administration, Madras.1
The Commissioner of Chinnamanur Municipality, Chinnamanur,
The Rural Development & Local Administration (WS)
Department, Madras.

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Appendix

Notification

In exercise of the powers conferred by clause (b) sub-section(1) of section 10 of the Tamil Nadu Town and Country planning Act, 1971 (Tamil Nadu Act 35 of 1972); the Governor of Tamil Nadu hereby declares his intention to specify the area in Chinnamanur Municipality to be a local planning area.

Notice is hereby given that this notification will be taken into consideration again under sub-section (4) of the said section, 10 of the said Act after the expiry of two months from the date of the publication of this notification in the Tamil Nadu Government Gazettee and that any objection or suggestion which may be received from any inhabitant or any local authority or institution in the said area with respect therein before the expiry of the period aforesaid will be duly considered by the Government of Tamil Nadu. Objections and suggestions if any, should be addressed in writing to the Commissionor and Secretary to Government Housing and Urban Development Department Fort St.George, Madras 600 009.

// true copy //

Sd/-x x x
Section Officer.

// true copy //

Assistant Director of Town
and Country Planning,Madurai

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Area - Chinnamanur - Confirmation of Local Planning Area under Section 10(4) of Tamil Nadu Town and Country Planning Act 1971 - Orders issued.

- -

HOUSING AND URBAN DEVELOPMENT DEPARTMENT.

G.O.Ms.No. 304, Dated 26th March, 1985

Read:-

i. G.O.Ms.No.1312, Housing and Urban Development dated 25.8.83.
ii. From the Director of Town and Country Planning letter Roc.No.4831/83/MP2, dated 20.10.84.

ORDER:

A proposal notifying the intention of the Government to declare the local areas in Chinnamanur Municipality as a Local Planning Area and to constitute for such local planning area, a local planning authority was published at page 809 of Part II, Section 2 of the Tamil Nadu Government Gazette dated 21.9.1983, for General information as required under sub-section (1) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972). Two months time was given from the date of publication for the receipt of objections or suggestions. No objection or suggestion was received. The Government, therefore, declare the local areas in the Chinnamanur Municipality to be the site for the Local Planning Area.

2. The appended Notification will be published in the Tamil Nadu Government Gazette. The Collector of Madurai is requested to republish the notification in English and Tamil in the District Gazette.

3. The Director of Translation is requested to have the notification translated into Tamil and forward it to Collector of Madurai.

4. The Collector of Madurai is requested to report to Government the date of republication in duecourse.

/.By order of the Governor /

M. Raghupathy
Commissioner and Secretary to Government.

To
The Works Manager, Government . . Press, Madras-1.
(For publication of the Notification in the Tamil Nadu Government Gazette)
The Collector of Madurai, Madurai.
The Director of Town and Country Planning, Madras-2.

// true copy //

APPENDIX

NOTIFICATION

In exercise of the powers conferred by sub-section (4) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), and after previous publication of the declaration under sub-section (1) thereof, the Governor of Tamil Nadu hereby declares local areas in Chinnamanur Municipality as a local planning area.

M. Raghupathy
Commissioner & Secretary to Government

// true copy //

Assistant Director of Town
and Country Planning,
Madurai.

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விடுவசதி - நகரிப்புற பகுதி வளர்ச்சித் துறை
அறிவிப்பு

அரசாணை எண்.304 நாள்: 26.3.1985

தமிழ்நாடு 1971 ஆம் ஆண்டு நகர் நாட்டுப்புற அமைப்புத் திட்டச் சட்டத்தின்(தமிழ்நாடு சட்டம் 35/1972) 10 ஆம் பிரிவைச் சேர்ந்த (4) உட்பிரிவில் வழங்கியுள்ள அதிகாரங்களைக்கொண்டும், அச் சட்டத்தின்(1)உட்பிரிவின் கீழ் ஏற்கனவே, அறிவிக்கை வெளியிட்ட பிறகும் தமிழ்நாட்டு ஆளுநர் அவர்கள் சின்னமனூர் நகராட்சியில் அமைந்துள்ள உள்ளூர்ப் பகுதிகளை உள்ளூர்த்திட்டப் பகுதியாக இதனால் அறிவிக்கிறார்.

வி. ரகுபதி
அரசு துணைச் செயலாளர்.

(தமிழாக்கம்)

அரசு செயலாளர்,
தமிழ் வளர்ச்சி-பண்பாட்டுத்துறை
(மொழி பெயர்ப்பு)

/ உண்மை நகல்/

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Authorities - Constitution of Chinnamanur - Local Planning Authority - Notification under Section 11(1) of the Tamil Nadu Town and Country Planning Act 1971 - Issued.

- -

HOUSING AND URBAN DEVELOPMENT DEPARTMENT.

G.O.Ms.No.302, Dated 20th February, 1986

Read:

1. G.O.Ms.No. 1312, Housing and Urban Development, dated 25.8.83.
2. G.O.Ms.No. 304, Housing and Urban Development, dated 26.3.85.
3. From the Director of Town and Country Planning, Lr.Roc.No.4831/85/MF2, dated 27.4.85.

ORDER:

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

/By order of the Governor/

K.Dharmarajan,
Commr. & Secretary to Government.

/ true copy /

APPENDIX

NOTIFICATION

In exercise of the powers conferred by the proviso to sub-section (1) of section 1 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby declares the Municipal Council of Chinnamanur as Chinnamanur Local Planning authority for Chinnamanur Local Planning area.

K.Dharmarajan,
Commr. & Secretary to Government.

// true copy //

pto/-

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Endt.No.4831/83/MP2

Office of the Director of Town and Country Planning, Master Plans Division, Madras-8.
Dated 17.4.1986.

Copy of G.O.Ms.No. 302, H&UD Department dated 20.2.86 is communicated.

Sd/- x x x
for Director of Town and
Country Planning.

To

1) The Executive Authority/Commissioner, Chinnamanur LPA/ Municipality, Municipal Office, Chinnamanur.

2) The Deputy Director, Madurai Region, Madurai.

// true copy //

Assistant Director of Town and Country Planning, Madurai

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அனுப்புநர்
திரு இ. கருணாகரன், எம்.ஏ.,
ஆணையாளர்,
சின்னமனூர் நகராட்சி

பெறுநர்
ஆணையாளர் மற்றும் செயலாளர்
வீட்டுவசதி மற்றும் ஊரகவளர்ச்சித்
துறை, சென்னை.

வழி: 1. நகர் ஊரமைப்பு இயக்ககம்,
மதுரைமண்டல துணைஇயக்கம்,
மதுரை.2.

2. நகர் ஊரமைப்பு இயக்குநர்,
சென்னை.2.

ந.க.எண்.5090/86/எச்1 நாள்: 10.10.86.

ஐயா,

பொருள்: முழுமைத்திட்டம் - சின்னமனூர் உள்ளூர்த்திட்டக்குழுமம் -
முழுமைத்திட்டம் தயாரித்தல் - அரசின் இணக்கத்திற்கு
சமர்ப்பித்தல் - தொடர்பாக.

பார்வை: 1. அரசாணை எண்.1312 வீட்டுவசதி மற்றும் ஊரக
வளர்ச்சித்துறை, நாள் 25.8.83.

2. அரசாணை எண்.304, வீட்டுவசதி மற்றும் ஊரகவளர்ச்சித்
துறை நாள்26.3.85.

3. அரசாணை எண்.302, வீட்டுவசதி மற்றும் ஊரகவளர்ச்சித்
துறை நாள் 20.2.86.

4. நகர்-ஊரமைப்புத்துணை இயக்குநர், மதுரை அவர்களின்
கடிதம் 2430/86/மம4 நாள் 29.8.86.

5. இவ்வலுவலக கடிதம் ந.க.எண்

மமம

பார்வை 3ல் காட்டியவாறு ஆணையின்படி தமிழ்நாடு நகர் ஊரமைப்பு சட்டம் 1971 உபவிதி 11(1)ன் படி அமைக்கப்பட்ட சின்னமனூர் உள்ளூர் திட்டக்குழும, திட்டப்பகுதிக்கு முழுமைத்திட்டம் தயார் செய்யப்பட்டுள்ளது.

சின்னமனூர் உள்ளூர்த்திட்டக் குழுப் பகுதிக்கு மண்டலத் துணை இயக்குநர் அவர்களால் தயார் செய்யப்பட்டுள்ள முழுமைத்திட்ட அறிக்கை மற்றும் உரிய வரைபடங்களுடன் அரசின் இணக்கத்திற்கு இதனுடன் சமர்ப்பிக்கப்படுகிறது.

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மேலும் சினிமா ர் உள்ளூர் திட்டக்குழுப் பகுதிக்கு மதுரை, மண்டல துணை இயக்குநர் அவர்களால் தயாரிக்கப்பட்டுள்ள தற்போதைய நிலம் மற்றும் கட்டாய உபயோக வசூலாட்சியை முழுமைத் திட்டம் தயார் செய்தல் விதி 36 இ படி ஏற்பு செய்யவும், முழுமைத் திட்டக் குழுக்கான அரசின் இணக்கத்திற்கு சமர்ப்பிக்கவும் தகுந்த உள்ளூர் திட்டம் முழு நிர்மாணம் பெறுவதற்கு சமர்ப்பிக்கப்படுகிறது.

(ஒப்பம் / [illegible] கணேசன்,
[illegible],
சினிமா [illegible] ாட்சி.

/ உண்மை நகல் /

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GOVERNMENT OF TAMIL NADU

ABSTRACT

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

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.1584, Dated:27th October,1987.

Read:

From the Director of Town and Country Planning, letter No.Roc.21545/86/Mpl, dt.20.11.86.

&&&

ORDER:

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 Chinnamanur Local Planning Authority to the publication of a notice under section 26 of the said Act, for the preparation of the Master Plan for Chinnamanur Local Planning Area.

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

/ By order of the Governor/

V. SELVARAJ
Commissioner and Secretary to Government.

To

The Director of Town and Country Planning, Madras-2(w.e.)
The Commissioner of Chinnamanur Municipality thro' Chairman.

Copy to:

The Collector of Madurai District.
The Director of Municipal Administration, Madras-5.
The Member Secretary, Chinnamanur Local Planning Authority Through DTCP.
The Law Department, Madras.9.

/Forwarded/by order/

/ True copy / sd.... Section Officer.

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சின்னமனூர் நகராட்சி

படிவம் : 2

சின்னமனூர் உள்ளூர்திட்டப்பகுதிக்கு தயாரிக்கப்பட்ட முழுமைத்திட்டத்தின் மீதான ஆட்சேபனை/கருத்துகள் பற்றிய விபரப்பட்டியல்
(முழுமைத்திட்டம் தயாரித்தல், பிரசுரித்தல், ஒப்புதல் பெறுதல் சம்பந்தமான விதிகள்)

வரிசை எண்.	பெறப்பட்ட தேதி	ஆட்சேபனை/கருத்து தெரிவிப்பவரின் பெயர்	ஆட்சேபனை கருத்தின் தன்மை	உள்ளூர் திட்டக முழுமைத்தின் பாதிப்புரை	ஏற்பு/புரை
1.	2.	3.	4.	5.	6.

ஆட்சேபனைகள்/ கருத்துக்கள் ஏதும் சின்னமனூர் முழுமைத்திட்டம் சம்பந்தமாக ஏதும் பெறப்படவில்லை.

/உண்மைநகல்/

உள்ளூர் திட்டக்குழுமம்
சின்னமனூர்

உள்ளூர் அலுவலர்

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