KODAIKANAL MASTER PLAN

EXISTING LAND USE - 2003

V.NO: 3 POOMPARAI

V.NO: 2 VILPATTI

V.NO: 2 VILPATTI

V.NO: 16 KODAIKANAL
(RURAL)

V.NO: 6 VELLAGAVI

V.NO: 7 ADUKKAM

RESERVED FOREST

TO POOMBARAI

TO POOMBARAI

TO COCHIN
PERIJAM LAKE
16 KM

TO MADURAI

KURUNJANDAWAR TEMPLE

RESERVOIR

ASTRO PHYSIC OBSERVATORY

WARD - A

WARD - B

WARD - C

WARD - D

APPLE RESEARCH STATION

RESERVED FOREST

PILLER ROCK

LAKE

BUS STAND

BRYANT PARK

SACRED HEART COLLEGE

LEGEND

- L P A BOUNDARY
- WARD BOUNDARY
- BLOCK BOUNDARY
- TOWN SURVEY BOUNDARY
- STATE HIGHWAY
- OTHER ROADS
- D.D.PLAN BOUNDARY
- BUILDING PROHIBITED ZONE
- PRIMARY VEGETATIVE ZONE
- PRIMARY RESIDENTIAL USE ZONE
- SPARSE RESIDENTIAL USE ZONE
- MIXED RESIDENTIAL USE ZONE
- COMMERCIAL USE ZONE
- INDUSTRIAL USE ZONE
- EDUCATIONAL USE ZONE
- PUBLIC AND SEMIPUBLIC USE ZONE
- AGRICULTURAL USE ZONE
- RESERVED FOREST
- LAND UNDER WATER

MEMBER SECRETARY / COMMISSIONER
KODAIKANAL L.P.A / MUNICIPALITY

DEPUTY DIRECTOR OF
TOWN & COUNTRY PLANNING
MADURAI REGION

ASSISTANT DIRECTOR OF
TOWN & COUNTRY PLANNING, CHENNAI

DEPUTY DIRECTOR OF
TOWN & COUNTRY PLANNING, CHENNAI

JOINT DIRECTOR OF
TOWN & COUNTRY PLANNING, CHENNAI

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TOWN & COUNTRY PLANNING, CHENNAI

COMMISSIONER OF TOWN & COUNTRY PLANNING
TAMIL NADU GOVERNMENT, CHENNAI.

SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT
TAMIL NADU GOVERNMENT

Kilometers
0 0.45 0.90 1.8 2.7 3.6

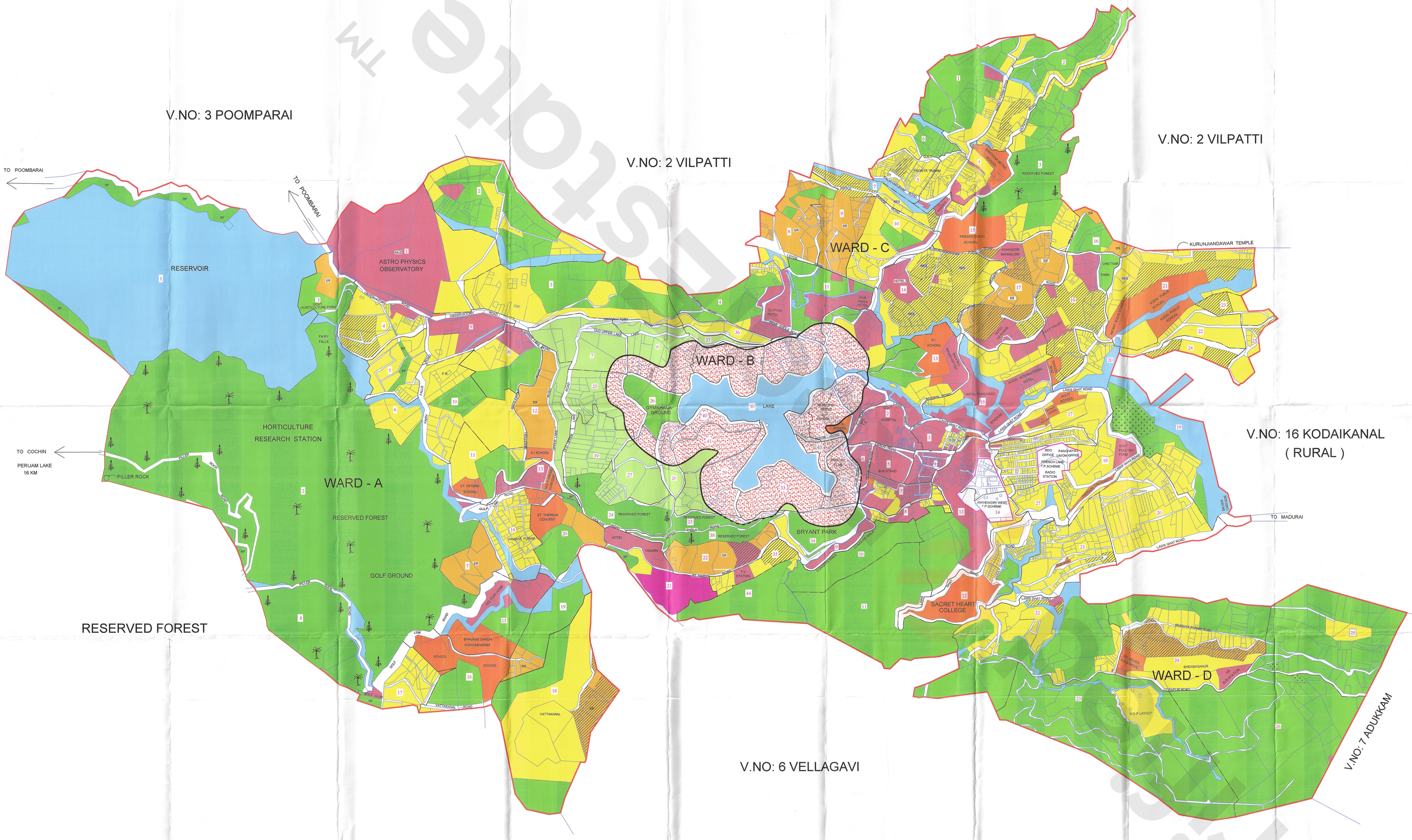
N W E S

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

KODAIKANAL LOCAL PLANNING AREA

KODAIKANAL MASTER PLAN

PROPOSED LAND USE - 2021



LEGEND

L P A BOUNDARY	
WARD BOUNDARY	
BLOCK BOUNDARY	
TOWN SURVEY BOUNDARY	
STATE HIGHWAY	
OTHER ROADS	
D.D.PLAN BOUNDARY	

	EXISTING	PROPOSED
BUILDING PROHIBITED ZONE		
PRIMARY VEGETATIVE ZONE		
PRIMARY RESIDENTIAL USE ZONE		
SPARSE RESIDENTIAL USE ZONE		
MULTI USE ZONE		
MIXED RESIDENTIAL -		
COMMERCIAL -		
PUBLIC AND SEMI-PUBLIC -		
EDUCATIONAL USE ZONE		
INDUSTRIAL USE ZONE		
AGRICULTURAL USE ZONE		
RESERVED FOREST		
LAND UNDER WATER		

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MADURAI REGION

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TAMIL NADU GOVERNMENT, CHENNAI.

SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT
TAMIL NADU GOVERNMENT

Kilometers

0 0.45 0.90 1.8 2.7 3.6

N W E S

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

KODAIKANAL LOCAL PLANNING AREA

MODIFIED MASTER PLAN
FOR
KODAIKANAL LOCAL PLANNING AREA



COAKERS WALK



BRYANT PARK



KODAIKANAL LAKE



CHETTIYAR PARK



SILVER CASCADE FALLS

KODAIKANAL LOCAL PLANNING AUTHORITY

OFFICE OF THE DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING, MADURAI REGION, MADURAI.	**D T C P**

Preface

The Kodaikanal Single Local Planning area has been notified in G.O.No.2043, RDLA dated 20.09.1973 under section 10(1) of the T&CP Act and it was confirmed in G.O.No.665 RDLA dated 16.03.1974 under section 10(4) T & CP act, 1971. The extent of the Local Planning Area is 21.21 Sq.km. The Single Local Planning Authority was constituted under section 11(1) of T & CP Act, 1971 in G.O.Ms.No. 650 RDLA 06.04.1975. The first Kodaikanal Master Plan was approved in G.O.Ms.No. 170 H&UD dated 04.03.1993 and it was published in Government Gazette No. 115, Part-II, Section – 2 dated 06.03.1993.

After completion of five years, Government issued an order, to review the Master Plan on basis of Ooty Master Plan, and Government constituted the expert Committee vide G.O.Ms.No. 339 dated 11.08.1999. The composition of the committee has been modified due to reconstitution of Parliamentary and Assembly constitutency vide G.O.Ms.No. 15.09.2010.

The first Expert Committee meeting was held on 07.04.2015 and second Expert Committee meeting on 30.07.2016. Based on the Expert Committee recommendations and physical developments in the planning area, the Modified Master Plan was prepared and same was consented to by the Government vide G.O.Ms.No. 147 dated 21.09.2016 and was published in the Tamil Nadu Government Gazette in No.40 Part – VI, section – I dated 05.10.2016.

The Modified Kodaikanal Consented Master Plan has been sent to line departments for their opinions and objection and suggestions from public had been sought by advertising in local daily newspapers and on

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Notice Boards of the local offices. 119 objections and suggestions were received from public and the same were submitted to Government along with Master Plan through Kodaikanal Local Planning Authority / Directorate of Town and Country Planning.

The Draft Modified Master Plan was presented to the Government during the meeting held on 02.03.2018. As per the discussions in the meeting detailed remarks on the Objections and Suggestions received were called for from the LPA. Accordingly, the LPA furnished the requisite details which were discussed in meeting held on 01.02.2019 in which Principal Secretaries, Housing and Urban Development, Municipal Administration and Water Supply Department and Principal Secretary / Commissioner of Town and Country Planning and ---- Secretary, Environment and Forest Department participated. As per the decision taken in the meeting, the existing land use has been updated.

During the presentation the following observations were made:

- The Master Plan has been prepared only for the municipality. But the entire Kodaikanal taluk was notified as Kodaikanal Composite Local Planning Area on 2004. Principal Secretary has instructed to prepare Master Plan for the remainder of the composite local planning area.
- A provision has to be made in the Master Plan for providing multi level parking facilities in municipal and public lands in the prohibited area.
- Tourism spots, to be marked in the Master Plan like Lake, Bryant Park, Chettiar Park etc.

- To ensure that existing building in the primary residential areas are better utilized since many are not permanently occupied, they may be permitted to be utilized as bed and breakfast and home stays as per Ministry of Tourism guidelines.
- Eco friendly developments and educational Institutions can be allowed in primary vegetative zone. These developments will make less density.
- Transportation land use area to be verified with corresponding field map books.
- In Primary Vegetative zone, the provision for development of Ground floor +1 in lieu of only ground floor proposed in the Consented Master Plan.
- In Primary Residential Use zone, the plot coverage may be reduced from 75 % to 60 % and parameter for the minimum site extent may be reduced to 95 Sq.m.
- To examine the need for providing G + 2 floors in Primary Residential Zone.
- In Sparse Residential use zone, the plot coverage may be reduced from 50 % to 30 % and the minimum front setback may be 3 m.
- In Educational use zone the minimum extent of the site may be as per regulations of Education department and Common Development and Building Rules.
- The maximum height of the building may be 10m for the buildings mentioned under the Public offices, Hotels / Restaurants / Lodges

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- Parking standards may be prescribed in the Master Plan.

The impact of accepting objections to be analysed and the same may be suitably incorporated in the proposed Master Plan.

Based on the present development the existing land use map has been prepared. The Principal Secretary, Housing and Urban Development, Principal Secretary / Commissioner of Town and Country Planning, inspected the Kodaikanal local planning on 19.02.2019 and suggested the improvements in the Master Plan. The revised Master Plan has been prepared and presented in the meeting held on 01.03.2019 headed by Principal Secretaries, Housing and Urban Development and Municipal Administration and Water Supply Department, Principal Secretary / Commissioner of Town and Country Planning and Commissioner of Municipal Administration.

The consented master plan has been modified, duly taking into account the Objections and Suggestions received from the general public and heads of various departments.

The population projection is reviewed and revised in the Modified Master Plan for the year 2021 as 42,000, as against the projected population 50,000 in the Consented Master Plan

The extent of developed area 1209.16 Hectare as per the consented master plan is reduced to 899.20 Hectare to improve the ecology of the planning area.

The Educational use is separated from the Multi Use Zone in the Modified Master Plan.

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As per the Modified Master Plan in the Primary Vegetative Zone, developments will be permitted up to 2 (Two) floors with maximum plot coverage of (20 percent) and maximum FSI of 0.4.

The plan period for the proposed modified master plan is 2021. Since the plan period is going to end soon, the developments that have taken place outside of the present planning area in Vilpatti, Poomparai, Thandigudi, Adukkam have also to be considered. Hence, to guide and control the hapazard development, it is necessary to prepare the master plan for the composite Local Planning Area. At the time of preparation of master plan for Composite Local Planning Area, the Kodaikanal Single Local Planning Area should also be reviewed holistically. On this basis the master plan preparation work for the Kodaikanal- Composite Local Planning Area has been taken up.

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MODIFIED
KODAIKANAL MASTER PLAN

REFERENCE NO.	:	1) LPA. Roc. No.2190/98 F1 2)RDD Roc.No.817/09 MR3 3)DT CP Roc.No.10159/99 MP2
REGION NAME	:	MADURAI REGION DIRECTORATE OF TOWN AND COUNTRY PLANNING
MASTER PLAN FOR	:	KODAIKANAL LOCAL PLANNING AREA
RESOLUTION NO AND DATE	:	LPA RESOLUTION NO: 66 DATE: 05.01.2018

REVIEW APPROVED VIDE G.O.M.S. NO. HOUSING AND URBAN DEVELOPMENT DEPARTMENT DATED.

Sd-X X X X X

EXECUTIVE AUTHORITY / COMMISSIONER
LOCAL PLANNING AUTHORITY, KODAIKANAL

Sd-X X X X X

REGIONAL DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING, MADURAI REGION, MADURAI

Sd-X X X X X

ASST. DIRECTOR OF TOWN AND COUNTRY PLANNING, CHENNAI

Sd-X X X X X

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING, CHENNAI

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JOINT DIRECTOR OF TOWN AND COUNTRY PLANNING, CHENNAI

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ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING, CHENNAI

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COMMISSIONER OF TOWN AND COUNTRY PLANNING, CHENNAI

Sd-X X X X X

SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT
CHENNAI

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PROFORMA

NAME OF THE REGION	:	MADURAI
Name of Local Planning Authority	:	KODAIKANAL

I. PROPOSAL:

1.	Letter No. and Date of Municipality and in which proposals submitted to Regional Deputy Director for Notification of LPA	:	-
2.	Letter No. and Date of Regional Deputy Director in which proposals submitted to DTCP	:	-
3.	Letter No. and Date of DTCP in which proposals submitted to Government	:	-

II. NOTIFICATION

4.	The G.O. Details of Preliminary Notification under Section 10 (1)	:	G.O. Ms. No. 2043 RD & LA Dated: 20.09.1973.
5.	Publication details of the Notification in Tamil Nadu Gazette	:	-
6.	Republication details in District Gazette	:	-
i)	Tamil		
ii)	English		

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7.	The G.O. Details in which confirmation was ordered under section 10 (4) of the Act	:	G.O. Ms. No.665 RD & LA Dated: 16.03.1974.
8.	Publication details of the above said confirmation in Tamil Nadu Government Gazette	:	TNGG No.15, Page No. 222, Part – II Sec. 2, Dated: 17.04.1974.

III. CONSTITUTION

9.	The. G.O. details in which Authority was constituted u/s 11 (1) of the Act	:	G.O. Ms. No. 650 RD & LA Dated: 08.04.1975.
10.	Publication details in the Tamilnadu Government Gazette	:	TNGG No.18, Page No. 199, Part –II Sec. 2, Dated: 07.05.1975.

IV. CONSENT

11.	Extension of time granted for the preparation of present land and building use map for the already consented Master Plan (up to date details) with C.No. and date to be entered here.	:	31.03.89 Vide Ref. Roc. No. 6768/86 MR4 Dated: 03.02.1988.
12.	Resolution No. and date in which LPA adopted the present land and building use map for the already consented Master Plan	:	
13.	Resolution No. and date in which the LPA resolved to submit the Master Plan to	:	Resolution No. Dated 27.01.1988. Executive Officer Lr No.

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	Government for consent under section 24 (2) of the Act. (The Commissioner RDD's, DTCP's Letter No. and date in which the proposals submitted to Government should also be noted against this column)		4657/84 G Dated: 08.02.1988. R.D.D.'s Lr. No.6768/86 MR4 Dated: 11.03.1988. Roc. No.23230/ 87 MP1 Dated: 30.03.1988.
14.	The G.O. details in which the Government accorded consent	:	G.O.Ms.No.571 H & UD Dept. Dated: 11.05.1988.
V.	**SUBMISSION**		
15.	Publication details of this Notification Form No.1 in the Tamilnadu Govt. Gazette	:	TNGG No. 34 Page 299 Part VI, Section 1 Dated: 31.08.88
16.	Republication details in Form No. 1 in District Gazette	:	10.10.88 Anna Dist. Gazette.
17.	Date of Submission of Master Plan to various Government Department with Letter No.	:	Executive Officer's Lr. No.4657/ 88 G Dated: 28.09.1988
18.	Date of Submission of O&S to DTCP for advice (Letter No. & Date of Commissioner and Regional Deputy Director in which O & S were sent to this office should be noted here)	:	Executive Officer's Lr. No.4657/84 G Dated: 29.03.1989. R.D.D's Lr. No. 3813/88 MR.4 Dated. 12.04.1989.
19.	Letter No. and date in which Director of Town and Country Planning has given advice on O & S	:	Roc. No. 23230/87 MP4 Dated 17.03.1990.
20.	Resolution No. and date in	:	Resolution No.6

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	which the LPA considered and approved the draft Master Plan		Dated: 08.02.1991.
21.	Submission of Master Plan to Government for final approval, Letter No. and date in which under section 28 of the Act, the LPA Master Plan to Government for final approval	:	LPA Lr. No. 4657/84/G Dated: 19.02.1991. RDD'S Lr. No.1893/90/MR2 Dated: 07.09.1991. DTCP Lr. No.23230/87/MP4 Dt.
22.	The G.O. details in which Government accorded its approval	:	G.O.Ms.No. 170 H&UD (UDIV) Dept. Dated: 04.03.1993.
VI.	**PUBLICATION**		
23.	The Republication details of the approval G.O. in the Tamilnadu Government Gazette Extra ordinary	:	TNGG.No.115 Dated: 06.03.1993 Part II Sec.2 Page 1 & 2
24.	The republication details of the approval G.O. in District Gazette	:	District Gazette No.6 Dated: 10.07.1993.
25.	The Republication details of the approval G.O. in the notice board of the office of the LPA	:	Dated: 22.07.1995.
26.	The republication of the approval G.O. in the notice board of the office of the District Collector concerned	:	
27.	The republication of the approval G.O. on the notice board of the office of the Regional Deputy Director	:	Dated: 24.08.1993.

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28.	The republication of the approval G.O. on the notice board of the Local Authority comprised in the area	:	Dated: 24.08.1993.
29.	The republication of the approval G.O. in one or more leading daily newspaper circulating in the L.P.A.	:	THINA THANTHI Dated: 20.08.1993.
VII.	**REVIEW**		
30.	Review details of Master Plan ordered by the Government	:	G.O.Ms.No. 147 H&UD (UD4-2) Dept. Dated: 21.09.2016.

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VIII. VARIATION

31.	Publication details of draft variation notification proposed in the Tamil Nadu Government Gazette	:	TNGG.No.40 Dated. 05.10.2016 Part VI Sec.1, Page 274
32.	Publication details of draft variation notification proposed in the District Gazette	:	District Gazette No.1 Dated: 10.01.2017. Page 10 & 11.
33.	Republication details by the Local Planning Authority as prescribed under reference 15 of Master Plan Rules	:	INDIAN EXPRESS Dated: 23.09.2016 And THINA THANTHI Dated: 23.09.2016.

Sd-X X X X X
EXECUTIVE AUTHORITY/COMMISSIONER
KODAIKANAL LPA / MUNICIPALITY
KODAIKANAL

Sd-X X X X X
REGIONAL DEPUTY DIRECTOR
OF TOWN AND COUNTRY PLANNING,
MADURAI REGION, MADURAI

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CERTIFICATE – A

Authenticated copies of the following for Master Plan are enclosed.

Government order notifying planning area and date of publication in the Government Gazette.

Land and building use map at planning area and the resolution of the Planning Authority adopting the Land and Building use map.

3. a) Master Plan (Authenticated in the reports and maps included therein) with the resolution of the Planning Authority requesting approval of the Government for its publication.

b) Check list for the process as per rules is also sent by Regional Deputy Director while forwarding pointing out the omissions.

c) A check list from Regional Deputy Director as in Certificate 'B'.

Sd-X X X X X
EXECUTIVE AUTHORITY/COMMISSIONER
KODAIKANAL LPA/ MUNICIPALITY
KODAIKANAL

Sd-X X X X X
REGIONAL DEPUTY DIRECTOR
OF TOWN AND COUNTRY PLANNING,
MADURAI REGION, MADURAI

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CERTIFICATE – B

Scrutinized and Certified that,

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

The reports and all the plans have been authenticated.

a) The Categorization in Zoning map and the Categorization in Zoning Regulation are tallied and found correct.

b) The Survey numbers and boundary description have been specified corresponding to the delineations made in the corresponding maps for zoning and Development Rules and designated uses are tallied.

4. Detailed Development Plans/ Town Planning Schemes boundaries and the notification of Industrial/ Residential area already made under Public Health Act and Municipal Act and in operation are retained and indicated in the plan.

All the procedures prescribed in the Master Plan (Preparation, Publication and sanction) Rules are followed.

Sd-X X X X X
EXECUTIVE AUTHORITY/COMMISSIONER
KODAIKANAL LPA/ MUNICIPALITY
KODAIKANAL

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REGIONAL DEPUTY DIRECTOR
OF TOWN AND COUNTRY PLANNING,
MADURAI REGION, MADURAI

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CHAPTER - 1

1. INTRODUCTION

1.1 BACKGROUND

Kodaikanal is a hill station located in Dindigul District of Tamil Nadu State. Kodaikanal is a well established tourist spot since 1845. The geographical location of the town is located at 77°29'29.6" E Longitude and 10°13'54.7" N Latitude. The extent of the Kodaikanal Local Planning Authority is 21.21 sq.km. The city has close proximity to Dindigul and Madurai. Kodaikanal is also referred as "Princess of Hill Stations" and this hill station is a major tourist attraction. Tourism is the main economic activity of this area. The city is situated at the elevation of 7000 ft (2133 m) above mean sea level. It is situated at a distance of 125 kms. from Madurai in a North West direction. The town is linked with the surroundings by roads from Batlagundu, Periyakulam and Palani. The nearest railway station is Kodai Road on the Chennai- Madurai section, 80 km from Kodaikanal.

Planning focuses on setting parameters to steer city growth for the betterment of public welfare and optimal utilization of the limited resource of land. The process needs to be proactive rather than reactive. Zoning and building byelaws are the primary tools to achieve the planning goals. With this in mind, a document called master plan is prepared to direct the development in the stipulated manner. In addition, the master plan seeks to layout the physical planning of land use and transportation. Master plan aims to integrate various sectors and plan taking into consideration of the

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overall requirement of land, services, infrastructure and many other factors over a twenty year time frame. In the process, planners forecast the population depending upon the natural growth rate and migration trends prevalent in the region. With the aid of the projected population, the plan document assesses the requirements of resource for the plan period of generally 15 to 20 years. The adequacy analysis for each sector highlights the sufficiency and deficiency in infrastructure. This provides an overall framework of required space and gives direction for future growth.

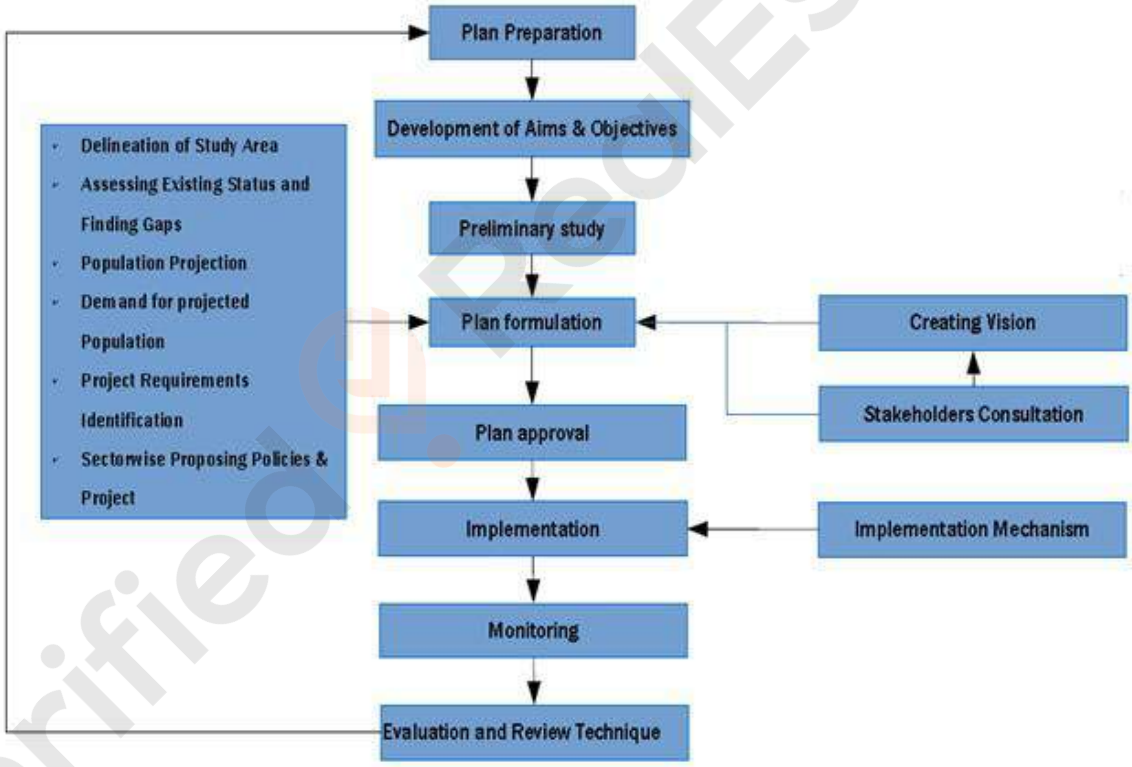


Figure 1 Process of Urban Planning

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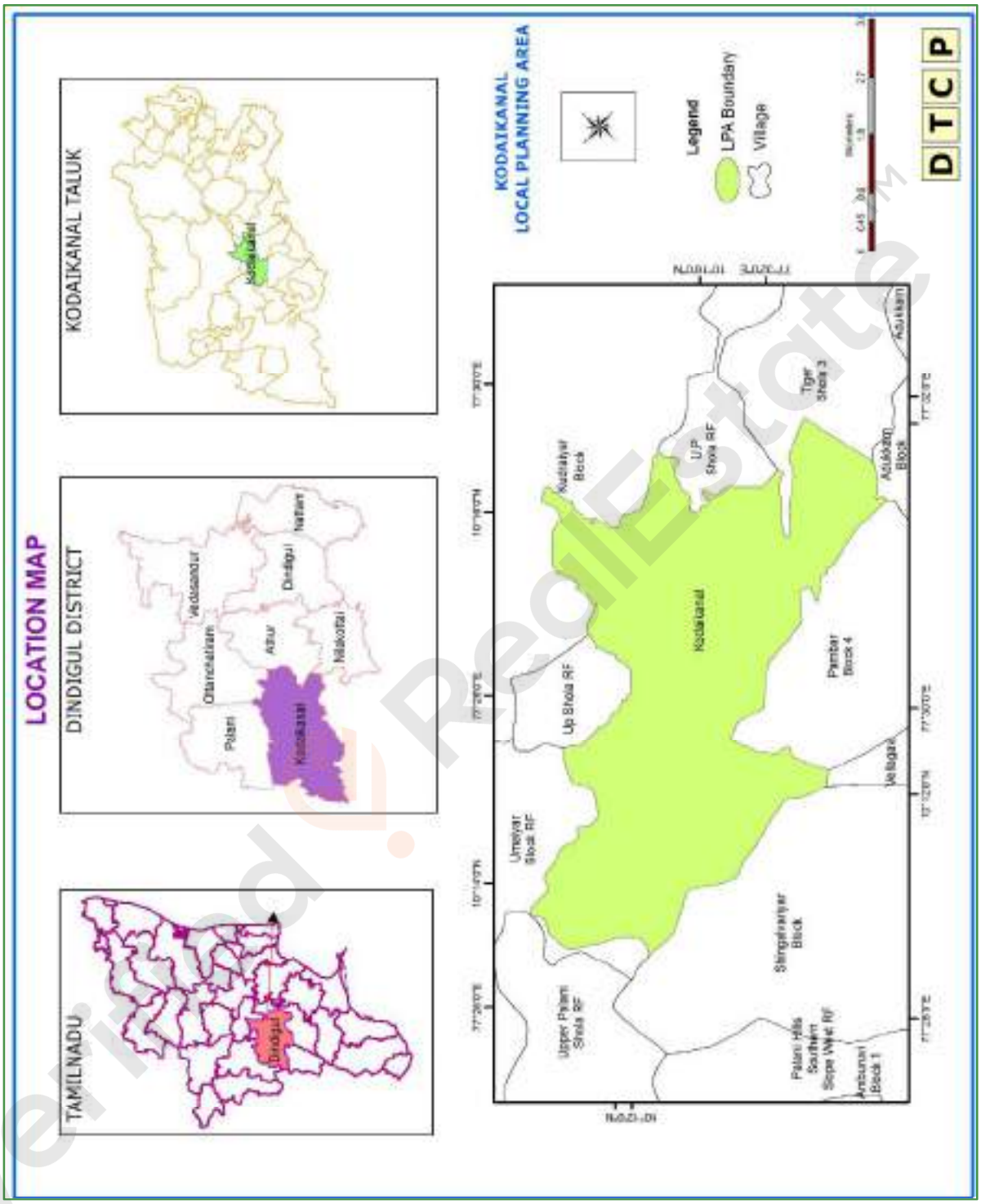


Figure 2 Location map

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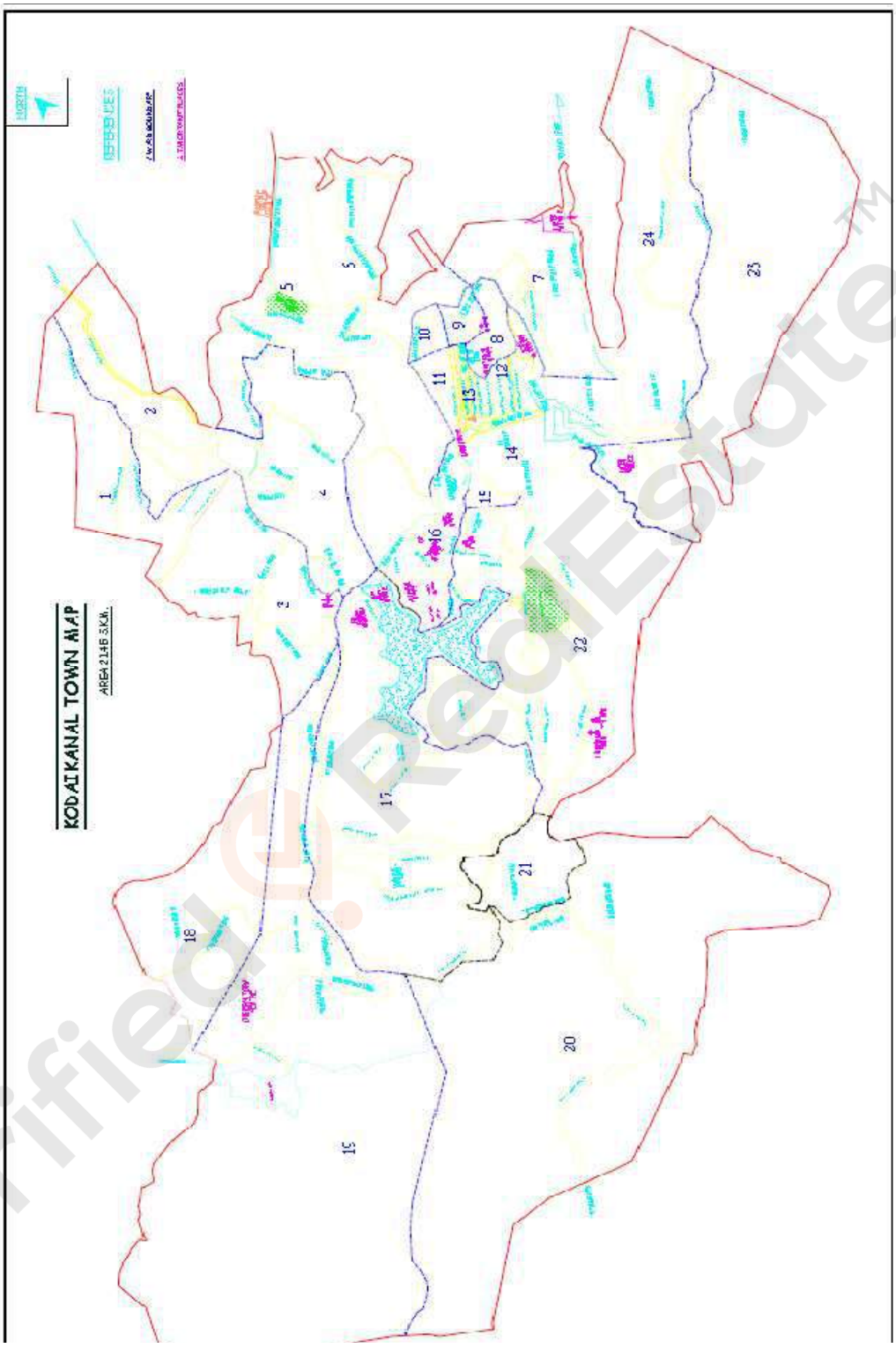


Figure 3 Kodaikanal Town Map

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A master plan provides long vision for the built environment of the planning area. It identifies the appropriate land uses within the planning area to protect the public health and safety and to promote welfare. It essentially reflects the people's vision for the future. It identifies suitable locations for all activities within the settlement. It regulates the density and maintains the level and hierarchy of open spaces. On the whole, it provides the overall vision for the development of the region toward the vision set for it.

1.2 TOWN PROFILE

Kodaikanal is a well known tourist destination for all economic section of the population. It is situated on the southern crest of the Upper Palani's plateau, at an altitude of 2133m immediately to the north of Periyakulam town. The altitude varies between 2344 meters to 2000 meters. It extends over an area of 2121 ha. With a population of 36,501 as per 2011 census. The annual rainfall is 239.19 cm. The relative humidity is 70%, with a maximum temperature of 19.8^{o} C and a minimum temperature 8.3^{o} C. The temperature is lower when compared to the settlements in the state. This lower temperature causes the increased number of tourists during the hot summer from all parts of the country.

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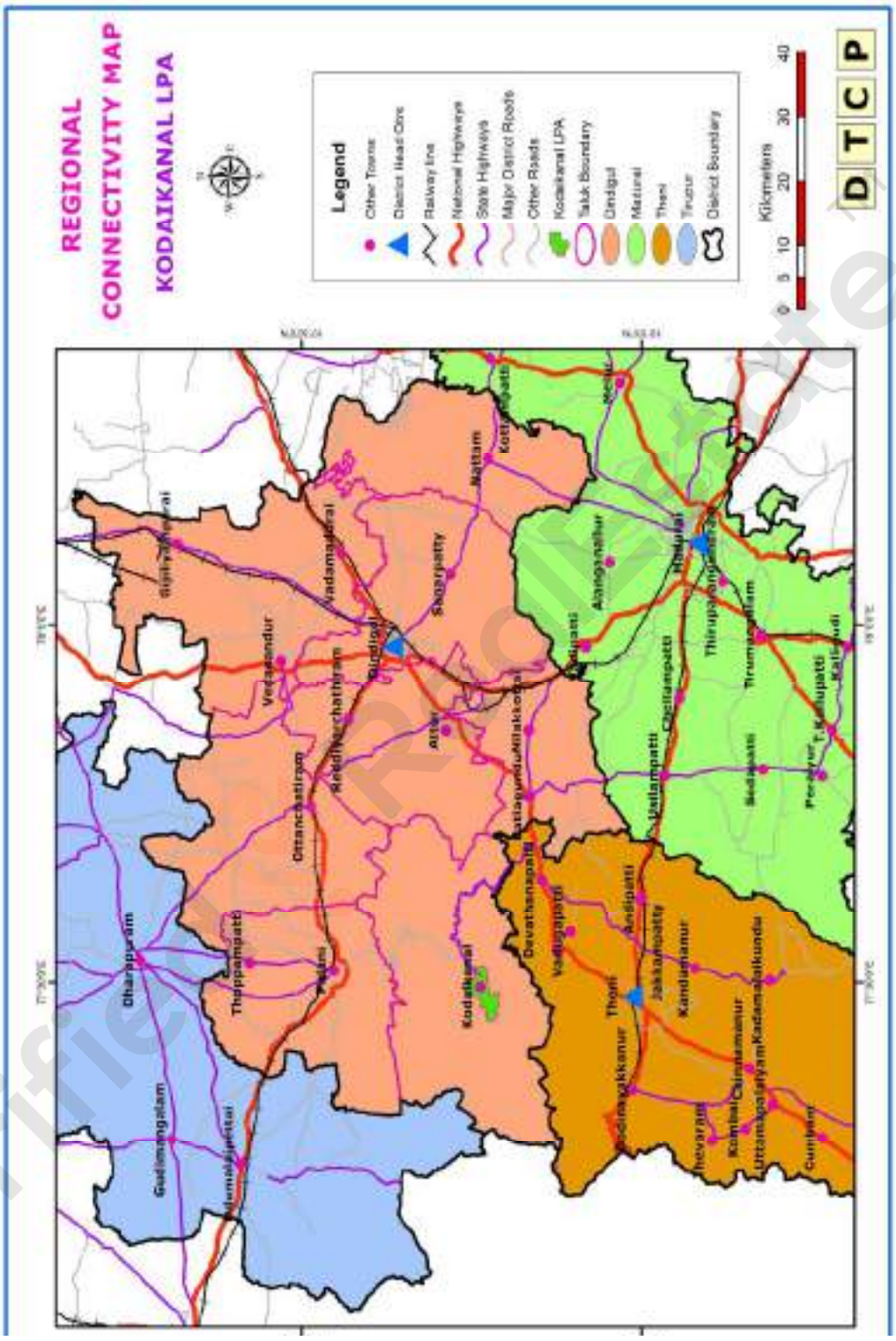


Figure 4 Regional Connectivity Map

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1.3 TOWN ADMINISTRATIVE SETUP

Kodaikanal Municipality spreads over 21.21sq.km. The population is 36501 as per census 2011. The town consist of 24 wards. The ward wise population is shown below.

Table 1Ward-wise Population - 2001 & 2011

Ward No.	Census Population (2001)	Present year Population(2011)
1	1728	1672
2	1501	1665
3	1311	1668
4	1884	1675
5	969	1662
6	2072	1675
7	1049	1037
8	1348	1502
9	787	1164
10	1367	1015
11	2229	1328
12	873	1307
13	1529	1328
14	1594	1672
15	1057	1529
16	857	1668
17	504	1672
18	1604	1662
19	1366	1651
20	1072	1668
21	1631	1665

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Ward No.	Census Population (2001)	Present year Population(2011)
22	1396	1675
23	1778	1453
24	1463	1488
TOTAL	**32,969**	**36,501**

1.4 CLIMATE

Since the planning area is located at an elevated level, the town remains cool throughout the year. The maximum temperature is registered in the last 10 years is 25°C in the month of May 2010. May is the hottest month of this location. The lowest registered in the last 10 years is 10.3°C on January which is usually lowest temperature period. Average annual maximum temperature recorded is 22°C and the average minimum temperature is 10°C is the climate of the temperature of the urban area stands.

Table 2 Year-wise Maximum and Minimum Temperature

Year	Temperature(°C)	
	Highest Maximum(Day)	Lowest Minimum(Day)
2016	23.5 (03)	11.6 (18)
2015	23.7 (23)	12.1 (11)
2014	23.5 (27)	11.8 (24, 29)
2013	23.8 (24)	12.0 (31)
2012	22.9 (30)	10.3 (22)
2011	22.4 (04)	11.4 (04)
2010	25.0 (28)	10.9 (30)
2009	23.3 (13)	10.9 (16)

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Year	Temperature(°C)	
	Highest	Lowest
	Maximum(Day)	Minimum(Day)
2008	23.5 (03)	10.8 (10)
2007	24.5 (14)	11.3 (06)

Source: Indian Meteorological Department, Kodaikanal

The maximum and minimum temperature of all time recorded so far at this station is given below. But the both extremes happened a long time ago.

Table 3 All Time Highest and Lowest Temperature in Record

ALL TIME RECORD	27.8 (5,1923)	7.8 (17,1955)

The average annual rainfall Kodaikanal receives is 1568.3 mm with at least 95 rainy days annually. The majority of rainfall is recorded in the Northeast monsoon season.

Table 4 Monthly Average Temperature and Rainfall - Period 1980-2010

Month	Mean Temperature(°C)		Mean Total Rainfall (mm)
	Daily Minimum	Daily Maximum	
Jan	8.6	18.4	37.9
Feb	8.9	19.4	37.5
Mar	10.5	20.7	55.7
Apr	11.9	21.1	127.5
May	12.8	21.4	126.4
Jun	12.2	19.6	89.8

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Month	Mean Temperature(°C)		Mean Total Rainfall (mm)
	Daily Minimum	Daily Maximum	
Jul	11.7	18.5	111.6
Aug	11.6	18.5	128.5
Sep	11.4	18.8	216.9
Oct	11	18	259
Nov	10.1	17	239.9
Dec	9	17.3	137.5
Annual	**10.8**	**19.1**	**1568.3**

Source: Indian Meteorological Department, Kodaikanal

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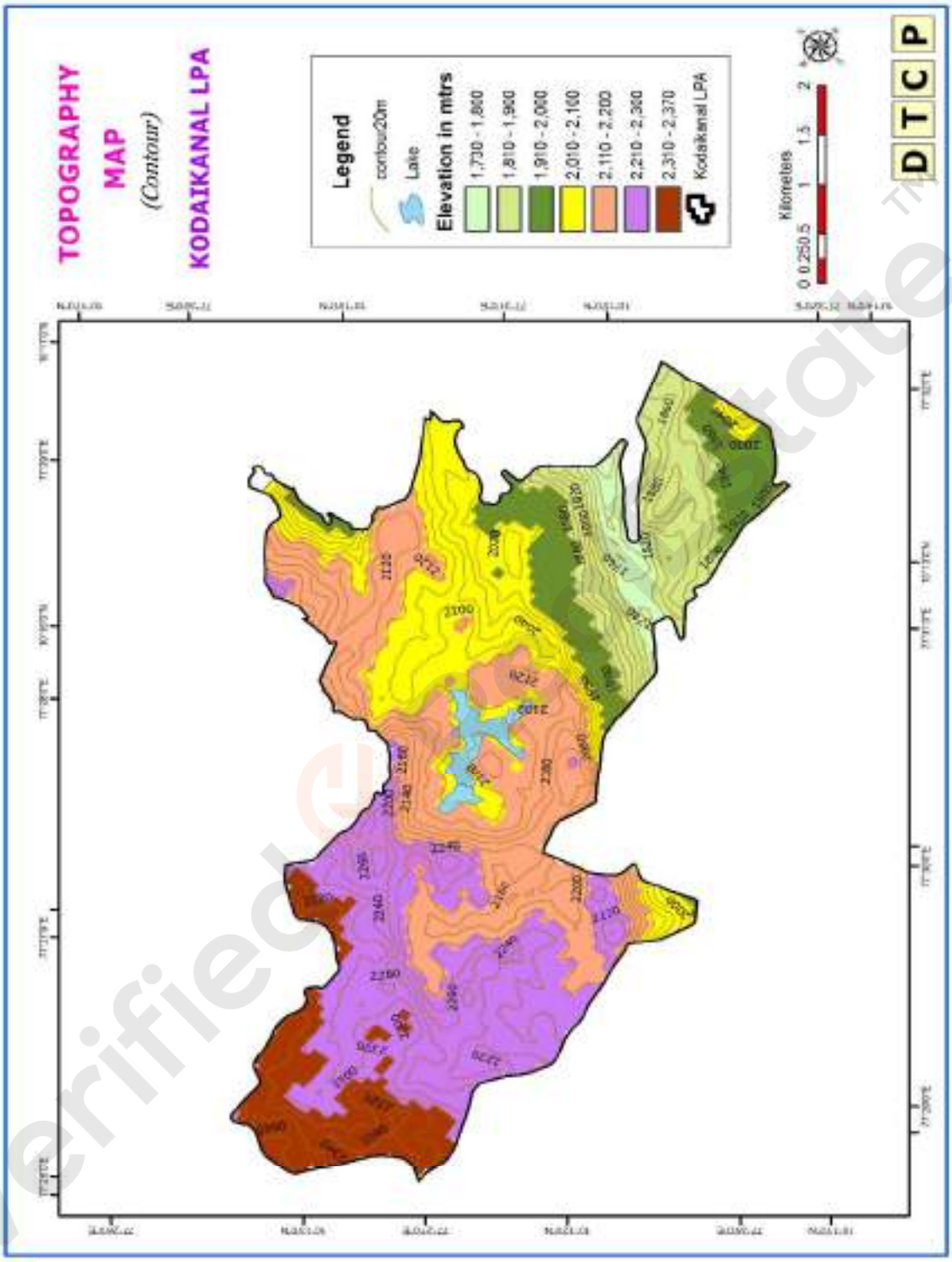


Figure 5 Topography Map

CHAPTER - 2

2. HISTORY

Kodaikanal has grown from a small settlement of a few houses to a status of a tourist centre and summer resort. Kodaikanal has grown from a land unknown to the civilized world and inhabited by a few Puliyans once into a township today through the adventure, hard labour and imagination of a large number of pioneers.

Lieutenant Ward, an Englishman surveyed the Palani hills in 1821. When the first map of this area was published in 1840, the only village noted was Vellagavi. In 1834 then the Madurai Collector climbed up from Devathanapatti and built a small bungalow at the head of the Adkkamapas near Shenbaganur, about 10km from Kodaikanal. By this time Palani Hills were also known to botanists, through the work of Dr. Wight who visited Kodaikanal in 1836 and recorded his observation in the Madras journal of Literature and Science in the following years. The first two bungalows had been built in 1845 at Kodaikanal, near the southern edge of the basin. Slowly some Americans and British families had built their settlements in order to escape from the scorching heat and danger of disease on the plains.

One of the major problems that the settlers felt was the inaccessibility of the place. There were six different tracks to the Kodai basin. Of these, the one leading from Periyakulam via Krishnamma Naick's Thope and Shenbaganur became the accepted route, and efforts were made to widen the track. In 1875 colonel Law was sent to live in Kodaikanal and to trace a bridle path to the

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plains of a gradient of not more than one in nineteen, the same to be widened later for vehicular traffic. Laws Ghat road, as it came to be known, was completed in three years. The Ghat road to Kodaikanal was formed in different stretches over different periods.

The extension of railway line in 1875 from Chennai to Tuticorin via Madurai brought the hill station within 80 km from the railway line providing easy access for the tourists. The tourists from various places travelled up to Ammayanayakkanur station by rail, a station which was later named as Kodaikanal Road. From Kodaikanal Road, the mode of conveyance was bullock cart up to the foot of the hills. The journey to the hill top was by the open canvas sedans chairs carried by coolies. The area of Palani hills was reorganized by the British Government of Madras in 1889 and recognized as a unified territory, a sub division of Madurai District, known as Kodaikanal Taluk. In the year 1899, Kodaikanal had been designated as a Municipal Town and Taluk headquarters for Kodaikanal Taluk.

The solar physics observatory was founded in 1889 and the observations made here were very valuable to the daily weather report. This was the period when various civic improvements were introduced. A post and telegraphic office was established in 1908; a reservoir was constructed in 1915 by damming the stream above Fairy Fails. A bazaar with a number of shops was built and the famous Kodai International School and Presentation Convent were started.

The present Ghat road was opened for general traffic in 1922. The availability of fast moving transport, expansion of Government services and the improved accessibility have contributed to the

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population growth in Kodaikanal. Power Connection was established in 1940.

With growing population in the late nineteenth century, the road system of the town was greatly improved. It adopted its present basic structure, simple pattern with lower, upper and middle lake roads, surrounding the famous Kodaikanal Lake. These three roads were connected to many other link roads.

Many cottages and bungalows had been built slowly in Kodaikanal. The main settlers were only Europeans and Americans. Slowly Indians also settled in this hill station. Missionaries have played a vital role in changing the picture of the hills by building churches and schools and engaged in providing medical facilities not only to the town people but also to the surrounding villages.

lndia's great poet, Rabindranath Tagore, has said, "The morning sea of silence broke into ripples of bird's song, the flowers were all merry by the road side, and a wealth of gold was scattered through the rift of clouds". This succinctly illustrates the scenery of the place and the wealth of natural beauty which one can enjoy at Kodaikanal.

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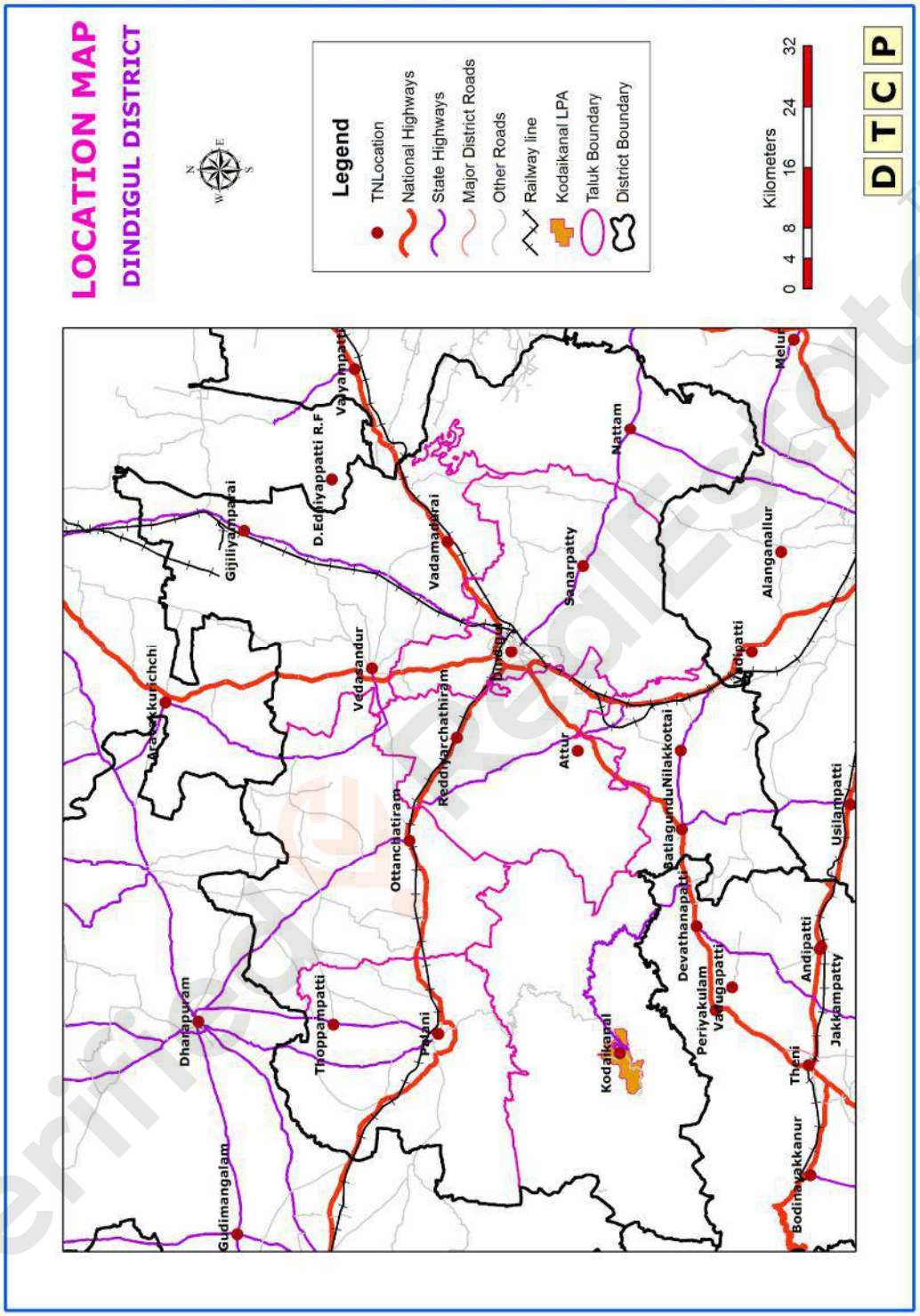


Figure 6 Location Map in relation to District

CHAPTER - 3

3. DEMOGRAPHY

The population of Kodaikanal Municipality was 32,969 according to 2001 census. The population for the year 2003 is projected as 35,000, where a land use survey was conducted. The population as per 2011 census is 36,501. The growth of population of the town and the decennial variation are tabulated in table 10.

The growth rate of population (decennial) from 1911 to 1941 varied from 47% to 53% but a sudden fall of the growth rate was noticed in between 1941 to 1951 which may be due to migration of European population at the end of the British rule in 1947. Since 1951 there was progressive increase of the population growth due to the increased tourists and the consequent service population and stabilization of tourist and economic activities in the town. The projected population is shown in Table 11.

3.1 Sex Ratio

The sex ratio is the total number of female population per every 1000 male population. The sex ratio of the town in 2001 was 962, which shows an increasing trend from 1951. As per Census 2011, the sex ratio in the town is 1003, which is higher than the state sex ratio of 995. The variation during 1911-2011 is given in table 5.

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Table 5 Sex Ratio during 1911 to 2011

Year	Males	Females	Females per 1000 males
1911	1650 (56.78%)	1256 (43.22%)	761
1921	2268 (52.95%)	2015 (47.05%)	888
1931	3533 (54.16%)	2990 (45.84%)	846
1941	4929 (50.69%)	4795 (49.31%)	972
1951	5717 (52.25%)	5224 (47.75%)	913
1961	6672 (51.10%)	6188 (48.90%)	927
1971	8436 (51.20%)	8037 (48.80%)	952
1981	10511 (51.40%)	9440 (48.60%)	956
1991	14101 (52.53%)	12743 (47.47%)	904
2001	16805 (50.98%)	16164 (49.02%)	962
2011	18216(49.9%)	18285 (50.10%)	1003

Source: Census of Hand Book - 2011

3.2 LITERACY RATE

The percentage of literate population to that of total population is steadily increasing during the period 1961 to 1991. However in the year 2001, the percentage of literate population constituted 77.44 percent of the total population. Details of literacy rate are given in Table 6.

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Table 6 Literacy Rate during 1961 to 2011

Year	Literates	Total Population	% of literates
1961	4,175	12,860	32.46
1971	5,554	16,473	33.72
1981	7,542	20,451	36.90
1991	10,201	26,844	38.00
2001	25,520	32,969	77.40
2011	29119	36501	79.78

Source: Census Hand Book - 2011

3.3 POPULATION DENSITY

Population Density from 1961 to 2011 shown in Table 7. The table below clearly shows that there is growth in population as well as the density. The current density of 1720 is higher than the state density of 555. In view of the fact that Kodaikanal is a hill station, the chances for expansion is less.

Table 7 Population Density - 1961 to 2011

Year	Census Population	Area (Sq. km)	Density (person/sq.km)
1961	12,860	21.21	606
1971	16,473	21.21	777
1981	20,451	21.21	964
1991	26,844	21.21	1266
2001	32,969	21.21	1554
2011	36,501	21.21	1721

Source: Census Hand Book - 2011

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3.4 WARD WISE POPULATION

Kodaikanal Municipality is divided into 24 Election Wards. Table 8 shows the Ward wise Population. The most population is observed in the Ward No.11. The least population is seen in Ward No.17. The development of the town is more around the lake.

Table 8 Ward-wise Population

Ward No.	Census Population (2001)	Present year Population(2011)
1	1728	1672
2	1501	1665
3	1311	1668
4	1884	1675
5	969	1662
6	2072	1675
7	1049	1037
8	1348	1502
9	787	1164
10	1367	1015
11	2229	1328
12	873	1307
13	1529	1328
14	1594	1672
15	1057	1529
16	857	1668
17	504	1672
18	1604	1662
19	1366	1651
20	1072	1668

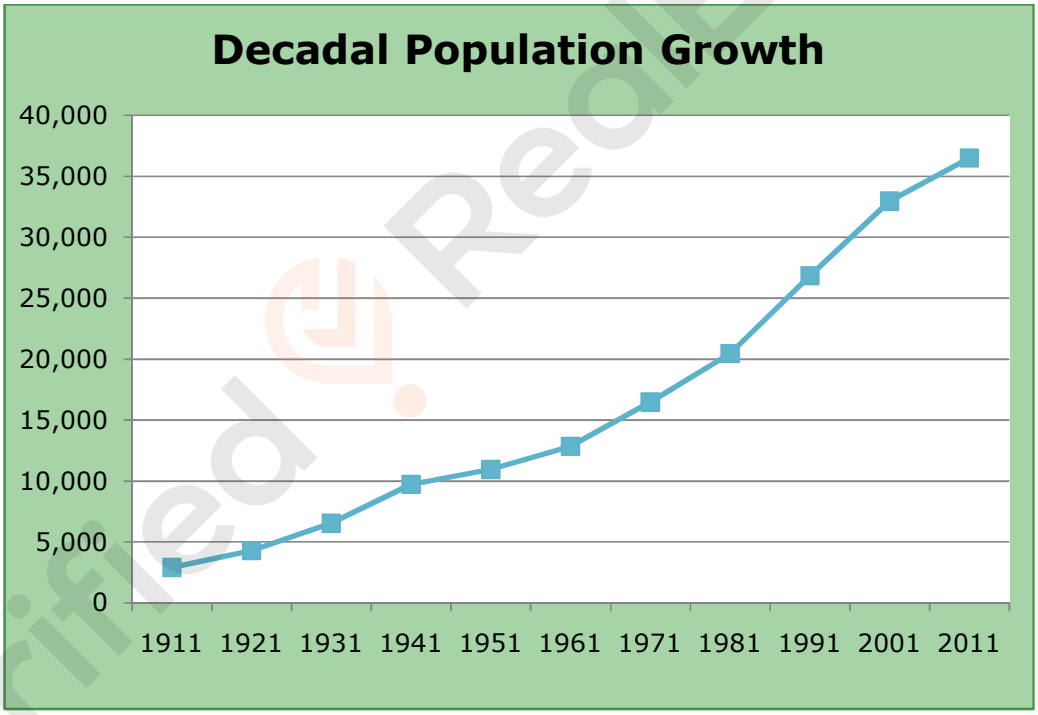
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Ward No.	Census Population (2001)	Present year Population(2011)
21	1631	1665
22	1396	1675
23	1778	1453
24	1463	1488
TOTAL	**32,969**	**36,501**

Source: Kodaikanal Municipal Office

3.5 Population Growth Trend

Table 9 Population Growth Trend



Population shows a steady trend in increase since 1911. Although the rate of increase in population in town is at a decline, the population increase is in arithmetic progression. With this trend in mind, the population projection for the town is given in the table 11.

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Table 10 Decennial population and its variation – Kodaikanal Town

Year	Population	Decadal Increase in Population	Percentage Increase in Population
1911	2,906	---	---
1921	4,283	1,377	47.40
1931	6,523	2,240	52.30
1941	9,724	3,201	49.07
1951	10,941	1,217	12.51
1961	12,860	1,919	17.54
1971	16,473	3,613	28.10
1981	20,451	3,978	24.15
1991	26,844	6,393	31.26
2001	32,969	6,115	22.77
2011	36,501	3532	10.71

Source: Census of Hand Book - 2011

Table 11 Projected Population for Planning Period

Year	Population
2001	32969
2011	36501
2021	42000

Source: Kodaikanal Municipal Office

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3.6 OCCUPATIONAL PATTERN

Table 12 Occupational Pattern 2011

Parameter	Total	Male	Female	Percentage	Sex Ratio
MAIN WORKERS					
Main Cultivators	163	121	42	1.24	347
Main Agricultural Laborers	744	461	283	5.66	614
Main workers in house hold Industries	130	68	62	0.99	912
Main other workers	12,118	9,084	3,421	92.11	334
MAIN WORKERS	13,155	9,734	3,421	36.04 (Total Population)	351
MARGINAL WORKERS					
Marginal cultivators	10	5	5	1.05	1000
Marginal Agricultural Labourers	51	20	31	5.38	1550

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Parameter	Total	Male	Female	Percentage	Sex Ratio
Marginal workers in house hold industries	34	5	29	3.59	5800
Marginal other workers	853	523	330	89.98	630.98
MARGINAL WORKERS	948	553	395	2.60 (Total Population)	714.29

Source: Census Hand Book - 2011

Out of 32,969 persons, the workers are only 12169 persons which constitutes 36.91% of the population which is lower than the District (50.61%) and state (44.67%) figures. The Occupational Pattern is shown in the Table above.

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CHAPTER - 4

4. KODAIKANAL LOCAL PLANNING AREA

The Government has declared, Kodaikanal Local Planning Area under section 10(1) of the Town and Country Planning Act 1971 in G.O.Ms.No. 2043 RD&LA dated 20.9.1973, which includes Kodaikanal and part of, Vilpatti, Vellagavi and Poomparai villages, (Annexure I) and also confirmed the same area under section 10(4) of the Town and Country Planning Act 1971 in the G.O. Ms.No.665, dated 16.03.1974 RD&LA Department (Annexure II).

The Local Planning Authority, who is empowered to carry on all development works in the Local Planning Area was also declared under section 11 (1) of the Town and Country Planning Act in the G.O.Ms.No.650, dated 8.4.75 RD&LA (Annexure III). It is the responsibility of the Local Planning Authority to prepare the Master Plan and its Revision. But due to lack of necessary technical personnel with the Kodaikanal Local Planning Authority, the Director of Town and Country Planning under took this responsibility and prepared the plan on behalf of the Local Planning Authority.

The topography of the town is a greater challenge in the physical planning and maintaining the overall administration of the town. Even though detailed contours study has not been done, open source Digital Elevation Model [DEM] data is available, which is quite adequate to make decisions for planning purposes. Anyway engineering works will be executed only after a Detailed Project Report is prepared. The open source Shuttle Radar Topographic Machine [SRTM] DEM has been referred to in formulating the

Kodaikanal Modified Master Plan. The Planning proposals have been restricted up to the Municipal boundary. Some missing blocks (Ward.C.Block 1, 2, 3)] in the Approved Master Plan are included in this Modified Master Plan.

4.1 Detailed Development Plans

Detailed Development Plan [DDP] is least level of planning of an area currently at practice, which has street level data of the planning area. The two Detailed Development Plans notified are French Land Town Planning scheme and Anandagiri Town Planning Scheme sanctioned by the Government under the Madras Town Planning Act 1920.

The details of the schemes present in the Kodaikanal Planning Area is shown in the in Table 13. To Adopt Uniform Regulations for the entire Kodaikanal Local Planning Area, the sanctioned Town Planning Schemes / Detailed Development Plans land uses may be taken for consideration and the parameters of the DCR of this master plan may be made applicable for this DDP area also.

Table 13 Town Planning Schemes in Kodaikanal

S. No.	Name of Town Planning Schemes	Extent of the scheme area (Acre)	Stage of the scheme
1.	French land Town Planning Scheme	10.00	Sanctioned in G.O.Ms.No.4793 of Public Health dated 12.10.1940
2.	Anandagiri West Town Planning Scheme	18.53	Sanctioned in G.O.Ms.No.2472 of RD&LA dated 16.12.1969

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CHAPTER - 5

5. LAND USE

The Kodaikanal Municipal Area is divided into four Revenue Wards namely A,B,C and D, in which ward A contains 8 Blocks, Ward B contains 44 Blocks, Ward C contains 25 Blocks and Ward D contains 27 Blocks with an extends over an area of 21.21 sq.km (2121 ha.). In earlier days all developments have taken place around the famous "Kodai Lake" which is a Major Tourist Attraction. Due to the ban around the lake area, development of infrastructure, increase in floating population and easy availability of modern equipment is leading to developments abutting the roads leading to Kodaikanal Lake.

5.1 LAND USE ANALYSIS

In the year 2003, Land Use survey was undertaken by the Madurai Regional office, of the Directorate of Town and Country Planning, to prepare the Review Master Plan. The Detailed Existing Land Use Analysis is presented in Table 14 and also shown in the Map. Of the total extent of 2145 Hectare, 75.70% is occupied as Reserve Forest, prohibited area, primary vegetative area and Agricultural activities. About 521.04 hectares of developed area constitutes 24.30% of the total area. The table-15 gives the proposed landuse of the consented master plan which is verified with present revenue records of the municipality and the actual extent of the various uses are corrected accordingly and tabulated in the Modified Master Plan.

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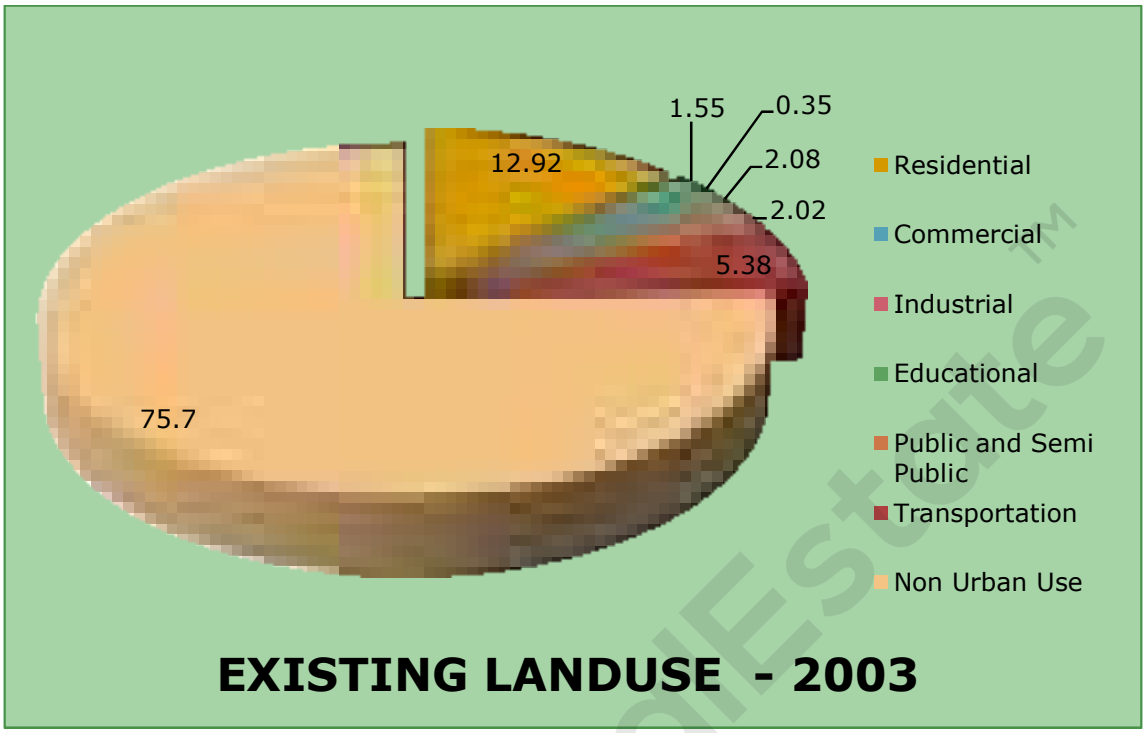


Figure 7 Existing Land Use Breakup

Table 14 Land use analysis – Kodaikanal 2003

Uses	Extent in Hectare	Percentage to developed area	Percentage to total area
Residential	277.05	53.17	12.92
Commercial	33.19	6.37	1.55
Industrial	7.53	1.45	0.35
Educational	44.64	8.57	2.08
Public and Semi Public	43.33	8.32	2.02
Transportation	115.30	22.12	5.38
Total developed	521.04	100.00	24.30

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Uses	Extent in Hectare	Percentage to developed area	Percentage to total area
area			
Non Urban Use			
Agriculture, Forest Reserved Forest, Land under water	1623.96	-----	75.70
Total area of the town	**2,145.00**	**-----**	**100.00**

Source: Survey conducted by the Directorate of Town and Country Planning Office

Table 15 Landuse Proposed as per consented Master Plan

Uses	Extent in Hectare	Percentage to developed area	Percentage to total area
Residential	391.25	60.93	18.24
Commercial	40.07	6.24	1.87
Industrial	7.53	1.17	0.35
Educational	44.64	6.95	2.08
Public and Semi Public	43.33	6.75	2.02
Transportation	115.30	17.96	5.37

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Uses	Extent in Hectare	Percentage to developed area	Percentage to total area
Total developed area	642.12	100.00	29.93
Non Urban Use			
Agriculture, Forest Reserved Forest, Land under water	1502.88	-----	70.07
Total area of the town	**2,145.00**	**-----**	**100.00**

5.2 Residential Use

About 277.05 hectares of land is used for residential purpose which constitutes 53.17 % of the total Developed Area and 12.92% to the Total Area. Due to nature of topography and terrain, residential developments have developed in pockets, the desirable pattern of development in a hill station which leads to preserving the greenery and enhancing the aesthetic and scenic interest in the area. Some concentrations of residential developments are noticed in the areas of Anandagiri, Blissvilla, Srinivasapuram, Pambarpuram, Shenbaganur, Naidupuram, Swedish settlement and Packiapuram.

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5.3 COMMERCIAL USE

The Commercial Land Use comprises 33.19 Hectares in Extent which constitutes 6.37 percent to the Total Developed Area of Kodaikanal Town. The main Bazaar Street in the heart of the town with Market and various shops are the main Commercial Centre of Kodaikanal as well as its Hinterland. Some Commercial Activities are also seen near Anna Salai, Laws Ghat road, Violet road, Pambarpuram, Observatory Road, Convent Road, Bernhil Road, Bear shola road and Naidupuram Areas. Fresh vegetables like Potatoes, Cabbage, Carrots, Beet Roots, various types of Beans, Peas, Cauliflower, and Garlic are transacted in the Market. These vegetables are also sent to the plains, mainly to Madurai, Dindigul and Tiruchirapalli. Fruits including several types of peppers, Apples, Plums, Peaches and Oranges are also exported. The major commercial activity of the town is hotel industries and it plays a major role in the economy of the Town. Nowadays most of the hotels and related commercial centers are developed in various places of the town.

5.4 PUBLIC AND SEMI PUBLIC USE

Under this use, government offices, civic uses, medical and religious institutions etc., have been included. About 43.33 hectare in extent which constitutes 8.32 percent to the total developed area. A major area of this use is found within the central area. Astrophysics Observatory, a Prohibited Area, covers an extent of 76.25 Hectares.

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5.5 INDUSTRIAL USE

Few small scale Industries such as Auto workshops and Eucalyptus oil extraction units are located in the town. The total area covered under industrial land use is only 7.53 hectare constituting 1.45 percent of the developed area; any exploitation of forest resources should not be done at the risk of upsetting the ecological balance of the area as large scale denudation of forests would result in erosion and depletion of sub soil leads to environmental degradation. The land in T.S. No.5 of Block-21, Ward – B is reserved as Industrial use in Kodaikanal Town for Existing Ponds Thermometers for manufacturing of Clinical Thermometers. Currently this industry is not functioning.

5.6 TRANSPORT AND COMMUNICATION USE

A State Highway 156 which is the main artery of Kodaikanal passing through the heart of the town starts from the foot of the hills and branches in three Directions. The North bound road passes through the important settlement to Vilpatti Village through Naidupuram settlement. The South bound road runs touching the lake in the east and turns south through Pambarpuram and Golf ground area and leads to Mannavanur. The third branch runs westward connecting Kodaikanal Observatory to the Village Poombarai. These three roads are crossed by many linking roads.

All the roads within the Local Planning Area are fairly wide except in a few pockets. The total length of the road is about 91.3 kms. Within the municipality 24.8 kms roads are being maintained by Highways Department and the rest by the Kodaikanal Municipality.

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All Roads, Streets, Lanes, Walk way etc, are brought under this use. About 115.30 hectare in extent which constitutes 22.12 percent of the Total Developed land has been classified under Transport and Communication Use. The high proportion clearly indicates that all parts of this hill resort are well connected by a good network of roads.

Steep Contours are the main hurdle for the easy flow of traffic. The existing system of road network can be efficiently utilized by improvements and up gradation.

5.7 Recreational Use

All Parks including Bryant Park and Chettiar Park, Playfields, Open Spaces and Meadows are classified under Recreational Use. A well Organized Golf ground, covering an extent of 20.04 hectare is one of the important features in the Recreational uses. These Recreational Uses are prescribed as Agricultural use. The Famous Kodai lake although Classified under "Land Under Water Use" which is included Under Recreational Use in view of the duality of its function. It is needless to impress the need for preservation of Recreational Uses in this important Tourist Centre, mainly for the attraction of the tourist. Since the main economy is derived from tourism industry, care has to be taken for the upkeep and expansion of Recreational and leisure time activities at Kodaikanal. Such a policy is to be consistent and should be in conformity with the overall requirement and Preservation of ecology of the area.

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5.8 Non Urban Uses

This includes Reserved Forest, Forest, Agricultural lands, Undeveloped Vacant lands, Prohibited area and Land Under Water are Covered an area of about 1299.75 hectare of the town.

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CHAPTER - 6

6. PHYSICAL INFRASTRUCTURE

6.1 WATER SUPPLY

Water supply is a primary and essential infrastructure to any settlement irrespective of their size. Water is an elixir of the life. Water supply is one of the basic amenities has to provided by an urban local body. It has to reach all the people of an urban area. As per Norms of TWAD-Urban Water Supply standards for municipality, it has to supply 90 LPCD.

The main sources for the current water supply are earth dam across Pambar River (Surface water) and Masonry Dam in Manoranjitham Shola upstream of earthen dam (Surface water) which is maintained by the Kodaikanal Municipality. The existing distribution system has 57.05 km length to cover the ULB with 50% of GI pipes and 50% CI pipes. The raw water from intake tower and a sump is pumped to the water treatment plant with a capacity of 3.3 MLD.

The clear water is supplied to two service reservoirs and nine Ground level reservoirs, through pumping. There is a water deficit in the municipality.

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Table 16 Comparison of Existing Water Supply with Standards

		LPCD	Difference
Existing Population (2011)	36,501		
Existing Water Supply (MLD)	2.36	30	
TWAD - Standards		90	-60
CPHEEO Standards		70	-40

As per CPHEEO manual shown below, an ULB need to supply 70 LPCD. This Urban Local Body falls under municipality category.

8.3.1.1. Water Supply Standards

The water supply standards as indicated by the CPHEEO are detailed in Table 8.26.

Table 8.26: Water Supply Standards

S.No.	Classification of town/cities	Recommended maximum water supply levels (lpcd)
1	Towns provided with piped water supply but without sewerage system	70
2	Cities provided with piped water supply where sewerage system is existing / contemplated	135
3	Metropolitan and Mega cities provided with piped water supply where sewerage system is existing/contemplated	150

Source: CPHEEO Manual, 1999.

Source: Urban and Regional Development Formulations and Implementations Guidelines

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In order to meet the needs of additional water demand on account of floating population following schemes are proposed

1. New source Keelgundar water supply scheme at an estimated cost of Rs.4631 Lakh is proposed. The Administrative sanction accorded vide G.O.Ms.No.514 MAWS Department dated 18/12/2014 and work order issued on 28/02/2016. The works are in progress.
2. Construction of check Dam in Between Earthen Dam – Masonry Dam at Observatory at an estimated cost of Rs.1,000 lakhs

The distribution network of the water supply system of the ULB is discussed below. The network covers total pipeline connection of 5979.

Total no of pipe connections	5979
No of Bore Wells	36
No of Wells	6

Ground Level Service Reservoir (GLSR) listed below are linked with feeder mains and connected with distribution networks

Table 17 Ground Level Service Reservoirs & Its Capacity

No.	Name of Ground Level Service Reservoir	Capacity In Liters
1.	Observatory Elevated Tank	25, 000

2.	Chellapuram	1,00,000
3.	Levenge Road	4,50,000
4.	Naidupuram	2,50,000
5.	Anna Salai	2,02,000
6.	Anandhagiri	1,00,000
7.	Kurinji Andavar Kovil (Near)	1,00,000
8.	Srinivasapuram	60,000
9.	Observatory compound	50,000
	Total	**14,27,500**

The entire town was divided into the following three zones to supply 90 LPCD for the population of 36501 and floating population of nearly 6000. The details of each water supply zones is shown in Table 17.

Table 18 Existing Water Supply Zone Details

No.	Zone	Supply Area
1.	Levenge Road	Pamparpuram, St. Mary's Road, Pallivasal, Anna Salai Area etc.
2.	Naidupuram	Packiapuram, Shunmugapuram, M.M.Road, Riffle Range Road, Convent Road etc.
3.	Moonjikkal	Anandhagiri 1 to 7th Street and Srinivasapuram etc.

Proposals:

After implementation of the proposed water supply schemes to meet the water supply requirement in future, the municipality will meet the requirement of 135 LPCD.

The main water sources identified for the augmentation of the water supply are Berijam lake and Keelgundar River.

Year	Demand in MLD	Present Availability in MLD	Gap MLD
Present - 2015	6.05	2.36	3.69
Intermediate stage - 2030	7.34	2.36	4.98
Ultimate - 2045	8.63	2.36	6.27

Source: Water Supply DPR

The water distribution zones has been redesigned as 8 zones which is shown in the table below

No.	Zones	Municipal Wards
1	Naidupuram	1 to 5
2	Kurinchi Andavar	6 to 12
3	Anna Salai	13
4	Munjikal	14
5	Chellapuram	17 & 19
6	Observatory	18
7	Levenge Road	15, 16, 20 & 22
8	Cooli Ghat Road	23 & 24

Source: Water Supply DPR

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6.2 SEWERAGE SYSTEM

There is no sewerage network available in the ULB. The current practice of disposing system is collection from septic tank and disposing it. There is no proper site for disposing. Sometimes the sewerage is linked in storm water drain also, which leads to contamination of the water bodies which are linking to storm water drain. There is a primary treatment facility available as part of the Hotel Owners Association. Waste water from the Hotels and Restaurants are collected in the sumps and taken by the private vehicles run by the Hotel Owners Association. Collected waste water is treated in the small treatment plant located near Annanagar. Investigation for providing Under Ground drainage for the Municipal Area has been undertaken by Tamil Nadu Water Supply and Drainage Board and the scheme has been sanctioned by the Government. The project is likely to be taken up soon.

6.3 STORM WATER DRAINAGE

The municipality road length is 91.30 km. The drain length covers 59 percentage of the road length. The major issues are sewage out from residential and other uses are illegally linking with the storm water drain. Since it is a hill station naturally undulated terrain make the water drain into the water bodies. Kodaikanal drainage needs to be linked properly with the water bodies and to be strictly monitoring is required.

Table 19 Drain Length in Km

Drain	Length in km

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Open drain	38
Closed Drain	16
Kutcha Drain	0
Total Length	54

Source: Kodaikanal Municipality

6.4 Solid Waste Management

In Kodaikanal municipality, usage of plastics is prohibited. The Solid waste are generally generated from residential area, hotels, markets, commercials centers, education and other public and private institutions etc, around 20 MT of solid waste generated within the municipal area, are collected by four garbage vehicles and six mini vehicles and dumped in the municipal compost yard located at S.No. 229 of Seeradumkanal village of Adukkam village panchayat, 12 Km away from Kodaikanal Municipality. At an estimated cost of Rs.110 lakhs, a segregation unit, is being constructed under the financial assistance of Swach Bharath Scheme. The collected solid wastes are segregated and the degradable wastes are converted into organic manure and non degradable wastes are supplied to recycling process. The organic manures are supplied to horticulture and agriculture works. Kodaikanal municipality has proposed to establish four more Micro Compost Center (MCC) at Sivanadi road, Upper Lake Road, Koyyapari and Anandagiri. Kodaikanal municipal authority is also proposed to purchase eight more garbage vehicle in the next financial years. Kodaikanal Municipality has announced under Solid Waste Management Rule 2016, the Institutions which produce more than -100kg of solid wastes per day shall establish segregation unit

at their own cost within their premises. It will reduce the burden of municipality and also impact on the environment.

Table 8.44: Waste Generation Per Capita per Day

S.No.	Land use type	Estimated waste generation
1	Residential refuse	0.3 to 0.6 kg/cap/day
2	Commercial refuse	0.1 to 0.2 kg/cap/day
3	Street sweepings	0.05 to 0.2 kg/cap/day
4	Institutional refuse	0.05 to 0.2 kg/cap/day

Source: Manual on Solid Waste Management, CPHEEO - 2000

Source: Urban and Regional Development Formulations and Implementations Guidelines

Micro Compost Center (MCC) Location				
S.NO	Name of MCC	Ward	Block	TS.No
1	Upper Lake Road	B	12	1 &1
2	Anadagiri 4th Street	D	19	2
3	Sivanandi Road	C	17	7
4	Koyyapari	D	24	80

Source: Kodaikanal Municipality

Door to door collection system is in practice and it is segregated in to degradable and Non degradable at different levels. One at the door step and the other at the micro compost and finally in the Dump yard. Currently the segregation process is done manually, the segregation facility is under construction. When the segregation is done, degradable waste is sent for manure preparation and other plastic related materials are sent for recycling. Even the plastic bags are collected by private industries, because they are used for cement preparation. There is no other industrial waste.

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Medical waste is not collected by the ULB and since it is collected by private agents. There is no dumping or processing medical waste in the Dumpyard.

Solid waste management dump yard facility located at Adukkam village outside Kodaikanal LPA. The area of the dump yard is 3.77 Acres.



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6.5 TRANSPORTATION

Transportation is one of the main infrastructures for the development of the city. Development and Transportation issues are always directly proportional to each other. In Kodaikanal only one mode of Transport is available. One can reach Kodaikanal only via Road transportation. The nearest railway station is Kodai Road station and nearest airport facility is Madurai International Airport. The planning area is well connected with Dindigul, Palani, Madurai, Periyakulam and Batlagundu by road.

Kodaikanal Municipality has a Bus stand which currently handles 76 trips of buses per day. The main problems in the ULB are lack of parking facility and in adequate road width. Year by year the visiting tourist population keeps growing leading to traffic issues. To facilitate the upcoming tourist, government has proposed to widen the Ghat road, to ease the traffic flow under Comprehensive Road Infrastructure Development Program. This improvement includes the widening of existing road to a width of 8.0m to 10.0m, wherever necessary, besides with the construction of 66 culverts. Almost the work has been completed and the remaining work will be completed in a short span. The feasibility study by National Highway Authority of India [NHAI] for upgrading State Highway (SH-156) into National Highway is in progress.

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Table 20 Road Types and Length

No.	Type of Road	Length of Road (km)
1.	Bitumen tar road	46.41
2.	Cement concrete road	15.09
3.	WBM/ Gravel Road	5.00
	Total Municipal Road	66.50
4.	State High Way Road	24.80
	TOTAL	**91.30**

Source: Kodaikanal Municipality

The State Highway road which is the main artery of Kodaikanal passing through the heart of the town starts from the foot of the hill and branches in three directions. The North bound road passes through the important settlement to Vilpatti village through Naidupuram settlement. The South bound road runs touching the lake in the east and turns south through the Pambarpuram and Golf ground area and leads to Mannavanur. The third branch runs westward connecting Kodaikanal Observatory to the village Poombarai. These three roads are crossed by many linking roads. Table 20 shows the Road Classification.

It is proposed to widen the existing main road to Pillar rock road through Pambarpuram and Lower Shola road, starting from the point 52/4 KM up to the end of the Municipal limit. The construction of culverts and retaining walls also proposed wherever necessary.

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The Road system does not follow any specific pattern but roughly it is a Circular and Radial Pattern, circular around the lake and all roads radiating from this road. The roads are undulating and steep and narrow in view of the nature of the terrain.

In earlier days a very small Bus Stand was located at a steep place. Hence, Rani Mangammal Transport Corporation had initiated to construct a new bus stand in T.S.No.9 of Block.5, Ward.D to accommodate increasing traffic. Now Kodaikanal Municipality has purchased the above land from Tamil Nadu State Transport Corporation [TNSTC] and constructed a modern Bus Stand at a cost of Rs.5.5 crores. Now TNSTC operates many Town Buses / Mofussil buses for the welfare of people in the Kodaikanal area as well as tourists. Many private tourist buses and call taxies are also available.

Most of tourists visit Kodaikanal during the season and non season periods by their own Transport, Tourist buses and Call taxies which leads to heavy traffic problem in the Kodaikanal. During such periods most of the vehicles are parked along the road sides near the lake area. Kodaikanal Municipality is also providing arrangements for parking of 100 vehicles near the Kalaiarangam located at the western corner of Lake Area. A detailed study is also undertaken by the Kodaikanal Municipality to construct Multi Level Parking with the financial assistance from Urban Infrastructure Development Scheme for Small and Medium Transport [UIDSSMT] and with prior clearance of Hill Area Conservation Authority [HACA]. Kodaikanal Municipality is decided to expand the existing Bus Stand in the adjacent land owned by TNSTC, so as to facilitate more

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accommodation for the tourist vehicles by providing Multi Level Parking. The Kodaikanal Municipality also decided to construct temporary Multi Level Parking near Municipal Kalaiarangam with prior approval of the HACA. The height restriction of buildings needs to be relaxed for the MLCPs. In addition since road transport is the only means of transportation, the provisions for parking, for commercial establishments, hotels and residences will need to be increased, so that vehicles do not get parked on the roads.

Since only a few town buses are available in this town, all cannot afford to utilize taxies, it is necessary that special town buses should be introduced at least during the season, linking the various tourist places in and around Kodaikanal to facilitate easy travel for public and tourists.

A Helipad is proposed at Poomparai village near Kodaikanal new reservoir by the Municipality to promote tourism as well as emergency needs of the people.

The internal roads are very narrow and steep in some places. It is necessary to widen the existing roads to at least 7.0 meter. In some places, portions of the road area encroached and should be evicted and converted for open parking arrangements by the Municipal Authority. The Government Poramboke lands which are abutting the existing Municipal Road and State Highways should be identified and open parking shall be provided by the municipal authority.

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Vehicles entering in to the Kodaikanal Town per day

Sl.No.	Type of vehicles	Tentative number of vehicles
1.	Government Bus	38
2.	Tourist Bus	40
3.	Lorry	12
4.	Tourist Car (T Board)	360
5.	Van	47
6.	Own Car	397

Source: Kodaikanal Municipality

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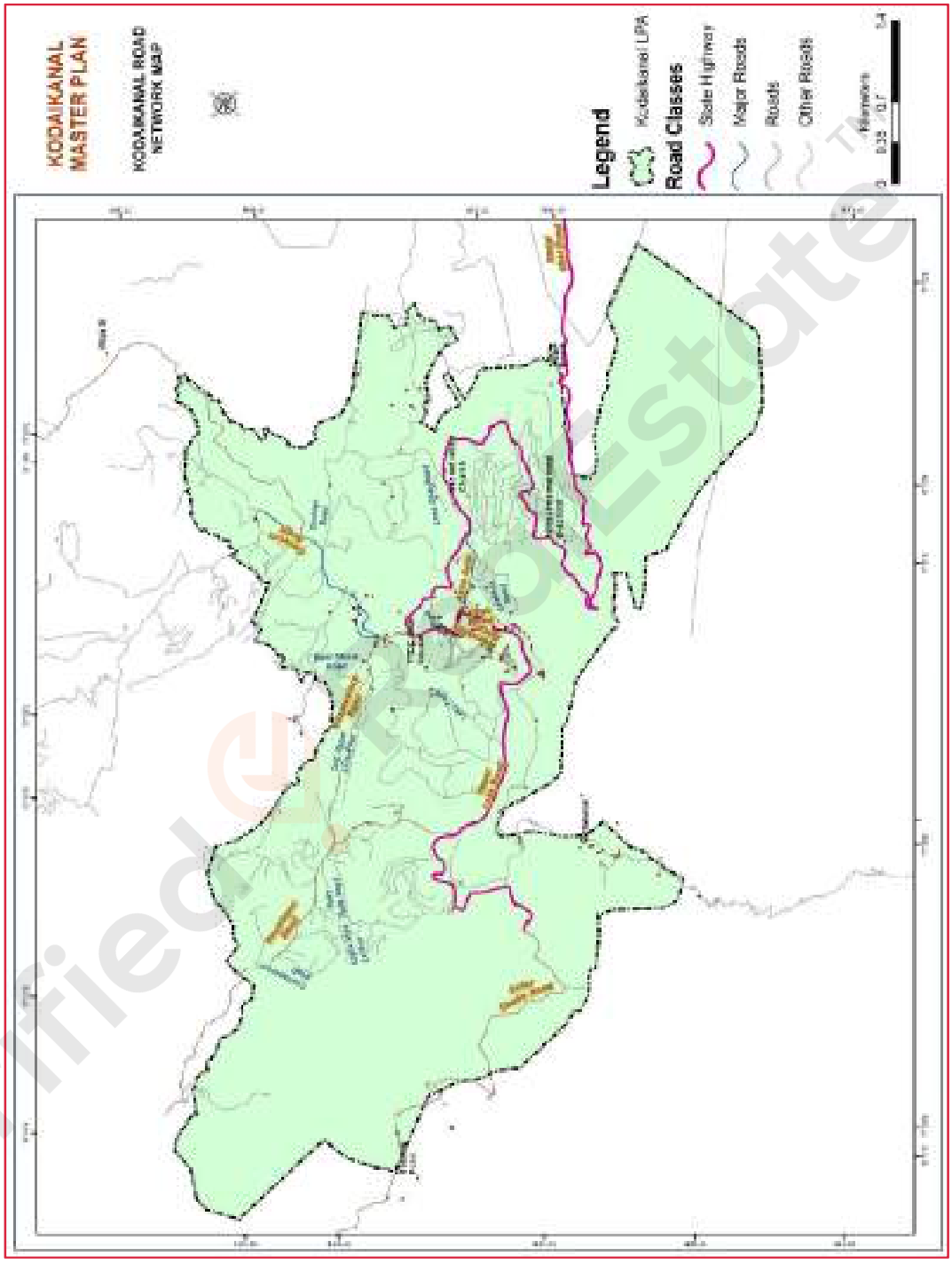


Figure 8 Map showing Existing Road Network

CHAPTER - 7

7. TOURISM

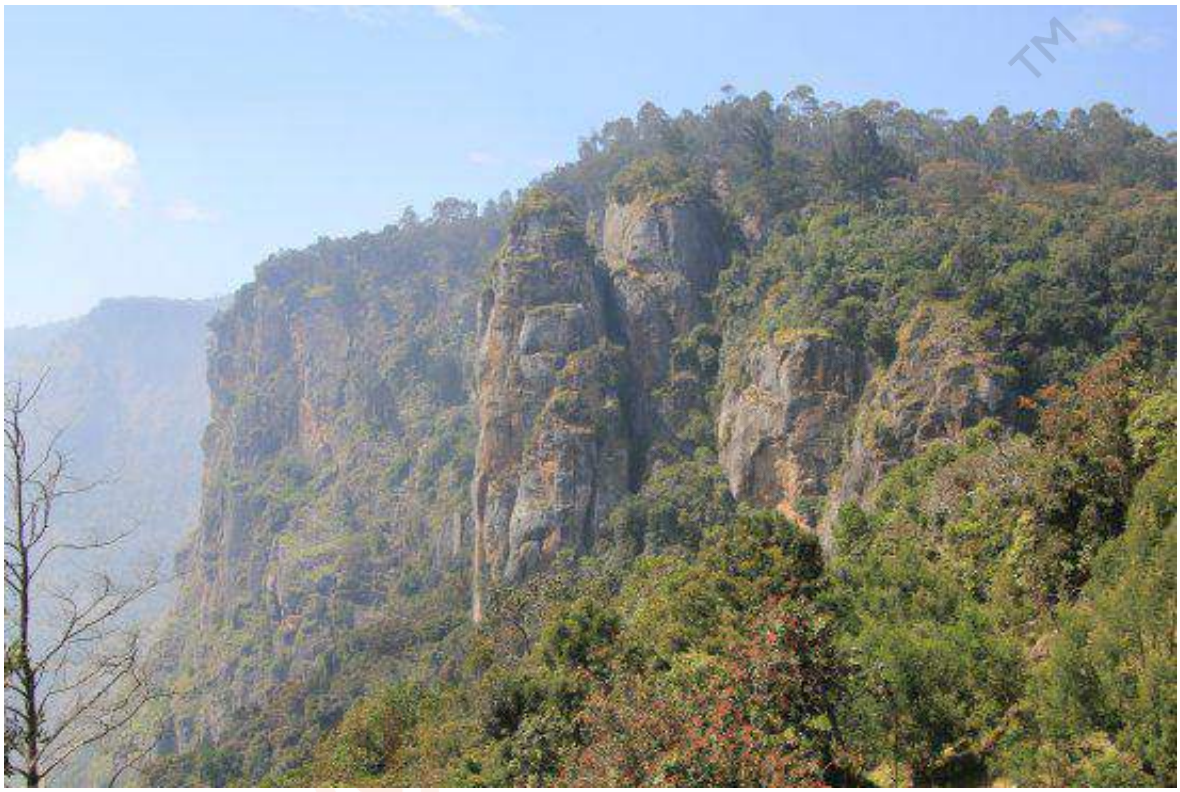
Tourism is a one of the potential economic sector to a country. In some countries and areas the economy depends only on tourism. In Kodaikanal, tourism is the economic backbone and it has witnessed good growth over a period. Increase in personal vehicles and better transportation facility are the keys to the tourism development in Kodaikanal which has been a tourist attraction spot to keep welcoming people. Fast development of an efficient, cheap transport and communication system has brought the tourist centers like Kodaikanal within easy reach of common man. Development of Kodaikanal with increased facilities to attract more tourists will not only help the local population but also earn valuable foreign exchange.

Kodaikanal is a charming Hill Station unspoilt by modern Development and is known as "Princess of the Hill stations of the South". Kodaikanal is one of the most popular Hill resorts in India. The Kodai Lake, Bryants Park, Pillar Rocks, Perumal Peak, Silver Cascade, Bear Shola Falls, and the Astrophysics Observatory are some of the attractions. Kodaikanal is well known for its flowers, high breeds and crafts, hill plantations likes vegetables, fruits and plums. The Pride of Kodaikanal is the "Kurinji Flower" which blossoms once in twelve years. It blossomed in 2017, the Next Season being 2029.

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Some of the important Tourist Spots of Kodaikanal are as follows:

7.1 PILLAR ROCKS



It is situated 11 km from the lake bund. It is a set of three Giant Rock Pillars which stand 122 meter high. The imposing rocks make an ideal place for picnic. The view of the valleys from this point is breath taking. Pillar Rocks managed by the Tamil Nadu Forest Department. There is an excellent public garden adjacent to the view point.

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7.2 Fairy Falls



It is situated very near to the pillar rocks and it is a good picnic spot

7.3 Silver Cascade

A thin film of water falling looks like a coating with silver and this falls may be seen as the tourists approaches Kodaikanal by the Main Ghat road.



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7.4 COAKER'S WALK

Coaker's walk, 500 meters (1600 ft.) from the Bus stand, constructed by Lt. Coaker in 1872. It is a 1 kilometer (3300ft) paved pedestrian path running along the edge of steep slopes on the Southern side of Kodaikanal. The walk, winding around Mount Nebo, starts in front of the Van Allen Hospital Road, and joins the main road beside St.Peter's Church, providing a Stunning Panoramic view of the plains. On a clear day one can view as far as Dolphin's Nose in the South, the valley of the Pambar River in South East, Periyakulam Town.



7.5 GREEN VALLEY VIEW

The Point is widely known as suicide point, 5.5km from the bus stand. It is a point near the Golf course from which the entire Vaigai project in the plains can be seen. Moyer point and Guna cave are also the tourist places on the way to green valley.



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7.6 KODAIKANAL LAKE



The Kodaikanal Lake is one of the finest asset of the town. It spreads over an area of 26.3 hectares and is skirted by 5KM long BT Road. Boating in the lake is arranged by the Boat Club, TTDC, Kodaikanal Municipality and a Public Ferry Service from the Boat Club to Tapp's Road Coner by the Boat Club. During the summer Boat Racing events held annually which attracts a lot of Tourists.

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7.7 PARKS

7.7.1 Bryant Park



It is named after its Founder Mr.D.F. Bryant. Horticulture Department of the Government of Tamil Nadu is maintaining this Park. There are varieties of roses, other flowers and ornamental trees available in this Park. The famous flower show is Conducted twice in a Year during the month of May and September.

7.8 PLAY FIELDS



Golf Ground is one of the main attractions in Kodaikanal. It was established near Pillar Rocks in the year 1880. An enlarged building and 18 holes corse with 6 new holes cater to an international group of enthusiasts. Gymkhana Ground, a vast open space with shrubs is situated near the lake. Gymkhana Ground is a Marsh through which water coming from the Catchment, Bear Shola Passes through before entering the lake. The honey comb structure of the Marsh Filters the water and renders it clear. As such it is absolutely essential to preserve the Gymkhana Ground as it is so that the Kodaikanal is free of pollution.

7.9 RELIGIOUS PLACES

There are several temples, churches, and mosques available to cater to the religious needs of the people. Among those the important are 'Kurinji Andavar' Temple and Sacred Heart Church. The Famous hill temple dedicated to Lord Muruga is the popular

attraction to the tourist as well as the pilgrims. The name 'Kurinji' connects the flower which blossoms once in twelve year in this Temple. This temple is about 5 km from the lake.

7.10 Museum

The flora and fauna museum at Shenbaganur in Sacred Heart College is a very famous one. The botanical garden and library are worth mentioning.

7.11 Miscellaneous

The Dolphin's Nose, Horticultural Research Station, Astro-Physical Observatory, Doctor's Delight, Rat Tail Falls, Bear Shola Falls, Perumal Peak, Moyer point, Guna cave, Central Sheep and Wool Research Station and Berijam Lake are some of the other places of attraction located in and around this town.

7.12 Number of Tourists

The total number of tourist has been increasing steadily till 2008. After which there is a fluctuation in the growth trend in the town. The total number of annual tourist in the town is given in the table below.

Table 21 Annual Number of Tourist

Year	Number of Tourists Visited
2000	1258273
2001	1362758
2002	1403623

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Year	Number of Tourists Visited
2003	1483766
2004	1591453
2005	1598990
2006	1761212
2007	2079188
2008	2689734
2009	3162769
2010	2748215
2011	3058591
2012	3162879
2013	4837678
2014	5435469
2015	6500000
2016	6800000
2017	7100000

Source: Tamil Nadu Tourism Development Corporation

The visiting tourist clearly shows the interest of the people to visit Kodaikanal. Other than the year 2010, the number of tourist visiting keeps increasing every year. The same is shown in the picture below in a bar chart form. The natural beauty and pristine environment of kodaikanal need to be conserved to keep kodaikanal attractions as a tourist destination.

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Kodaikanal has a lots of potential to attract visitors. Staying options are one of the main criteria to visit a place again and again. So there are a variety of options which vary by affordability and facility. Also these facility becomes livelihood to the people who are facilitating it. One such a facility is home stay option at most of the hill station. Ministry of Tourism has standardized such a facility named it as **"Incredible India Bed & Breakfast / Home-stay Establishments**". Here in Kodaikanal area such a facility is to be allowed in Primary Residential, Sparse Residential and Primary Vegetative Landuse zones. The developments will be permitted adhering to the Ministry of Tourism guidelines.

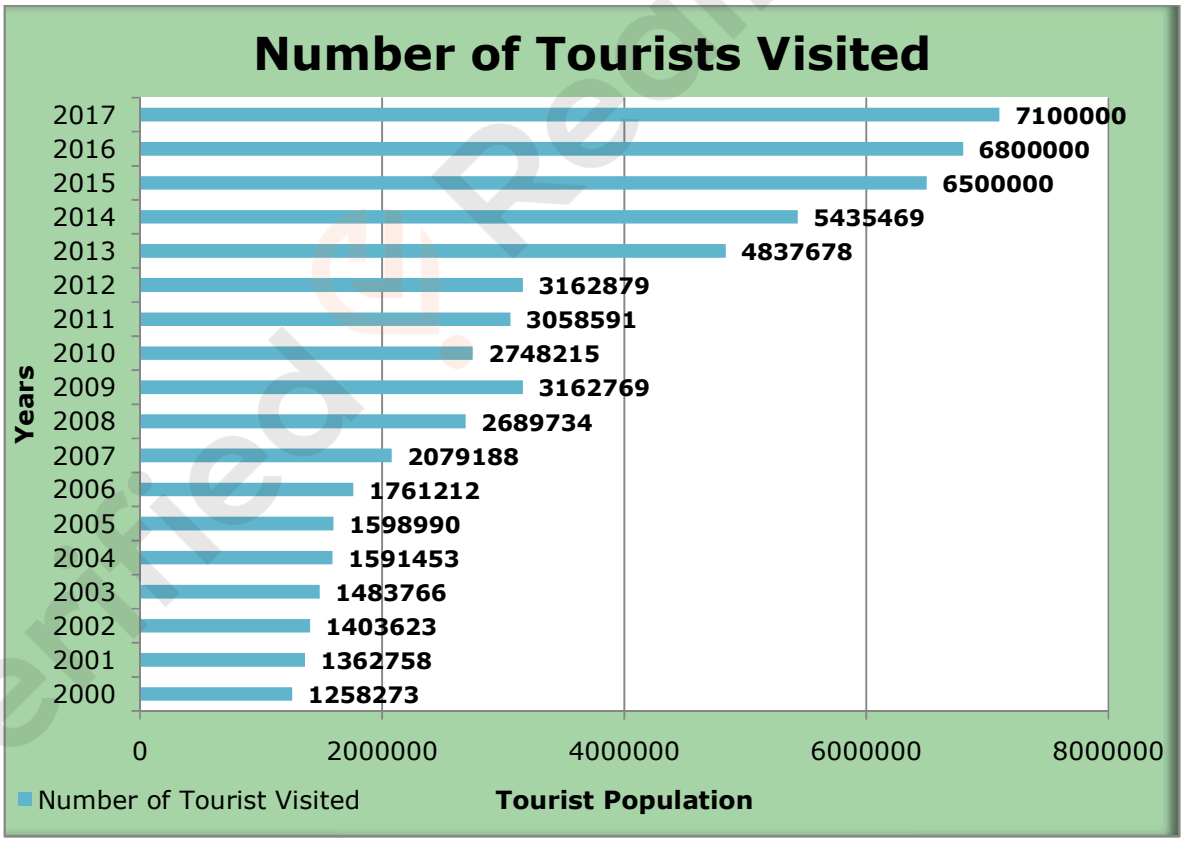


Figure 9 Bar Chart showing Number of Tourist

Source: Tamil Nadu Tourism Development Corporation

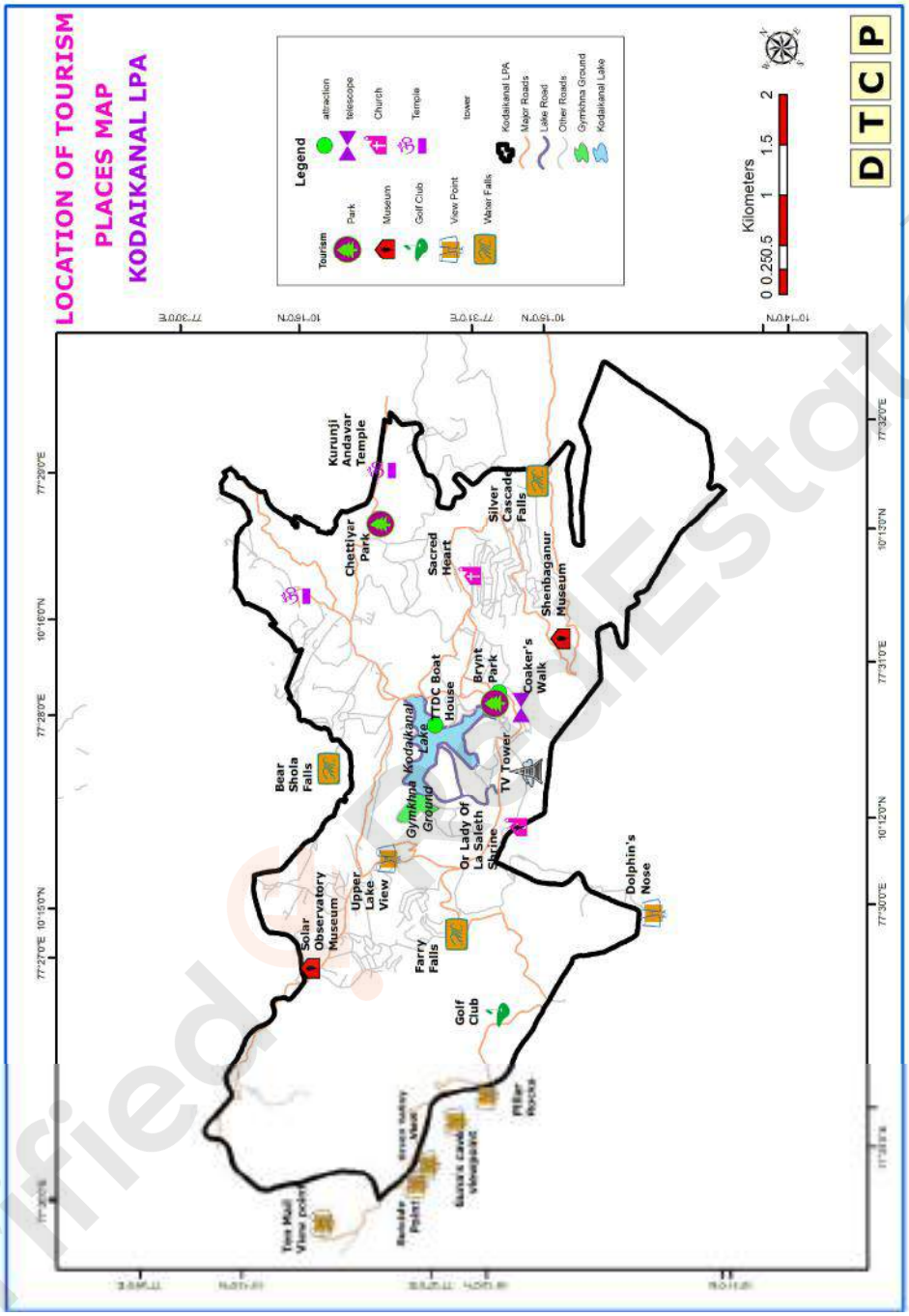


Figure 10 Tourism Map

CHAPTER - 8

8. SOCIAL INFRASTRUCTURE

Kodaikanal is a Taluk head quarters. The health and education facilities are not an issue to the Local Planning Area.

8.1 EDUCATION

School going children of the town is 8525. The land covered by educational institutions is 44.64 hectare. Nationally and Internationally famous educational centers like Kodai International School, Presentation Convent, Sacred Heart College are located here, which attract the children's all over India as well as the world. Sacred Heart College and St.John's Convent are situated in eastern part of the town and Annai Theresa University is also located in the western part of the town. An analysis of school strength and total land occupied by schools are given in Table 22. There are Arts Colleges in Batlagundu, Theni, Periyakulam and Bodinayakkanur which also serve the educational needs of the students of the town.

Table 22 Strength of students in schools and land utilization

No.	Classification	No.	Male	Female	Total	Number of teachers
1.	Elementary School	10	---	----	2,282	52
2.	Middle School	2	---	---	303	77

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No.	Classification	No.	Male	Female	Total	Number of teachers
3.	Higher Secondary School	5	1866	2,259	4,125	
4.	Private Convents	5			1,700	
5.	Polytechnic	1			120	
	Total				**8,525**	

Total Extent = 44.64 Hectare (including Annai Theresa University)

Source: Survey conducted by the Directorate of Town and Country Planning

8.2 HEALTH FACILITIES

There is one Government Hospital having bed strength of 65. The out patients per day are around 525. Apart from this, three private hospitals having bed strength of 80 and a few private nursing homes are available to meet the medical requirements of the people of this town. There is also one Veterinary Hospital which serves the entire town and its surroundings. The details of the above are given in Table No.23.

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Table 23 Details of Hospitals

No.	Classification	Bed Strength	No. of Doctor	In Patient	Out Patient
1.	Government Hospital	65	5	60	525
2.	Private Hospital	80	10	45	325
3.	One Veterinary Hospital	--	--	--	--

Source: Land use, Survey conducted by Regional Office of Deputy Director of Town and Country Planning

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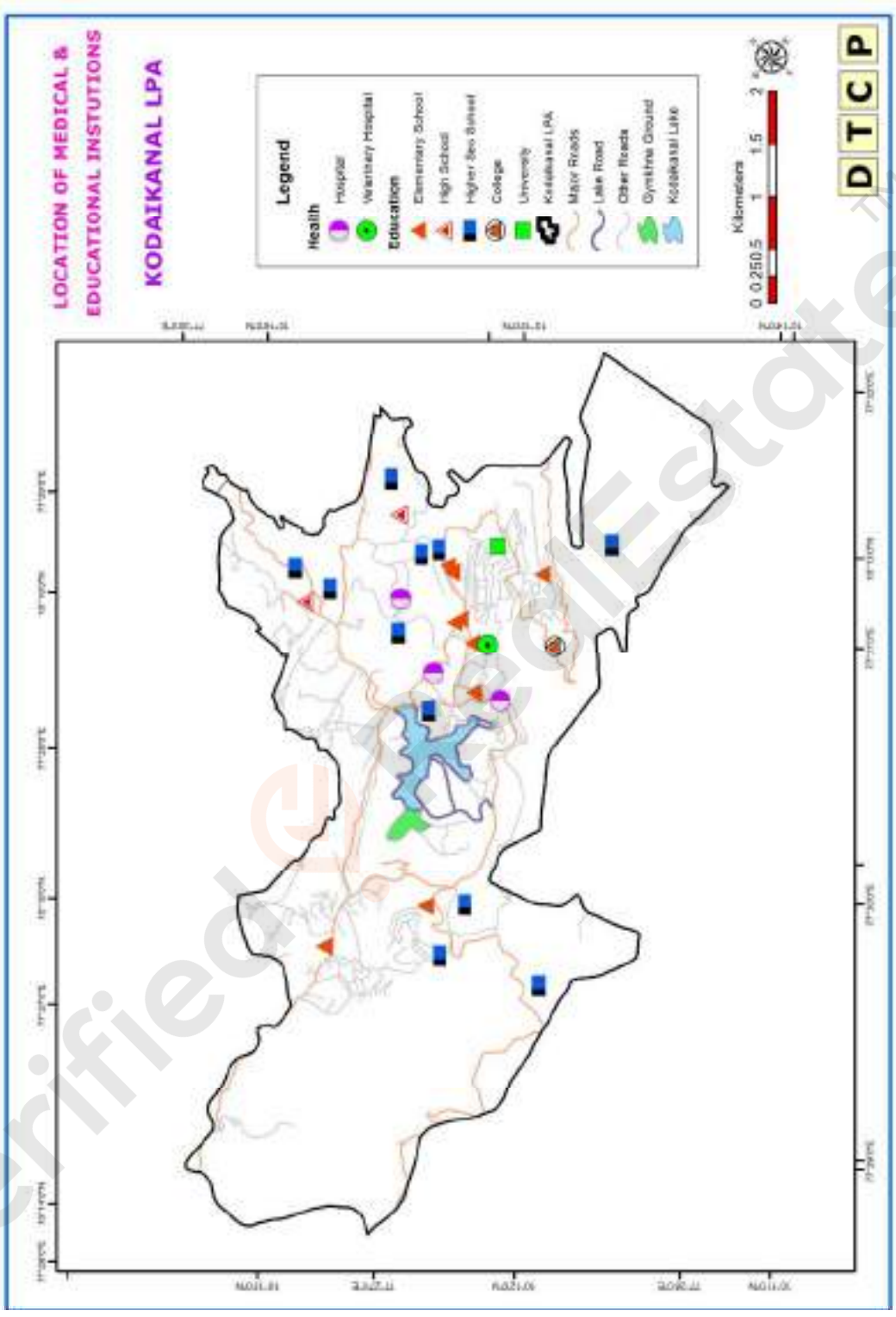


Figure 11 Location of Social Infrastructure

8.3 HOUSING

Housing development in this town is different from other towns because it is located on the hills. Most of the houses are scattered over the various parts of the town, except in the central part of the town. In early days building materials used was mostly stone for walls because it was cheaply available, and tiles for roofing. Nowadays to preserve the ecology, hill blasting is prohibited. Hence most of the building materials are coming from the nearby towns located in the plain area. The total number of houses in this town is 9,442 to accommodate 36,501 populations. A minimum of 10000 houses required for the year 2021, accordingly area for Residential use are Projected.

Table 24 Housing Stock

	As per census 2001	**Census 2011**	**Estimated 2021**
Population	32,969	36,501	42,000
Households (5 person/ house hold)	7,579	9,442	10,000

Since many houses are occupied by owners only for limited periods, the option of utilizing the existing housing stock more effectively for the benefit of visiting tourists and also preventing further construction of tourist lodges is considered by permitting home stays and bed and breakfast facilities.

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8.4 SLUMS

No area in this town is earmarked as slums. The Municipal Authority has issued assignment patta at Pudukadu, Vattakanal and Shenbaganoor area through Revenue Department for poor houseless people in the town. EWS settlements are noticed in Anna Nagar, Shenbaganoor, Naidupuram etc. The EWS area is earmarked in the proposed land use map 2021 based on the details obtained from the Kodaikanal Municipality.

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CHAPTER - 9

9. ENVIRONMENT

9.1 ENERGY

Electricity came to Kodaikanal in 1938. In 1940 the supply was brought from Phykara in the Nilgiris. A little later the supply came from Mettur and Papanasam. Today, the supply reaches Kodaikanal from two sub-stations, one in Theni and the other in Batlagundu. Electricity supply to houses in Kodaikanal is by an over head wire system. The electrical wires which goes over-head now may be converted as underground cables so that during the time of rain and storm this will not get affected. Most of the houses have single phase supply. Three phase supply is also available to those who want it. Power is distributed to the various consumers through the Electricity Board directly. There are 1893 street lights in existence. Apart from the street lights there are 12,000 Buildings including houses and other Commercial, Institutional establishments and cottages having electricity connections in this town, approximately.

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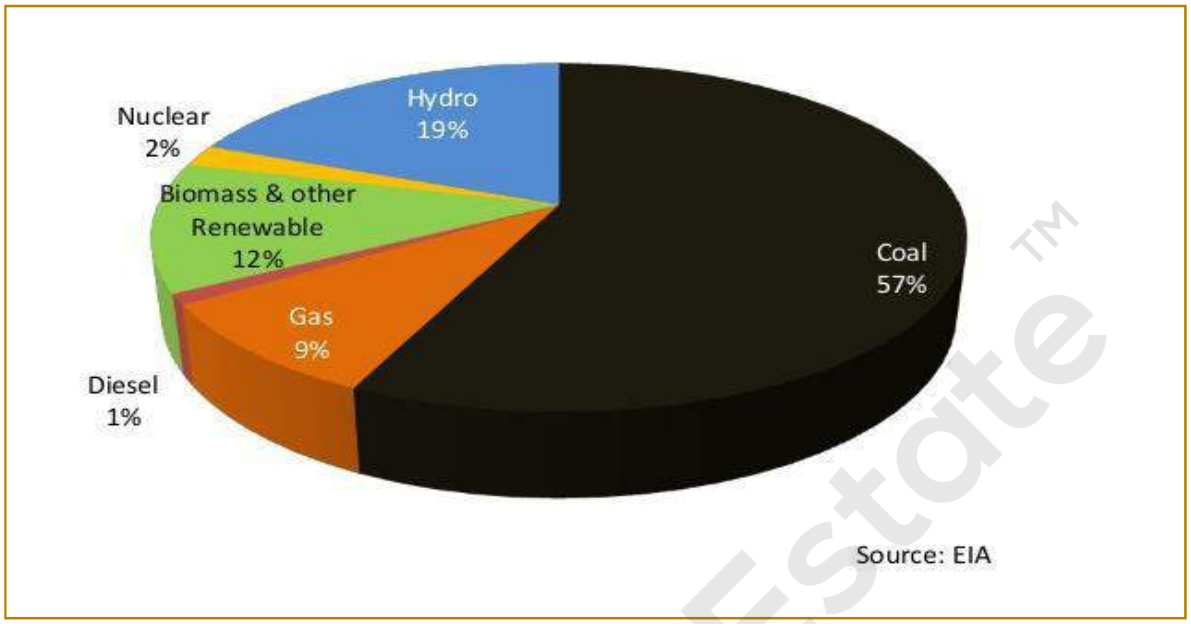


Figure 12 Energy Consumption from different Source in India

Wide disparity in energy use pattern between the haves and have-nots, urban and rural and men and women are also a cause of concern. Increased energy conservation, improved energy efficiency and enhanced energy production from renewable sources can definitely lead India in general and rural areas in particular to become self sustainable communities.

Currently, Kodaikanal municipality has 100 percent coverage of electricity. Tamil Nadu Electricity Board is responsible for the entire network.

9.1.1 Existing Programmes from Government Sector

Development of Solar Cities programme by the Ministry of New and Renewable Energy (MNRE), Government of India is a crucial program towards supporting Indian cities for the development of renewable energy and energy efficiency projects and curbing

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conventional energy demand by 10% in the next five years. This master plan shall pave a road towards envision and implement renewable energy and energy conservation strategies.

A State government initiative for the same is being executed in all public buildings by replacing the conventional energy with renewable energy by Tamil Nadu Energy Development Agency (TEDA).

9.2 FOREST

Recognizing the value and need for conservation of the wildlife wealth of the State, Tamil Nadu Government enacted separate law for protection of valuable animals (The Tamil Nadu Wild Elephants Preservation Act 1873 and The Wild Birds and Animals (Protection) Act, 1912), much before enactment of the Wildlife (Protection) Act, 1972.

As per Forest Department of Government of Tamil Nadu, Kodaikanal Wildlife Sanctuary covers an area of 60895 ha. located in Dindugal and Theni Districts. Anamalai – Parambikulam Elephant Reserve located in Indira Gandhi Wildlife Sanctuary, Dindigul Forest Division, Kodaikanal Forest Division is to be preserved.

Eco sensitive zones have also been determined by the Government of Tamil Nadu in accordance with the Kasthuri Rangan report and is awaiting notification of the Government of India. This master plan ensures that Reserved Forest and protected areas are completely left intact.

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CHAPTER - 10

10. PROPOSED LAND USE

Tourism is the main economy of the town. The infrastructures and developments are raised towards the needs of the visiting Population as well as resident population. A boom of raise in the tourist population resulted in huge number of cottages and hotel developments in the Planning area since 2010 onwards and these sudden developments are taken into account for proposed land use analysis.

The proposed land uses are predicted based on the existing land uses in the year 2003 and considering the Physical developments in the year 2019, the trend of developments and requirement of land for the projected population of the year 2021 and its tourist population. All the requirements for the various land uses for the plan period are analyzed based on the Urban and Regional Development Plan Formulation and Implementation [URDPFI] guidelines for the hill station.

Further, the inter related land uses are grouped together and designated as Multi Use Zone, accordingly the proposed land use map and regulations have been prepared and Annexed. The present land uses and their amenities are also analyzed for the floating population and projected population are mentioned in the appropriate uses, based on the feedback received in the objections and suggestions, the overall extent of developed land has been reduced from 1209.16 Ha in the consented master plan to 899.20 Ha in the review master plan.

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10.1 RESIDENTIAL USE

The density of the urban local body has been increased from 1,554 to 1,721 persons per sq.km. Though it is not a drastic change over a decade the tourist population is increased from 13,62,758 to 71,00,000. It is more than 5 folds increase in the visiting population. More than 10 Million visitors are expected in the year 2021. Hence, the total area reserved for residential use for the planning period will be 498.20 hectares which works out to 55.40% of the developed area and 23.49% of the total planning area. This area includes primary residential and primary residential EWS are contributes 399.57 hectares, and sparse residential 98.63 hectares.

Residential	Area in Hectares
Primary Residential & Primary Residential (EWS)	399.57
Sparse Residential	98.63
Total	**498.20**

10.2 COMMERCIAL USE

The proposed commercial area stands as 79.08 hectare which contributes 3.73% to the total area. The additional area can accommodate the needs of the resident population and the visiting population of this town. Hence, totally 79.08 hectare is reserved for Commercial Use for the Planning period, which works out to 8.79% of the developed area and 3.73% of the total area of the town.

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10.3 INDUSTRIAL USE

The existing Industrial use covers an area of 8.1 hectare. But, this Industry was closed. As the town is a tourist place, the natural ecology and environment should be conserved. Hence, to prevent the establishment of new industries, no additional area for industrial use is reserved for the Plan Period.

10.4 EDUCATIONAL USE

The proposed area of educational use for the town is about 71.12 hectares. Providing a standard of one high school with an extent of 4 hectares for 10,000 populations and one elementary school of 0.8 hectare for 4,000 populations, the existing developed area is enough for the projected population of the plan period. The existing educational use works out 7.91% of total developed and 3.35% of the total area of the planning area.

10.5 PUBLIC AND SEMI-PUBLIC USE

The proposed Public & Semi Public Use covers an area of 53.37 hectare which includes Government offices, civic uses and medical institutions etc. It works out 5.94% of developed area and 2.52% of the total area of the town. The existing area itself can serve the needs of the projected future population. This public and semi public use is grouped under the Multi Use Zone (MUZ).

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10.6 TRANSPORTATION USE

The transportation use covers an extent of 168.86 hectare and as the town is well connected with good road networks. The existing town is almost developed and there is no scope of formation of new roads, due to topography and physical developments in the vicinity of the area. No new roads are proposed for the town and hence additional area is not reserved for this use for the planning period.

10.7 NON-URBAN USES

This includes reserved forest, forest, agricultural lands, land under water, prohibited area, parks, play fields and open spaces which covers an area of about 1221.80 hectare of the town.

10.8 MULTI USE ZONE

The land use patterns and regulations are modified based on the outcome of the Experts Committee Meeting. Accordingly the land uses and regulations are modified similar to the Ooty Master Plan. These modified land uses and its regulations are evaluated to suit the Kodaikanal Conditions, keeping in mind to preserve the scenic beauty of the lake, environmental and ecological balance of Kodaikanal.

Multi Use Zone is a concept, which allows such as Mixed Residential, Commercial, and Public and Semi Public uses clubbed and treated as single use zone, with their Regulations mentioned in the Annexure-A. This concept is evaluated to suit the Kodaikanal environment conditions, mainly to preserve the Kodaikanal lake,

agriculture activities, Reserve Forest area and the climatic condition of Kodaikanal. All the land uses required for the plan period are predicted and mentioned in the appropriate use zone. The proposed Land Use Schedule- 2021 is given in Annexure-I. The uses Permitted and the Planning Parameters for the Various Uses are given in Appendix-A.

The Multi Use Zone is comprises of Mixed Residential, Commercial and Public and Semi Public. Total area of proposed MUZ is 152.92 hectares. MUZ stand 7.21% to the total planning area

Table 25 Break up of Existing Multi Use Zone

Multi Use Zone	Area in Hectares
Mixed Residential	20.47
Commercial	79.08
Public and Semi Public	53.37
Total	**152.92**

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Figure 13 Proposed Land Use Breakup

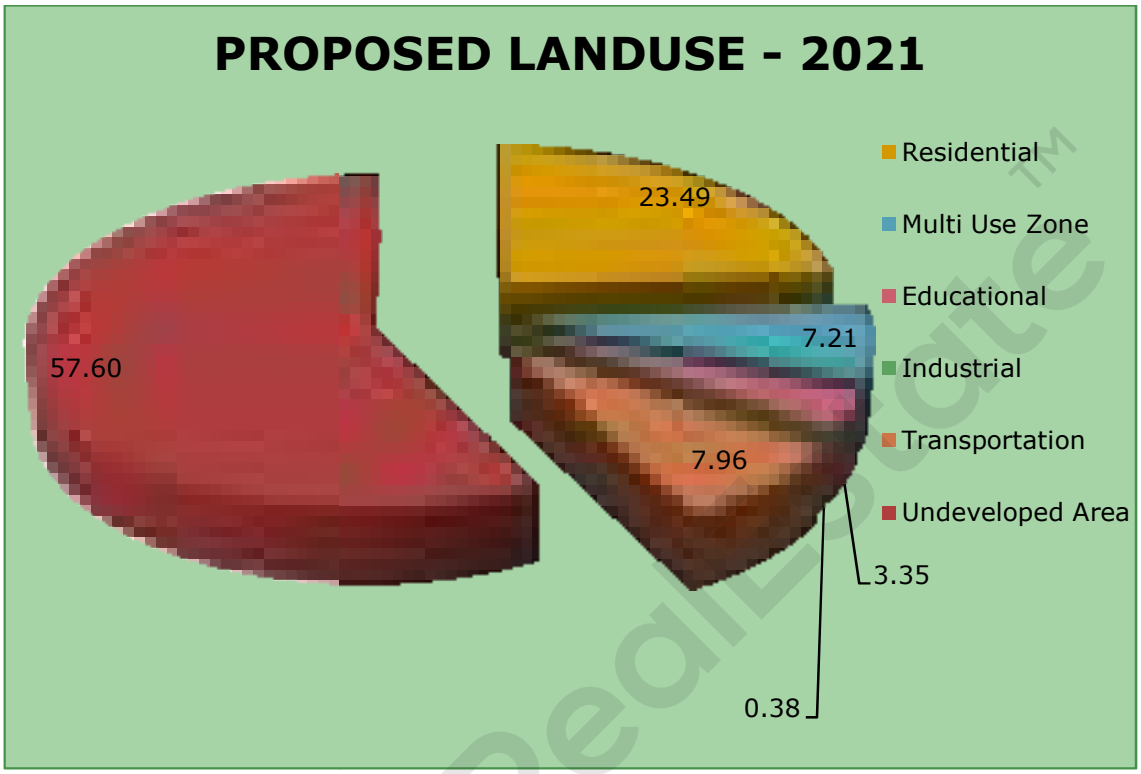


Table 26 Proposed Land use Area – 2021

No.	Land Use	Extent (Hectare)	Percent to Developed Area	Percent to Total Area
1	Residential	498.2	55.40	23.49
2	Multi Use Zone	152.92	17.01	7.21
3	Educational	71.12	7.91	3.35
4	Industrial	8.1	0.90	0.38
5	Transportation	168.86	18.78	7.96
	Total Developed Area (A)	**899.20**	**100.00**	

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No.	Land Use	Extent (Hectare)	Percent to Developed Area	Percent to Total Area
6	Undeveloped Area (B)	1221.80		57.60
	Total Area(A+B)	**2121.00**		**100.00**

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CHAPTER - 11

11. VISION AND DEVELOPMENT STRATEGIES

PLAN OBJECTIVES

VISION STATEMENT

With the data inputs, analysis and potential of the ULB, setting vision of this urban area is to "**Develop this Town as a Sustainable Tourist Destination**".

The Development Policy is framed to attain sustainable development by conserving nature also to leave way for development in the areas listed below :

- Recycling Water and Minimizing Solid Waste Generation.
- Adaptation of renewable energy to Government buildings and commercial buildings.
- Adaptation of Electric mode of vehicles.
- Promoting Cycling for city mobility.
- The ecological balance and natural beauty of the Place is sought to be preserved.
- The Lake which is central to the town is to be protected both biologically and visually.
- The Vegetation dominance of the landscape should not be lost to a building dominant environment.
- Commercial and Tourism development to be balanced to maintain tourism appeal.

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- Tourism through the provision of boarding and lodging facilities particularly for lower and middle income groups, recreational facilities, adequate roads, and local transport facilities shall be based on the carrying capacity of the hills.

To meet the above, the following measures are suggested

- ✓ Primary Vegetative use Zone concept has been proposed wherein to protect the catchment area of the Kodaikanal lake and to control the builtup environment.
- ✓ A Sparse Residential Use Zone concept has been introduced to cut the allowable Density of the Residential Use Zone.
- ✓ The land uses, such as Mixed Residential, Commercial and Public and Semi Public uses are clubbed together, a New Multi Use Zone and its regulations has been introduced to ease adherence of landuses.
- ✓ The plot coverage, Height, FSI and general building controls have been designed to conserve the built environment as well as natural ecology.

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CHAPTER - 12

12.0 ZONING REGULATIONS AND DEVELOPMENT CONTROL RULES

In order to implement the proposals contemplated in the Master Plan certain essential Zoning Regulations and Development Rules will have to be enforced. The uses permitted and parameters for development in each zone appended as **"Appendix-A"** will constitute the Zoning Regulations and Development Rules for the area covered by the Kodaikanal Master Plan. The land use schedule of survey numbers comprised in different use zones are appended as **"Appendix - B"**

12.1 WRITTEN PERMISSION FOR DEVELOPMENT.

(i) No person shall carry out any development as defined in 2(13) of the Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) without the written permission of the Kodaikanal Local Planning Authority under section 47, 49 and 58 of Town and Country Planning Act 1971.

(ii) Any site approval or planning permission for any development under these regulations shall not absolve the applicant of his responsibility to get clearance or permission under other Acts, Rules.

(iii) For the uses specified in section 2(13)(a) to (13)(e) of the Act, the question of issuing planning permission does not arise in

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as much as they do not constitute 'Development' as defined under the Act.

12.2 MANNER OF OBTAINING PERMISSION:

For the purpose of obtaining permission, the applicant shall submit an application to the planning authority for permission in form No.1 with such variations as circumstances may require.

12.3 PLANNING PERMISSION APPLICATION ACCOMPANIED BY:

(i) A layout plan or sub-division plan or site plan (in triplicate) on which any development of land or building is to be carried out, drawn or reproduced in a clear and intelligible manner or suitable and durable material and complying with the requirements specified in form No.1 as for as necessary.

(ii) A plan or plans (in triplicate) of the building to be constructed, reconstructed or altered or added to drawn or reproduced in a clear intelligible manner on suitable and durable material and showing a ground plan, plans of each floor and elevations, and complying with the requirements specified in form No.1 as for as may be necessary.

(iii) The application as well as the plans shall be signed by the owner of the land, site and building, or be accompanied by a letter of authority or consent from the owner of the site and building if the applicant himself is not the owner. They shall also be signed by a licensed builder or chartered surveyor, architect or engineer, in that area.

(iv) To furnish it with any information which has not already been furnished, or

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(v) To satisfy it that there are no objections which may lawful be taken to the grant of permission.

12.4 ISSUE OF PLANNING PERMISSION:

(i) The written permission shall be issued by the Local Planning Authority.

(ii) While granting permission, the Local Planning Authority may impose such restrictions and conditions as may be necessary under those regulations.

(iii) Planning permission is valid for a period of five years from the date of issue and can be renewed for further period of three years.

(iv) Planning permission if secured by any person by any representation or by production of false documents such planning permission will be cancelled after issuing show cause notice.

12.5 DEVELOPMENT TO BE IN CONFORMITY WITH THESE REGULATIONS:

(i) No development shall be in contravention of these regulations.

(ii) No land, premises or building shall be changed or put to a use not in conformity with the provisions of these regulations.

(iii) If any construction or development is carried out illegally or in deviation to the plan approved, the planning authority shall take action against the constructions or developments as provided in the Act and in the Rules.

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12.6 Approved Detailed Development Plans:

In the case of an area comprised in a Detailed Development Plan approved under the Tamil Nadu Town and Country Planning Act, the developments there in shall be in conformity with that land use of the Detailed Development Plan and the regulation of this Master Plan shall be adhered for this area. The particulars of the sanctioned Detailed Development Plans of Kodaikanal Local Planning Area are appended as **"Appendix - D"**

12.7 Site Approval:

No development shall be made unless a site is approved for that development by the Authority.

12.8 Requirement for Site Approval:

No Piece of land shall be used as a site for the Construction of a Building for Any Development if the Authority considers that:

(i) The site is insanitary and that is dangerous to construct the building on it, or

(ii) If by virtue of the smallness or odd shape of the site it is not suitable for development, or

(iii) If the site is near a water body or water courses, and the proposed development is likely to contaminate the said water body or water course.

(iv) If the site likely to be inundated and satisfactory arrangements for proper drainage is not possible, or

(v) If the site does not abut any existing public or private street forming part of a layout approved under the provisions of the

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local Act. No new Roads shall be formed for creation of New Layouts without technical approval of DTCP Department.

12.9 Housing for Economically Weaker Sections:

The Authority may from time to time earmark sufficient areas in residential zones meant exclusively for housing of the economically weaker sections of the society.

12.10 Architectural Control:

The Architectural facade or elevation or any building or the Architectural features of any premises shall be in conformity with such conditions as the Authority may impose at the time of granting permission.

12.11 Preservation of Buildings of Historical or Architectural Interest

If a building or premises not covered under Archaeological Monuments and Ancient Sites and Remains Act 2010, in the opinion of the Authority is of historical or architectural interest and is in danger of demolition or alteration, likely to affect its character by a development, the Authority may impose such conditions as it may deem fit for the preservation of such buildings while granting planning permission.

12.12 Tree Preservation:

(i) The Authority may in the interest of amenity make a tree preservation order for any tree, group of trees or belt of forest land.

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(ii) The tree preservation order may prohibit the felling, topping, lopping or willful destruction of trees concerned, except when these operations are carried out with the permission of the Authority and under such conditions as the Authority may deem fit.

(iii) In granting planning permission for any development the Authority may wherever appropriate make adequate provision for preservation or planting of trees.

12.13 ADVERTISEMENT CONTROL:

Any hoarding structure or any device erected or used principally for the purpose of displaying advertisements shall be conformity with the conditions that the Authority may deem fit to impose from time to time and must be maintained in safe condition to the satisfaction of the Authority.

12.14 GENERAL PROVISIONS:

i) Height per floor shall not exceed 4.5 meter internally or 5.0 meters externally and shall not be less than 2.5 meter.

ii) All buildings shall be permitted in conformity with the Tamil Nadu Hill Station Building Rule 1993. Suitable amendments should be made in these rules to suit these regulations.

iii) Set back lines from street for all public buildings, kalyanamandapam, exhibition halls and such other buildings and automobile garages and service workshops shall be followed in respect of parameters specified in the respective

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zones from the edge of the road and which they abut irrespective of the width of the road.

iv) Building activity is prohibited to a depth of 200 meter adjoining the lake area and to a depth of 100 meter adjoining the Gymkhana ground and as indicated in the proposed land use map.

v) The Tamil Nadu District Municipalities (Hill Station) Building Rules 1993 issued in G.O.Ms.No.120, Municipal Administration and Water Supply Department, dated 3rd June 1993 shall be applicable to all developments so long as they are not inconsistent with these regulations.

vi) To reduce the parking problems, Multilevel Parking by Urban Local Body/Government shall be allowed without height restriction with prior approval of HACA in all use zones.

vii) Open Parking where ever necessary may be provided in all use zones.

viii) The Tourism Projects like, amusement parks, rope car, sky walk, children's park and development of tourist attracted projects., etc., may be permitted in all zones except prohibited zone with prior approval of HACA.

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CONCLUSION

The Master Plan for Kodaikanal Single Local Planning Area was prepared and approved in the year 1993.

In 1994, The Government issued G.O.(Ms).No.620 H&UD dated 26.09.1994 to declare the Kodaikanal Composite Local Planning Area under section 10(1) by inclusion of 16 villages of Kodaikanal Taluk and it was conformed under section 10(4) of the T & CP Act, 1971 in G.O.(Ms).No.118 H&UD dated 21.05.2004.

The plan period for the proposed review master plan is 2021. Since the plan period is going to ends sooner, the developments are taken place outside of the present planning area such as Vilpatti, Poomparai, Thandigudi, Adukkam and part of Kodaikanal villages. In order to guide and control the hapazard development, it is necessary to prepare the master plan for the composite Local Planning Area. At the time of preparation of composite master plan, the present modified master plan of Kodaikanal Single Local Planning Area also to be reviewed again holistically.

Now the Master Plan Preparation work for the Kodaikanal-Composite Local Planning Area is taken up.

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APPENDIX – A

ZONING REGULATIONS AND PLANNING PARAMETERS

In order to implement the proposals contemplated in the master plan certain essential zoning regulations have to be enforced. The zoning regulations for Kodaikanal Master Plan are classified as follows,

1. Building Prohibited Zone.
2. Primary Vegetative Zone.
3. Primary Residential use Zone.
4. Primary Residential – Economically Weaker Section use Zone.
5. Sparse Residential Use Zone.
6. Multi Use Zone.
7. Educational Use Zone.
8. Industrial Use Zone.
9. Agricultural Use Zone.

I. BUILDING PROHIBITED ZONE

Building Prohibited Zone comprises the areas of 200m and 100m around the boundary of Kodaikanal Lake and Gymkhana Ground respectively as shown in the Proposed Land Use Map – 2021.

No construction is permissible within the prohibited zone. The buildings in existence in the prohibited zone should not be allowed to expand or alter the external appearance in anyway. Only repairs without any structural alterations to the existing building may however be allowed. Disposal of sewage, garbage and establishment

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of dairy and cattle farms shall not be allowed in this area. No relaxation of this rules relating to the prohibited zone is permissible.

II. PRIMARY VEGETATIVE USE ZONE

Primary Vegetative Use Zone is the area falling outside the defined Prohibited Zone but, within the down fall boundary of upper Lake Road, Upper Shola Road, Club Road, Observatory Road and Levenge Road.

USES PERMITTED

1. Permanent vegetation including trees of ornamental or fruit value but excluding annual crop.
2. Only a building of not more than two floors, not visible outside the vegetative cover irrespective of nomenclature as basement, cellar, ground floor or first floor etc., to an extent of not more than 20% of plot coverage will be permitted. The holdings are existence as on 31-10-1988 which is the last date for filing objections and suggestions on the consented Kodaikanal Master Plan will alone be considered as a holding. While sub-dividing the existing holdings, the minimum extent of plot shall not be less than 1000 M2. The height of that building shall not exceed 7.0M. The maximum number of floors allowed is only two floors. This may be either basement and ground floor or ground and first floor. The height shall be reckoned from the general ground level of site. Only gable type of roof alone shall be permissible.
3. Sewage disposal, garbage dumping, running of dairy farms or maintenance of cattle farms shall not be allowed in this zone.

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4. Incredible India bed & breakfast / home-stay establishments are permitted as per ministry of tourism guidelines.
5. Eco-Tourism.
6. Educational Institutions such as nursery, primary and higher secondary schools.
7. No relaxation of the above rules relating to the primary vegetative use zone.

PLANNING PARAMETERS

Minimum Extent of Plot	1000Sq.m
Maximum Plot Coverage	20 %
Maximum FSI	0.40
Minimum Front Set Back	3.0 M
Minimum Side Set Back	1.0M
Minimum Rear Set Back	2.0 M
Maximum Height of the Building	7.0 M

III.PRIMARY RESIDENTIAL USE ZONE: Parameters

Primary Residential Zone area is earmarked in proposed Land Use Map 2021, where the residential developments are in existence and the area likely to be developed as Residential Use.

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USES PERMITTED

1. The Height of the building shall not exceed 10m or Three Floors irrespective of Nomenclature like Cellar, Basement, ground floor, first floor or second floor, whichever is less. The height shall be reckoned from the general ground level of the site.
2. No other type of roof except gable roof is permissible in the upper most floor of the building.
3. Only dwelling houses that confirm fully without relaxation to the hill area building rules and restrictions in the Master Plan.
4. Incidental uses and professional consulting offices not employing more than three staff members.
5. Petty shops not exceeding 50 sq.m and not less than 10 sq.m dealing with daily essential like provisions, soft drinks, newspapers, kiosks etc.
6. Small service establishment not exceeding a floor area of 50 sq.m. such as washer man, cycle repairers, tailors, hair dressers and beauty specialists, photographers, bakers, etc., which do not generate any audible noise outside their compound. No motor mechanic shops will be allowed.
7. Nursery and primary schools.
8. Taxi and Auto stands.
9. Parks and Playfields.
10. Residential bank branches and post offices.
11. Public offices of State & Central Government and Local Bodies in a plot area of minimum of 500 sq.m.

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12. Incredible India bed & breakfast/ home-stay establishments are permitted as per Ministry of Tourism guidelines.

General

13. All the Holdings in existence as on 31-10-1988 which is the last date for filing objections and suggestions on the consented Kodaikanal Master Plan will alone be considered as a holding. For the smaller plots purchased prior to consent of the Master Plan, Tamil Nadu District Municipalities (Hill Station) Building Rules, 1993 alone be enforced instead of this parameters of Development Regulations.

PLANNING PARAMETERS

Minimum Extent of Plot	95 Sq.m
Minimum Plot Frontage	6.0 M
Maximum FSI	1.5
Maximum Plot Coverage	60%
Minimum Front Set Back	1.5 M
Minimum Side Set Back	1.0M
Minimum Rear Set Back	2.0 M
Maximum Height of the Building	10.0 M

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IV. PRIMARY RESIDENTIAL - ECONOMICALY WEAKER SECTION USE ZONE

The PR-EWS area has been earmarked where the poor hut dwellings have developed and its surrounding areas. The survey numbers of such areas has been shown in the landuse schedule. In addition to the area earmarked as above in future, Architectural and Aesthetics Aspects Committee may from time to time earmark reasonable areas meant exclusively to house the Economically Weaker Sections.

PLANNING PARAMETERS

Maximum Extent of Plot	60 Sq.m
Maximum plot frontage	4.0M
Maximum Plot Coverage	Nil
Minimum Front Set Back	1.0 M
Minimum Side Set Back	Nil
Minimum Rear Set Back	1.0 M
Maximum Height of the Building	10.0 M
Number of Floors	3

V. SPARSE RESIDENTIAL USE ZONE:

A Sparse residential use zone is proposed to restrict the allowable occupation density of the residential use zone to preserve the ecology and beauty of the Kodaikanal town.

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USES PERMITTED IN SPARSE RESIDENTIAL ZONE

1. The height of the building shall not exceed 10 meters or three floors irrespective of nomenclature like cellar, basement, ground floor, first floor or second floor, whichever is less. The height shall be reckoned from the general ground level of the site.
2. No other type of roof except gable roof is permissible in the upper most floor of the building.
3. Only dwelling houses that conform to the rules fully without relaxation to the Hill area building rules and restrictions in the Master Plan will be permitted.
4. Incidental uses and professional consulting offices not employing more than three staff members.
5. Petty shops not exceeding 50 sq.m. in floor area and not less than 10 sq.m. in floor area dealing with daily essentials like provisions, soft drinks, newspapers, kiosks etc.
6. Small service establishment with floor area not exceeding 50 sq.m. such as washer man, cycle repairers, tailors, hair dressers and beauty specialist, photographers, bakers, etc., which do not generate any audible noise outside their compound. No motor mechanic shops will be allowed.
7. Nursery and primary schools
8. Taxi and Auto stands.
9. Parks and Playfields.
10. Incredible India bed & breakfast/ home-stay establishments are permitted as per Ministry of Tourism guidelines.

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PLANNING PARAMETERS

Minimum Extent of Plot	500 Sq.m
Minimum Plot Frontage	10.0 M
Maximum FSI	0.90
Maximum Plot Coverage	30 %
Minimum Front Set Back	3.0 M
Minimum Side Set Back	1.0 M
Minimum Rear Set Back	2.0 M
Maximum Height of the Building	10.0 M

VI. MULTI –USE ZONE (MUZ)

The areas have been earmarked where the various developments such as Residential, Commercial, Public and Semi Public, are developed and their surrounding area are also included in this use zone.

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USES PERMITTED

1. All uses that are permitted in the primary residential zone and sparse residential use zone.
2. Hotels and single person apartments, cottages, community hall, marriage hall, welfare centers, gymnasium clubs etc.,
3. Libraries, reading rooms, petty shops, offices, police, fire and electric sub stations.
4. Government, quasi government offices of local authorities, banks and public and private offices, business and commercial establishment.
5. Commercial and business uses including all shops, stores, market, hotels and lodges, restaurant and whole sale, retail shops excluding explosives, obnoxious products.
6. Clinical dispensaries and nursing homes, hospitals and public health institutions.
7. Service stations and petrol bunk.
10. Warehouses and repositories, storing nonhazardous and toxic substances.
11. Cinema theatres and entertainment houses.
12. Small and Tiny Industries.
13. Auto Repair shops and Machine shops, Museums, Art Galleries, Aquaria, Zoological or Botanical Gardens, Information and Communication Centers, Parking Lots and Transport Terminals, Sponsored Housing for Economically Weaker Sections.

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PLANNING PARAMETERS

(i).RESIDENTIAL

As prescribed in the Primary Residential Zone.

(ii). KIOSKS, BUNKS AND PETTY SHOPS

Minimum Extent of Plot	10.0Sq.m
Maximum Extent of Plot	NIL
Minimum Front Set Back	1.0 M

(iii). ALL SHOPS, COMMERCIAL, RESTAURANT and WAREHOUSE BUILDINGS.

Minimum Extent of Plot	200Sq.m
Minimum Plot Frontage	9.0 M
Maximum FSI	1.50
Maximum Plot Coverage	50%
Minimum Front Set Back	3.0 M
Minimum Side Set Back	1.0 M
Minimum Rear Set Back	2.0 M

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Maximum Height of the Building	10.0 M
Number of Floors	3

(iv). HOTELS/LODGES

Minimum Extent of Plot	892Sq.m
Minimum Plot Frontage	15.0 M
Maximum FSI	1.50
Maximum Plot Coverage	50%
Minimum Front Set Back	3.0 M
Minimum Side Set Back	3.0 M
Minimum Rear Set Back	3.0 M
Maximum Height of the Building	10.0 M
Number of Floors	3

(v). HOSPITALS, NURSING HOME

Minimum Extent of Plot	892Sq.m
Minimum Plot Frontage	15.0 M

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Maximum FSI	1.50
Maximum Plot Coverage	50%
Minimum Front Set Back	3.0 M
Minimum Side Set Back	3.0 M
Minimum Rear Set Back	3.0 M
Maximum Height of the Building	10.0 M
Number of Floors	G + 2

(vi). PUBLIC OFFICES AND KALYANA MANDABAMS

Minimum Extent of Plot	892Sq.m
Minimum Plot Frontage	15.0 M
Maximum FSI	1.50
Maximum Plot Coverage	50%
Minimum Front Set Back	3.0 M
Minimum Side Set Back	3.0 M
Minimum Rear Set Back	3.0 M

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Maximum Height of the Building	10.0 M
Number of Floors	G + 2

Note: if the site doesn't directly abutting a public road but gains access through a private exclusive passage or through a part of the plot which can be treated as a passage from a public road of minimum width of 6m.

VII. EDUCATIONAL USE ZONE

USES PERMITTED

All educational institutions, training institutions and the used connected with are permitted in this use zone.

PARAMETERS

(i). NURSERY SCHOOLS:

Minimum Extent of Plot	892Sq.m
Minimum Plot Frontage	15.0 M
Maximum FSI	1.50
Maximum Plot Coverage	50%
Minimum Front Set Back	3.0 M
Minimum Side Set Back	3.0 M

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Minimum Rear Set Back	3.0 M
Maximum Height of the Building	10.0 M
Number of Floors	3

(ii). PRIMARY SCHOOLS:

Minimum Extent of Plot	892Sq.m
Minimum Plot Frontage	15.0 M
Maximum FSI	1.50
Maximum Plot Coverage	40%
Minimum Front Set Back	3.0 M
Minimum Side Set Back	3.0 M
Minimum Rear Set Back	3.0 M
Maximum Height of the Building	10.0 M
Number of Floors	3

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(iii). HIGH SCHOOL AND HIGHER SECONDARY SCHOOLS:

Minimum Extent of Plot	2250Sq.m
Minimum Plot Frontage	15.0 M
Maximum FSI	1.00
Maximum Plot Coverage	30%
Minimum Front Set Back	3.0 M
Minimum Side Set Back	3.0 M
Minimum Rear Set Back	3.0 M
Maximum Height of the Building	10.0 M
Number of Floors	3

(iv). COLLEGES AND HIGHER EDUCATIONAL INSTITUTIONS :

Minimum Extent of Plot	3.0 Acres
Minimum Plot Frontage	15.0 M
Maximum FSI	1.00
Maximum Plot Coverage	30%

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Minimum Front Set Back	3.0 M
Minimum Side Set Back	3.0 M
Minimum Rear Set Back	3.0 M
Maximum Height of the Building	10.0 M
Number of Floors	3

Note: if the site doesn't directly abutting a public road but gains access through a private exclusive passage or through a part of the plot which can be treated as a passage from a public road of minimum width of 6m.

VIII.INDUSTRIAL USE ZONE:

The existing industrial use covers as an area of 8.10 Hectare. But, this industry was already closed. As the town is a tourist place, the natural ecology and environment should be conserved. Hence, to prevent the establishment of new industries, no additional area for this use is reserved for the plan period.

IX. AGRICULTURAL USE ZONE

No construction of any structure of building is permitted except farm houses. This will be a structure predominantly for agricultural use for storage. The height of the building shall not exceed 5.5m or a

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single floor irrespective of nomenclature like cellar, basement, ground floor etc., and the height shall be reckoned from the general ground level of the site. Plinth area should not exceed 200 sq.m. Minimum extent of plot shall be 2000 sq.m. Only gable type of roof alone shall be permissible in this zone.

USES PERMITTED

1. All agricultural uses without causing soil erosion and environment disturbances. The cultivation of annual crops and terraced cultivation using heavy fertilizer and pesticides shall be permitted, only with the approval of the authority concerned of hill area development programme.
2. Farm houses
3. Parks, Playfields and gardens.
4. Caravan and camping sites with no permanent construction and prior clearance of architectural and aesthetic aspect committee.
5. Dairy, cattle farms.
6. Kodaikanal lake and channels
7. Sewage works and Garbage dumps
8. Crematoria, Burial grounds
9. Forestry

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GENERAL

1. All new constructions, alterations, additions, Reconstruction, enlargement, conversion re-colorings or re-decoration or in any way changing their external appearance shall satisfy architectural values, aesthetic and landscape aspects in conformity with streetscape and other surroundings. However they shall remain prohibited unless they are specially approved by Architectural and Aesthetic aspects committee appointed by Government before issuing of permission for construction. It shall be open to Municipality to require a detailed plan of the elevation and facade treatment of building approved by this committee. However in case of existing buildings, expansion and alteration of external appearance shall be done only with the prior concurrence of government or a committee set apart by the government for this purpose.
2. Wells and water tapping points as well as outlets of sewers and drains shall only be with prior concurrence of the local body and must be obtained as part of building license.
3. All the holding in existence at the time of publication of consent of earlier Master Plan up to 31.10.1988 may be permitted provided that they have registered document and valid Sale deed subject of other parameters described for the use zones. Small pieces of land already purchased and registered for Residential use up to 31.10.1988 which is the last date for filing objections and suggestions on the consented Kodaikanal Master Plan may be approved as individual holdings for the purpose of residential construction. For the smaller plots purchased prior to consent of the Master Plan,

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Tamil Nadu District Municipalities (Hill Station) building rules, 1993 alone be enforced instead of this parameters of Development Control (DC) Regulations.

4. All holdings in existence at the time of publication of consent of Master Plan may be permitted. Provided that they have registered documents and valid sale deed subject to other parameters prescribed for the use Zones.
5. Within the planning area the uniform width of road should be maintained and the road shall be widened wherever necessary at the time of development comes on the land. This should be carried out by the developer.
6. The Religious buildings shall be permitted in all use zones in the planning area except Prohibited zone and Forest lands. The religious buildings should get NOC from the District Collector.
7. The NOC from District level authority, Geology and mining, Forest, Agricultural Engineering department are necessary for the buildings having G+2 or above 7 m height and extent of the built-up area exceeding 250 sq.m. The structural design of the above building should be vetted by qualified Structural Engineer.
8. In addition to this regulations any development, which require clearance from the Tamil Nadu Hill Area Conservation Authority (HACA) / District committee for Architectural Aesthetic and Aspects (AAA) shall be obtained before issuance of planning permission.

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Parking Standards:

S.NO	TYPE OF BUILDING	PARKING REQUIREMENTS
1	Residential	Upto 75 Sq.m of floor area - Nil Above 75 Sq.m - 1 car space for every 75 Sq.m or part thereof
2	Commercial	Upto 50 Sq.m - 1 two wheeler Above 50 Sq.m - 1 car space and 1 two wheeler for every 50 Sq.m or part thereof
3	Govt Office	1 car space for every 150 Sq.m and 1 two wheeler for every 25 Sq.m or part thereof
4	Other Offices / Institutions	1 car space for every 100 Sq.m or part thereof and 1 two wheeler for every 25 Sq.m floor area or part thereof
5	Restaurant	1 car space / 50 Sq.m and 1 two wheeler / 25 Sq.m or part thereof
6	Hotels	1 car space / 2 (two) rooms and 1 car space for every 100 Sq.m of non room area 1 two wheeler space for every 50 Sq.m or part thereof
7	Hostels	1 two wheeler for every 10 rooms
8	Hospital	Upto 3000 Sq.m - 1 car and 1 two wheeler for every 50 Sq.m or part thereof

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		Above 3000 Sq.m - 1 car and 1 two wheeler for every 75 Sq.m or part thereof
9	Kalyana mandapam	1 car & 1 two wheeler for every 20 Sq.m of marriage hall area
10	Public Halls / Cinemas	1 car & 1 two wheeler for every 20 Sq.m of Auditorium area
11	Government School	1 car space for every 500 Sq.m of class room area or part thereof and 1 two wheeler / 50 Sq.m of class room area or part thereof 1 cycle space for every 10 Sq.m of class room area or part thereof
12	Private School / Colleges	1 car space / 100 Sq.m of class room area and 1 two wheeler / 50 Sq.m of class room area or part thereof 1 cycle space for every 10 Sq.m of class room area or part thereof

Note: Width of driveway and aisle width, stall size, entry and exit gate width, gradient, turning radius, ramp, head rooms etc are shall be provided in accordance with Tamil Nadu Combined Development and Building Rules – 2019.

If provision of onsite parking facility, is physically not possible, offsite parking shall be allowed within a radius of 500 m from the site.

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APPENDIX - B

Preservation of Open Spaces

(Kodaikanal Lake, Bryant Park, Chettiar Park & Gymkhana Ground)

This is essentially to keep the area open to sky and also to preserve the precincts of lake and Gymkhana Ground and the Kodaikanal famous Bryant Park and Chettiar Park.

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APPENDIX - C

1. Tamilnadu Tourism Development Corporation and Kodaikanal Municipality - Permitted Tourist spots has no restriction to provide basic infrastructures and amenities with prior approval from Government.
2. Multilevel car parking proposed (at Kalaiarangam area) may be permitted in the prohibited zone irrespective of height restriction.
3. Street vending is permitted in all use zones with prior approval of the council and after following the procedure laid out in street vending policy of government.

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KODAIKANAL LOCAL PLANNING AUTHORITY		
PROPOSED LAND USE SCHEDULE		
Ward/Block/ Comprising T.S.Nos	**Land Use**	**Town Survey Nos**
Ward - A Block - 1 Comprising T.S.Nos 1 to 6	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	2, 4, 5
	Land Under Water	3, 6
	Transportation	1
Ward - A Block - 2 Comprising T.S.Nos 1 to 10	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	2
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	3, 5
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	6, 8, 10
	Land Under Water	1
	Transportation	4, 7, 9

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - A Block - 3 Comprising T.S.Nos 1 to 9	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	2
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	3, 5, 7, 8
	Reserved Forest	Nil
	Land Under Water	9
	Transportation	1, 4, 6
Ward - A Block - 4 Comprising T.S.Nos 1 to 60	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	2, 4, 5, 7, 8, 10, 12, 15 to 20, 29 30, 31, 32, 35, 36, 48, 50 to 52, 54 to 59
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	22 to 28, 33, 34, 38 to 44
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	13
	Land Under Water	Nil
	Transportation	1, 3, 6, 9, 11, 14, 21, 37, 45 to 47, 49, 53, 60

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - A Block - 5 Comprising T.S.Nos 1 to 20	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	1, 3, 5, 8,11 to 14, 16, 18 to 20
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	7, 10
	Land Under Water	Nil
	Transportation	2, 4, 6, 9,15, 17
Ward - A Block - 6 Comprising T.S.Nos 1 to 4	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	2, 3
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	4
	Land Under Water	1
	Transportation	Nil

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - A Block - 7 Comprising T.S.Nos 1 to 4	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	1 to 4
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	Nil
Ward - A Block - 8 Comprising T.S.Nos 1 to 12	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Multi use zone	Nil
	Agricultural	Nil
	Reserved Forest	7, 8, 10, 11,12
	Land Under Water	1, 3 to 6, 9
	Transportation	2

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 1 Comprising T.S.Nos 1 to 6	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	3, 4
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	1, 2, 6
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	5
Ward - B Block - 2 Comprising T.S.Nos 1 to 26	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	1, 4/1, 4/2, 7pt, 18/2, 18/3pt, 21/2pt, 21/3, 24
	Primary Residential - Economically Weaker Section	8pt
	Sparse Residential	Nil
	Multi Use Zone	6
	Multi use zone	Nil
	Industrial	Nil
	Agricultural	2, 3, 4/3, 5, 7pt, 8pt, 9, 10, 16/2, 16/3, 17, 18/3pt, 21/2pt, 22, 23
	Reserved Forest	Nil
	Land Under Water	11 to 15, 25, 26
	Transportation	16/1,18/1, 19, 20, 21/1

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 3 Comprising T.S.Nos 1 to 26	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	1 to 6, 9pt, 12pt, 14/2pt, 16, 18, 19, 25, 26
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	9pt, 10, 12pt, 13, 14/1, 14/2pt, 24
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	7, 8, 11, 15, 17, 20 to 23
Ward - B Block - 4 Comprising T.S.Nos 1 to 41	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	1 to 3, 5 to 20, 21pt, 33, 34, 40, 41
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	22, 23, 24, 35 to 39
	Educational	Nil
	Industrial	Nil
	Agricultural	21pt, 26, 27, 28, 30, 32
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	4, 25, 29, 31

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 5 Comprising T.S.Nos 1 to 25	Building Prohibited Zone	1 to 5, 7 to 13, 15 to 21, 23 to 25
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	6, 14, 22
Ward -B Block - 6 Comprising T.S.Nos 1 to 20	Building Prohibited Zone	5pt, 6pt, 9pt, 10, 12 to 15
	Primary Vegetative Zone	1, 2, 3, 5pt, 6pt, 7, 8, 9pt, 20
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	4, 11, 16 to 19

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 7 Comprising T.S.Nos 1 to 22	Building Prohibited Zone	20pt, 22pt
	Primary Vegetative Zone	3, 5 to 12, 19, 20pt, 22pt
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 2, 4, 13 to 18, 21
Ward - B Block - 8 Comprising T.S.Nos 1 to 13	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	5pt, 7/1pt, 7/2, 8, 9
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	3, 4, 5pt, 7/1pt, 13
	Educational	Nil
	Industrial	Nil
	Agricultural	11
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 2, 6, 10, 12

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 9 Comprising T.S.Nos 1 to 31	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	8, 9, 13, 14,15pt,16pt
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	11, 15pt, 16pt, 17, 18, 21 to 31
	Educational	1
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	20
	Transportation	2 to 7, 10, 12, 19
Ward - B Block - 10 Comprising T.S.Nos 1 to 12	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	1 to 4, 6, 11
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	7, 8, 9, 10
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	5, 12

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 11 Comprising T.S.Nos 1 to 14	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	3pt, 7, 9, 12
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	2, 3pt
	Industrial	Nil
	Agricultural	4, 5
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 6, 8, 10, 11, 13, 14
Ward - B Block - 12 Comprising T.S.Nos 1 to 13	Building Prohibited Zone	Nil
	Primary Vegetative Zone	6 to 11
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	3, 4, 5pt
	Multi Use Zone	Nil
	Educational	5pt
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	12, 13
	Land Under Water	Nil
	Transportation	1, 2

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 13 Comprising T.S.Nos 1 to 18	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	1, 4 to 12
	Educational	14, 18
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	15 to 17
	Land Under Water	Nil
	Transportation	2, 3, 13
Ward - B Block - 14 Comprising T.S.Nos 1 to 101	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	2 to 12, 14, 16 to 18, 20 to 29, 31 to 41 , 43 to 47, 49 to 72,74 to 81, 83 to 90, 101
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	91 to 99
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	13
	Transportation	1, 15, 19, 30, 42, 48, 73, 82, 100

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 15 Comprising T.S.Nos 1 to 14	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	4,12
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	2, 3, 6, 9 to 11, 13, 14
	Educational	8
	Industrial	Nil
	Agricultural	7
	Reserved Forest	Nil
	Land Under Water	5
	Transportation	1
Ward - B Block - 16 Comprising T.S.Nos 1 to 14	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	13, 14
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	2, 3, 5
	Industrial	Nil
	Agricultural	6, 7
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 4, 8 to 12

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block 17 Comprising T.S.Nos 1 to 20	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	2, 3, 7 to 10, 12, 15, 17
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	13
	Educational	4
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	14, 20
	Land Under Water	Nil
	Transportation	1, 5, 6, 11, 16, 18, 19
Ward - B Block - 18 Comprising T.S.Nos 1 to 10	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	3 to 5
	Primary Residential - Economically Weaker Section	1pt
	Sparse Residential	6 to 10
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	1pt
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	2

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block 19 Comprising T.S.Nos 1 to 6	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	6
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	5
	Reserved Forest	Nil
	Land Under Water	2, 4
	Transportation	1, 3
Ward - B Block - 20 Comprising T.S.Nos 1 to 12	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	3, 6pt
	Multi Use Zone	Nil
	Educational	4
	Industrial	Nil
	Agricultural	5, 6pt
	Reserved Forest	2
	Land Under Water	10
	Transportation	1, 7 to 9, 11, 12

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 21 Comprising T.S.Nos 1 to 7	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	5/1.
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	1
	Educational	Nil
	Industrial	5/2.
	Agricultural	Nil
	Reserved Forest	2, 4
	Land Under Water	Nil
	Transportation	3, 6, 7
Ward - B Block - 22 Comprising T.S.Nos 1 to 17	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	2 to 6, 8, 10 to 17
	Multi Use Zone	7
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 9

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 23 Comprising T.S.Nos 1 to 3	Building Prohibited Zone	2pt
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	2pt
	Land Under Water	Nil
	Transportation	1, 3
Ward - B Block - 24 Comprising T.S.Nos 1 to 7	Building Prohibited Zone	Nil
	Primary Vegetative Zone	4, 5
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	2
	Land Under Water	Nil
	Transportation	1, 3, 6, 7

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 25 Comprising T.S.Nos 1 to 4	Building Prohibited Zone	2pt, 3
	Primary Vegetative Zone	2pt
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 4
Ward - B Block - 26 Comprising T.S.Nos 1 to 6	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural (Gymkhana Ground)	1, 3, 4, 5
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	2, 6

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 27 Comprising T.S.Nos 1 to 23	Building Prohibited Zone	1/1, 1/2pt, 2pt
	Primary Vegetative Zone	1/2pt, 2pt, 4 to 8, 10 to 21, 23
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	3, 9, 22
Ward - B Block - 28 Comprising T.S.Nos 1 to 17	Building Prohibited Zone	2 to 8, 10pt, 11 to 12, 14pt
	Primary Vegetative Zone	10pt, 14pt, 15
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 9, 13, 16, 17

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 29 Comprising T.S.Nos 1 to 22	Building Prohibited Zone	1 to 4, 6 ,7, 8pt, 16pt, 17pt, 18, 19, 21pt
	Primary Vegetative Zone	8pt, 9 to 15, 16pt, 17pt, 21pt
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	5, 20, 22
Ward - B Block - 30 Comprising T.S.Nos 1 to 9	Building Prohibited Zone	6 to 9
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water (Lake)	3
	Transportation	1, 2, 4, 5

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 31 Comprising T.S.Nos 1 to 3	Building Prohibited Zone	2
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 3
Ward - B Block - 32 Comprising T.S.Nos 1 to 7	Building Prohibited Zone	1 to 6
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	7

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 33 Comprising T.S.Nos 1 to 3	Building Prohibited Zone	1, 2pt
	Primary Vegetative Zone	2pt
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	3
Ward - B Block - 34 Comprising T.S.Nos 1 to 9	Building Prohibited Zone	2pt
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	5
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural (Bryant Park)	2pt
	Reserved Forest	7
	Land Under Water	Nil
	Transportation	1, 3, 4, 6, 8, 9

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 35 Comprising T.S.Nos 1 to 11	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	1 to 7, 9 to 11
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	8
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	Nil
Ward - B Block - 36 Comprising T.S.Nos 1 to 15	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	5 to 9, 12, 13
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1 to 4, 10, 11, 14, 15

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 37 Comprising T.S.Nos 1 to 5	Building Prohibited Zone	Nil
	Primary Vegetative Zone	1 to 4
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	5
Ward - B Block - 38 Comprising T.S.Nos 1 & 2	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	1
	Land Under Water	Nil
	Transportation	2

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 39 Comprising T.S.Nos 1 to 3	Building Prohibited Zone	2pt
	Primary Vegetative Zone	2pt
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 3
Ward - B Block - 40 Comprising T.S.Nos 1 to 9	Building Prohibited Zone	3 to 9
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 2

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 41 Comprising T.S.Nos 1 & 2	Building Prohibited Zone	1pt
	Primary Vegetative Zone	1pt
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	2
Ward - B Block - 42 Comprising T.S.Nos 1 to 15	Building Prohibited Zone	3, 4pt, 6 to 8, 11, 13, 14
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	4pt, 15
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 2, 5, 9, 10, 12

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - B Block - 43 Comprising T.S.Nos 1 to 3	Building Prohibited Zone	1, 2
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	3
Ward - B Block - 44 Comprising T.S.Nos 1 to 7	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	2, 4, 5
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	1, 6, 7
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	3

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - C Block - 1 Comprising T.S.Nos 1 to 28	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	2pt, 3pt, 6, 8 to 16, 22 to 24
	Primary Residential - Economically Weaker Section	7pt,
	Sparse Residential	Nil
	Multi use Zone	2pt, 5
	Educational	Nil
	Industrial	Nil
	Agricultural	2pt, 3pt, 7pt, 17 to 21, 27, 28
	Reserved Forest	Nil
	Land Under Water	4
	Transportation	1, 25, 26
Ward - C Block - 2 Comprising T.S.Nos 1 to 55	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	1/2, 1/3, 3pt, 8, 10pt, 11, 20-34, 36, 37, 40-50, 55/2pt, 55/3pt, 55/4, 55/5, 55/6pt
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	3pt, 5, 6, 9, 10pt, 12, 13, 15, 16, 17, 51 to 54, 55/1, 55/2pt, 55/3pt, 55/6pt
	Reserved Forest	Nil
	Land Under Water	18, 19, 35
	Transportation	1/1,2, 4, 7, 14, 38, 39

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - C Block - 3 Comprising T.S.Nos 1 to 43	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	1pt, 2pt, 3pt, 4pt, 11/2, 12/1pt, 13, 14, 15 to 18, 19/1pt, 31, 32, 33, 35, 37pt, 38, 39pt, 42pt
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	1pt, 2pt, 3pt, 4pt, 5, 7 to 10, 11/1, 12/1pt, 12/2, 19/1pt, 19/2, 20, 21, 22 to 30, 34, 37pt, 39pt, 40, 41, 42pt, 43
	Reserved Forest	36
	Land Under Water	6
	Transportation	Nil
Ward - C Block - 4 Comprising T.S.Nos 1 to 70	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	3 to 38, 43 to 47, 49 to 59, 61
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	41, 60, 67/2, 68
	Educational	62, 65, 66, 67/1, 70
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	42, 63, 64
	Transportation	1, 2, 39, 40, 48, 69

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - C Block - 5 Comprising T.S.Nos 1 to 85	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	2 to 15, 17 to 66, 68 to 72, 74 to 81, 83
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	85
	Transportation	1, 16, 67, 73, 82, 84
Ward - C Block - 6 Comprising T.S.Nos 1 to 18	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	2, 4, 15 to 18
	Primary Residential - Economically Weaker Section	3
	Sparse Residential	Nil
	Multi use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	6 to 14
	Reserved Forest	Nil
	Land Under Water	5
	Transportation	1

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - C Block - 7 Comprising T.S.Nos 1 to 22	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	2, 3, 5, 7, 8, 10, 11, 12, 14, 16 to 22
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	1, 9
	Transportation	4, 6, 13, 15
Ward - C Block - 8 Comprising T.S.Nos 1 to 29	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	1, 16 to 18, 20, 21
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	3, 4, 5pt, 6, 7, 9,10,12, 14, 24, 25, 27
	Multi use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	5pt, 11
	Reserved Forest	Nil
	Land Under Water	19
	Transportation	2, 8, 13, 15, 22, 23, 26, 28, 29

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.Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - C Block - 9 Comprising T.S.Nos 1 to 16	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	2 to 5, 7, 8/1, 8/2, 8/3, 8/4, 8/6 to 8/18, 9, 10, 11, 12, 14, 15
	Multi use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 6, 8/5, 13, 16
Ward - C Block - 10 Comprising T.S.Nos 1 to 33	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	2, 3pt, 5, 7, 8,10-16, 18-20, 22-25, 28, 29, 30pt
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	3pt, 4pt, 30pt
	Educational	Nil
	Industrial	Nil
	Agricultural	4pt, 31
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 6, 9, 17, 21, 26, 27, 32, 33

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - C Block - 11 Comprising T.S.Nos 1 to 44	Building Prohibited Zone	37pt, 38pt, 39pt, 40
	Primary Vegetative Zone	Nil
	Primary Residential	4 to 7, 9
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	8, 21, 23, 26 to 33, 35, 36
	Educational	Nil
	Industrial	Nil
	Agricultural	1, 2, 12-14, 16, 17, 19, 20, 24, 25, 34, 37pt, 38pt
	Reserved Forest	Nil
	Land Under Water	15, 18
	Transportation	3, 10,11, 22, 39pt, 41 to 44
Ward - C Block - 12 Comprising T.S.Nos 1 to 18	Building Prohibited Zone	4pt, 12pt, 13pt, 16pt
	Primary Vegetative Zone	Nil
	Primary Residential	12pt, 13pt
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	1, 13pt
	Educational	Nil
	Industrial	Nil
	Agricultural	4pt, 6, 8, 9, 16, 17, 18
	Reserved Forest	Nil
	Land Under Water	14, 15
	Transportation	2, 3, 5, 7, 10, 11

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - C Block - 13 Comprising T.S.Nos 1 to 24	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	5, 6, 14pt, 15, 16, 17, 24
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	3pt, 4, 19 to 23
	Educational	3pt
	Industrial	Nil
	Agricultural	9, 10, 14pt
	Reserved Forest	Nil
	Land Under Water	18
	Transportation	1, 2, 7, 8, 11 to 13
Ward - C Block - 14 Comprising T.S.Nos 1 to 40	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	2 to 7, 11, 12pt, 13 to 19, 21, 22, 23, 35
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	12pt, 24, 25, 26, 27, 29, 30
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	31, 36, 40
	Transportation	1, 8 to 10, 20, 28, 32 to 34, 37, 38, 39

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - C Block - 15 Comprising T.S.Nos 1 to 24	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	4pt, 5pt, 6pt, 9, 10, 11, 16, 18, 20, 21, 23
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	1, 2, 4pt, 5pt, 6pt, 7, 8, 12
	Educational	17
	Industrial	Nil
	Agricultural	19
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	3, 13 to 15, 22, 24
Ward - C Block - 16 Comprising T.S.Nos 1 to 11	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	6pt, 7
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	1, 8, 9
	Multi use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	3, 5, 6pt
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	2, 4, 10, 11

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - C Block - 17 Comprising T.S.Nos 1 to 41	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	33 to 35
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	6 to 11, 13, 15, 17, 18, 19, 21 to 27, 31pt, 41
	Multi use Zone	12, 28, 29, 30, 31pt, 36, 37, 39
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	28
	Transportation	1 to 5, 14, 16, 20, 32, 38, 40
Ward - C Block - 18 Comprising T.S.Nos 1 to 51	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	3, 4, 5pt, 6pt, 7 to 15, 23 to 26, 31 to 35, 47, 48
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	2, 5pt, 6pt, 17, 18, 19, 27 to 30, 36 to 40, 43, 44, 49, 50, 51
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	16
	Transportation	1, 20, 21,22, 41, 42, 45, 46

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - C Block - 19 Comprising T.S.Nos 1 to 42	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	12, 13, 16, 18, 20 to 24, 26, 27, 32, 33, 35, 37, 39
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	2 to 4, 6, 7, 8, 25, 28, 29, 31
	Educational	38, 40
	Industrial	Nil
	Agricultural (Chettiar Park)	11
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 5, 9, 10, 14, 15, 17, 19, 30, 34, 36, 41, 42
Ward - C Block - 20 Comprising T.S.Nos 1 to 54	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	1 to 12, 14 to 19, 22 to 24, 26 to 36, 38 to 44, 46, 49 to 53
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	54
	Transportation	13, 20, 21, 25, 37, 45, 47, 48

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - C Block - 21 Comprising T.S.Nos 1 to 37	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	2 to 8, 10, 11, 12, 14, 16 to 20, 22 to 24, 25pt, 26, 33/2, 34 to 37
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	Nil
	Educational	9, 25pt, 33/1
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	27, 30
	Transportation	1, 13, 15, 21, 28, 29,31, 32
Ward - C Block - 22 Comprising T.S.Nos 1 to 13	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	1 to 9, 11, 13
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	10, 12

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - C Block - 23 Comprising T.S.Nos 1 to 5	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	1, 3 to 5
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	2
Ward - C Block - 24 Comprising T.S.Nos 1 & 2	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	2
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - C Block - 25 Comprising T.S.Nos 1 to 17	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	1/1, 1/3, 1/4, 2, 3, 5 to 9, 12 to 17
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1/2, 4, 10, 11

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - D Block - 1 Comprising T.S.Nos 1 to 23	Building Prohibited Zone	9, 12 to 14, 15pt
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	3, 4, 5, 7, 8, 15pt, 17 to 23
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 2, 6, 10, 11, 16
Ward - D Block - 2 Comprising T.S.Nos 1 to 40	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	2 to 9, 11 to 17, 18/1, 18/2, 18/4, 18/5, 19 to 23, 25, 26, 28 to 31, 33, 34, 36 to 40
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 10, 18/3, 24, 27, 32, 35

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - D Block - 3 Comprising T.S.Nos 1 to 93	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	
	Primary Residential - Economically Weaker Section	13 to 17, 22, 24, 26, 27, 29 to 32, 34, 35, 37, 38, 42, 43, 45, 46, 48, 49, 51, 55, 57, 59, 61, 62, 64 to 67, 69, 70, 73 to 75, 76/1, 77, 81, 82, 83, 88, 90, 93
	Sparse Residential	Nil
	Multi Use Zone	2, 5 to 12, 20, 40, 53, 71, 86, 87, 89, 91, 92
	Educational	84, 85
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 3, 4, 18, 19, 21, 23, 25, 28, 33, 36, 39, 41, 44, 47, 50, 52, 54, 56, 58, 60, 63, 68, 72, 76/2, 78 to 80
Ward - D Block - 4 Comprising T.S.Nos 1 to 111	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	2 to 10, 11 to 19, 21, 22, 24, 26 to 28, 30 to 34, 36, 38, 39, 41 to 52, 55 to 68, 70, 71, 72, 74 to 80, 82, 84 to 86, 88, 90 to 98, 100, 101, 103 to 111
	Educational	Nil
	Industrial	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 20, 23, 25, 29, 35, 37, 40, 53, 54, 69, 73, 81, 83, 87, 89, 99, 102

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - D Block - 5 Comprising T.S.Nos 1 to 10	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	2, 3, 5 to 10
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 4
Ward - D Block - 6 Comprising T.S.Nos 1 to 11	Building Prohibited Zone	2pt, 4pt, 7pt
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	2pt, 4pt, 5, 6, 7pt, 8 to 10
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 3, 11

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - D Block - 7 Comprising T.S.Nos 1 to 67	Building Prohibited Zone	4pt
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	10, 31 to 40, 43, 44, 47pt
	Sparse Residential	Nil
	Multi Use Zone	2, 4pt, 5 to 9, 12 to 23 to 28, 30, 41, 45, 46/1, 46/3, 47pt, 48 to 51, 53 to 55, 58 to 62, 64 to 66
	Educational	3
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	63
	Transportation	1, 11, 29, 42, 46/2, 52, 56, 57, 67
Ward - D Block - 8 Comprising T.S.Nos 1 to 32	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	5, 10, 11, 23
	Primary Residential - Economically Weaker Section	6 to 9, 17 to 21, 24 to 26, 31, 32
	Sparse Residential	Nil
	Multi Use Zone	2, 3, 4, 14,15, 16, 27, 28, 29, 30
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 12, 13, 22

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - D Block - 9 Comprising T.S.Nos 1 to 6	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	2 to 5
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 6
Ward - D Block - 10 Comprising T.S.No 1 Only	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	1
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	Nil

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - D Block - 11 Comprising T.S.Nos 1 & 2	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	1
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	2
Ward - D Block - 12 Comprising T.S.Nos 1 to 139	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	3 to 60, 64 to 96, 98 to 114, 116 to 125, 137
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	135
	Industrial	Nil
	Agricultural	127, 128, 131
	Reserved Forest	Nil
	Land Under Water	126, 129, 130, 138, 139
	Transportation	1, 2, 61 to 63, 97, 115, 132, 133, 134, 136

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - D Block - 13 Comprising T.S.Nos 1 to 88	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	10, 11
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	1/2, 1/3, 2, 3, 5 to 7, 28 to 52, 54, 55, 59 to 69, 71, 73 to 79, 85, 88
	Educational	4, 70
	Industrial	Nil
	Agricultural	80 to 84
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1/1, 8, 9, 53, 56, 72, 86, 87
	Anandagiri West TP Scheme	12 to 27, 57, 58
Ward - D Block - 14 Comprising T.S.Nos 1 to 12	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	8, 9
	Primary Residential - Economically Weaker Section	3, 5, 7, 11
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	12
	Anandagiri West TP Scheme	1, 2, 4, 6, 10

Verified by Prostate™

Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - D Block - 15 Comprising T.S.Nos 1 to 133	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Sparse Residential	Nil
	Primary Residential	1, 2, 4, 5, 7, 9, 11 to 13, 15 to 19, 21, 22, 24, 25, 53 to 55, 57, 59 to 61, 64, 65, 67 to 70, 72 to 75, 77 to 80, 84, 85, 87, 89 to 96, 101 to 113, 115, 117, 118, 120, 121, 123, 125, 127, 129, 131 to 133
	Primary Residential - Economically Weaker Section	29 to 31, 33 to 38, 40, 41, 43 to 45, 48 to 51, 58, 62, 63, 66, 82, 83
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	3, 6, 8, 10, 14, 20, 23, 26 to 28, 32, 39, 42, 46, 47, 52, 56, 71, 76, 81, 86, 88, 97 to 100, 114, 116, 119, 122, 124, 126, 128, 130

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - D Block - 16 Comprising T.S.Nos 1 to 189	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	2, 14, 15,16, 17,20, 21, 23, 25, 27 to 30, 32 to 35, 37, 39, 41, 46, 47, 49, 51, 53 to 56, 58 to 61, 63, 64, 66, 67, 69, 70, 72 to 75, 77 to 79, 81, 82, 84, 85, 87, 88, 90 to 94, 96, 98, 100, 102, 104, 106, 108, 110, 112 to 116, 118, 119, 121, 123, 127, 129, 131, 133, 135, 136, 138, 140, 142, 144, 146 to 148, 150, 151, 153, 155, 157, 158, 160 to 162, 164 to 166, 168, 170, 172, 174, 175, 177, 179, 181, 183 to 186, 188, 189
	Sparse Residential	Nil
	Multi Use Zone	3, 4, 7, 8, 9, 12, 13, 43, 44, 125
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 5,6,10, 11, 18, 19, 22, 24 , 26, 31, 36, 38, 40, 42, 45, 48, 50 , 52, 57, 62, 65, 68, 71, 76, 80, 83, 86, 89, 95, 97, 99, 101, 103, 105, 107, 109 ,111, 117, 120, 122, 124, 126, 128, 130, 132, 134, 137, 139, 141, 143, 145, 149, 152, 154, 156, 159, 163, 167, 169, 171, 173, 176, 178, 180, 182, 187

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - D - Block - 17 Comprising T.S.Nos 1 to 35	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	4, 5, 12 to 18, 20 to 32, 35
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	3, 10
	Educational	6, 7, 8, 9, 19
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	1, 2, 11, 33, 34
Ward - D Block - 18 Comprising T.S.Nos 1 to 58	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	3, 9,10, 23 to 31, 33 to 51, 53, 56, 57
	Primary Residential - Economically Weaker Section	8, 11 to 14, 17 to 22, 52
	Sparse Residential	Nil
	Multi Use Zone	7
	Educational	2, 6
	Industrial	Nil
	Agricultural	1
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	4, 5, 16, 32, 54, 58
	French land TP Scheme	15, 55

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - D Block - 19 Comprising T.S.Nos 1 to 34	Building Prohibited Zone	Nil
	Multi use zone	Nil
	Primary Residential	10, 11 to 28, 32 to 34
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	2, 4 to 9, 30
	Reserved Forest	Nil
	Land Under Water	1
	Transportation	3, 29, 31
Ward - D Block - 20 Comprising T.S.Nos 1 to 91	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	1, 3 to 6, 8 to 17, 19 to 24, 26, 28 to 44, 46, 47, 49 to 59, 61 to 70, 72 to 87, 89 to 91
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	2, 7, 18, 25, 27, 45, 48, 60, 71, 88

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - D Block - 21 Comprising T.S.Nos 1 to 116	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	1, 2, 4 to 14, 16, 17, 19 to 32, 34 to 69, 71 to 79, 81 to 99, 101, 103 to 113
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	80
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	100
	Transportation	3, 15, 18, 33, 70, 102, 114 to 116
Ward - D Block - 22 Comprising T.S.Nos 1 to 77	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	1pt, 2, 4, 14 to 21, 28, 32 to 35, 37, 38, 40, 42/2, 46 to 49, 57 to 68, 70 to 72, 75, 77pt
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	41, 73, 77pt
	Educational	Nil
	Industrial	Nil
	Agricultural	1pt, 6, 9 to 12, 23, 24, 26, 27, 30, 42/3, 43, 44, 45, 50 to 56, 76
	Reserved Forest	Nil
	Land Under Water	5, 42/1
	Transportation	3, 7, 8, 13, 22, 25, 29, 31, 36, 39, 69, 74

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - D Block - 23 Comprising T.S.Nos 1 to 40	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	9, 10
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	1, 2, 4, 5, 7, 8, 11 to 19, 23 to 32, 34, 36, 38, 40
	Reserved Forest	Nil
	Land Under Water	3, 35, 37
	Transportation	6, 20 to 22, 33, 39
Ward - D Block - 24 Comprising T.S.Nos 1 to 97	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	4, 7 to 9, 12, 14 to 17, 31 to 51, 80pt
	Primary Residential - Economically Weaker Section	93 to 95
	Sparse Residential	54, 55, 56, 58 to 79, 80pt, 81 to 85
	Multi Use Zone	96
	Educational	86 to 92
	Industrial	Nil
	Agricultural	1, 2, 3, 5, 6, 10, 11, 13, 18 to 30
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	52, 53, 57, 97

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - D Block - 25 Comprising T.S.Nos 1 to 83	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	14, 15, 16
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	1 to 13, 19, 20, 23 to 59, 62, 63, 64, 65, 67, 68, 70 to 83
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	17, 18, 21, 22, 60, 61, 66, 69
Ward - D Block - 26 Comprising T.S.Nos 1 to 29	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	Nil
	Primary Residential - Economically Weaker Section	Nil
	Sparse Residential	Nil
	Multi Use Zone	17
	Educational	Nil
	Industrial	Nil
	Agricultural	1, 2, 4 to 16, 18 to 26, 28
	Reserved Forest	Nil
	Land Under Water	Nil
	Transportation	3, 27, 29

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
Ward - D Block - 27 Comprising T.S.Nos 1 to 25	Building Prohibited Zone	Nil
	Primary Vegetative Zone	Nil
	Primary Residential	2, 5, 6, 8, 9, 11, 12, 15, 17, 18, 19/1, 19/2, 19/3, 21, 22, 24, 25
	Primary Residential - Economically Weaker Section	10, 14, 16
	Sparse Residential	Nil
	Multi Use Zone	Nil
	Educational	Nil
	Industrial	Nil
	Agricultural	Nil
	Reserved Forest	Nil
	Land Under Water	7
	Transportation	1, 3, 4, 13, 19/4, 19/5, 20, 23

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Ward/Block/ Comprising T.S.Nos	Land Use	Town Survey Nos
T.P Scheme Comprising Survey Nos.		
1.Anandhagiri West T.P Scheme		
Comprising Survey Nos.		
Ward	**Block**	**T.S.No.**
D	13	12 to 27, 57, 58
D	14	1, 2, 4, 6, 10
2.French Land T.P Scheme		
Comprising Survey Nos.		
Ward	**Block**	**T.S.No.**
D	18	15, 55

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GOVERNMENT OF TAMIL NADU
ABSTRACT

Local planning Area – Kodaikanal – Declaration of Local planning Area under Section 10(1) of the Town & Country Planning Act 1971 Preliminary notificaton – Issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

GO. MS.NO. 2043 Dated 20th September 1973.
Read

From the Executive Officer, Kodaikanal Township
Letter No.5485/73G dated 23.07.73.

.....

ORDER:

It is proposed to declare the local areas specified in column (3) of the table in the notification appended to this order forming a local planning area mentioned in the corresponding entry in the column (2) there of 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 English and Tamil in the Madurai District Gazette.

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

(BY ORDER OF THE GOVERNOR)

C. Rangabazhym.
Secretary to Government

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by Sub – Section (1) of section 10 of the Tamil Nadu Town & Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby declared his intention to specify the local areas specified in the Column (3) of the Table below to be a local planning area with the name specified in the corresponding entry in column (2) thereof.

Notice is hereby given that this Notification will be taken into consideration again under Sub – Section 4 of the said Section 10 on or after the expiry of 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 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

S.No	Name of Local Planning Area	Area Forming the Local Planning Area No. and name of Revenue Villages
1.	Kodaikanal	2. Vilpatti (Unsurveyed Area Only) 16. Kodaikanal 6. Vellagavi, 3. Poombarai (Unserveyed Area Only)

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GOVERNMENT OF TAMIL NADU
Abstract

Local Planning Area – Kodaikanal Declaration Notification under section 10 (4) of the Tamil Nadu Town & Country Planning Act, 1971 issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.No.665 Dated : 16.03.1974.
Read

G.O.Ms.No.2043, RD & LA, Dated 20.09.1973.

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 555 part – II Section 1 of the Tamil Nadu Government Gazette dated 31.10.1973 for general information as required under Sub – Section (3) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil NAdu Act 35 of 1972) No objection or suggestion having been received, the Government declare the local areas specified in column (3) of the table in Notification appended to this order to be local planning area by the name specified in the corresponding entry in column (2) thereof.

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

(BY ORDER OF THE GOVERNOR)

G. Rangapashyam,
Secretary to Government

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NOTIFICATION

In exercise of the powers conferred by Sub – Section (4) of section 10 of the Tamil Nadu Town & 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

S.No	Name of Local Planning Area	Number & Name Revenue Villages
1.	Kodaikanal	2. Vilpatti (Unsurveyed Area only) 16. Kodaikanal 6. Vellagavi. 3. Poombarai (Unsurveyed Area Only)

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GOVERNMENT OF TAMIL NADU
ABSTRACT

LOCAL PLANNING AUTHORITIES- Constitution- notification under Section 11(1) of Tamil Nadu Town and Country planning Act, 1971- issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

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

ORDER :

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

(BY ORDER OF THE GOVERNOR)

R. BALASUBRAMANIAN
SECRETARY TO GOVERNMENT

// True copy / Forwarded / By order //

(Sd).....
Section officer

APPENDIX
NOTIFICATION

In exercise of the powers conferred by provise to sub-section (1) of Section 11 of the Tamil Nadu Town and Country planning Act, 1971 (Tamil Nadu Act 35 of 1979) the Governor of Tamil Nadu hereby declared the Local authority of the local planning areas specified below to be the local planning authority for such areas.

1. Palani
2. Periyakulam
3. Bodinayakkanur
4. Theni- Allinagaram
5. Cumbum
6. Kodaikanal
7. Pollachi
8. Gobichettipalayam
9. Dharapuram
10. Udumalpet
11. Sathyamangalam
12. Bhavanisagar
13. Valparai
14. Manaparai
15. Thuraiyur
16. Karur
17. Thiruvallur
18. Chingleput
19. Arakonam
20. Gudiyatham
21. Vaniyambadi
22. Tiruvannamalai
23. Arani
24. Walajapet
25. Ranipet
26. Arcot
27. Ambur
28. Tiruppathur
29. Tindivanam
30. Villupuram
31. Nellikuppam
32. Panruti
33. Vridhachalam
34. Chidambaram
35. Nayuram
36. Nagapattinam
37. Mannargudi
38. Pattukkottai
39. Tiruvarur
40. Sirkali

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41. Pudukkottai
42. Attur
43. Rasipuram
44. Tiruchengode
45. Idapadi
46. Nammakkal
47. Mettur
48. Yercaud
49. Colachel
50. Kuzhithurai
51. Padmanabhapuram
52. Kanyakumari
53. Dharmapuri
54. Krishnagiri
55. Kotagiri
56. Ootacamund
57. Coonoor
58. Virudhunagar
59. Srivilliputhur
60. Rajapalayam
61. Sivakasi
62. Sattur
63. Karaikudi
64. Aruppukkottai
65. Devakottai
66. Paramakudi
67. Ramanathapuram
68. Sivagangai
69. Rameswaram
70. Kadayanallur
71. Kovilpatti
72. Puliyangudi
73. Sankarankovil
74. Shengottai
75. Thenkasi
76. Courtallam
77. Tirunelveli

// True copy //

Sd/.....
Section officer

Office of the Director of Town and Country Planning,
Madras-1

Endt. Roc No. 11934 / 75 MP

Copy communicated.

(sd)
For Jt. Director of Town and Country
Planning

// True copy //

Assistant Director of Town and
Country planning, Madurai-2

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COPY OF:

GOVENMENT OF TAMIL NADU
ABSTRACT

LOCAL PLANNING AUTHORITIES- Composition of Local planning Authorities which comprises of single Local authority – Ordered.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.M.S.No. 651

Dated 8th April 1975.
Read :

G.O. Ms. No. 650 RD & LA., dated 08.04.1975

ORDER :

In the G.O. read above, Government have constitutes local planning authorities under the provise to section 11(1) of the Tamil Nadu Town and country Planning Act, 1971 in respect of Local Planning areas declared under section 10 of the said Act.

2. According to the provise to sub-section (1) of section 11 of the Tamil Nadu Town and Country planning Act, 1971 (Tamil Nadu Act 35 of 1972) in case where the local planning area consists of the area under the jurisdiction of a single local authority, the government may declare such local authority as the local planning authority for that area, subsection (3) of the said section 11 provides for appointment of the Chairman, members and member- Secretary for the local planning authority other than the local authority, which has been declared as the local planning authority under the said sub-section (1).

3. The Government clarify that on the declaration by the Government of the single local authority as local planning authority under the provise to section 11(1) of the act, the chairman, members and executive authority of the local authority shall automatically become the chairman, members and the executive authority of the local planning authority concerned.

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

5. The Director of stationary and printing is requested to publish this order in the Tamil Nadu Government Gazette.

(By order of the Governor)

Sd/- X X X X
Secretary to Government

// true copy //

ASSISTANT DIRECTOR

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GOVERNMENT OF TAMIL NADU
Abstract

Master Plan for Kodaikanal Local Planning Area – Consent of the Government to the publication of notice of preparation of a Master Plan accorded.

Housing & Urban Development Department

G.O.Ms.No. 571

Dated 11th May 1988
Read

From the Director of Town and Country Planning Letter Roc.No. 28452/85 MP1 dt. 12.2.86, 2.3.1987, 7.1.1988 and 30.03.1988

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 Kodaikanal Local Planning Authority to the publication of a notice under section of 26 of the said act, for the preparartion of the Master Plan for Kodaikanal Local Planning Area.

The draft Master plan for Kodaikanal 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 & Country Planning is requested to ensure that the various requirements specified in the Tamil Nadu Town & Country Planning Act and the Master Plan Rules are strictly adhered to by the Local Planning Authority before the Master Plan is resubmitted to Govt. for final approval.

(By order of the Governor)

V. Selva Raj
Commissioner & Secretary to Government

To

The Director of Town & Country Planning,
Madras – 2.

The Commissioner of Kodaikanal Municipality.

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Government of Tamil Nadu
Abstract

Master Plan For Kodaikanal Local Planning Area Approval Under Section 28 of Tamil Nadu Town & Country Planning Act, 1971 Accorded.

HOUSING & URBAN DEVELOPMENT (UDIV) DEPARTMENT

G.O.Ms.No170, Dated 4th March 1993.

Read

1. G.O.Ms.No.571, Housing & Urban Development, dated 11.5.88.
2. From the Director of Town & Country Planning Lr.Roc.No.23230 / 87/ MPA2, dated 15.10.91.
3. From the Director of Town & Country Planning D.O.Roc.No.2375/92/MPA2, dated 24.01.1992.
4. From the Collector of Dindigul – Anna District & Chairman, kodaikanal Township, D.O.Lr.No.4318/91/G, dated 19.02.1992.
5. From the Director of Town & Country Planning D.O.Roc.No.49778/91/MPA2, dated 29.04.1992.
6. G.O.Ms.No.909, Housing & Ud., dt 8.9.2009. Road Also

ORDER

In G.O.Ms.No.571, Housing & Urban development Department dated 11.5.1988 the Government have accorded consent to the publication of notice pf preparation of Master Plan for Kodaikanal Local Planning Area.

2. Under section 28 of Tamil Nadu Town & Country Planning Act, 1971 (Tamil Nadu Act 35 of 1978) the Governor of Tamil Nadu hereby approves the master plan for kodaikanal Local Planning Area submitted by the Director of Town & Country Planning in his letters read above, subject to certain conditions incorporated in the notofication appended to this order.

3. The delay of 778 days in the preparation of Master plan and in convening a meeting of the planning Authority is hereby condoned. Copies of the Master Plan for Kodaikanal Local Planning Area as approved by Government are communicated to the Director of Town & Country.

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

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NOTIFICATION

In exercise of the power conferred by Sub – Section (1) of section 30 of the Tamil Nadu Town & Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Government under section 28 of the said Act for the Master Plan of Kodaikanal Local Planning Area submitted by the Director of Town & Country Planning with the following conditons:

(i) The entire area of 100 meters beyond the prohibited zone from Gymkhana is declared as a prohibitory Zone;

(ii) That the adjoining area of 100 meter beyond the prohibited zone from Gymkhana ground as specified in (i) above is classified as a 'Primary Vegetative Use Zone' and all the development control parameters of the primary vegetative zone are applied to this area. and that development control parameters are not exemtable. In the Primary Vegetative land use zone only very limited residential activity alone is permissible with a holding of 2000 m2 where only a residential building of a single floor not visible outside the vegetative cover irrespective of nomenclature as basement cellar or ground floor etc to the extent of not more than 100 m2 of plinth area or 30% of the holding whichever is less is permissible; and

(iii) The entire area around Kodaikanal Lake extending to 200 meter from the Lake is declared as prohibitory area, wherein development of any kind is not permitted in view of the fact that scenic beauty of the Hill Station has to be preserved.

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

(By Order of the Governor)

L.N. Vijayaraghavan
Secretary to Government

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To

The works Manager, Government Central Press, Madras – 79
(For publication of the notification in Tamil Nadu Government Gazette)

The director of Town & Country Planning, Madras – 2
The Regional Deputy Director of Town & Country Planning, Madurai Region
The Collector of Madurai
The Commissioner of Kodaikanal Municipality
The Commissioner of Municipal Administration, Madras – 5
The Member Secretary, Kodaikanal Local Planning Authority, through the Director of Town & Country Planning, Madras – 2

Copy To

The Housing and UD(UDIV) Law Departments, Madras – 9.

/ Forwarded by order /

Signed.....
Section Officer

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ABSTRACT

Master Plan – Kodaikanal Local Planning Area – Consent under sub-section (2) of section 24 of Tamil Nadu Town and country planning Act, 1971 (Tamil Nadu Act 35 of 1972) – To the Kodaikanal Local Planning Authority, for publication of Notice under section 26 of the said Act of preparation of Master Plan – Accorded.

==========

Housing and Urban Development [UD4-2]Department

G.O.(Ms).No.147 **Dated:21.09.2016**

துன்முகி வருடம், புரட்டாசி திங்கள் 5,
திருவள்ளுவர் ஆண்டு 2047

Read:

1. G.O.(Ms)No.665, Rural Development and Local Administration Department, dated 16.03.1974.
2. G.O.(Ms).No.170,Housing and Urban Development Department, dated 04.03.1993.

Read also:

3. From the Commissioner of Town and Country Planning, letter Roc. No.10159/1999/MP1, dated 31.08.2016.

======

ORDER:-

In the Government Order first read above, orders were issued declaring Kodaikanal area as a Kodaikanal Local Planning area under sub-section (4) of section 10 of the Tamil Nadu Town and Country Planning, 1971 (Tamil Nadu Act 35 of 1972).

2.In the Government order second read above, orders were issued for approval of the Master Plan for Kodaikanal Local Planning Area under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972).

3. In the letter third read above, the Commissioner of Town and Country Planning has stated that the master plan for the Kodaikanal Local Planning Area has been prepared, taking into consideration, the current developments and also future developments and has requested the Government to give consent under sub-section (2) of section 24 of the said Act to the Kodaikanal Local Planning Authority to the publication of a notice for the preparation of the master plan for the Kodaikanal Local Planning Area.

2...

4. In exercise of the powers conferred by 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 Kodaikanal Local Planning Authority to the publication of a notice under section 26 of the said Act, for inviting objections and suggestions in the preparation of the master plan for the Kodaikanal Local Planning Area.

5. The draft master plan for the Kodaikanal Local Planning Area as consented to by the Government under sub-section (2) of section 24 of the said Act is returned to the Commissioner of Town and Country Planning, and he is requested to acknowledge the receipt of the same. The Commissioner of Town and Country Planning is directed to ensure that the provisions specified in the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) and the Master Plan (preparation, publication and sanction) Rules, are strictly adhered to by the Local Planning Authority before the master plan is resubmitted to the Government for their approval under section 28 of the said Act.

(By Order of the Governor)

Dharmendra Pratap Yadav
Secretary to Government

To
The Commissioner of Town and Country Planning(I/c),
Chennai - 600 002.
The Deputy Director(I/c),
Town and Country Planning,
4. Hakkim Ajmalkhan Road,
Chinna Chokki Kulam,
Madurai – 625 002.
The Member-Secretary/Commissioner,
Kodaikanal Local Planning Authority,
Kodaikanal – 624 101.

Copy to:-

The Special Personal Assistant to Minister,
(Housing and Urban Development)
Chennai - 600 009.
The Senior Private Secretary to Secretary to Government,
Housing and Urban Development Department,
Chennai - 600 009.
The Law (Hg&UD-Sty) Department,
Chennai-600 009.
SF/SC.

//Forwarded / By Order//

M. Bagyalakshmi
Section Officer 21/9/11

21/9/11

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Part VI—Section 1

Notifications of interest to the General Public Issued by Heads of Departments, Etc.

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NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.

GENERAL NOTIFICATIONS

"Winding up of the affairs of IND No. 1302. Pernambet Small Tanners Leather Finishing Service Industrial Co-operative Society Ltd., Vellore and appointment of Official Liquidator."

(Rc. No. 15942/CO/2015)

No.VI(1)/318/2016.

"Under the powers conferred on the Registrar of Industrial Co-operatives under Section 137(1) of the Tamil Nadu Co-operative Societies Act, 1983 (Act 30 of 1983), the affairs of The Pernambet Small Tanners Leather Finishing Service Industrial Co-operative Society Ltd., IND No. 1302, Vellore, have been ordered to be wound up with immediate effect by the Additional Chief Secretary/Industries Commissioner and Director of Industries and Commerce and the Registrar of Industrial Co-operatives, Guindy, Chennai *vide* Proc.No. 15942/ICD/2015, dated 17.8.2016.

Under Section 138(1) of the same Act, Assistant Director of Industries and Commerce (Indl. Co-ops), TACO Bank, Chennai has been appointed as the Official Liquidator of the said Society for the purpose of liquidation".

Chennai-600 028,
17th September 2016.

AMBUJ SHARMA,
Additional Chief Secretary/Industries Commissioner and Director of Industries and Commerce and Registrar of Industrial Co-operatives.

Preparation of Modified Master Plan for Kodaikanal Local Planning Area.

(Roc. No. 2190/1998/F1)

[Notice of preparation of Kodaikanal Master Plan under section 26 of Tamil Nadu Town and Country Planning Act 1971, (Tamil Nadu Act 35 of 1972) and under rule 7 of the Master Plan (Preparation/Publication and Sanction) Rules]

No. VI(1)/319/2016.

In exercise of the powers conferred by 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 Kodaikanal Local Planning Authority to the publication of a notice under section 26 of the said Act, for inviting objections and suggestions in the preparation of the master plan for the Kodaikanal Local Planning Area vide G.O.(Ms) No.147, Housing and Urban Development (UD4-2) Department, dated 21.09.2016.

2. The Kodaikanal Master Plan prepared by the Local Planning Authority for the Kodaikanal Local Planning Area is hereby published.

3. The Kodaikanal Master Plan together with all enclosures may be inspected free of cost during office hours at the offices of the Kodaikanal Local Planning Authority. Copies of the plan are also available at the office of the Kodaikanal Local Planning Authority for sale at the following rate:-

Each Copy Rs. 4000/- (Rupees four thousand only)

4. Any person affected by the master plan may within 60 days from the date of publication of this notification, communicate in writing or represent in person to the Member Secretary of the Kodaikanal Local Planning Authority any objection or suggestion relating thereto.

Kodaikanal,
27th September 2016.

K. SARAVANAN,
Member Secretary/Executive Authority, Kodaikanal Local Planning Authority.

தமிழ்நாடு அரசு
கருக்கம்

வல்லுநர் குழு – கொடைக்கானல் உள்ளூர் திட்டப் பகுதியில் முழுமைத்திட்டம் - மறுஆய்வு செய்ய வல்லுநர் குழு அமைத்து – ஆணை வெளியிடப்படுகிறது.

வீட்டுவசதி மற்றும் நகர்ப்புற வளர்ச்சி (நவ.4.2) துறை

அரசு ஆணை (நிலை) எண் 339 நாள் 11.08.1999
படிக்கப்பட்டது.

1. அரசாணை (நிலை) எண்.170 வீட்டுவசதி மற்றும் நகர்ப்புற வளர்ச்சித்துறை நாள் 04.03.1993
2. நகர் ஊரமைப்பு ஆணையர் கடித ந.க.எண்.10159/99 முதல் நாள் 01.04.1999 மற்றும் 16.04.1999

ஆணை.

1. மேலே பார்வை 1ல் படிக்கப்பட்ட அரசாணையில் கொடைக்கானல் உள்ளூர் திட்டப்பகுதிக்காக தயாரிக்கப்பட்ட முழுமைத்திட்டத்திற்கு அரசு ஒப்புதல் அளிக்கப்பட்டு அதற்கான அறிவிக்கை 06.03.1993 நாளிட்ட அரசிதழில் வெளியிடப்பட்டது. கொடைக்கானல் உள்ளூர் திட்டப் பகுதிக்கான அம்முழுமைத்திட்டம் 06.03.1993 இருந்து அமலுக்கு வந்தது.

2. கொடைகானல் முழுமைத் திட்டம் அமலுக்கு வந்து 5 ஆண்டுகள் சென்றுவிட்டதாலும், அம்முழுமைத் திட்டம் தற்போது மறு ஆய்வு செய்வதற்கான தயார் நிலையினை எட்டி உள்ளது என்பதாலும், உதக மண்டலத்திற்காக முழுமைத் திட்டத்தினை மறு ஆய்வு செய்வதற்கான ஒரு வல்லுநர் குழு ஏற்படுத்தப்பட்டது போன்று கொடைக்கானல் உள்ளூர் திட்டப்பகுதிக்கும் முழுமைத் திட்டத்தை மறு ஆய்வு செய்வதற்கு ஒரு வல்லுநர் குழு ஏற்படுத்தலாம் எனக் கருதி அக்குழுவில் கீழ்க்கண்ட உறுப்பினர்கள் இருப்பது நலம் என மேலே பார்வை 2ல் படிக்கப்பட்ட கடிதத்தில் நகர் ஊரமைப்பு ஆணையர் பரிந்துரைத்துள்ளார்.

1. நகர் ஊரமைப்பு ஆணையர்
2. நகர் ஊரமைப்பு கூடுதல் இயக்குநர்
3. நகராட்சி நிர்வாக இயக்குநர்
4. சுற்றுச்சூழல் இயக்குநர்
5. புவியியல் மற்றும் சுரங்கத்துறை இயக்குநர்
6. திண்டுக்கல் மாவட்ட ஆட்சியர் மற்றும் அவரால் பரிந்துரைக்கப்படும் மூன்று உள்ளூர் பிரதிநிதிகள்.
7. பெரியகுளம் தொகுதி நாடாளுமன்ற உறுப்பினர்
8. பெரியகுளம் தொகுதி சட்டமன்ற உறுப்பினர்.
9. கொடைக்கானல் நகராட்சித் தலைவர்

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3. இச்சூழ்நிலையில் நகர் ஊரமைப்பு ஆணையர் பரிந்துரையினை ஏற்றுக் கொடைக்கானல் உள்ளூர்த் திட்டப்பகுதிக்கு மறு ஆய்வு முழுமைத் திட்டம் தயாரிக்க பின்வரும் உறுப்பினர்கள் கொண்ட வல்லுநர் குழு ஒன்றினை ஏற்படுத்தி ஆணையிடப்படுகிறது.

(1) நகர் ஊரமைப்பு ஆணையர்
(2) நகர் ஊரமைப்பு கூடுதல் இயக்குநர்
(3) நகராட்சி நிர்வாக இயக்குநர்
(4) சுற்றுச்சூழல் இயக்குநர்
(5) புவியியல் மற்றும் சுரங்கத்துறை இயக்குநர்
(6) திண்டுக்கல் மாவட்ட ஆட்சியர் மற்றும் அவரால் பரிந்துரைக்கப்படும் மூன்று உள்ளூர் பிரதிநிதிகள்.
(7) பெரியகுளம் தொகுதி நாடாளுமன்ற உறுப்பினர்
(8) பெரியகுளம் தொகுதி சட்டமன்ற உறுப்பினர்
(9) கொடைக்கானல் நகராட்சித் தலைவர்

4. இவ்வல்லுநர் குழு பொது மக்களிடம் இருந்தும் கட்டுமான காரர்களிடமிருந்தும் கருத்துக்களைப் பெற்று கொடைக்கானல் நகராட்சி, கொடைக்கானல் உள்ளூர் திட்டக்குழுமம், மதுரை நகர ஊரமைப்பு மண்டலத் துணை இயக்குநர் போன்றோருடன் கலந்தாய்வு செய்தும், கொடைக்கானல் உள்ளூர் திட்டப் பகுதிக்கான திருத்தப்பட்ட முழுமைத் திட்டத்தை தயாரிக்கும் எனவும் ஆணையிடப்படுகிறது.

(ஆறுநாள் ஆணைப்படி)

என். கோவிந்தன்
அரசு செயலாளர்

/ உண்மை நகல் /

தக.5.10.

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ABSTRACT

Master Plan – Kodaikanal Local Planning Area – Expert Committee – To review Master Plan – Change of Members – Orders – Issued.

HOUSING AND URBAN DEVELOPMENT (UD 4(2)) DEPARTMENT

G.O.Ms.NO.199

Dated : 15.09.2010.
Read

1. G.O.(Ms).No.339, Housing and Urban Development Department, dated.11.08.1999

Read also:

2. From the District Collector, Dindigul, letter Roc.No.4800/99 MM4, dated.2.12.2008
3. From the .Commissioner of Town and Country Planning, Letter Roc.No.10159/99 MP2 dated.20.09.2009 and 20.05.2010

======

ORDER:

In the Government Order first read above, Government have issued orders constituting a nine member Expert Committee for review of the Master Plan for Kodaikanal local planning area with the following officials and others

(i) The Commissioner of Town and Country Planning.
(ii) The Additional Director of Town and Country Planning.
(iii) The Director of Municipal Administration.
(iv) The Director of Environment.
(v) The Director of Geology and Mines.
(vi) Three local representatives nominated by the District Collector, Dindigul.
(vii) The Member of Parliament, Periyakulam Constituency.
(viii) The Member of Legislative Assembly, Periyakulam Constituency.
(ix) The Chairman, Kodaikanal Municipality.

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2. The District Collector, Dindigul has now stated that owing to the revised demarcation of constituencies, the Kodaikanal Municipal area falls in Palani Legislative as well as Parliamentary Constituencies. Hence, the Collector of Dindigul has requested the Government to alter the composition of the Expert Committee for review of the Master Plan for Kodaikanal local planning area with the Member of Parliament of Palani and Member of Legislative Assembly of Palani in lieu of those of Periyakulam. As per revised demarcation of constituencies, Kodaikanal area lies in Dindigul Parliamentary Constituency and Palani Legislative Constituency.

3. The Commissioner of Town and Country Planning in his letter 3rd read above has stated that the District Collector Dindigul in his letter, dated.25.06.2009 has sent revised proposal and has requested that the Member of Parliament, Dindigul and Member of Legislative Assembly, Palani may be included as members in the committee. The Director of Town and Country Planning has also stated that as expert committee opinion has to be obtained for review of the Master Plan for Kodaikanal and a report in this regard has to be submitted to High Court, Chennai, he has requested necessary order of the Government.

4. The Government after careful consideration accept the proposal of District Collector, Dindigul and Director of Town and Country Planning in para 3 above for reconstituting the Expert Committee for review of Master Plan for Kodaikanal Local Planning Area by substituting the Member of Parliament of Dindigul and Member of Legislative Assembly of Palani in lieu of those already included in the existing Expert Committee as against entries (vii) and (viii) in para 3 of the Government Order fist read above. Accordingly, entries in Sl.Nos.7 and 8 of the Government Order first read above shall be replaced by the following:-

7. Member of Parliament, Dindigul constituency.
8. Member of Legislative Assemly, Palani constituency.

5. The Government Order first read above shall stand modified to that effect.

6. The Director of Town and Country Planning is hereby directed to pursue action accordingly.

(By Order of the Governor)

Ashok Dongre,
Secretary to Government

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To

The Director of Town and Country Planning, Chennai-2
The Additional Director of Town and Country Planning, Chennai-2.
The Director of Municipal Administration, Chennai-5.
The Director of Environment, Tamil Nadu Housing Board Commercial Complex (First Floor), Ashok Nagar, Chennai-83.
The Director of Geology and Mines, Industrial Estate, Guindy, Chennai-32.
The District Collector, Dindigul.
The Member of Parliament, Dindigul.
The Member of Legislative Assembly, Palani.
The Chairman, Kodaikanal Municipality, Kodaikanal.

Copy to:

The Secretary to Hon'ble Chief Minister, Chennai-9.
The Senior Personal Assistant to Minister (Information), Chennai-9.
The Secretary to Government, Municipal Administration and Water Supply Department, Chennai-93.
The Secretary to Government, Environment and Forest Department, Chennai-9.
The Secretary to Government, Industries Department, Chennai-9.
The Private Secretary to Chief Secretary, Chennai-9.
The Private Secretary to Secretary, Housing and Urban Department, Chennai-9.
Sf/sc.

/ Forwarded By Order /

Section Officer.

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