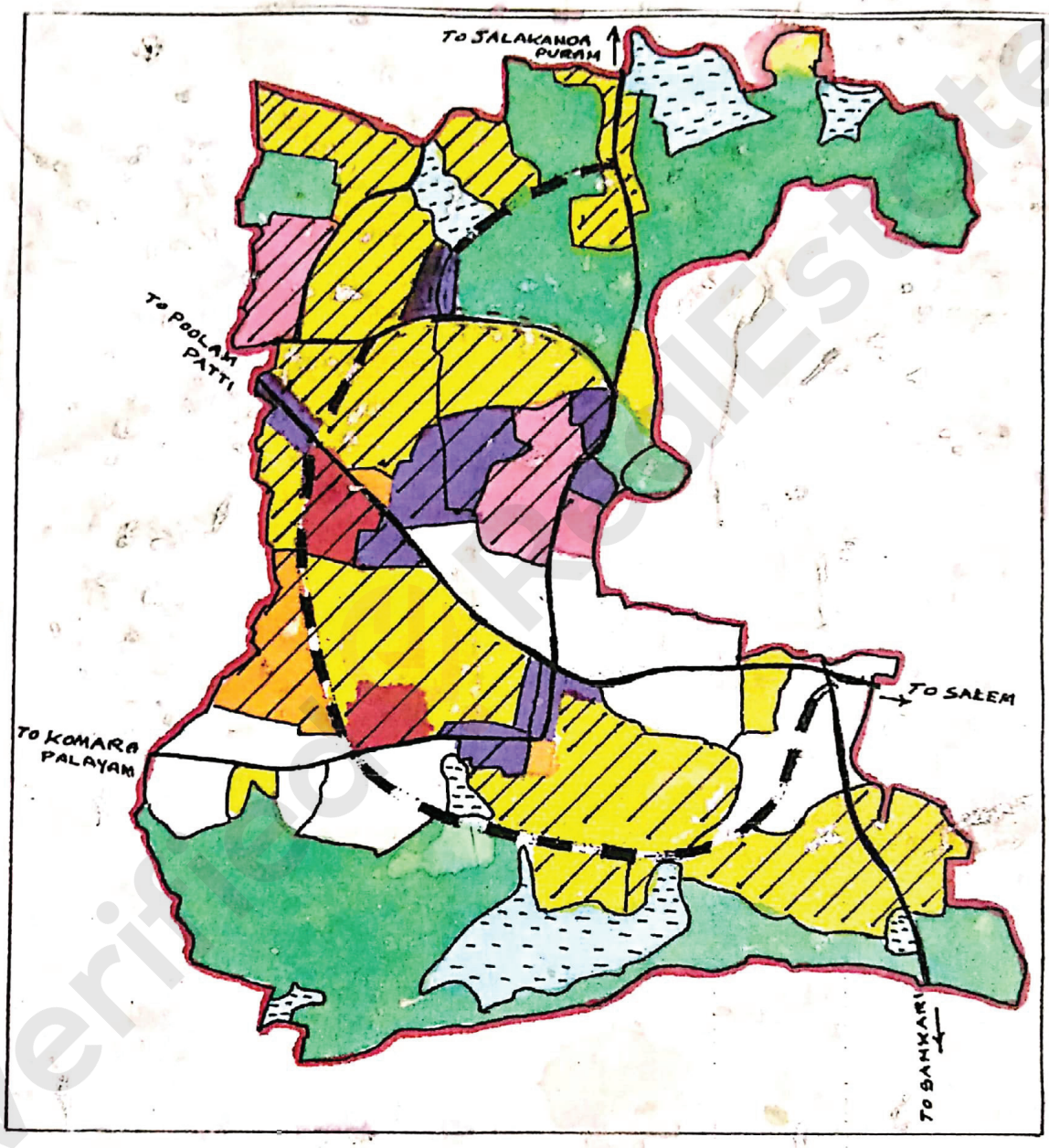
Modified Approved

IDAPPADI MASTER PLAN

(MODIFIED)



IDAPPADI LOCAL PLANNING AUTHORITY

Salem District

D T C P

Salem Region

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Government of Tamilnadu.

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Reference No.

Regional Office Roc.No. 702 /2002 S.R 3

Director of Town and Country Planning 28765 /2000 MP-3

IDAPPADI MASTER PLAN (MODIFIED)

Approved in Resolution
No. 12 Dt. 19-9-06
of Idappadi Local Planning Authority.

Member Secretary,
Idappadi Local Planning Authority,
Idappadi.

Approved in G.O.Ms.No. 249
H & UD Dept.
Dt. 04-12-2008

Deputy Director of Town and
Country Planning, I/c
Salem Region.

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

Joint Director of Town and
Country Planning.

Additional Director of Town and
Country Planning.

Commissioner of Town and
Country Planning.

for PRINCIPAL SECRETARY / to Government,
Housing and Urban Development Department,
Government of Tamil Nadu.

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28065/6

4 DEC 2008

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ABSTRACT

Local Planning Area – Modified Master Plan for Idappadi Local Planning Area – Approval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 – Accorded.

Housing and Urban Development (UD4-2) Department

Thiruvalluvar Aandu-2039, Karthigai' 19

G.O.(Ms.)No.249 Dated:04.12.2008.

READ:

1. G.O.Ms.No.76, Housing and Urban Development Department, Dated 1.03.2002.

2. From the Commissioner of Town and Country Planning Letter Roc No.28765/2000 MP3 dated 19.6.2008 and 27.9.2008.

ORDER:

In the Government order first read above, under sub-section (2) of section 24 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Government gave its consent to the Idappadi local planning authority to the publication of a notice under section 26 of the said Act for the preparation of the modified master plan for the Idappadi local planning area. The Commissioner of Town and Country Planning in his letter second read above, has sent the modified master plan for the Idappadi local planning area and requested the Government to accord approval to it, under section 28 of the said Act.

2. The Government, after careful examination of the proposal of the Commissioner of Town and Country Planning, have decided to approve the modified master plan for the Idappadi local planning area. Accordingly, under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves, the modified master plan for the Idappadi local planning area, submitted by the Commissioner of Town and Country Planning. The copies of the modified master plan for the Idappadi local planning area, as approved by the Government are sent to the Commissioner of Town and Country Planning.

3. The following Notification will be published in the next issue of the Tamil Nadu Government Gazette. The Commissioner of Town and Country Planning is requested to ensure that the Notification is published in the manner as prescribed in rules 12 and 15 of the Master Plan (Preparation, Publication and Sanction) Rules.

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NOTIFICATION.

In exercise of the powers conferred by sub-section (1) of section 30 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Government under section 28 of the said Act to the modified master plan for the Idappadi local planning area, submitted by the Commissioner of Town and Country Planning.

2. The modified master plan for the Idappadi local planning area with all its enclosures shall be kept open to the inspection of the public in the office of the Idappadi Municipality during office hours.

(BY ORDER OF THE GOVERNOR)

R.SELLAMUTHU
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Works Manager, Government Central Press, Chennai -79.
(for publication of notification in the Tamil Nadu Government Gazette)
The Commissioner of Town and Country Planning, Chennai -2.
The Commissioner, Idappadi Municipality, Idappadi.
The Local Planning Authority, Idappadi through the Commissioner of Town and Country Planning, Chennai -2.
The Regional Deputy Director, Salem Region,
Through the Commissioner of Town and Country Planning, Chennai -2.
The Commissioner, Municipal Administration, Chennai -5.
The Law Department, Chennai -9.
The Municipal Administration and Water Supply Department, Chennai -9.
SF/SC.

//FORWARDED BY ORDER//

4.12.08

SECTION OFFICER

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IDAPPADI MASTER PLAN

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		- Sex ratio, Literacy, Functions and occupational pattern.	
		- Economic base, Agriculture and allied Industries, House hold industry and building use.	
		- Water supply, Swerage. Vital statistics and Medical institutions, Recrational facilities.	
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4)	G.O.Ms.No.565 Local Administration, dt. 13.3.1962	..	A13 & A14
5)	G.O.Ms.No.566 Local Administration, dt. 13.3.1962	..	A15 & A16
6)	G.O.Ms.No.2 Information Technology Dept., dt. 1.4.2002	..	A17 to A20
7)	G.O.Ms.No.260 Housing & Urban Development (U.D.IV (2))Dept., dt. 29.10.2002	..	A21 & A22
8)	G.O.Ms.No.302 Housing & Urban Development (U.D.4.2) Dept, dt. 12.12.2002.	..	A23 & A24
9)	G.O.Ms.No.177 Municipal Administration & Water Supply (MA-1) Dept, dt. 17.12.2002	..	A25 & A26
10)	G.O.Ms.No.317 Municipal Administration & Water Supply (MA-1) Dept, dt. 10.09.2004	..	A27 & A28
11)	G.O.Ms.No. 213 Environment and Forest (E.C.1) Dept., dt. 30.3.1989	..	A29 & A30
12)	G.O.Ms.No. 127 Environment and Forest (E.C.3) Dept., dt. 08.05.1998	..	A31 & A32
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3)	Govt.Lr.No.17603/UD.IV(1)/1985-7, dt.12.3.87	..	D5 to D7
4)	G.O.Ms.No.650 RD & LA, dt. 8.4.75	..	D8 & D9
5)	G.O.Ms.No.651 RD & LA, dt. 8.4.75	..	D10 & D13
6)	G.O.Ms.No.1285 RD & LA, dt. 20.09.90	..	D14 & D15
7)	G.O.Ms.No.76 H & UD (UD 4.2) Dept., dt. 1.3.2002	..	D16 & D17

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Idappadi Master Plan

(Modified)

Chapter-I

Introduction

1.01 Amongst the highly urbanized states in India, Tamil Nadu ranks third to Maharashtra and Gujarat states. Urbanization is a process by itself is an index of economic prosperity. The rate of urbanization is increasing day by day due to increase of population from rural areas to urban centers seeking employment, better education etc., with the increasing pace of urbanization, the pressure on land is getting more and more increases. Land is the most critical component for any development work and should be utilized more efficiently and effectively in the interest of people. This problem can best be solved only by preparation of Master Plans. The Master Plans are prepared with the objective of ensuring orderly and regulated growth of this town.

1.02 Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) provides for preparation and sanction of master Plans for Local Planning Areas by Local Planning Authorities under section 17 of Town and Country Planning Act 1971. Accordingly, the Idappadi Local Planning area was notified and confirmed by Government under section 10(4) of the Act in G.O.Ms.No.682 RD & LA Department dated 16.3.1974 for which the Idappadi Local Planning Authority had been constituted under section 11(1) of the said Act in G.O.Ms.No.650 RD & LA Department dated 8.4.1975.

1.03 Idappadi is the First Grade Municipal Town in Salem District. In order to regulate haphazard developments in Idappadi, Master Plan was prepared and approved by the Government under section 28 of Tamil nadu Town and Country Planning Act 1971 in G.O.ms.No.1285 H & UD Dept., dated. 20.10.1990 and published in Tamil nadu Government Gazette issue No.

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1.04 Accordingly to section 32(2)(b) of the Act the Local Planning Authority may and if so directed by the Government after carrying out fresh surveys as may be considered necessary to review the Master Plan and prepare and submit a modified Master Plan to Government for approval. As Idappadi Master Plan had been approved in the year 1990 and the developments are now taking place in the town. With passage of time land uses in the urban areas changes rapidly. Hence it is imperative to review Master Plan after carrying out fresh land use surveys and to submit the modified Master Plan for approval of the Government. The prepared based on the land use survey conducted during mid year 2000.

1.05 A checking was made with the proposed land use plan sanctioned during 1990 with the latest 2000 land use plan. The following discrepancies are noticed.

1) Poolampatti Road

Industrial developments were anticipated on both sides of Poolampatti road and 80'0" wide proposed ring road junction. This area is notified industrial area. But no industrial developments taken place in the site only unauthorized residential developments and educational use developments have taken place in the area.

2) Kumarapalayam Road

In the Kumarapalayam road on the northern side of the Chinna Eri Industrial Developments had taken place as against the residential use anticipated in the approved Master Plan.

3) Pudur in Ward - C, Block - 17.

Residential developments had taken place in the area earmarked for agricultural use.

4) Ward - E, Block – 24

Industrial and residential developments had taken place on the southern side of the Sarabanga river as against the Agricultural use earmarked in the proposed land use.

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5) Ward - C, Block – 6

Residential developments have come up in the area earmarked for commercial uses.

6) Ward - D, Block – 6

Industrial developments had taken place in the area reserved for Commercial uses in the approved Master Plan.

1.06 The Master Plan report is presented in Three Chapters. Chapter-I deals with introduction part, Chapter-II deals with existing features describing about physical features, population characteristics, Land use pattern and infrastructural facilities. Chapter-III deals with proposed developments for projected population and their requirements in terms of land and infrastructural facilities. Further the land use zones, land use schedules in different use zones are given in field survey number-wise in an Annexure appended with the report.

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Chapter – II

Location

2.01 Idappadi lies between 11 30" and 11 40" Northern latitude and 77 0" and 78 0" Eastern longitude. It is located within the Sankari Taluk and at a distance of 40 kilometres North-west of Salem and at a distance of 16 kilometres from Sankari Durg which is the nearest railway station. It is bounded by Mettur and Omalur Taluks of Salem District on the North, Salem Taluk of Salem District on the East, Bhavani Taluk of Erode district on the West and Tiruchengode Taluk of Namakkal District on the South. The town is well connected by road with adjoining urban centers namely Salem, Sankari, Tiruchengode, Erode and Mettur. map No.1 shows the location of Idappadi town in Salem Region.

Physiography

2.02 The Suriyan-karadu ridges are found on the southern boundary of the Municipal Town. The entire area is generally with gently ups and downs.

Climatology

2.03 The temperature here is moderate throughout the year except during summer when the mercury shoots up. The hottest months in the town are March, April and May. the heat declines to some extent on the out break of the south-west monsoon. The winter is from the middle of November to the middle of February, when the climate is chill but enjoyable.

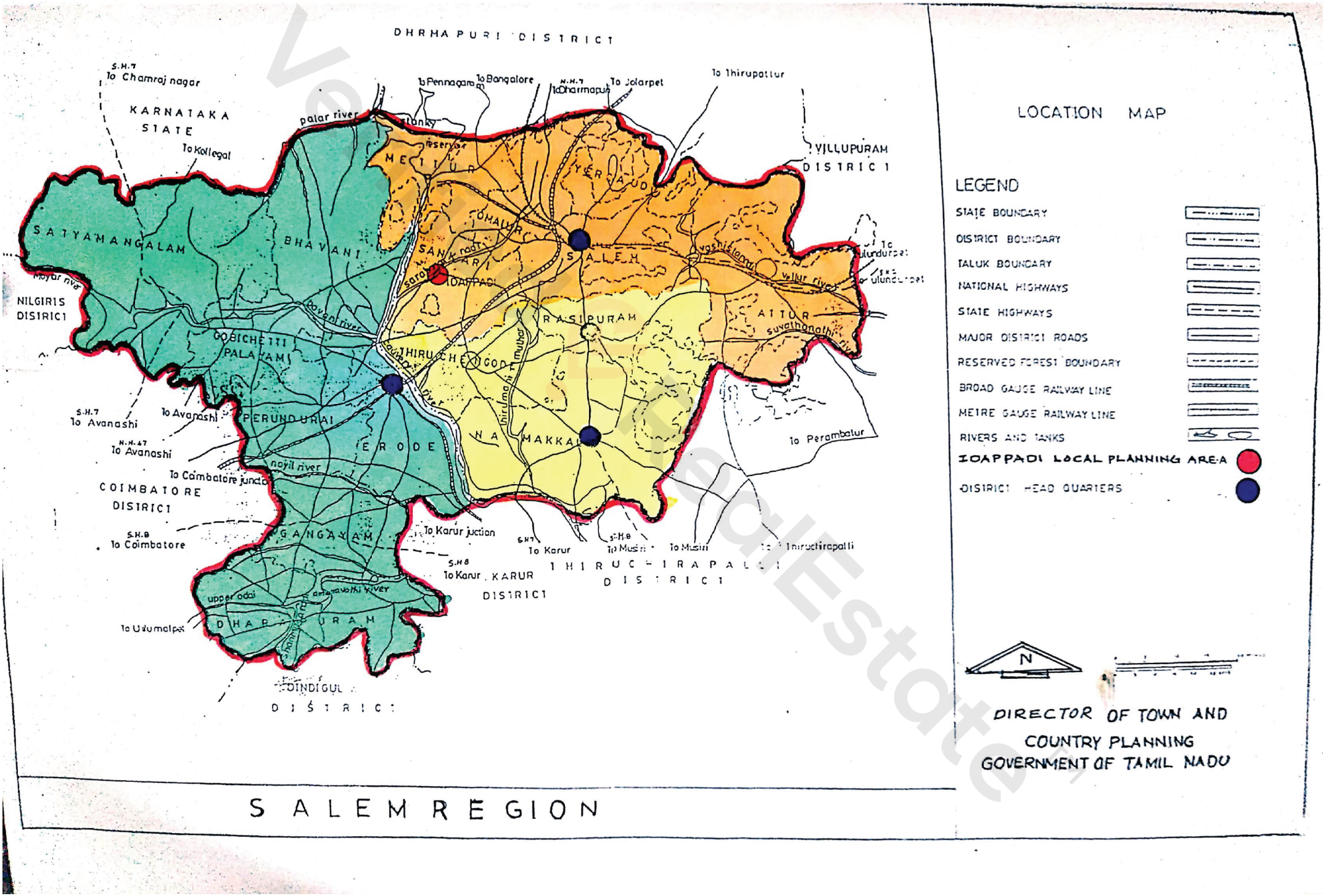
2.04 The town gets its rainfall both from North-east and South-west monsoons. Most of the rainfall occurs between August and November.

Soil

2.05 In and around Idappadi, the soil is black due to alluvial deposits with read sub-soil. The soils are generally black clay or black loam, black sand, loamy, red ferruginous and red sand or gravel.. The black or regar loam is considered most fertile. It absorbs moisture from the atmosphere and retains it. The red-sandy soils are equal to loams in productivity.

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LOCATION MAP

LEGEND

- STATE BOUNDARY
- DISTRICT BOUNDARY
- TALUK BOUNDARY
- NATIONAL HIGHWAYS
- STATE HIGHWAYS
- MAJOR DISTRICT ROADS
- RESERVED FOREST BOUNDARY
- BROAD GAUGE RAILWAY LINE
- METRE GAUGE RAILWAY LINE
- RIVERS AND TANKS
- IOAPPADI LOCAL PLANNING AREA
- DISTRICT HEAD QUARTERS

N

DIRECTOR OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMIL NADU

SALEM REGION

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2.06 The percentage distribution of the various types of soils in Sankari Taluk is given in Table 2.01.

TABLE 2.01
Soil Distribution in Sankari taluk – in percentage.

Name of Taluk	Regar or black			Red		Total %
	Clay	Loam	Sand	Loam	Sand	
Sankari	1	3	1	13	82	100%

Source: Census Publications.

History

2.07 Idappadi is a First Grade Municipal town. Formerly it was a Town Panchayat and was constituted into a Municipality with effect from 1.4.65. It is now a class III town with an extent of 28.21 Sq.kms., and a population of 41190 as per 1991 census. This Municipalaity consists of four revenue villages namely: 1) Idappadi, 2) Chinnamanali 3) Avaniperur west and 4) Avaniperur East (part).

Local Planning Area

2.08 Idappadi Local Planning Area comprises of the Municipal Area notified under section 10(1) of Town and Country Planning Act, 1971 by the Government in G.O.Ms.No.2064 Rural Development and Local Administration Department, dated 20.9.1973 and the same was confirmed under section 10(4) of Town and Country Planning Act, 1971 by Government in G.O.Ms.No.682 Rural Development and Local Administration Dept., dt 16.3.1974. The Local Planning Authority for Idappadi Local Planning Area has been constituted under section 11(1) of Tamil Nadu Town and Country Planning Act, 1971 by the Government in G.O.Ms.No.650 Rural Development and Local Administration Dept., dt. 8.4.1975.

Population Characteristics

2.09 Idappadi Town has a population of 41190 as per 1991 census. The population increase of the town was high during 1961-71, when it had a growth rate of 35.42% per decade and numerically also this figure was high about 9000. The growth of population

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and decennial variations since the year 1941 area given in the Table 2.02. The intermediate population increase may be due to the elevation of town into Municipal cadre and impact of starting of power loom industries in the town.

TABLE-2.02
Growth of Population since 1941.

Census year	Population	Variation	% to decade variation
1941	18,046	--	--
1951	23,437	5,391	29.87
1961	24,366	929	3.96
1971	32,996	8,630	35.42
1981	40,175	7,179	21.76
1991	41,190	1,015	2.53

Source: Census Publication.

2.10 The gross population density of Idappadi Local Planning Area in 1981 and 1991 are 14 and 15 persons per hectare respectively.

2.11 The sex-ratio of the population of Idappadi town is given in Table 2.03 and it is found to be normal.

TABLE 2.03
Sex – Ratio

Census	Males	Females	Females as 1000 males
1941	9.,055	8,991	993
1951	11,531	11,906	1,033
1961	12,366	12,000	970
1971	16,757	16,239	969
1981	20,600	19,575	950
1991	21,452	19,738	920

Source: Census Publications.

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Literacy

2.12 As per 1991 census 51.15% of total population of Idappadi town are literates of which males accounted for 62.78% and female accounted for 37.22%. There has been a steady increase in the percentage of literates in the town from 25.38% in 1961 to 51.15% in 1991. The Table 2.04 gives the number of Literates for Idappadi Town for the decades 1961, 1971, 1981 and 1991.

TABLE-2.04
Literacy

Census year	Male Literates	Female Literates	Total Literates	% to total Population
1961	4,756	1,427	6,183	22.38
1971	8,516	4,064	12,580	38.13
1981	11,791	6,267	18,058	44.95
1991	13,226	7,841	21,067	51.15

Source: Census Publications.

Functions and Occupational Pattern

2.13 The main functions of Idappadi Town are manufacturing industries, Agriculture and allied activities, Household industries, Trade and Commerce and other services.

2.14 The Table 2.05 gives the occupations pattern for Idappadi Town for the decades 1981 and 1991. The percentage of workers to total population for the decades 1981 and 1991 are 41.98 and 39.10% respectively. Among the workers, the percentage of workers engaged in primary, secondary and tertiary activities as per 1991 census were 30.19%, 43.01% and 26.8% respectively.

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TABLE 2.05
Occupational Pattern

Occupation	1981			1991		
	No. of workers	% to Total workers	% to Total Population	No. of workers	% to Total workers	% to Total Population
I. Primary Sector						
1. Agriculture and allied activities.	5172	30.66	12.87	4857	30.16	11.99
2. Mining and Quarry	---	---	---	6	0.03	0.01
Total	**5172**	**30.66**	**12.87**	**4863**	**30.19**	**11.80**
II. Secondary Sector						
3. House hold Industries	1387	8.22	3.45	428	2.66	1.04
4. Manufacturing other than House hold Industries	---	---	---	6266	38.9	15.21
5. Construction	---	---	---	233	1.45	0.57
Total	**1387**	**8.22**	**3.45**	**6927**	**43.01**	**16.82**
III. Tertiary Sector						
6. Trade & Commerce	---	---	---	2192	13.61	5.32
7. Transport, Storage & Communication	---	---	---	686	4.26	1.67
8. Other Services	10308	61.11	25.66	1438	8.93	3.50
Total	**10308**	**61.11**	**25.66**	**4316**	**26.8**	**10.48**

Source: Census Publications.

Economic base

2.15 The economy of Idappadi is mainly based on Agriculture and allied activities, Manufacturing Industry, Trade and Commerce and Household Industry.

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Agriculture and allied activities

2.16 According to 1991 census 30.19% of the workers in this town are engaged in Agriculture and allied activities. Large Number of households are engaged in the cultivation of paddy, cotton, ground-nut and tobacco.

Industries

2.17 As per 1991 census, 38.90% of the workers in Idappadi town are engaged in manufacturing industries. The Idappadi town is having rice and oil mills and other industries. The concentration of rice and oil mills are found along Poolampatti road and Sellandiamman koil street which further leads to Bhavani town.

Household Industry

2.18 As per 1991 census 2.66% of workers in Idappadi town are engaged in House hold industries. Large number of households are engaged in powerloom factories and Manufacturing of tobacco products and they are concentrated in the core of the town area.

Land and Building uses

2.19 The Idappadi Local Planning Area, which is the Municipal area itself, extends over an area of 28.21 Sq. kms. Of this the developed area is 295 hectares and works out to 10.46% of the total area. The remaining 89.54% of the area remains undeveloped and comprises of lands such as land under-water, wet-lands and dry lands which includes hillocks and vacant lands. The Table 2.06 gives the extent of all major land uses within the Idappadi Local Planning Area.

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TABLE 2.06
Existing land use

Land Use	Extent in Hec.	% to Developed Area	% to Total Area
I. DEVELOPED AREA			
1.Residential includes road also	241.62	81.91	8.57
2.Commercial	14.22	4.82	0.50
3.Industrial	18.93	6.42	0.67
4.Educational	12.46	4.22	0.44
5.Public& Semi-public	7.77	2.63	0.28
TOTAL DEVELOPED AREA	**295.00**	**100.00**	**10.46**
II. UNDEVELOPED AREA			
1.Agricultural – Dry	1791	---	63.49
2.Agricultural - Wet	415	---	14.71
3.Land Under Water	320	---	11.34
TOTAL UNDEVELOPED AREA	**2526**	---	**89.54**
NET TOTAL	**2821**	---	**100.00**

Source: Survey conducted by Regional Directorate of Town & Country Planning, Salem.

Residential use

2.20 The residential use including roads, occupies 241.62 hectares, which works out to 81.91% of the developed area and 8.57% of total Local Planning Area. The present growth of the town development are concentrated at Chinnamanali Sivampady street, Chinnamanali mettu street, Idappadi Mettur street, Adi Dravidar street, Chelliandiamman koil street, Kumaranpettai and Bazaar street, number of hamlets are spread over throughout Local Planning Area.

Commercial use

2.21 The Commercial use which constitute markets, wholesale and retain shops and cinema threatres occupy nearly 14.22 hectares and it works out to 4.82% to total

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developed area and 0.50% to total Local Planning Area. The commercial use is mainly found at Bazaar street, Bhavani road, Muslim street and Salem main road (Vellandivalasu area). There are three cinema theaters in this town. Daily markets and weekly shandy area also in existence in this town. Five banks namely State Bank of India, Indian Bank, Karur-Vysya bank, Madura Bank and Co-operative Central Bank are also in existence in this town.

Industrial use

2.22 A number of rice mills, oil mills, sandalwood oil mill and power loom industries are located in this town. Industrial use is the predominant urban land use in this town. The industrial use is mainly concentrated at Eri road (Power loom, textile mills and chemicals), Poolampatti road (Oil mills and textile mills), Sellandiamman koil street (oil mill and power looms), Kavundampatti road (Power looms), Gandhi nagar Vallandivalasu (Power looms), Bhavani road (Plastic product) and Jalakandapuram road (Tobacco products). The industrial use occupies 18.93 hectares and works out to 6.42% of the developed area and 0.67 of the total Local Planning Area respectively.

Table 2.07 shows the type and location of Industries in Idappadi Local Planning Area.

TABLE 2.07
Type of Industries

Sl.No.	Type	Number
1	Food products	22
2	Wooden products	8
3	Chemical products	3
4	Printing and Publishing	10
5	Engineering products	15
	Total	58

Source: Survey conducted by Regional Directorate of Town & Country Planning, Salem.

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Public and Semi Public

2.23 Government offices, Medical Institutions, Religious centers, Bus stand, Water supply and Drainage and Electricity Dept. offices are the main components of Public and Semi Public uses and they occupy 7.77 hectares which works out to 2.63% and 0.28% to total developed area and total Local Planning Area respectively.

Water supply

2.24 At present 110 liters of water per head is being supplied to the population. Drinking water is being supplied from Poolampatti Cauvery river bed which is 11 kms. away from this town. The length of water mains maintained by Municipality is 11 kms. Acount 2437 house tap connections and about 178 Public taps are in existence in this town. Individual wells owned by the individuals meet the other requirement of the water supply.

2.25 The details of tap connections in Idappadi Local Planning Area is given in Table 2.08.

TABLE 2.08
Details of Tap connections

Sl.No.	Tap	Numbers
1	House connections	2437
2	Public Taps.	178
	Total	2615

Source: Idappadi Municipal records.

Sewerage

2.26 So far no underground drainage system has been provided to this town. Open drainage system is in vague in this town.

Vital Statistics and Medical Institutions

2.27 Table 2.09 indicates the number of births and deaths since 1990 in Idappadi Local Planning Area.

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TABLE 2.09
Details of births and deaths in Idappadi

Year	Total births	Total deaths
1990	1968	183
1991	1985	189
1992	1959	186
1993	2143	191
1994	2195	205
1995	2352	175
1996	2381	243
1997	2337	267
1998	2255	323
1999	2263	222

Source: Idappadi Municipal records.

2.28 At present there area one Government Hospital, besides consulting clinics and Nursing Homes which cater to the needs of the present population. The details are given in Table 2.10.

TABLE 2.10
Medical Institutions in Idappadi Local Planning Area

Sl.No.	Type of Medical Institutions	No.	Bed strength
1	Government Hospital	1	50
2	Consulting and Clinics	11	2
3	Nursing Homes	2	20
4	Veterinary Hospital	1	-

Source: Survey conducted by Regional Directorate of Town & Country Planning, Salem.

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Recreational Facilities

2.29 There are at present two small parks namely Kamarajar park and Rajaji park in the town. The Kamaraj park is located at Salem road and the Rajaji park is located opposite to Bus stand. Along these two parks two playfields have been notified under Tamil nadu Parks and Play field Preservation and Regulation Act 1959 as per G.O.Ms.No.1015 Education, dt. 22.6.1967 which has not been republished in District Gazette.

In addition to this reading rooms and number of recreation clubs area also available. As regards playfields there are no playfields except those attached to schools.

Educational use

2.30 The Educational use which mainly accommodate Nursery school, Elementary Schools and Higher secondary schools account for 12.46 hectares which works out to 4.22% of total developed area and total Local Planning Area respectively.

2.31 Table 2.11 shows the details of Educational Institutions in Idappadi Local Planning Area.

TABLE 2.11
Educational Institutions

Sl. No.	Type	Nos.	Strength		
			Girls	Boys	Total
1	Nursery schools	8	1226	873	2099
2	Elementary schools	14	1950	1300	3250
3	Higher secondary schools	2	2932	1943	4875
4	Typewriting Institutions	4	93	73	166
5	Suriya I.T.I.	1	55	1	56
	Total	29	6256	4190	10446

Source: Survey conducted by Regional Directorate of Town & Country Planning, Salem.

Agricultural use

2.32 The undeveloped area accounted for 2526 Hectares and works out to 89.54% of the total area of which the wet land alone is 415 hectares. The dry land is 1791 hectares. which works out to 63.49% of the total area. The remaining 320 hectares is land under water and works out to 11.34% of the total area.

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Land value

2.33 The land values are high in the heart of the town. The Table 2.12 shows the maximum and minimum land values and their location in Idappadi town.

TABLE 2.12
Land values in Idappadi Local Planning Area

Sl.No.	Place	Maximum Value		Minimum value	
		House site Rs.per sq.m.	Agri. land Rs. per Hec.	House site Rs.per sq.m.	Agri. land Rs. per Hec.
1	Salem road	1500	185000	1000	160000
2	Jalakandapuram road	3500	300000	2600	180000
3	Bhavani road	3000	400000	2800	350000
4	Poolampatti road	350	200000	220	180000
5	Sankari road	300	150000	220	85000

Source: Registration Department.

Ownership of Land

2.13 Table 1.15 gives the pattern of ownership of land in Idappadi Local Planning Area.

TABLE 2.13

Ownership of Land in Idappadi Local Planning Area

Ownership	Area in Hectares	% to Total area
Private	2302.78	81.63
Municipal	9.92	0.35
Government	508.30	18.02
Total	2821.00	100.00

Source: Idappadi Municipal Records and Adangal.

Detailed Development Plan Scheme

2.35 There are 7 Detailed Development Plans under Town and Country Planning Act, 1971. Among them 4 are sanctioned and 3 are consented the names of the Detailed Development Plans with its extent and stages are given below:-

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Sanctioned Detailed Development Plans

1)	Detailed Development Plan No.1	58.02 Hectares
2)	Detailed Development Plan No.2	24.48 Hectares
3)	Detailed Development Plan No.3	48.12 Hectares
4)	Detailed Development Plan No.4	45.83 Hectares

Consented Detailed Development Plans

5)	Detailed Development Plan No.5	90.73 Hectares
6)	Detailed Development Plan No.6	69.76 Hectares
7)	Detailed Development Plan No.7	73.75 Hectares

Transport and Communication

2.36 There is a neither a National Highway nor a State Highway passing through this town. The important major District roads connecting Idappadi Town are (1) Idappadi - Salem Road (2) Idappadi - Jalakandapuram road (3) Idappadi - Bhavani road (4) Idappadi - Poolampatti road and (5) Idappadi - Sankari road. The nearest Railway station to this are Sankari Durg and Magudanchavadi both are located at a distance of 16 km. from this town.

The total length of roads and streets maintained by Municipality within the Municipal limit is 65.98 Km. and the surface condition of them are as follows.

1) Cement concrete road	..	9.95 km.
2) Bituminus road	..	36.09 „
3) Water-bound macadam road	..	7.99 „
4) Other roads	..	11.95 „
Total	..	65.98 „

Source: Idappadi Municipal Records.

Regional Importance of the Town

2.37 It is a service town with an influence area of about 10 km. It is a transportation head for goods and passengers. All day to day needs of education, marketing, medical, banking, transportation are met by this town.

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Chapter-III

Proposed Developments

Functions and Economic base

3.01 The functions and Economic base of Idappadi Local Planning Area will continue to be agriculture and allied industrial activities, manufacturing other than Household Industry, Trade and Commerce and other services.

Population and Occupational Pattern

3.02 The population of Idappadi Local Planning Area based on past growth trends is estimated for future decades by the Arithmetical increase method and Geometrical increase method and they are given in the Table 3.01.

TABLE 3.01
Population projection during the year 2011 and 2021

Sl.No.	Method	Existing population in 1991	Anticipated population in	
			2011	2021
1	Arithmetical Increase method	41190	49384	53481
2	Geometrical Increase method	41190	62840	77610

Source: Complied by the Regional Deputy Director of Town & Country Planning, Salem.

3.03 The population forecasts by Arithmetical increase and geometrical increase method are given above for the two decades. The Arithmetical increase method gives slightly low figure. Considering the past trend in population increase the population during the plan period 2021 shall be adopted as 78,000 for arriving the proposals of this Master Plan. i.e. the population forecast arrived in the Geometrical increase method shall be adopted.

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Occupational Pattern

3.04 Total workers of the Idappadi Local Planning Area in 1991 is 16106. The percentage of workers to the total workers engaged in different activities during the year 1991 is indicated in the Table 3.02.

TABLE 3.02
Percentage of workers to the total workers engaged in different activities during 1991

Sl.No.	Sector	% to total workers
1	Primary	30.19
2	Secondary	43.01
3	Tertiary	26.80

Source: Census Publications.

3.05 From the above table it is observed that the employment in secondary and tertiary sectors put together in 69.81% and the activities of these sectors are visibly seen in the town in areas of power loom industries and in trade and commerce and transportation. These activities will continue to dominate in future decades also. In addition to the above, manufacturing industries other than household industries and other services are the next important activities which also will have better prospects in future because of the town's location. Hence the total workers engaged in secondary sector and tertiary sector will be on the increase than that of the existing 69.81%. The primary sector activity mainly depend up to the cultivation of wet lands.

3.06 In view of these state of affairs in 2021, the workers engaged in primary sector, secondary sector and tertiary sector area assumed as 15%, 63% and 22% of workers for the future planning period. The percentage of workers to the total population during 1991 is 39%. Due to the location of activities in various sectors and change in social set up it is anticipated that in the planning period 2021 about 60% of the population will be working force and the Table 3.03 shows the anticipated workers in various sectors in 2021.

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TABLE 3.03
Anticipated works in various sectors in 2021

Sl.No.	Sectors	Workers	% of workers to total workers	Remarks
1	Primary	7326	15.66	Anticipated
2	Secondary	29350	62.75	workers are
3	Teriaty	10100	21.59	46776.
		46776	100.00	

Source : Compiled by the Regional Directorate of Town and Country Planning, Salem.

Requirement of Land for various uses

3.07 The Idappadi Master Plan is a long-term development plan for the period 1991-2021. The spatial distribution of land for the various land uses are calculated and taking into consideration of the projected population of Idappadi Local Planning Area and their requirements.

3.08 For assessing the spatial requirements of the land for the designed population 78000 in 2021 of Idappadi Local Planning area, the criteria adopted is that 40% of the urbanisable area would be for residential use and the remaining 60% for other concomitant uses.

3.09 At present the density of population in the urbanized area is about 140 pesons per hectare. An average 100 persons per hectare is adopted for the future land requirements. Accordingly for 78000 population, the urbanisable area required for Idappadi Local Planning Area in the planning period in 2021 shall be 780 hectares.

3.10 For allocating the land for various other uses, the guidelines issued by the Master Plan division of Directorate of Town and Country Planning area adapted. Based upon the guidelines, the urbanisable land required for various categories of proposed land uses for Idappadi Local Planning Area in 2021 are given in the following Table 3.04

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TABLE 3.04

Proposed land use (required) for Idappadi Local Planning Area in 2021.

Land Use	% to total urbanisable area		Area required in 2021 in Hec.	Existing area in Hec.	Additional area required in 2021 in Hec.
	Standard	Proposed			
1.Residential includes roads	40 to 50	65	507	241.62	265.38
2.Commercial	3 to 6	5	39	14.22	24.78
3.Industrial	10 to 15	20	156	18.93	137.07
4.Educational		5	39	7.77	31.23
5.Public& Semi-public	8 to 11	5	39	12.46	26.54
6. Utilities and Services	--	--	--	--	--
7. Open spaces	--	--	--	--	--
	--	100	780	295	485
8. Agriculture					
a) Wet	--	--	--	415	--
b) Dry	--	--	--	1306	--
9. Land under water	--	--	--	320	--
Total non-urbanisable area	--	--	--	2041	--
Net Total area 295+485+2041.				2821	

Note: More area has been provided in the proposed land use map than those required as indicated in the Table 3.04.

3.11 From the Table 1.08 it is observed that the developed land covers 10.46% of the Local Planning Area. In the remaining undeveloped area, the Land under water and agricultural uses occupy 11.34% and 78.2% respectively.

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3.12 The undeveloped area extends 2041 hectares consisting of dry lands including hillocks, wet lands and land under water of 1791, 415 and 320 hectares respectively. Keeping the wet land, hillocks and land under water as it is, the remaining undeveloped area 1306 hectares have to be developed during the plan period 2021. Hence the extent of 1306 hectares have been spatially distributed among the following seven categories of uses namely, residential, commercial, industrial, public and semi-public, transportation, educational and agricultural for catering to the needs of the future population as being done in the sanctioned Master Plan.

3.13 The proposed land use pattern form Idappadi Local Planning Area which has been actually provided for the planning period 2021 is shown in the Table 3.05.

TABLE 3.05

Proposed land use pattern for Idappadi Local Planning Area 2021.

Sl.No.	Land use	Extent in hec.	% to total area
1.	Residential (includes roads also)	1159	41.08
2.	Commercial	151	5.35
3.	Industrial	122	4.33
4.	Public & Semi-public	50	1.77
5.	Educational	80	2.84
6.	Agriculture- Wet, Dry	939	33.29
	Land under water	320	11.34
	Total	2821	100.00

Residential and Housing

3.14 To make the Town more healthy, the residential area has to be increased. At present 241.62 hectares under this use. To accommodate the anticipated population in 2021, the land under this use has been increased to 1159 hectares.

3.15 The number of households and houses in Idappadi Local Planning Area as per 1991 census are 9353 and 9353 respectively. Assuming one house for each household,

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the present shortage of houses shall be taken as Nil. The average family size is 4.40. Assuming the size of family as 5 in future, number of houses required in 2021 is as follows.

1991			
a)	Existing number of households	..	9353
b)	Existing number of dwelling units	..	9353
c)	Existing shortage (Assuming one dwelling unit for one household)(a-b)	..	Nil
d)	Dwelling units to be rebuilt (Assuming as 20% of the total building	..	1870
e)	Immediate need (c + d)	..	1870
2011			
f)	Projected household in 2011 at 5 persons per household.	..	12600
g)	Increase in household from 1991 to 2011 (f-a)	..	3247
h)	Total units required to be built (e + g)	..	5117
2021			
j)	Projected household in 2021 at 5 persons per household.	..	15600
k)	Increase in household from 1991 to 2001 (j – f)	..	3000
l)	Total units required to built (h + k)	..	8117

3.16 As estimated above, the number of houses required in 2021 to accommodate the anticipated population of the Local Planning Area is about 8000. At present the shortage of the houses in the Local Planning Area is Nil.

3.17 Tamil nadu Housing Board has notified under section 4(1) of Land Acquisition Act an extent of 22.65 acres within the Planning Area for a residential neighborhood scheme. In addition to the above programme, acquisition proposal for 60.37 acres are appending with TNHB. These schemes are expected to provide nearly 1500 new houses. the additional units of about 6500 numbers are expected by the Private Housing and Tamil nadu Housing Board's future programmes. Planning area has adequate residential land areas for these programmes.

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Commercial

3.18 The Commercial use which includes Markets, Wholesale shops, Retails shops, Cinema Theatres and Bus stand occupies 14.22 hectares, which are concentrated at the heart of the town area. They are over crowded and need decentralization by location of few more commercial area and shifting the existing Bus stand from its present location. The new proposed Bus stand with an extent of 19.00 hectares shall be abutting the proposed 80'0" road and shall have its location to the west of the town on Komarapalayam road. Hence land for commercial purposes has been increased to 151 hectares during the plan period which works out to 5.35%.

Industrial

3.19 The major working force in Idappadi town are engaged in the power loom industries. These power loom industries are invariably in existence in all houses as cottage industries in the urban area. Besides these a number of rice mills, oil mills and automobile workshops are available in the Local Planning Area. The area occupied by this category is 18.93 hectares. Now it has been increased to 122 hectares during the plan period 2021. A Co-op. Marketing Centre to market loom products have to be provided along Jalakandapauram road earmarked for industrial area in the Master Plan. The objective of this component is that it would provide additional employment, income, earning opportunities to lower income people in Idappadi town.

Public and Semi Public

3.20 An extent of 50.00 hectare is reserved for Public and Semi-public uses. This area will accommodate future Government hospital. Medical institutions and Public offices.

Medical Institutions

3.21 There area altogether 14 Institutions in Idappadi local Planning Area with a total bed strength of 72 catering to the needs of the present population. The Bhore Commission recommended 2 beds for 1000 population, while the Health Committee recommended 1 bed for 1000 population. Assuming the higher standard of 2 beds for 1000 population. The number of beds required in 2021 will be 156 of which 72 beds are already available in the Local Planning Area. Hence the existing Government hospital

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have to be strengthened with an additional bed strength of about 84 beds. Since the extent of the existing Government Hospital is small, an extent of 21.50 hectares is reserved for Hospital along the proposed 80' outer ring road along Komarapalayam road to which place the present hospital needs to be shifted.

Educational Institutions

3.22 As regards the needs relating to educational use, more High schools are required. As it is, there is neither a Polytechnic not a College within the Local Planning Area. The standard adopted is one High School for 10,000 to 15,000 population in urban areas. The number of Elementary schools and Higher Secondary Schools that area available in Idappadi Local Planning Area are 14 and 2 respectively.

3.23 Assuming one High school for 15,000 population, the required number of High schools during the plan period will be 6 Nos. Now it is proposed to develop one Educational complex to accommodate one Govt. College and one Weaving Industrial Training Institution during the plan period. An extent of 80 hectares is reserved in the Master Plan for educational purpose.

Water Supply and Compost Yard

3.24 One of the basic requirements for any settlement to grow is the availability of water in sufficient quantity. The Idappadi Local Planning Area is expected to accommodate a population of 63000 and 78000 during the year 2011 and 2021 respectively. The present water source is Poolampatti Cauvery Bed, 11 kilometers on the western side of the Local Planning Area. At present 40 liters of water per head is being provided to the population. Since the source is located in the Cauvery river and the proposals to dig new wells by the local body can meet the needs of the water requirements of the future population. An extent of 1.30 hectares is exist for the compost yard along Poolampatti road.

Traffic and Road network

3.25 The possible trend of future growth of the Town is towards North and South east. The present growth of the Town is limited along Jalakandapuram road, Salem road and Poolampatti road. There are five important roads, which pass through this Town, viz., 1.Idappadi-Salem road, 2.Idappadi-Sankari road, 3.Idappadi-Poolampatti road, 4.Idappadi-Komarapalayam road and 5.Idappadi-Jalakandapuram road. The traffic

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intensity and development are more along Idappadi-Salem road, Idappadi-Komarapalayam road and Idappadi-Jalakandapuram road. Further the scattered settlements are in existence in between Poolampatti-Jalakandapuram sector. To provide scope for the expansion of the town for the purpose of eliminating conjestion and traffic intensity, an 80 feet outer ring road (A1A1,A2A2,A3A3) have been proposed in the proposed Land use Planning which will start from the junction of Salem-Sankari road, shall be reaching the Jalakantapuram road by making a westerly semi circle route where by it shall be connecting the Komarapalayam road and Poolampatti road as indicated in the proposed land use map.

3.26 The 80 feet road shall be activating the urban developments along the frings area of the Town and thus shall be reducing the conjestion in the heart of the Town. A 60'0" road is proposed to link the Jalakantapuram road and proposed outer ring road. There is an existing road starting at the junction of the Jalakandapuram road and ending with the Chittur road. This road may be strengthened to a width of 60 feet (B2B2) which will act as inner ring road in the Master Plan. There is an existing road starting at the junction of Veerappapalayam at Sankari road. The above road may be widened to a width of 60 ft. road (B3B3) and to be continued and joined at 80 feet outer ring road as shown in the proposed Land use map. This road will act as an easy approach to the outer ring road from Sankari road.

3.27 Generally while providing road networks, it has been aimed to have the future urban expansion and developments on the South, West and Northern sides of the present town. The proposed concept of urban expansion for Idappadi town can be achieved by providing the said, 80 feet road, which at present may function as a outer ring road and later shall become the main thoroughfare of the town around 2021. This road shall be linking the important Residential areas, Commercial areas, Public and Semi Public areas, Industrial areas etc., as indicated in the proposed land use map. Thus transportation links could be effective.

3.28 There are 4 sanctioned D.D.Plan is this Local Planning Area. The land use developments in the Detailed Development Plan approved for Master Plan also. Hence the DDP also are left blank without making land use details in the proposed land use map.

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CHAPTER - IV

PROJECTS AND IMPLEMENTATION

Road Networks

4.01 An outer ring road of 80 feet width is suggested in the Master Plan to connect Sankari road, Salem road, Komarapalayam road, Poolampatti road and internal roads of Town like Nedungulam and Chittur roads.

4.02 A 60ft. road (B1B1) is proposed to connect the 80' outer ring road and the existing Chittur Road. The existing road between Jalakandapuram and Chittur road may be widened to the width of 60 ft. road (B2B2). The existing road at the junction of Veerappanpalayam at Sankari road may be widened to a width of 60feet road (B3B3) and above road (B3B3) may be continued to join with the 80' outer ring road.

4.03 The road projects shall be implemented by Idappadi Local Planning Authority.

The rough cost of road project is worked out as follows:

1. Formation of 80 feet outer ring road (A1A1), (A2A2), (A3A3)

Exent : 24 hectare.

Acquisition cost assuming Rs. 2.50lakh Per hectare.	:	Rs.60.00 lakhs
Development cost assuming Rs. 5.00lakhs Per hectare.	:	Rs.120.00 lakhs
Total		Rs.180.00 lakhs

2. Formation of 60ft. road (B1B1)

Extent : 1.60 hectare

Acquisition cost assuming Rs. 2.50lakh Per hectare.	:	Rs.4.00 lakhs
Development cost assuming Rs. 5.00laks Per hectare.	:	Rs.8.00 lakhs
Total		Rs.12.00 lakhs

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3. Formation of 60 ft road (B2B2)

Exent : 2.80 hectare.

Acquisition and development cost assuming Rs. 7.50 lakhs Per hectare.	:	Rs.21.00 lakhs
Total		Rs.21.00 lakhs

4. Formation of 60 ft road (B3B3)

Exent : 1.20 hectare.

Acquisition and development cost assuming Rs. 7.50 lakhs Per hectare.	:	Rs.9.00 lakhs
Total		Rs.9.00 lakhs

4.04 Table 4.01 shows the abstract of estimate of road projects in Idappadi Local Planning Area as suggested in the Master Plan.

TABLE 4.01
Abstract of Estimate of Road Projects

Sl.No.	Name of the project	Approximate Cost in Rs. Lakhs
1.	Formation of 80ft.(A1A1),(A2A2) (A3A3) outer ring road	180.00
2.	Formation of 60 feet (B1B1) road	12.00
3.	Formation of 60 feet (B2B2) road	21.00
4.	Formation of 60 feet (B3B3) road	9.00
	Total	222.00

Industrial Estate

4.05 As present there is one SIDCO Industrial Estate which contains 10 units only in the Idappadi Local Planning Area. Since potential for power loom industries are found in Idappadi Local Planning Area, it is an ideal place for locating an industrial estate for tiny sector based on power loom weaving. As extent of 10 hectares of land along Jalakandapuram road in industrial area my be acquired to locate powerloom marketing and Industrial centre.

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4.06 The objective of the construction of industrial weaving centers will provide additional employment and income, earning opportunity to lower income people in Idappadi Local Planning Area. This project shall be implemented by the SIDCO as a remunerative enterprises item.

4.07 The cost of land acquisition and development of the Marketing centre and Industrial centre shall be about 50.00 lakhs at the rate of Rs.5.00 laksh for the acquisition and development of one hectares.

Construction of Bus stand

4.08 A compact area of 19.00 hectares has been provided for future Bus stand complex at the Central core of the future town in Block 14pt and 15pt of Ward-D in Idappadi Local Planning Area.

Extent: 19.00 hectares.

Cost of acquisition of Rs.250 lakhs her hectare	..	Rs.47.50 lakhs
Construction and Development of Bus stand	..	Rs.50.00 ,,
Total	..	Rs.97.50 ,,
		Say Rs.98.00 lakhs

This project shall be executed by Local Planning Authority.

4.09 Table 4.02 shows the abstract of estimate of proposed projects in Idappadi Local Planning Area during the Master Plan period.

TABLE 4.02

Abstract estimate of the projects proposed and to be implemented in Idappadi Local Planning Area during the Master Plan period.

Sl.No.	Name of the Project	Approximate cost Rs. in lakhs
1	Formation of Proposed roads	Rs.222.00
2	Industrial Estate	Rs. 50.00
3	Construction of Bus stand	Rs. 98.00
	Total	Rs.370.00

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Local Planning Authority's Functions

4.10 The Local Planning Authority shall control and regulate the developments in the Local Planning Area as per uses provided in the Master Plan. The Local Planning Authority shall be giving planning permissions as per section 49 of Town and Country Planning Act 1971, in conformity with the uses proposed in the Master Plan and no such development shall take place without obtaining the said permission.

4.11 The Local Planning Authority shall carry out or cause to carryout all the projects mentioned in this plan.

4.12 For the purpose of implementing the projects mentioned in the plan and also for the general urban planning and development and for implementing such planned development, the Local Planning Authority shall avail loans and grants from Government of Tamil Nadu or from the Government of India and from Government Recognized bodies and shall implement the projects and works either by itself or through recognized respective agencies.

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Chapter-V

Development Regulations and Zones

Permissions and Zones

5.01 In order to implement the proposals contained in the Master Plan, certain essential zoning regulations will have to be framed and enforced. Accordingly it has to be enforced by Local Planning Authority while granting planning permissions under section 49 of Town and Country Planning Act 1971. The Local Planning Area has been divided into the following use zone, as directed by Government in G.O.Ms.No.1730 Rural Development and Local Administration Dept., dt. 24.7.74.

1. Residential use zone
2. Commercial use zone
3. Industrial use zone
4. Educational use zone
5. Public and Semi public use zone and
6. Agricultural use zone.

Use Zones and Uses Permitted.

5.02 The use zones and uses permitted are given in G.O.Ms.No.1730 Rural Development and Local Administration Dept., dated 24.7.74 (Annexure-A). The T.S. Numbers comprised in the use zones are given in Annexure-B.

5.03 The T.S. numbers affected by the sanctioned/consented Detailed Development Plans also given in Annexure-C.

5.04 The Zoning regulations have been prescribed as part of this Master Plan and all the developments within the planning area shall be in conformity with the zoning regulations and the planning permissions shall also be regulated accordingly by the Local Planning Authority.

5.05 In respect of area covered under Sanctioned Detailed Development Plans, the land and building use, the set back requirements, plot coverage, density, zoning regulations etc, shall be in accordance with the provisions of the respective Detailed Development Plans. Presently there are 4 Sanctioned Detailed Development Plans.

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ANNEXURE 'A'

(Refere para 5.01 and 5.02 of the Master Plan)

Copy of:

GOVERNMENT OF TAMIL NADU

ABSTRACT

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

Rural Development and Local Administration Department

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

Read:

1. G.O.Letter No.28332/MD/73-1, RD & LA dt.7.3.73.
2. From the Director of Town and Country Planning, letter No.10989073, SN/dt.21.3.74.
3. From the Member-Secretary, Madras Metropolitan Development Authority, D.O.Letter No.1983/74, ADP/dt.19.5.74.

...

ORDER:

The Director of Town and Country Planning submitted draft Zoning regulations on use of land and buildings particulars in urban areas. These regulations list out the uses permissible in each of the Use Zones and the restrictions to be imposed. For the purpose of these regulations, it has been suggested that the urban areas may be divided into the following six major use zones.

1. Residential Use Zone.
2. Commercial Use Zone.
3. Industrial Use Zone.
4. Educational Use Zone.
5. Public and Semi-Public Use Zone.
6. Agricultural Use Zone.

of Course, the Residential use zone has been further sub-divided into two categories namely;-

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1. Primary Residential Use Zone; and
2. Mixed Residential Use Zone.

The Industrial Use Zone has been similarly sub-divided into three categories, namely;-

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

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

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

4. The Government have examined the suggestion, they accept the views of the Member-Secretary, Madras Metropolitan Development Authority so far as it relates to the Madras Metropolitan Area and as for other urban areas of the State, the Government approve, in principle, the draft zoning regulations submitted by the Director of Town and Country Planning. The Director is requested to furnish copies of the draft zoning requlations to the Local Planning Authorities as soon as they are constituted.

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

(By order of the Governor)

Sd/- x x x x x x
Secretary to Government.

To

The Director of Town and Country Planning,
Madras-2.

The Member Secretary, Madras Metropolitan
Development Authority, Madras-10.

Copy to:

Commissioner, Corporation of Madras through the
Special Officer and others.

/true copy/forwarded/by order/

Sd/- x x x x x
Special Officer.

/true copy/

Assistant Director of
Town and Country Planning, Salem.

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Appendix

Use Zone Regulations.

I. Residential Use Zone.

A. Primary Residential Use Zone.
B. Mixed Residential Use Zone.

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

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

2. Professional consulting offices of the residents and other incidential uses therefor;

3. Petty shops dealing with daily essentials including retail provisions, soft drinks, cigarettes, news-papers, milk-koisks, cycle repair shops and single person tailoring shops;

4. Hair dressing saloons and Beauty Parlours;

5. Nursery and Primary schools;

6. Taxi and Auto-rickshaw stands; and

7. Parks and Playfields.

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

Uses Permitted.

1. All uses permitted under Use Zone (a) i.e., Primary Residential Uze Zone.

2. Hostels and single person apartments;

3. Community Halls, Kalayanamandapams, Religious buildings, Welfare Centres and Gymnasia;

4. Recreation clubs, Libraries and Reading rooms;

5. Clinics, Dispensaries and Nursing Homes;

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6. Government Municipal and other Institutional sub - Office;

7. Police Stations, Post and Telegraph offices Fire Stations and ElectricSub Stations;

8. Banks and Safe Deposit Vaults

9. Educational Institutions excluding colleges.

10. Restaurents without residential accomodation and catering housing and lodging domes for less than 20 occupants (vide Amendment issued in Govt.letter No.697759/UD IV(2)89/11 Dated 22.06.92)

11. Petrol filling and Service stations

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

13. Vegetable, Fruit, Flower, Fish , Eggs and Meat shops.

14. Bakeries and Confectionaries

15. Laundry, Tailoring and Goldsmith shops

16. Cottage industries permissible in residential areas under G.O.Ms.No 566/Local Administration Department Dated 13.03.1962.

II. Commercial Use Zone - Use Zone 2.

Uses Permitted

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

2. All Commercial and business uses including all shops, stores, market and uses, connected with the display and sale of merchandise, either wholesale or retail but excluding explosures, abnoxious products and other materials likely to cause health hazrads.

3. Business offices and other Commercial and financial institutions.

4. Warehouses, repositories and other uses connected with storage or sholesale trade but excluding storage of explosives or products which are either obnoxious or likely to cause health hazards

5. Cinematheatres and other commercial entertainment centres.

6. Research, experimental and Testing Laboratories not involving danger of fire, explosion or health hazards.

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

8. Automobile repair shops and garages.

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

10. Installation of electric motors not exceeding 50 HP for uses incidental to the Commercial activities permissible in the zone(Vide Amendment issued in Government letter No.12096/UD IV(1) 93-4 Dated 2.8.11993)

11. Restaurents with or without boarding and lodging houses, star hotels and non star hotels.(Vide Amendment issued in Government letter No.69759/UD(2) 88/11 Dated 22.6.1992)

III Industrial Use zone - Use Zone 3

A. Controlled Industrial Use Zone.

B. General Industrial Use Zone.

3. Special Industrial and Hazardous Use Zone

Use Zone III(a) Controlled Industrial Use Zones

Uses Permitted

1. All Commercial Uses listed under use zone 1(a),1(b) and 2 i.e residential and commercial use zones.

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

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

3. Hotels, Restaurents and Clubs, places for social intercourse, recreation and worship and dispensaries and clinics and

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

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Use Zone - III (b) General Industrial Use Zone.

Uses Permitted.

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

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

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

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

Use Zone III (c) Special Industrial and Hazardous Use Zone.

Uses Permitted.

1. All commercial uses listed under Uze Zones 1 and 2 i.e., residential and commercial use zones;

2. All industries permissible in the Use Zones III(a) and III(b) i.e, the controlled and general industrial use zones;

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

4. All involving storage, handling, manufacturing or processing which involve highly corrosive, toxio or noxious alkalies, acids, or other liquids or chemicals producing flames, fumes and explosive, poinsonous, irritant or corresive gases;

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

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

7. Melting or processing tallow or sulphur;

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

9. Washing or driving wool or hair;

10. Making fish oil;

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

12. Manufacturing or distilling sago and artificial manure.

13. Brewin been, manufacturing by distillation arrack or spirit containing alchohol, whether danctured or not;

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

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

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

IV. Educational Use Zone - Use Zone - 4.

Uses Permitted:

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

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

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3. Hotels and Single persons apartments;

4. Recreation clubs, libraries and reading rooms and

5. Restaurants;

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

1. Government and Quasi Government offices;

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

3. Hospitals, Sanitoria and other medical and public health institutions;

4. Horbours, Airport and Flying Club

5. Organised Parking lots and Bus and Taxi stands.

6. Parks, Playflelds, Swimming pools, Stadia, Zoological gardens, Exhibition grounds and other public and semi-public open spaces; and

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

VI. AGRICULTURAL USE ZONE - USE ZONE - 6;

Uses permitted;

1. All agricultural uses;

2. Farm houses and buildings for agricultural activities.

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3. Rural settlements with allied uses;
4. Public and Private parks, playfields, gardens, caravan and camping sites and other recreational uses.
5. Diary and Cattle Farms;
6. Piggeries and Poultry Farms;
7. Water tanks and reservoirs;
8. Sewage farms and garbage dumps;
9. Airports and broadcasting installations;
10. Forestry;
11. Cemetaries, Crematoria and Burning and Burial grounds;
12. Storing and drying of fertilisers;
13. Fish curing;
14. Salt manufacturing;
15. Brick, tile or pottery manuracture;
16. Stone crushing and quarrying; and
17. Sand, clay and Gravel quarrying.

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

/true copy/

Assistant Director of Town and Country Planning, Salem.

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Copy of Letter No. 69759 / UDIV (2) / 89 /11 dated 22.6.92 from the Secretary to Government, Housing and Urban Development Dept., Madras-9 addressed to the Director of Town and Country Planning, Madras 2.

Sir,

Sub: Town Planning – Preparation of Zonal plans – Regulation approved – Amendments – Issued.

Ref: 1.G.O.Ms.No.1730, Rural Development and Local Administration, dated 24.7.74.

2.From the Director of Town and Country Planning, Lr.Roc. No. 40747 / 89 / MP2, dated 6.11.89.

3. From the Member-Secretary, Madras Metropolitan Development Authority, Lr.No. CCC/ 1345 / 90 dated 7.9.90.

****

In the Government order first cited, the Government approved in principle the draft zoning regulations submitted by the Director of Town and Country Planning. In his letter second cited, the Director of Town and Country Planning has suggested certain changes to the use zones and requested that suitable amendment to be issued after accepting the suggestion of the Director.

2. The following amendments are issued to G.O.Ms.No.1730, Rural Development and Local Administration, dated 24.7.74.

AMENDMENTS

In the said Government Order, in the Appendix,

1) Under the heading "I. Residential use zone" under the sub heading "Use Zone I. (b) Mixed Residential use zone", under the item "Uses permitted" in item 10 for the expression "Restaurants, Residential Hotels and other Board and Lodging Houses" the expression "Restaurants without residential accommodation, eating and catering houses and lodging houses for less than twenty occupants" shall be substituted.

2) Under the heading "II.Commercial use zone 2" under the item "Uses permitted" after item 10 and the entries relating there to, the following item and the corresponding entries shall be added, namely:-

11."Restaurants with or without boarding and lodging houses, Star Hotels and Non – Star Hotels".

Yours faithfully,

Sd/----------

For secretary to Government.

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Copy of Govt. letter No. 12096/UD IV (1)/93-4, dated 2.8.93 from the Joint Secretary to Government, Housing and Urban Development Dept., Madras-9, addressed to the Director of Town and Country Planning, Madras-2.

Sir.

Sub: Town Planning – Master Plan – Permitting installations up to 50 H.P. in Commercial use zones – Amendment to G.O.Ms.No. 1730 R.D. & L.A. Dept., dt.24.7.74 – issued.

Ref: 1. G.O.Ms. No. 1730, R.D. &L.A. Dept., dt. 24.7.74.
2. Your letter Roc. No. 18276/92/MPA1, dt. 20.5.92.

****

I am directed to state that the following amendment is issued to the G.O. first cited:

AMENDMENT

For the words "10. Installation of electric motors not exceeding 20 H.P. for use incidental to the commercial activities permissible in the zone " the following may be substituted:

" Manufacturing and service establishments and commercial uses using electric motors and or not exceeding 50 H.P. and / or employing not more than 25 workers excluding those that are obnoxious or hazardous, nature by reason of odors, effluent, dust, smoke, gas, vibration, noise etc. or otherwise likely to cause danger or nuisance to public health or amenity. "

Sd/xxxxxx
Section Officer.

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Copy of:-

List of Cottage Industries as per G.O.Ms.No.565, Local Administration dated 13.3.1962

1. Industry relating to the production of bakery, biscuits and cakes.
2. Manufacturing candle-sticks.
3. Manufacturing clips.
4. Coffee roasting and grinding.
5. Industry relating to the production of confectionery sweets.
6. Decorticating shell by hand –grinding.
7. Enameling.
8. Manufacture of fountain pens.
9. Industry relating to jaggery manufacture, gur-making from sugarcane, date-palm or palmyrah and coconut tree, handmade sugar and sugar candy.
10. Industry relating to making hand-made paper and pulp, paper cutting and paper fans.
11. Industry relating to manufacture of ornaments and jewelry (including bangles and combs).
12. Soap making.
13. Manufacturing toys.
14. Making of agarbathi.
15. Industry relating to Aloc fibre extraction-palmyrah, coconut fibbers.
16. Appalam manufacture.
17. Manufacture of apparel and ready-made clothing (including sarees and dhotis)
18. Arecanut cutting.
19. Making artificial flowers.
20. Banian manufacture.
22. Manufacture of "Blanco cakes".
23. Blanket weaving.
24. Block engraving for cloth printing.
25. Braiding cord.
26. Brush manufacture.
27. Button making out of mother-of-pearl homes, brass tins.
28. Calico printing.
29. Manufacture on cane furniture-also cane basketware, making
30. Canvas shoes manufacture.
31. Manufacture of cardboard and card board boxes.
32. Cementware works.
33. Clay modeling, paper-mache works.
34. Industry relating to making of coir and coir rope.
35. Crayons manufacture.
36. Industry relating to dehydrating of fruit and vegetables dried fruits and dried vegetables.
37. Embroidery knitting crochet and needle work.
38. Engraving on metal.
39. Manufacture of fibre and fibre products.
40. Industry relating to fruit canning.
41. Hosiery manufacture (with hand and power)

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42. Manufacture of icons.
43. Manufacture of inks, inkpads (for rubber stamps)
44. Industry relating to manufacture of Jam, Jellies and preserves.
45. Industry relating to manufacture of Korai-mats, baskets, hand-bags window screen.
46. Lapidary work.
47. Laundry and cleaning clothes.
48. Leather goods making, boots, shoes, chappals, slippers.
49. Match sticks manufacture (manufacture of splints with wood only)
50. Minor radio parts manufacture.
51. Manufacture of musical instruments-stringed or reed.
52. Manufacture of ornamental leather-craft, money-purses, hand-bags.
53. Painting of planks and glass.
54. Palmyrah fibre brush making.
55. Palmyrah leaf-fancy and utility articles, midribs, manufacture.
56. Palmyrah rafters and stums-furniture and cots manufacture.
57. Manufacture of perfumery-essential oils and scents.
58. Pith works-manufacture of pith hat, garlands, flower.
59. Industry relating to ply shuttle looms making.
60. Printing and allied trade – Book binding, block making.
61. Ribbon manufacture.
62. Spinning cotton and wool in charkas.
63. Storing of articles in frigidarie.
64. Manufacture of syrups aerated waters and ice making.
65. Tailoring.
66. Twisting and throwing of silk and cotton yarm.
67. Twisting and winding of silk thread cotton thread and artificial yarm.
68. Vermicelli manufacture.
69. Wax coating on paper and cloth.
70. Weaving-cotton, woolen, tusser, jute, mats, silk.
71. Wood tumers industry.
72. Wood clipping and grading.
73. Manufacture of woolen fabrics and woolen goods.

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Copy of:-

List of cottage Industries as per G.O.Ms.No.566 Local Administration dated 13.3.62

1. Arecanut cutting.
2. Appalam manufacture.
3. Bee keeping(agriculture)honey and bees was.
4. Bakery biscuits, cakes.
5. "Balance cakes".
6. Confectionery sweets.
7. Coffee roasting and grinding.
8. Dehydrated fruits and vegetable, dried fruits and dried vegetables.
9. Fruit canning.
10. Jaggery manufacture, gur-making from sugarcane, datepalm or palmyrah and coconut treats hand made sugar, sugar candy.
11. Jam, Jellies and preserves.
12. syrups, aerated water ince-making.
13. Vermicelli manufacture.
14. apparel and ready-made clothing (including sarees, dhotis)
15. Artificial flowers.
16. Aloe fibre extraction-palmyrah, coconut fibres.
17. Banian manufacture.
18. Blanket weaving.
19. Block engraving for cloth printing.
20. Brush manufacture.
21. Button-making out of mother-of-pearl, horns, brass and tin.
22. Calico printing.
23. Canvas shoes manufacture.
24. Embroidery , knitting, cochet and needle work.
25. Hosiery (with hand and power)
26. Laundry and cleaning clothes.
27. Leather goods making shoes, chapels, slippers, bed-straps.
28. Ornaments and jewelry (including bangles, combs)
29. Ornamental leather craft, money-purse, handbags.
30. Weaving-cotton, wool, tusser, jutre, marka, silk.
31. Spinning – cotton, wool in charkas.
32. Tailoring.
33. Woolen fabrics and Woolen goods.
34. Wool clipping and grading.
35. Fly shuttle looms making.
36. Ribbon manufacture.
37. Cane furniture (also can and basket ware, matting).
38. Camentware works.
39. Coir, coir-making.
40. Candle sticks manufacture.
41. Agarbathi making.
42. Manufacture of card-board and card-board boxes.
43. Clay modeling, papier mache works.

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44. Crayons.
45. Engraving on metals.
46. Enameling.
47. Handmade paper and pulp, paper, cutting and paper fans.
48. Inks, ink pads (for rubber stamps).
49. Lapidary work.
50. Musical instruments-stringed or reed.
51. Painting on planks and glass.
52. perfumery-essential oils and scents.
53. Pith works-pity hat, garlands, flower.
54. Printing and allied trade-book binding, block making.
55. Soap –making.
56. Koraomats, plates, baskets, hand-bags, window –screen.
57. Palmyrah leaf-fancy and utility articles, midribs.
58. Palmyrah fibre-brush making.
59. palmyrah rafters and stems-furniture, cots, weaving of cots and seating from stem strips.
60. Wood turners industry, other wood works.
61. Fibre and fibre products.
62. Icons.
63. Match-stick manufacture (manufacture of splints with wood only)
64. Fountain pen manufacture.
65. Minor radio parts manufacture.
66. braided cord manufacture.
67. Storing of articles in frigidaires.
68. Toys.
69. Clips.
70. Decorticating dhall by hand – grinding.
71. Twisting and throwing of silk and cotton yarm.
72. Twisting and winding of silk thread, cotton thread and artificial yarn.
73. Wax coating on paper and cloth.

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Copy of :-

GOVERNMENT OF TAMIL NADU

ABSTRACT

Information Technology – Setting up of Base Transreceiver Station Towers and installation of equipment for telecommunication networks – Leasing of space in Government offices on a non-exclusive basis to any licensed telecom company on certain prescribed terms and conditions- orders – issued.

INFORMATION TECHNOLOGY DEPARTMENT

G.O.Ms.No.2 Dated 1.04.2002.

Read:-

1. G.O.Ms.No.7 Information Technology Department, dated 12.02.2001.
2. From Tvl. Reliance infocom Limited Chennai, letter Ref.no.2375/IT/2001-02, dated 29.01.2001.

ORDER:

In the G.O. first read above, consolidated policy guidelines were issued specifying terms and conditions for the grant of centralized permission for the use of public right of way by any private or public sector applicant that proposes to lay optic fibre cables in the National State Highways and other roads in Tamil Nadu.

2. Tvl. Reliance Infocom Limited, who have been given centralised permission to lay optic fibre cables in Tamil Nadu, have indicated that in order to maximize the coverage throughout the state, permission is required for rening/leasing out Government land /Government buildings for putting up Base Transreceiver Station Towers (BTS Towers) at technically feasible locations. The company has also requested the Government to grant exemption to it from observing side set back rules of Chennai Metropolitan Development Authority / Directorate of Town and Country Planning for the BTS Towers which are only temporary structures and to apply the rules only in the cases of construction of buildings for BTS equipment room, Diesel Generator set room etc.

3. The Government after careful consideration and detailed examination, have decided to issue general permission to any licensed telecom company providing infocom services to the end users, on a non-exclusively basis subject to certain terms and conditions.

4. Accordingly, the Government hereby accord permission to any licensed telecom company and which is committed to the cause for Government of Tamil Nadu to install its Base Stations consisting of Tower, Equipment room and Generator room, on roof top or on the ground of premises and buildings belonging to Government of Tamil Nadu, subject to availability and technical feasibility; on a non-exclusive basis and also subject to availability and technical feasibility, on a non-exclusive basis and also subject to the following terms and conditions.

i) Permission for installing towers, equipment etc. on case-to-case basis will be issued by the District Collectors concerned in consultation with the district office concerned.

ii) Availability of space of 4.5 mts. x 4.5 mts.

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iii) Technical feasibility – Building should be structurally strong to take a load of 3.5 MT to 6.0 MT depending on the height of tower.

iv) A Telecom company providing infocom services and is desirous of utilizing the Government premises / buildings for installing the base stations, should comply with all the regulations and stipulations including that of the Ministry of Civil Aviation, Government of India, in installation of the Base stations. All Clearances / permissions, required in the process of establishing the base stations are to be obtained by such company.

v) Permission may be given on non-exclusive basis.

vi) The future extension / expansion of building / premises may be kept in mind.

vii) Permission may be granted initially for a period of 10 (ten) years.

viii) Damages caused, if any, shall be rectified by such company and bring back to original condition and to the satisfaction of the authorities concerned.

ix) Leasing of the premises or buildings to such company should not be detrimental to the daily routine and activities of the Office or Offices concerned.

x) Appropriate rent shall be charged from such company.

xi) Exemption shall be given to the telecom companies from side set back rules of Chennai Metropolitan Development Authority / Directorate of Town and Country Planning for the BTS Towers and the said rules shall be applicable only to the construction of buildings.

5. This orders issues with the concurrence of Housing & Urban Development, Revenue and Public Works Departments.

(BY ORDER OF THE GOVERNOR)

(Sd) VIVEK HARINARAIN
SECRETARY TO GOVERNMENT.

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Copy of:-

Information Technology Department, Secretariat, Chennai 600 009.

Letter No.237/IT/2002-7 **dated 18.09.2002.**

From
Thiru Vivek Harinarain, I.A.S.,
Secretary to Government.

To
The Reliance Infocom Limited, 17 Khader Nawaz Khan Road, Chennai-6.
The Secretary to Government, Housing & Urban Development Department., Chennai-9.
The Secretary to Government, Revenue Department., Chennai-9.
The Secretary to Government, Public Work s Department., Chennai-9.
The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8.
The Director of Municipal Administration, Chennai-5.
The Director of Town and Country Planning, Anna Salai , Chennai-2.
The Chief Engineer (Buildings)PWD Chepauk, Chennai 5.
All Departments of Secretariat, Chennai-9.
All District Collectors.

Sir,

Sub: IT Department – Base Transreceiver Station Towners installation – Exemption from side set back rules – orders issued – amendment to paras 4&5 of G.O.Ms.No.2, IT Dept., dated 1.4.2002.

Ref: 1) G.O.Ms.No.2, IT Department, dated 1.4.2002.
2) From the Reliance Infocom Li mited letter No.BTS/IT/RA/1018/2001-2002 dated 4.4.2002.
3) From the Special Commissioner of Town and Country Planning Letter No. 13287/2002/BA1, dated 30.5.02 & 3.6.02.
4) From the Member Secretary, CMDA letter No.C3/18815/2000 dt.6.6.2002.
5) From the Director of Municipal Administration Roc.No.43829/2002/TP3/ dated 23.7.2002.

...

In G.O. first cited above, Government have accorded permission to license Telecom Companies to install Base Trans receiver Station Towers, equipment room and generator room on roof top or on the ground of premises and buildings belonging to Government of Tamil Nadu subject to certain terms and conditions mentioned therein.

2. In the reference second cited M/s Reliance Infocom Limited has requested the Government to issue necessary amendments to G.O. first cited exempting from side set back rules of Chennai Metropolitan Development Authority/Directorate of Town and Country Planning for the BTS Towers, erected or to be erected on Local bodies, Q uasi Governments, Public Sector undertakings and Private lands and Buildings. The request of the above firm has been examined and the following amendments are issued to G.O. first cited above.

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3. In para 4 of the G.O. first cited above, after the word Government of Tamil Nadu in the fourth line the words, "Quasi Governments/Public Sector Undertakings/Local bodies/Private lands and buildings" be added and after the eleventh terms and conditions mentioned in the same para at page two, the following shall be added as number twelve to sixteen.

(xii) Clearance from CRAC and Civil Aviation Department for erection of towers shall have to be obtained before erection wherever required.

(xiii) The BTS room size shall not exceed 15 S.q.m. in floor area and it should not be more than 3.0m. in height.

(xiv) The generator on plat form shall not cause noise and air pollution.

(xv) Therese structures, shall not be erected on any unauthorized or deviated part of a building or layout, agricultural land and OSR use Zones.

(xvi) These BTS structures shall be structurally sound and safe.

4. The Municipal Administration and Water Supply Department and Rural Development Department are directed to issue necessary orders exemption under Tamil Nadu District Municipalities Building Rules and Multi storyed and Public Building Rules 1973, under G.O.164 MAWS Department, dated 15.6.1994 and G.O.Ms.No.22, MAWS Department dated 30.1.1997 against restricting the height of the Buildings/Structures/BTS Towers within the heritage zones of the Heritage towns and under G.O.Ms.No.1730 RD & LA, Dept., dated 24.7.1974 allowing the BTS Towers in all the land use zones.

5. This letter issues with the concurrence of Municipal Administration and Water Supply, Rural Development and Housing & Urban Development Departments.

Yours faithfully,
Sd/-
(T.Anwer Basha)
for Secretary to Government.

Copy to:

The Managing Director, ELCOT, No.692, Anna Salai, Nandanalm, Chennai 600 035.
The Principle Accountant General (A&E) Chennai 18.
The Accountant General (Audit) Chennai 6/35.
The Secretary-II to Chief Minister, Chennai-9.
The Senior P.A to Hon'ble Minister (Law & IT) Chennai-9.
The National Informatic Centre, Chennai -9.
(for hosting in Government website)
Sf/Scs.

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Copy of :-

GOVERNMENT OF TAMIL NADU
ABSTRACT

Land use zoning – Master plan Locational restriction software units – Removal – Orders – issued.

HOUSING AND URBAN DEVELOPMENT (UD IV (2) DEPARTMENT

G.O.Ms.No.260 **Dated the 29.10.2002.**

1. G.O.ms.No.1730 Rural Development and Local Administration and Acquisition Department dated 24.7.74.
2. G.O.(Ms.)No.300, IMD (ME2) dated 3.11.97.
3. From the Special Commissioner of Town and Country Planning Letter No.6336/2002/T/dated 13.3.2002.

...

ORDER:

In the G.O. first read above, orders were issued prescribing the norms governing land use zoning in respect of areas coming under Local Planning Areas. According to the orders issued in the above Government Order, the Urban Areas are divided into the following six major use zones:-

1) Residential use Zone.
2) Commercial Use Zone.
3) Industrial Use Zone.
4) Educational Use Zone.
5) Public and Semi Public Use zone.
6) Agricultural Use Zone.

Of these, the Residential Use zone has been further sub-divided into two categories, namely:-

1) Primary Residential use Zone; and
2) Mixed Residential Use Zone.

The Industrial Use Zone has been similarly sub-divided into three categories, namely:-

1) Controlled Industrial Use Zone;
2) General Industrial Use Zone; and
3) Special Industrial and Hazardous Use Zone.

2. In the G.O.second read above, while announcing the Information Technology Industrial Policy. It has been ordered that there will be no locational restriction for setting up units exclusively engaged in Software Development and Training.

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3. In his letter third read above, the Special Commissioner of Town and Country Planning has reported that Software units exclusively engaged in software development and training, are considered to be non conflicting uses and therefore there will be no locational restriction for setting up of these units in any land use classified, except those lands reserved for special dand hazardous and agricultural land use in the Master Plan, in line with the provisions of amended Development Control Rules of Chennai Metropolitan Development Authority, and that the information technology industries also should not be permitted in areas prohibited by various Acts and Rules, relating to Coastal Regulation Zone, Archarological site, Heritage site, Airports, Burial ground, quarry sites, railway properties etc. The Special Commissioner of Town and Country Planning has now requested the Government to effect changes to G.O.(Ms.)No.1730 RD & LA Dept., dated 24.7.74 accordingly.

4. The Government after careful consideration accept the request of the Special Commissioner of Town and Country Planning and effect changes to the norms laid down in G.O.(Ms.)No.1730 RD&LA Dept., dated 24.7.74 to the effect that units exclusively engaged in Software development and training be permitted to avail all land uses. viz., residential (Primary and Mixed Residential), Commercial, Public and Semi-Public, Educational, Industries (controlled and general industries) except those lands that are earmarked for special and hazardous industries and agricultural land use in the Master Plan.

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO,
SECRETARY TO GOVERNMENT.

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Copy of:-

GOVERNMENT OF TAMIL NADU
ABSTRACT

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

HOUSING AND URBAN DEVELOPMENT (UD 4.2) DEPARTMENT

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

READ:

1. G.O.(Ms.)No.1730, Rural Development and Local Administration Department, dt.24.7.1974.
2. G.O.(Ms.)No.2, Information and Technology Dept., dated 1.4.02.
3. Government Lr.No.237/I&T/2002-2, Information Technology Dept., dt.9.5.02.
4. From the Special Commissioner of Town and Country Planning Lr.No.13287/2002/BA1/dt.3.6.2002 and 17.7.2002.
5. Government Lr.No.237/IT/2002-7 Information Technology Department, dated 18.9.2002.

...

ORDER:

In the Government order second read above, the Information Technology Department had issued orders pertaining any licensed telecom company to install Base Trans receiver Station Towers, equipment room and generator room on root top or on the ground of premises and building belonging to Government on certain terms and conditions. Orders were also issued by the Government that exemption shall be given to such telecom companies from following the side set back rules of Chennai Metropolitan Development Authority/Director of Town and Country Planning for installation of Base Trans receiver station Towers and applicability of the said rules only to the construction of buildings.

2. Subsequently, in the Government letter third read above, the Information Technology Department has further clarified that the exemption given in G. O.(Ms) No.a2 dated 1.4.2002 will be applicable not only for the Base Trans receiver Towers to be installed on roof top or on the ground of premises and building belonging to Government of Tamil Nadu but also for the Base Trans receiver Station Towers to be installed on private land/buildings.

3. In the letter fifty road above, the Information Technology Department while issuing certain amendments to paras 4 and 5 of Government order second read above has directed Municipal Administration and Water Supply Department and Rural Development Department to issue necessary orders exempting under Tamil Nadu District Municipalities Building Rules 1973; under G.O.164 Municipal Administration and Water Supply Department dated 15.5.1994 and G.O.(Ms.)No. 22, Municipal Administration and Water Supply Department dated 30.1.1997 against restricting the height of the Buildings structures/Base Trans receiver Station Towers within the Heritage zone of the Heritage towns and under G.O.(Ms.)No.1730, Rural Development and Local Administration Department dt.24.7.74 allowing the Base Trans Receiver Station Towers in all the land use zones.

4. As regards the issue of allowing the Base Trans Receiver Station Towers in all the land use zones, the Special Commissioner of Town and Country Planning in his letter fourth read

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above has reported that as per the Government order first read above only permissible uses specified in each use zone as per the Master Plan can be permitted. He has requested that since there is no provision at present in the Master Plan for permitting the Base Trans receiver Station Towers in all land use zones in the Master Plan may be issued by the Government.

5. The Government after careful examination accept the proposal of the Special Commissioner of town and Country Planning accordingly direct that the installation of Base Trans receiver Station Towers shall be permitted in all the land use zones in the Master Plan.

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SALIO,
SECRETARY TO GOVERNMENT.

TO
The Special Commissioner of Town and Country Planning, Chennai-2.
The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8.
All Local Planning Authorities/New Town Development Authorities (through
Special Commissioner of Town and Country Planning)
The Information Technology Department/Rural Development Department/Municipal Administration and water Supply Department, Chennai-9.
The Private Secretary to Govt. Chennai-9

sf/sc.

/FORWARDED/BY ORDER/

sd/- Section Officer.

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Sd/-
Assistant Director of Town and
Country Planning, Salem.

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Copy of:

GOVERNMENT OF TAMIL NADU

ABSTRACT

Information Technology – Installation of Base Transreceiver Station Towers by Telecommunication companies – exemption under Tamil Nadu District Municipalities Building Rules 1972, and Multistoried and Public Building Rules, 1973 – orders – issued.

MUNICIPAL ADMINISTRATION AND WATER SUPPLY (MA.1)DEPARTMENT.

G.O.Ms.No.177 **Dated: 17.12.2002.**

READ:-

1) G.O.Ms.No.2 Information Technology Department dated. 01.04.2002.
2) From the Special Commissioner of Town and Country Planning, Lr.Roc.No.13287/2002/BAI/dated 30.05.2002.
3) From the Director of Municipal Administration Lr.Roc.No. 43829/2002/TP-3/dated 23.07.2002.
4) Government Lr.No.237/IT/2002-7, IT, dated 18.09.2002.

ORDER:

In the G.O. first read above, as amended in Govt. letter 4th read above, Govt. have accorded permission to licensed telecom companies to install Base Transreceiver Station Towers, equipment room and generator room on rooftop or on the ground of premises and buildings belonging to Government of Tamil Nadu / Quasi Government / Public sector undertaking / Local bodies / Private lands and buildings subject to certain terms and conditions mentioned therein.

2. The Special Commissioner of Town and Country Planning in sought the clarifications of Government on the exemption of BTS towers from Tamil Nadu District Municipalities Building Rules and Multistoried and Public Building rules 1973, and height restriction in respect of Heritage towns. The Director of Municipal Administration has also requested the Government to issue necessary orders in this regard.

3. The Government after careful examination grant exemption to BTS towers constructed by Telecom companies, from the Tamil Nadu District Municipalities Building Rules 1972, and Multistoried and Public Building Rules 1973, subject the conditions imposed in the G.O. and letter first and fourth read above. However, above has directed Municipal Administration and Water Supply Department and Rural Development Department to issue necessary orders exempting under Tamil nadu District Municipal Building Rules and Multistoried and Public Building Rules 1973 under G.O.Ms.No.22 Municipal Administration and Water Supply Department dated 15.06.1991 and G.O.Ms.No. 22 Municipal Administration and Water Supply Department dated 30.01.1997 against restricting the height of the Buildings / Structures / Base Transreceiver Station Towers within the Heritage zone of the Heritage towns and under G.O.Ms.No.1730, Rural Development and Local Administration Department dated 24.07.1974 allowing the Base Trans- receiver Station Towers in all the land use zones.

4. As regards the issue of allowing the Base Transreceiver Station Towers in all the land use zones, the Special Commissioner of Town and Country Planning in his letter 4th read above

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has reported that as per the Government order first read above only permissible uses specified in each use zone as per the Master Plan can be permitted. He has requested that since there is no provision at present in the Master Plan for permitting the Base Transreceiver Station Towers in all use zone in the Master plan may be issued by the Government.

5. The Government after careful examination except the proposal of the Special Commissioner of Town and Country Planning and accordingly direct that the installation of Base Transreceiver Station Towers shall be permitted in all the land use zone in the Master Plan.

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO,
SECRETARY TO GOVERNMENT.

To
The Special Commissioner of Town and Country Planning, Chennai-2.
The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8.
All the Local Planning Authorities/New Town Development Authorities(through Special Commissioner of Town and Country Planning)
The Information Technology Department / Rural Development Department / Municipal Administration and Water Supply Department, Chennai-9.
The Private Secretary to Secretary to Government, Chennai.9.
sf/sc.

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Copy of :-

GOVERNMENT OF TAMIL NADU
ABSTRACT

Urban Planning – Implementation of Information Technology Policy 2002 – Relaxation of Floor space index under Multistoried and Public Building Rules 1973 to the extent of 100% in designated IT Parks in Urban Areas other than Chennai – orders – issued.

MUNICIPAL ADMINISTRATION & WATER SUPPLY (MA 1) DEPARTMENT

G.O. (Ms).NO. 317 **Dated: 10.09.2004.**

Read:

1. G.O. (Ms).No.52 Housing and Urban Development Department Dated 27.3.2003.
2. From the CTCP letter Roc.No.24582/2003/BA1/dated 20.2.2004.

ORDER:

The Information Technology Policy of Government of Tamil Nadu envisages to encourage and accelerate the growth of hardware and software industries and associated services in the State and the Government are keen to generate an ambiance by creating Information Technology corridors, construction of Information Technology parks besides extending concessions incentives to the Information Technology Industry. As a measure to boost construction of more Information Technology related parks, corridors, suggestions have been made to the effect that the existing Floor space index and Open space Regulations in Building Rules may be relaxed in respect of such buildings. As a first step, the Government in their order first read above relaxed the Building Rules in respect of Information Technology related buildings within Chennai Metropolitan Area as detailed below:-

(1) Floor Space Index (FSI) to the extent of 100% shall be relaxed in respect of designated IT Parks under Development Control Rules of
Chennai Metropolitan Development Authority.

(2) The requests of the Information Technology Companies for maintaining the space under the open space by applicant IT Company, itself under the Open Space Reservation Rules under Development Control Rules,
1991 of Chennai Metropolitan Development Authority shall be allowed.

2. The scope of development Information Technology Parks and related industries in areas other than Chennai is now gaining momentum. In order to facilitate these developments, the Commissioner of Town and Country Planning has suggested to extend the above said concessions to all urban centers of Tamil Nadu by relaxing the rules under the Multistoried and Public Building Rules, 1973.

3. The Government have examined the proposal of the Commissioner of Town and Country Planning and have decided to accept the proposal and to issue orders in line with the

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orders issued for Chennai Metropolitan Area. They accordingly direct that for IT parks in urban areas other than Chennai Metropolitan area.

(i) Floor Space Index under Multistoried and Public Building Rules 1973 shall be relaxed to the extent of 100% and

(ii) The designated IT Company should handover the Open Space Reservation land to the local body by way of gift deed as per the procedure laid down in Para 4 of G.O.Ms.No.222 MA & WS dated 28.1.1992. However, the local body may permit the IT Company for maintaining the Open Space Reservation land by itself, if so required.

(BY ORDER OF THE GOVERNOR)

C. K. GARIYALI,
SECRETARY TO GOVERNMENT.

To
The Commissioner of Town and Country Planning, Chennai-2.
The Commissioner of Municipal Administration, Chennai-5.
The Commissioners of Corporation of Chennai/Madurai/Coimbatore/Trichy/Tirunelveli and Salem.
All Municipal Commissioners (through the Commissioner of Municipal Administration).

Copy to:
The Information Technology Department, Chennai-9.
The Rural Development Department, Chennai-9.
The Housing and urban Development Department, Chennai-9.
The Municipal Administration and Water Supply (CP-2)Dept., Chennai-9.
Stock file/spare copy.

/forwarded/by order/

Sd/- Section officer.

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Copy of :-

GOVERNMENT OF TAMIL NADU
ABSTRACT

ENVIRONMENTAL CONTROL – Control of Pollution of Water sources – location of industries within 1 Km. from the embankments of rivers, streams, dams etc., - Imposition of restrictions – orders – Issued.

ENVIRONMENT AND FOREST (EC-I) DEPARTMENT

G.O.MS.NO.213 Dated 30 March 1989.

Read:-

1) G.O.Ms.No.1 Environment Control dated 6.2.84.
2) From the Member Secretary, Tamil Nadu Pollution control Board, Lr.No.EMS(1)/15878/88 dated 23.3.88.
3) From the Chairman, Tamil Nadu Pollution Control Board, Lr.No.EMS(1)33365/88 dated 3.11.88 and letter even No. dated 30.12.88.

ORDER:

In the Government order first read above, the Government have ordered, among other things that no industry causing serious water pollution should be permitted within one kilometer from the embankments of rivers, streams, dams etc. and that the Tamil Nadu Pollution Control Board should furnish a list of such industries to all local bodies. It has been suggested that it is necessary to have a sharper definition fort water sources to that ephemeral water collections like water, ponds, drains, sewerages (biodegradable) etc. may be excluded from the purview of the above order. The Chairman, Tamil nadu Pollution Control Board has stated that the scope of the Government order may be restricted to reservoirs, rivers and public drinking water sources. He has also stated that there should be a complete ban or location of highly polluting industries within I kilometre of certain water sources.

2) the Government have carefully examined the above suggestions, the Government impose a total ban on the setting up of the highly polluting industries mentioned in Annexure-I to this order within one kilometre from the embankments of the water sources mentioned in Ananexure-II to this order.

3) The Government also direct that under any circumstances if any highly polluting industry is proposed to be set within one kilometer from the embankments of water sources other than those mentioned in Annexure-II to this order, the Tamil Nadu Pollution Control Board should examine the case and obtain the approval of the Government for it.

4) The receipt of this order may be acknowledged.

Sd/- x x x x x x x x

COMMISSIIONER & SECRETARY TO GOVERNMENT.

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ANNEXURE - I

LIST OF HIGHLY POLLUTING INDUSTRIES

1. Distilleries.
2. Tanneries, Sago, Sugar, Dairies and Glue.
3. Fertilizer.
4. Pulp and paper (with digester)
5. Chemical units generating trade effluent containing such pollutants which may tend to pollute air, water and land before treatment and those chemicals which may alter the environmental quality by undergoing physical, chemical and hiological transformation.
6. Petroleum Refinery.
7. Textile Dyeing units.
8. Steel Plant (Electroplating, Head Treatment etc.)
9. Ceramics.
10. Thermal poer station.
11. Basic Drug Manufacturing units.
12. Pesticide.
13. Asbestos.
14. Foundries.

ANNEXURE-II

LIST OF RIVERS, STREAMS, RESERVOIRS ETC.

SL.No.	Rivers	Tanks and Reservoirs	Canals
1.	Cauvery	Bhavani sagar	Kodivery anicut canals.
2.	Bhavani	Upper Vatamalaikarai Odai	Thadapalli Channael. Lower Bhavani canal. kalingaroyan Anicut canal. Upper Reservoirs canal. Vattamalai Kavery Odai Reservoirs canal.
3.	Moyar	Varatupallam	Varatturpallam Reserviors canal.
4.	Noyyal	Guderipallam	Gudiri Pallam Reservoirs Right side and left side canals.

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தமிழ்நாடு அரசு

சுருக்கம்:சுற்றுச்சூழல் - நீர் ஆதாரங்களின் தன்மையைப் பாதுகாத்தல் - நீரை அதிக அளவில் மாசுபடுத்தும் தொழிற்சாலைகள் நிறுவுவதை வரன்முறைப்படுத்துதல் - நீர் ஆதாரங்களிலிருந்து 3 கி.மீ.தூரம் வரை தொழிற்சாலைகள் நிறுவுவதை தடைசெய்தல் - ஆணைகள் வெளியிடப்படுகின்றன.

சுற்றுப்புறம் & வனத் (சுசு 3) துறை

அ.க.நிலை எண்.127

பார்வை: நாள்.08.05.1998.

1) அரசாணை (நிலை) எண்.1 சுற்றுப்புறம் & வனத்துறை நாள்.06.02.1984.
2) அரசாணை (நிலை) எண்.213, சுற்றுப்புறம் & வனத்துறை நாள்.30.03.1989.

ஆணை:

06.02.1984-ம் நாளிட்ட சுற்றுப்புறம் மற்றும் வனத்துறை அரசாணை (நிலை)எண்.1-ல் ஆறுகள், ஓடைகள் மற்றும் அணைகளிலிருந்து 1 கி.மீ. தூரம் வரை எந்தவித அதிக மாசு ஏற்படுத்தும் தொழிற்சாலைகளையும் நிறுவக் கூடாது என்றும், அதிகமாக மாசு ஏற்படுத்தும் தொழிற்சாலைகள் பற்றிய பட்டியலை அனைத்து உள்ளாட்சி நிறுவனங்களுக்கும் தெரிவிக்கவேண்டும் என தமிழ்நாடு மாசுக் கட்டுப்பாடு வாரியம் கேட்டுக்கொள்ளப்பட்டது. 31.03.1989ம் நாளிட்ட சுற்றுப்புறம் மற்றும் வனத்துறை அரசாணை (நிலை) எண்.213ல் குறிப்பிடப்பட்ட அதிக மாசு ஏற்படுத்தும் தொழிற்சாலைகளை சில நீர் ஆதாரங்களிலிருந்து 1 கி.மீ. தொலைவிற்குள் அமைக்கக் கூடாது என அரசு அணையிட்டுள்ளது. (அந்த நீர் ஆதாரங்களின் விபரப்பட்டியலும் அவ்வாணையில் இணைக்கப்பட்டுள்ளது.)

2) தோல் தொழிற்சாலைகள் தொடர்பாக உச்ச நீதிமன்றத்தில் வேலூர் நல மக்கள் மன்றத்தின் மூலமாக தொடுக்கப்பட்ட வழக்கில் உச்ச நீதிமன்றம் வெளியிட்ட உத்தரவிற்கிணங்க அரசாணை (நிலை) எண்.213 சுற்றுப்புறம் மற்றும் வனத்துறை, நாள்.31.03.1989ஐ உடனடியாக தீவிரமாக கடைபிடிக்கவேண்டும் எனவும் அரசாணையில் இணைப்பில் கூறப்பட்டுள்ள தொழிற்சாலைகள் எதுவும் புதிதாக தடைசெய்யப்பட்ட பகுதியில் நிறுவக் கூடாது எனவும் மேலும் அதற்காக நிறுவப்பட்டுள்ள குழுமம் இத்தொழிற்சாலைகளைப் பற்றி ஆராய்ந்து ஏற்கெனவே நிறுவப்பட்டுள்ள தொழிற்சாலைகளை ஆய்வுசெய்து தேவைப்படின் வேறிடத்திற்கு மாற்றுமாறும் உத்தரவிடப்பட்டுள்ளது.

3) மக்களிடையே மாசுக்கட்டுப்பாடு பற்றிய விழிப்புணர்வு ஏற்படுவதற்கு முன் பல தொழிற்சாலைகள் காவிரி, தென் பெண்ணையாறு, பாலாறு, வைகை, தாமிரபரணி மற்றும் உதன் உப நதிகளின் அருகில் தொடங்கப்பட்டுவிட்டன. தொழிற்சாலைகள் வெளியேற்றும் கழிவுநீர் மற்றும் தொழிற்சாலை கழிவு நீர் ஆகியவற்றால் நிலம் மற்றும் நிரின் தன்மை வெகுவாக பாதிக்கப்பட்டுள்ளது. இதனைத் தடுத்து நிறுத்தாமல் தொடர்ந்து அனுமதிக்கப்படும்போது நீர்வளமும் அதன் தன்மையும் மக்கள் நலமும், பிற உயிர் வாழ் இனங்களின் நலமும் பாதிக்க வாய்ப்புள்ளது. தற்போது தொழிற்சாலைகள் பொது கழிவுநீர் சுத்திகரிப்பு நிலையம்/தனியர் சுத்திகரிப்பு நிலையங்கள் அமைத்து செயல்படும்படி அரசினால் வற்புறுத்தப்பட்டு வருகிறது.

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4) தற்போது சில தொழிற்சாலைகள் நீர் ஆதாரங்களில் இருந்து நீரை பயன்படுத்தி தொழில் வளாகங்கள் ஏற்படுத்தப்படுகின்றன. நீரின் தன்மையை சரிவர பாதுகாக்கவும், நீர்வளம், மக்கள் நலம், உயிர்வாழ் இனங்களின் நலன் ஆகியவற்றைக் கருத்திற்கொண்டும், உயர்நீதிமன்றம் மற்றும் உச்ச நீதிமன்றங்களின் தீர்ப்பின் அடிப்படையிலும், லட்சக்கணக்கான மக்களின் நலனைக் கருத்திற்கொண்டு, நீர் ஆதாரங்களின் தன்மையை பாதுகாக்கவும், அதே நேரத்தில் தொழில் வளர்ச்சி குன்றாமல் இருக்கவும் நீரை அதிக அளவில் மாசுபடுத்தும் தொழிற்சாலைகள் தொடங்கப்படுத்துவதை வரன் முறைப்படுத்துவது பற்றி ஒரு கொள்கை முடிவு எடுக்க வேண்டிய நிலை அரசிற்கு ஏற்பட்டுள்ளது.

5) மேலே உள்ள பத்தி 4ல் கண்டுள்ள சூழ்நிலைகளின் அடிப்படையில் அரசாணை (நிலை) எண்.213 சுற்றுப்புறம் மற்றும் வனத்துறை, நாள்.31.03.1989ஐ சற்று விரிவுபடுத்தி தீவிரமாக அமல்படுத்த கீழ்க்கண்டவாறு ஆணையிடுகிறது

1) அரசாணை(நிலை)எண்.213, சுற்றுப்புறம் & வனத்துறை நாள்.31.03.1989ஐ முழு அளவில் தீவிரமாக நடைமுறைப்படுத்தப்படல் வேண்டும்.

2) தமிழ்நாட்டில் முக்கிய நீர் ஆதாரங்களான காவிரி, மற்றும் அதன் உபரி நதிகள் பெண்ணையாறு, பாலாறு, வைகை மற்றும் தாமிரபரணி ஆகிய நதிகளிலிருந்து 5 கி.மீ. தூரத்திற்குள் நீரை அதிக அளவில் மாசுபடுத்தும் எந்த தொழிற்சாலையும் (சிவப்புவகை) நிறுவப்பட அனுமதித்தல் கூடாது.

3) பிறவகை தொழிற்சாலைகளான ஆரஞ்சு மற்றும் பச்சை தொழிற்சாலைகளுக்கு நீர் ஆதாரங்களிலிருந்து நீரை எடுப்பதற்கு அனுமதி வழங்குவதற்கு முன்னரும் புதிய தொழில் வளாகங்கள் ஏற்படுத்துவதற்கு முன்னரும் முறையே பொதுப்பணித்துறை, தொழில்துறை மற்றும் பிற துறைகள் சுற்றுச்சூழல் மற்றும் வனத்துறையைக் கலந்து ஆலோசிக்கப்படல் வேண்டும். இனிவரும் காலங்களில் புதியதாக தொடங்க விருக்கும் தொழிற்சாலைகளுக்கு இந்த நடைமுறை பொருந்தும்.

4) ஆரஞ்சு மற்றும் பச்சை வகை தொழிற்சாலைகள் நிறுவுவதற்கான விதிமுறை களின் வரைமுறைகள் குறித்து உள்ளாட்சி நிறுவனங்களுக்கு தமிழ்நாடு மாசு கட்டுப்பாட்டு வாரியம் தெளிவாக்கி நடவடிக்கை எடுக்கவேண்டும்.

(ஆளுநரின் ஆணைப்படி)

கே.எஸ்.ஸ்ரீபதி,
அரசு செயலாளர்.

பெறுநர்
தலைவர்,
தமிழ்நாடு மாசு கட்டுப்பாட்டு வாரியம்,
சென்னை 32.

/உண்மை நகல்/

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தமிழ் நாடு அரசு

சுருக்கம்

சுற்றுச்சூழல் - நீர் ஆதாரங்களைப் பாதுகாத்தல் - 8.5.98ம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) எண்.127க்கு திருத்தம் வெளியிடப்படுகிறது.

சுற்றுப்புறம் & வனத் (சுக 3) துறை

அரசு ஆணை எண்.223.

நாள்.2.9.1998.

1) 30.03.1989ம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) எண்.213.
2) 8.5.98ம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) எண்.127.

ஆணை

30.03.1998ம் நாளிட்ட சுற்றுச்சூழல் வனத்துறை அரசாணை(நிலை) எண்.213-இல் இன்ன பிறவற்றுடன் இவ்வாணையின் இணைப்பு 1ல் கண்டுள்ள 14 வகையான தொழிற்சாலைகள் இவ்வாணையின் இணைப்பு 11ல் கண்டுள்ள நீர் ஆதாரங்களிலிருந்து 1 கி.மீட்டர் தூரத்திற்குள் நிறுவப்பட அனுமதி அளித்தல் கூடாது என்று ஆணையிடப்பட்டது. பின்னர் 08.05.1998ம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) எண்.127ல் இன்ன பிறவற்றுடன் காவிரி மற்றும் அதன் உப நதிகள், பெண்ணையாறு, பாலாறு, வைகை மற்றும் தாமிரபரணி ஆகிய நதிகளில் இருந்து 5 கி.மீட்டர் தூரத்திற்குள் நீரை அதிக அளவில் மாசுபடுத்தும் எந்த தொழிற்சாலையும் (சிவப்பு வகை) நிறுவப்பட அனுமதி அளித்தல் கூடாது என்று ஆணையிடப் பட்டது.

2) 30.03.1998ம் நாளிட்ட அரசாணையின் இணைப்பு 1ல் கண்டுள்ள குறிப்பாக 14 வகை தொழிற்சாலைகள் இந்த 08.05.1998ம் நாளிட்ட அரசாணையில் கண்டுள்ள முக்கிய நீர் ஆதாரங்களிலிருந்து 5 கி.மீ. தூரத்திற்குள் அமைக்க அனுமதித்தல் கூடாது என்று அரசு கருதுவதால் 08.05.1998ம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை நிலை எண்127-க்கு கீழ்க்கண்ட திருத்தத்தை அரசு இவண் வெளியிடுகிறது.

திருத்தம்

08.05.1998ம் சுற்றுப்புறம் மற்றும் வனத்துறை அரசாணை (நிலை) எண்127ல் பத்தி 5 துணைப்பத்தி 2ல் கண்டுள்ள சொற்றொடரான "தமிழ்நாட்டில் முக்கிய நீர் ஆதாரங்களான காவிரி மற்றும் அதன் உப நதிகள், பெண்ணையாறு, பாலாறு, வைகை மற்றும் தாமிரபரணி ஆகிய நதிகளிலிருந்து 5 கி.மீட்டர் தூரத்திற்குள் நீரை அதிக அளவில் மாசுபடுத்தும் எந்த தொழிற்சாலையும் (சிவப்பு வகை)நிறுவப்பட்டு அனுமதி அளித்தல் கூடாது"

இதற்கு பதிலாக கீழ்க்கண்ட சொற்றொடரைப் படிக்கவும். "தமிழ்நாட்டில் முக்கிய நீர் ஆதாரங்களான காவிரி மற்றும் அதன் உப நதிகள், பெண்ணையாறு, பாலாறு, வைகை மற்றும் தாமிரபரணி நதிகளிலிருந்து 5 கி.மீட்டர் தூரத்திற்குள் 30.03.89ம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை)

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எண்.213ல் இணைப்பு 1ல் கண்டுள்ள 14 வகையான தொழிற்சாலைகள் நிறுவப்பட அனுமதி அளித்தல் கூடாது"

(ஆளுநரின் ஆணைப்படி)

ஒம்/- கே.எஸ். பூபதி,
அரசு செயலாளர்.

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ANNEXURE-B

T.S.Numbers comprised in the Use zones.
(Refer paragraph 5.02)

WARD-A (Block No.1 to 13)

Block No.1
(T.S.Nos.1 to 25)

Mixed Residential use zone - MR-1

T.S.Nos.1 to 3, 14 to 21, 22pt.

Agricultural use zone - AG-1

T.S.Nos.4, 5, 6pt, 7pt, 8pt, 9, 10pt, 11pt, 12pt, 13pt, 23pt, 24pt, 25, 22pt (B.G.)

Existing Road

T.S.Nos.6pt, 7pt, 8pt, 10pt, 11pt, 12pt, 13pt, 23pt, 24pt.

Block No.2
(T.S.Nos.1 to 21)

Mixed Residential use zone - MR-1

T.S.Nos.1 to 4, 5pt, 6, 7, 8pt, 9, 10pt, 11pt, 12pt, 13pt, 15pt, 16 to 19, 20pt, 21..

Existing Road

T.S.Nos.5pt, 8pt, 10pt, 11pt, 12pt, 13pt, 14, 15pt, 20pt.

Block No.3
(T.S.Nos.1 to 17)

Industrial use zone

General Industries – GI-1

T.S.Nos. 1, 2, 5 to 9, 12 to 16.

Existing Road

T.S.Nos. 3, 4, 10, 11, 17..

Block No.4
(T.S.Nos.1 to 27)

Residencial use zone

Mixed Residential use zone- MR-1.

T.S.Nos.1 to 6, 7pt, 9pt, 10pt, 11 to 18, 24pt.

Commercial use zone – C-1

T.S.Nos.10pt, 19pt, 20pt, 21pt, 23pt, 24pt.

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Existing road

T.S.Nos.8, 9pt, 22, 25, 26, 27.

Proposed road widening 80'- A3A3

T.S.Nos.7pt, 9pt, 10pt, 19pt, 20pt, 21pt, 23pt, 24pt.

Block No.5
(T.S.Nos. 1 to 23)

Commercial use zone- C-1

T.S.Nos.3pt, 5pt, 6, 7pt.

Agricultural use zone- AG-4

T.S.Nos.1, 2pt, 5pt, 7pt, 8pt, 9, 10pt, 11 to 21.

Existing road

T.S.Nos.4, 5pt, 8pt, 22, 23.

Proposed road widening 60' – B2B2

T.S.Nos.2pt, 3pt.

Water bodies

T.S.Nos.2pt, 10pt.

Block No.6
(T.S.Nos.1 to 16)

Residential use zone MR-2

T.S.Nos.1pt, 2 to 8, 10, 11, 12, 13pt, 14, 15pt, 16pt.

Existing road

T.S.Nos. 1pt, 13pt, 15pt, 16pt.

Water bodies

T.S.Nos.1pt, 9pt.

Proposed Road 80' – A3A3

T.S.No. 9pt.

Block No.7
(T.S.Nos.1 to 194)

Residential use zone- MR-3.

T.S.Nos.1 to 11, 13 to 32, 35 to 62, 64 to 66, 67pt, 68 to 99, 101 to 106, 108 to 113, 115, 117 to 119, 121, 123 to 138, 140 to 151, 153 to 160, 162 to 176, 179 to 194.

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Agriculture use zone- AG-3

T.S.No. 67pt (B.G.)

Existing road

T.S.Nos. 12, 33, 34, 63, 100, 107, 114, 116, 120, 122, 139, 152, 161, 177, 178.

Block No.8
(T.S.Nos.1 to 15)

Residential use zone – MR-3.

T.S.Nos.12pt, 13pt, 14pt.

Agriculture use zone – AG-4

T.S.Nos. 1, 2, 3, 5 to 9, 10pt, 11pt, 12pt, 13pt, 14pt.

Hillocks

T.S.No.4.

Existing road

T.S.Nos.10pt, 11pt, 13pt, 14pt, 15.

Block No.9
(T.S.Nos.1 to 16)

Residential use zone- MR-3.

T.S.No. 11pt, 12pt, 13, 14pt, 15pt, 16.

Agriculture use zone – AG-4.

T.S.Nos.1pt, 2pt, 3pt, 4pt, 5pt, 6pt, 7pt, 8pt, 9pt, 10pt, 11pt, 12pt.

Existing road

T.S.Nos.1pt, 2pt, 3pt, 4pt, 5pt, 9pt, 14pt, 15pt.

Proposed road 80' – A3A3

T.S.Nos.3pt, 6pt, 7pt, 8pt, 9pt, 10pt, 11pt.

Block No.10
(T.S.Nos.1 to 138)

Residential use zone – MR-3

T.S.Nos.1 to 8, 10 to 12, 14 to 21, 30 to 32, 34 to 55, 57 to 89, 92 to 95, 97 to 105, 107, 108, 11o to 117, 119 to 127, 133 to 137.

Existing road

T.S.Nos. 9, 13, 22 to 29, 33, 56, 90, 91, 96, 106, 109, 118, 128 to 132.

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Water bodies

T.S.No.138.

Block No.11
(T.S.Nos.1 to 119)

Residential use zone- MR-3.

T.S.Nos.1 to 4, 6 to 21, 23 to 27, 29 to 40, 42 to 47, 49 to 71, 73 to 82, 84 to 118.

Existing road

T.S.Nos.5, 22, 28, 41, 48, 72, 83.

Water bodies

T.S.No.119.

Block No.12
(T.S.Nos.1 to 30)

Agriculture use zone – AG-4

T.S.Nos.1 to 3, 6, 9 to 17, 20pt, 21pt, 22 to 25, 26pt, 28, 29.

Existing road

T.S.Nos. 7, 8, 18, 19, 26pt, 27, 30.

Water bodies

T.S.Nos. 4, 5, 20pt, 21pt.

Block No.13
(T.S.Nos.1 to 6)

Agriculture use zone: AG-4.

T.S.Nos.1pt, 2pt, 3.

Residential use zone- MR-3

T.S.Nos. 2pt, 4, 5pt, 6pt.

Existing road

T.S.Nos. 5pt, 6pt.

Water bodies

T.S.No.1pt.

Verified RealEstate™

WARD-B

(Block Nos. 1 to 7)

Block No.1
(T.S.Nos 1 to 8)

Residentilal use zone- MR-4

T.S.Nos. 3pt, 5pt, 7, 8pt.

Agricultural use zone- AG-5.

T.S.Nos.3pt, 5pt, 8pt.

Existing road

T.S.Nos. 2, 4, 6.

Water bodies

T.S.Nos. 1, 3pt.

Block No.2
(T.S.Nos. 1 to 33)

Residential use zone: MR-4.

T.S.Nos. 2pt, 3pt, 17pt, 18pt, 22, 23pt, 24pt, 25pt, 27pt.

Agricultural use zone – AG-5.

(T.S.Nos.2pt, 3pt, 5pt, 7pt, 8, 9, 11pt, 12, 13pt, 14, 15, 16pt, 17pt, 18pt, 23pt, 24pt, 25pt, 26pt, 27pt, 28, 29, 32, 33.

Existing road

T.S.Nos. 1, 19, 20, 21.

Water bodies

T.S.Nos. 4, 5pt, 6, 7pt, 10, 11pt, 13pt, 16pt, 23pt, 26pt, 30, 31.

Block No.3

(T.S.Nos.1 to 28)

Agricultural use zone- AG-5.

T.S.Nos.1pt, 2, 3pt, 4, 5pt, 7, 8, 10pt, 12 to 28.

Water bodies

T.S.Nos. 1pt, 3pt, 5pt, 6, 9, 10pt, 11.

Verified RealEstate™

Block No.4
(T.S.Nos.1 to 15)

Residential use zone- MR-4.

T.S.Nos.1pt, 2pt, 3pt, 4pt, 5pt.

Agricultural use zone- AG-6

T.S.Nos. 1pt, 2pt, 5pt, 6pt, 7pt, 8pt, 12pt, 13 to 15.

Water bodies

T.S.Nos.10, 11, 12pt.

Hillocks

T.S.Nos. 8pt, 9pt.

Existing road

T.S.Nos.1pt, 3pt, 4pt, 5pt, 6pt, 7pt, 8pt, 9pt.

Block No.5
(T.S.Nos.1 to 23)

Agricultural use zone – AG-6

T.S.Nos. 1 to 7, 9 to 11, 13, 14, 17, 19, 20, 23.

Water bodies

T.S.Nos. 8, 12, 15, 16, 18, 21, 22.

Block No.6
(T.S.Nos.1 to 14)

Agricultural use zone – AG-6

T.S.Nos. 1 to 4, 6pt, 8 to 13.

Water bodies

T.S.Nos.5, 6pt, 7, 14.

Block No.7
(T.S.Nos.1 to 16)

Agricultural use zone – AG-7

T.S.Nos. 2, 4pt, 5 to 8, 9pt, 10, 11, 12pt, 13 to 16.

Water bodies

T.S.Nos. 1, 3, 4pt, 9pt, 12pt.

Verified RealEstate™

WARD-C

Block Nos. 1 to 16

Block No.1
T.S.Nos.1 to 27)

Mixed Residential use zone- MR-6

T.S.Nos. 2pt, 3, 7pt, 8pt, 9pt, 10pt, 14pt, 15pt, 18pt, 19pt, 21pt.

Mixed Residential use zone- MR-5

T.S.Nos. 7pt, 8pt, 10pt, 11pt, 12pt, 13pt, 25pt, 26pt, 27pt.

Commercial use zone – C-2

T.S.Nos. 14pt, 15pt, 17pt, 18pt, 19pt, 21pt.

Public and Semi-Public use zone – P-1.

T.S.No. 22.

Proposed road 80' – A3A3

T.S.Nos. 7pt, 8pt, 9pt, 10pt, 13pt, 14pt, 21pt.

Proposed road 60' – B1B1

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

Existing road

T.S.Nos. 1, 2pt, 4, 5, 6, 13, 14pt, 15pt, 16, 17pt, 18pt, 19pt, 20, 23, 24, 25pt, 26pt, 27pt.

Block No.2
(T.S.Nos.1 to 122)

Residential use zone- MR-5

T.S.Nos. 2pt, 3, 4pt, 5pt, 6 to 18, 19pt, 20, 21, 22pt, 23, 24pt, 25pt, 26pt, 27 to 30, 31pt, 32pt, 33pt, 34pt, 36pt, 37pt, 38 to 46, 48 to 61, 63 to 65, 67 to 69, 70, 72, 73, 75 to 89, 91 to 105, 107 to 115, 117 to 120.'

Proposed road 80' widening – A3A3

T.S.Nos. 2pt, 4pt, 5pt, 19pt, 22pt, 24pt, 25pt, 26pt, 31pt, 32pt, 33pt, 34pt, 36pt, 37pt.

Existing road

T.S.Nos. 1, 35, 47, 62, 66, 71, 74, 90, 106, 116, 121, 122.

Verified RealEstate™

Block No.3
(T.S.Nos.1 to 16)

Residential use zone- MR-5

T.S.Nos. 1, 2, 3pt, 4pt, 5, 6, 7, 11pt, 12pt, 13pt, 14pt, 15, 16.

Proposed road 60' – B1B1

T.S.Nos. 3pt, 4pt, 11pt, 13pt.

Existing road

T.S.Nos.4pt, 8, 9, 10, 12pt, 13pt, 14pt.

Block No.4
(T.S.Nos.1 to 12)

Residential use zone- MR-6

T.S.Nos.1pt, 2pt, 3pt, 4pt, 5pt.

Existing road

T.S.Nos. 1pt, 2pt, 4pt, 7pt, 8, 10, 11pt, 12pt.

Proposed road 80' – A2A2

T.S.Nos. 3pt, 5pt.

Public and Semi Public use zone- P-1

T.S.Nos. 3pt, 5pt, 6, 7pt, 11pt, 12pt.

Agrirultural use zone- AG-10

T.S.No. 7pt.

Educational use zone – E-1

T.S.No. 9.

Block No.5
(T.S.Nos. 1 to 17)

Residential use zone- MR-7

T.S.Nos.4pt, 5, 6pt, 7pt, 13pt, 14pt, 15pt, 16pt, 17.

Educational use zone – E-2

T.S.Nos. 4pt, 7pt, 8pt, 9pt, 10, 11pt, 12pt, 13pt, 14pt.

Existing road

T.S.Nos. 1, 2, 3, 4pt, 6pt, 8pt, 9pt, 11pt, 12pt, 16pt.

Proposed road 80' – A2A2

T.S.Nos. 4pt, 6pt, 7pt, 8pt, 12pt, 13pt, 14pt, 15pt.

Verified RealEstate™

Block No.6
(T.S.Nos. 1 to 23.)

Residential use zone MR-7

T.S.Nos. 7pt., 11pt., 14 to 16.

Mixed Residential use zone MR-8

T.S.Nos. 7pt., 17, 18pt., 19pt., 20, 22pt., 23.

Commercial use zone C-3

T.S.Nos. 1, 2, 3pt., 9, 12pt.

Existing road

T.S.Nos. 3pt., 4 to 6, 8, 10, 11pt., 12pt., 13, 18pt., 19pt., 21, 22pt.

Block No.7
(T.S.Nos. 1 to 19)

Commercial use zone C-4

T.S.Nos. 1 to 3, 4pt., 6, 7, 9, 10pt.

Sanctioned Detailed Development Plan No.1

T.S.Nos. 12 to 14, 15pt., 16 to 19.

Existing Road

T.S.Nos. 4pt., 5, 8, 10pt., 11, 15pt.

Block No.8
(T.S.Nos. 1 to 16.)

Industrial use zone

Controlled Industries CI-2

T.S.Nos. 1 to 3, 4pt., 5pt., 6, 7pt., 9, 10, 14pt.

Agricultural use zone AG-10

T.S.No. 14pt.

Existing road

T.S.Nos. 4pt, 7pt, 8, 11, 12, 13, 14pt, 15, 16.

Water bodies

T.S.No. 5pt.

Block No.9
(T.S.Nos. 1 to 14)
Commercial use zone- C-4

T.S.Nos. 4, 5, 6, 8pt, 9pt, 11 to 14.

Verified RealEstate™

Existing road

T.S.Nos.1, 2, 3, 7, 8pt, 9pt, 10.

Block No.10
(T.S.Nos. 1 to 7)

Industrial use zone
Controlled Industries – CI-2.

T.S.Nos. 3, 4pt, 5, 6pt, 7pt.

Existing road

T.S.Nos. 1, 2, 4pt, 6pt, 7pt.

Block No.11
(T.S.Nos. 1 to 21)

Mixed Residential use zone- MR-5

T.S.Nos. 1pt, 2, 3, 4, 5pt, 6pt, 9pt, 10, 11pt, 12pt, 13, 14pt, 15pt, 16pt, 17, 18pt, 19pt, 20, 21.

Existing road

T.S.Nos. 5pt, 7, 8, 11pt, 12pt.

Proposed road 60' widening – B2B2

T.S.Nos.1pt, 6pt, 9pt, 14pt, 15pt, 16pt, 18pt, 19pt.

Block No.12
(T.S.Nos. 1 to 17)

Residential use zone- MR-5

T.S.Nos. 1pt, 2pt, 3pt, 8.

Commercial use zone – C-5

T.S.Nos. 10, 11, 12, 14, 16.

Agricultural use zone – AG-8

T.S.No. 6pt

Existing road

T.S.Nos.4, 6pt, 7, 9, 13, 15, 17.

Proposed road 60' widening – B2B2

T.S.Nos. 1pt, 2pt, 3pt, 6pt.

Water bodies

T.S.No. 5

Block No.13
(T.S.Nos. 1 to 7)

Verified RealEstate™

Agricultural use zone – AG-9

T.S.Nos. 1, 3pt.

Mixed Residential use zone- MR-5

T.S.Nos. 4pt, 6, 7pt.

Water bodies

T.S.Nos. 2, 5.

Existing road

T.S.Nos. 3pt, 4pt, 7pt.

Block No.14
(T.S.Nos. 1 to 85)

Mixed Residential use zone- MR-5

T.S.Nos. 1 to 7, 9 to 13, 15 to 31, 33 to 36, 38 to 61, 63 to 72, 74 to 83, 85.

Existing road

T.S.Nos.8, 14, 32, 37, 62, 73, 84.

Block No.15
(T.S.Nos. 1 to 117)

Mixed Residential use zone- MR-15

T.S.Nos. 1 to 9, 12 to 24, 26 to 38, 40, 41, 43 to 48, 50 to 55, 57 to 60, 62 to 68, 70 to 74, 76 to 109, 111 to 117.

Existing road

T.S.Nos. 10, 11, 25, 39, 42, 49, 56, 61, 69, 75, 110.

Block No.16
(T.S.Nos. 1 to 15)

Commercial use zone – C-6

T.S.Nos. 1, 5, 6pt.

Agricultural use zone – AG-9

T.S.Nos. 8, 9 to 15.

Water bodies

T.S.Nos. 2, 6pt, 7.

Existing road

T.S.Nos.3, 4.

Verified RealEstate™

Ward-D

(Block 1 to 22)

Block No.1
(T.S.Nos. 1 to 15)

Mixed Residential use zone- MR-9

T.S.Nos. 12pt., 13, 14, 15pt.

Educational use zone E-3

T.S.Nos. 1 to 9, 10pt., 11pt., 12pt.

Proposed 80' road A2A2

T.S.Nos. 10pt., 11pt., 12pt., 15pt.

Existing road

T.S.Nos. 10pt., 11pt., 12pt.

Block No.2
(T.S.Nos. 1 to 85)

Mixed Residential use zone - MR-9

T.S.Nos. 1, 2, 4 to 14, 16, 17, 19 to 25, 27 to 33, 35, 36, 38 to 42, 44 to 51, 53 to 60, 62 to 71, 73 to 79, 81 to 85.

Existing road

T.S.Nos. 3, 15, 18, 26, 34, 37, 43, 52, 61, 72, 80.

Block No.3
(T.S.Nos. 1 to 5)

Mixed Residential use zone MR-9

T.S.Nos. 1, 2pt., 3, 4, 5pt.

Existing road

T.S.Nos. 2pt., 5pt.

Agricultural use zone AG-12

T.S.No. 5pt.

Block No.4
(T.S.Nos. 1 to 11)

Public and Semi Public use zone-P2

T.S.Nos.1, 2, 3pt, 4pt, 5, 6, 7pt.

Verified RealEstate™

Existing road

T.S.Nos.3pt, 4pt, 8 to 11.

Proposed road- 80 feet - A2A2

T.S.No.7pt.

Block No.5
(T.S.Nos.1 to 157)

Consented Detailed Development Plan No.6
T.S.Nos. 1 to 157.

Block No.6
(T.S.Nos.1 to 240)

Consented Detailed Development Plan No.6
T.S.Nos. 1 to 240.

Block No.7
(T.S.Nos.1 to 226)

Consented Detailed Development Plan No.6
T.S.Nos. 1 to 226.

Block No.8
(T.S.Nos.1 to 123)

Consented Detailed Development Plan No.6
T.S.Nos. 1 to 123.

Block No.9
(T.S.Nos.1 to 12)

Consented Detailed Development Plan No.6
T.S.Nos. 1 to 12.

Block No.10
(T.S.Nos.1 to 17)

Consented Detailed Development Plan No.6
T.S.Nos. 1 to 17.

Block No.11
(T.S.Nos.1 to 20)

Agricultural use zone – AG-13

T.S.Nos. 1pt, 2pt, 3pt, 4pt, 5pt, 6pt, 7, 8pt, 9pt, 10pt, 11pt, 12pt, 13 to 15, 16pt, 17pt, 18pt, 19, 20.

Existing road

T.S.Nos. 1pt, 2pt, 3pt, 4pt, 11pt.

Verified RealEstate™

Water bodies

T.S.Nos. 3pt, 4pt, 5pt, 6pt, 8pt, 9pt, 10pt, 12pt, 16pt, 17pt, 18pt.

Block No.12
(T.S.Nos.1 to 32)

Agricultural use zone- AG-13

T.S.Nos. 1, 2pt, 4, 5pt, 6pt, 7pt, 8, 10, 11, 12, 13pt, 15, 17, 18, 19, 20pt, 24, 26pt, 27, 29, 30pt, 31, 32.

Water bodies
T.S.Nos. 2pt, 3, 5pt, 6pt, 7pt, 9, 13pt, 14, 16, 20pt, 21, 22, 23, 25.

Hillocks

T.S.No. 28.

Existing road

T.S.Nos. 26pt, 30pt.

Block No.13
(T.S.Nos.1 to 36)

Mixed Residential use zone-MR-10

T.S.Nos. 1 to 4, 5pt, 6, 15 to 18, 19pt, 20pt, 21pt.

Agricultural use zone-Ag-13

T.S.Nos. 8, 9pt, 10, 11, 12, 13pt, 24pt, 25pt, 27pt, 28, 29pt, 31pt, 32pt, 33pt, 34, 35pt.

Water Bodies

T.S.Nos. 5pt, 7, 9pt, 13pt, 14, 22pt, 23pt, 26, 27pt, 29pt, 30, 31pt, 32pt, 33pt, 35pt, 36.

Existing road

T.S.Nos.19pt, 20pt, 21pt, 22pt, 23pt, 24pt, 25pt.

Block No.14
(T.S.Nos.1 to 8)

Consented Detailed Development Plan No.7

T.S.Nos. 1 to 8.

Block No.15
(T.S.Nos.1 to 6)

Consented Detailed Development Plan No.7

T.S.Nos. 1 to 6.

Verified RealEstate™

Block No.16
(T.S.Nos.1 to 32)

Mixed Residential use zone-MR-14

T.S.No. 28.

Agricultural use zone-Ag-15

T.S.Nos. 3pt, 4, 5, 6, 8, 10, 11, 12, 13pt, 14pt, 15pt, 16pt, 18, 19, 21pt, 22, 23, 25, 26, 30, 31, 32.

Proposed 80 feet road - A1A1

T.S.Nos.3pt, 13pt, 14pt, 15pt, 16pt.

Existing road

T.S.Nos.7, 9, 17, 20, 21pt, 24, 27, 29.

Water Bodies

T.S.Nos. 1, 2.

Block No.17
(T.S.Nos.1 to 14)
Consented Detailed Development Plan No.7

T.S.Nos. 1 to 14.

Block No.18
(T.S.Nos.1 to 56)
Consented Detailed Development Plan No.7

T.S.Nos. 1 to 56.

Block No.19
(T.S.Nos.1 to 17)

Agricultural use zone – AG-14

T.S.Nos. 1, 2pt, 3 to 6, 7pt, 8, 10pt, 11pt, 12, 13pt, 14, 15, 16pt, 17pt.

Water Bodies

T.S.Nos. 2pt, 7pt, 9, 10pt, 11pt, 13pt, 16pt, 17pt.

Existing road

T.S.No. 10pt.

Verified RealEstate™

Block No.20
(T.S.Nos.1 to 26)

Agricultural use zone – AG-15

T.S.Nos. 2, 3, 4, 6pt, 7pt, 9pt, 10, 11pt, 12, 14, 15, 17, 18 to 20, 22.

Agricultural use zone – AG-16

T.S.Nos. 24, 26.

Water Bodies

T.S.Nos. 1, 5, 6pt, 7pt, 8, 9pt, 11pt, 13, 16, 21, 23, 25.

Block No.21
(T.S.Nos.1 to 28)

Agricultural use zone – AG-15

T.S.Nos.1 to 4, 5pt, 8, 9, 10pt, 11 to 14, 15pt.

Agricultural use zone – AG-16

T.S.Nos. 16pt, 17, 18, 22 to 27.

Water Bodies

T.S.Nos. 5pt, 6, 7, 10pt, 15pt, 16pt, 19, 20, 21, 28.

Block No.22
(T.S.Nos.1 to 27)

Agricultural use zone – AG-16

T.S.Nos. 3, 4, to 7.

Agricultural use zone – AG-17

T.S.Nos. 12pt, 13pt, 15pt, 16pt, 18pt, 19 to 21, 23 to 25, 26pt, 27.

Water Bodies

T.S.Nos. 1, 2, 8 to 11, 13pt, 14, 15pt, 16pt, 17, 18pt, 22.

Hillocks

T.S.Nos. 12pt, 26pt.

Verified RealEstate ™

Ward-E

(Block Nos. 1 to 43)

Block No.1
(T.S.Nos. 1 to 21)

Mixed Residential use zone - MR-1

T.S.Nos. 1 to 13.

Commercial use zone - C-7

T.S.No. 17pt.

Existing road

T.S.Nos. 14 to 16, 17pt., 18 to 21.

Block No.2
(T.S.Nos. 1 to 130)

Mixed Residential use zone - MR-11

T.S.Nos. 2 to 13, 15 to 22, 24 to 39, 41 to 52, 54 to 61, 63 to 93, 95 to 98, 100 to 102, 104 to 129.

Existing road

T.S.Nos. 1, 14, 23, 40, 53, 62, 94, 99, 103, 130.

Block No.3
(T.S.Nos. 1 to 189)

Commercial use zone - C-7

T.S.Nos. 2 to 19, 21pt., 24pt., 25pt., 26pt., 27pt., 28pt., 30pt., 31pt., 32, 33pt.

Mixed Residential use zone - MR-11

T.S.Nos. 21pt., 22, 23, 24pt., 25pt., 26pt., 27pt., 28pt., 29, 30pt., 31pt., 33pt., 34, 36 to 52, 55 to 73, 75 to 87, 89 to 92, 94 to 108, 110 to 121, 123 to 138, 141 to 157, 159 to 176, 179 to 189.

Existing road

T.S.Nos. 1, 20, 35, 53, 54, 74, 88, 93, 109, 122, 139, 140, 158, 177, 178.

Block No.4
(T.S.Nos. 1 to 100)
Commercial use zone - C-7

T.S.Nos. 7, 29pt., 30.

Educational use zone – E-4

T.S.Nos. 28, 29pt.

Verified RedEstate ™

Mixed Residential use zone – MR-11

T.S.Nos.1 to 3, 5, 6, 9 to 18, 20 to 27, 31 to 38, 40 to 58, 60 to 95.

Existing road

T.S.Nos. 4, 8, 19, 39, 59, 96 to 100.

Block No.5
(T.S.Nos. 1 to 81)

Mixed Residential use zone – MR-11

T.S.No. 1 to 7, 9 to 15, 17 to 28, 30 to 36, 38 to 48, 50 to 81.

Existing road

T.S.Nos. 8, 16, 29, 37, 49.

Block No.6
(T.S.Nos.1 to 237)

Commercial use zone – C-7

T.S.Nos. 70pt, 71 to 82, 83pt, 84pt, 87pt, 88 to 94, 156pt, 159pt, 160pt, 161pt, 162, 163pt, 164pt, 165pt, 166pt, 167, 168pt, 169, 171pt, 172pt, 176pt, 177pt, 178 to 186, 193pt, 194 to 198, 199pt, 200, 201pt, 202pt, 203pt, 204 to 214, 216pt, 217 to 220, 221pt, 222 to 237.

Mixed Residential use zone- MR-11

T.S.Nos.2 to 60, 63 to 69, 70pt, 83pt, 84pt, 85, 86, 87pt, 96 to 110, 112 to 130, 132 to 147, 149 to 155, 156pt, 157, 158, 159pt, 160pt, 161pt, 163pt, 164pt, 165pt, 166pt, 168pt, 171pt, 172pt,173 to 175,176pt,177pt,187 to 192,193pt,199pt,201pt, 202pt,203pt,215,216pt,221pt.

Existing road

T.S,Nos. 1, 61, 62, 95, 111, 131, 148, 170, 171pt.

Block No.7
(T.S.Nos. 1 to 127)

Commercial use zone-C-7

T.S.Nos. 44pt, 45pt, 46 to 49, 50pt, 52pt, 53 to 63, 65 to 70, 75pt, 76pt, 78pt, 79pt, 80pt, 82pt, 83pt, 84 to 124.

Mixed Residential use zone- MR-11

T.S.Nos. 1 to 27, 29 to 43, 44pt, 45pt, 50pt, 51, 52pt, 72, 73, 74, 75pt, 76pt, 77, 78pt, 79pt, 80pt, 81, 82pt, 83pt.

Existing road

T.S.Nos. 28, 64, 71, 125, 126, 127.

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Block No.8
(T.S.Nos. 1 to 189)

Commercial use zone-C-7

T.S.Nos. 1 to 15, 16pt, 17 to 27, 28pt, 31pt, 32pt, 33pt, 34pt, 41pt, 42pt, 73 to 109, 114pt, 126pt, 132pt, 133pt, 134pt, 135pt, 136pt, 137pt, 138 to 146, 147pt, 157pt, 158, 159pt, 160 to 163, 164pt, 172pt, 173pt, 174 to 181, 184.

Mixed Residential use zone- MR-11

T.S.Nos. 16pt, 28pt, 29, 30, 31pt, 32pt, 33pt, 34pt, 35 to 39, 40, 41pt, 42pt, 43, 44 to 69, 111, 112, 113, 114pt, 115 to 124, 126pt, 127 to 131, 132pt, 133pt, 134pt, 135pt, 136pt, 137pt, 147pt, 148 to 156, 157pt, 159pt, 164pt, 165 to 171, 172pt, 173pt, 185 to 189.

Existing road

T.S.Nos. 70, 71, 72, 110, 125, 182, 183.

Block No.9
(T.S.Nos. 1 to 136)

Commercial use zone-C-9

T.S.Nos. 1 to 62, 64, 65, 67 to 73, 75 to 84, 86 to 119, 121 to 135.

Existing road

T.S.Nos. 63, 66, 74, 85, 120, 136.

Block No.10
(T.S.Nos. 1 to 74)

Commercial use zone-C-9

T.S.Nos. 1 to 30, 33 to 44, 47 to 73.

Existing road

T.S.Nos. 31, 32, 45, 46, 74.

Block No.11
(T.S.Nos. 1 to 81)

Commercial use zone-C-9

T.S.Nos. 1 to 25, 27 to 41, 43 to 50, 52 to 64, 66 to 80.

Existing road

T.S.Nos. 26, 42, 51, 65 to 81.

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Block No.12
(T.S.Nos. 1 to 310)

Commercial use zone-C-9

T.S.Nos. 1 to 19, 20pt, 21pt, 22pt, 24pt, 111pt, 112, 113pt, 115pt, 116, 117pt, 118 to 150, 151pt, 152pt, 153pt, 154pt, 171pt, 172pt, 178pt, 180 to 219, 220pt, 221pt, 222pt, 223pt, 230pt.

Mixed Residential use zone- MR-13

T.S.Nos. 20pt, 21pt, 22pt, 23, 24pt, 25 to 91, 93 to 110, 111pt, 113pt, 114, 115pt, 117pt, 151pt, 152pt, 153pt, 154pt, 155 to 170, 171pt, 172pt, 173 to 177, 178pt, 220pt, 221pt, 222pt, 223pt, 224 to 226, 228, 229, 230pt, 231 to 310.

Existing road

T.S.Nos. 92, 179, 227.

Block No.13
(T.S.Nos. 1 to 135)

Commercial use zone-C-9

T.S.Nos. 1 to 11, 13, 14, 15pt, 16pt, 21pt, 22pt, 23pt, 24 to 34, 35pt, 36, 37pt, 44pt, 45pt, 46, 47pt, 48pt.

Mixed Residential use zone- MR-13

T.S.Nos. 15pt, 16pt, 17 to 20, 21pt, 22pt, 23pt, 35pt, 37pt, 38 to 43, 44pt, 45pt, 47pt, 48pt, 49 to 135.

Existing road

T.S.Nos. 12,

Block No.14
(T.S.Nos. 1 to 96)

Commercial use zone-C-9

T.S.Nos. 2 to 12.

Mixed Residential use zone- MR-13

T.S.Nos. 14 to 95.

Existing road

T.S.Nos. 1, 13, 96.

Verified RealEstate

Block No.15
(T.S.Nos. 1 to 130)

Mixed Residential use zone- MR-13

T.S.Nos. 1 to 22, 24 to 118, 120 to 128.

Existing road

T.S.Nos. 23, 119, 129, 130.

Block No.16
(T.S.Nos. 1 to 166)

Mixed Residential use zone MR-13

T.S.Nos. 1 to 66, 68 to 165.

Existing road

T.S.Nos. 67, 166.

Block No.17
(T.S.Nos. 1 to 88)

Mixed Residential use zone MR-13

T.S.Nos. 13pt., 18pt., 19 to 23, 56pt., 57pt., 58pt., 61 to 72, 74 to 82, 84, 85.

Commercial use zone C-9

T.S.Nos. 1 to 12, 13pt., 14 to 17, 18pt., 24 to 34, 36, 38 to 53, 55, 56pt., 57pt., 58pt., 59, 60.

Existing road

T.S.Nos. 35, 37, 54, 73, 83, 86 to 88.

Block No.18
(T.S.Nos. 1 to 82)

Mixed Residential use zone MR-13

T.S.Nos. 1 to 36, 38 to 70, 72 to 81.

Existing road

T.S.Nos. 37, 71, 82.

Block No.19
(T.S.Nos. 1 to 12)

Commercial use zone C-9

T.S.Nos. 2, 4, 5, 9 to 12.

Existing road

T.S.Nos. 1, 3, 6 to 8.

Verified RealEstate™

Block No.20
(T.S.Nos.1 to 43)
Mixed Residential use zone – MR-13.

T.S.Nos.1, 3 to 11, 13 to 22, 24 to 41.

Agricultural use zone – AG-18
T.S.No. 2.

Existing road
T.S.Nos. 12, 23, 42, 43.

Block No.21
(T.S.Nos.1 to 121)
Mixed Residential use zone – MR-13.
T.S.Nos. 2 to 16, 18 to 62, 64 to 68, 70 to 120.

Existing road
T.S.Nos. 1, 17, 63, 69, 121.

Block No.22
(T.S.Nos.1 to 240)

Mixed Residential use zone – MR-13.

T.S.Nos.1 to 7, 9 to 55, 57 to 79, 84 to 91, 93 to 105, 107 to 183, 185 to 189, 191, 193 to 226, 229 to 240.

Existing road
T.S.Nos. 8, 56, 80 to 83, 92, 106, 184, 190, 192, 227, 228.

Block No.23
(T.S.Nos.1 to 140)
Mixed Residential use zone – MR-13.

T.S.Nos. 2pt, 3 to 19, 21 to 32, 34 to 39, 43 to 53, 55, 57 to 63, 65 to 75, 78 to 84, 86 to 90, 92, 95 to 98, 100, 102 to 113. 115 to 117, 119 to 139.

Existing road

T.S.Nos. 1, 2pt, 20, 33, 40, 41, 42, 54, 56, 64, 76, 77, 85, 91, 93, 94, 99, 101, 114, 118, 140.

Block No.24
(T.S.Nos.1 to 82)
Mixed Residential use zone – MR-13.

T.S.Nos.1 to 36, 38 to 53, 55 to 70, 72 to 81.

Existing road

T.S.Nos. 37, 71, 82.

Water bodies

T.S.No. 54 (River).

Verified RealEstate™

Block No.25
(T.S.Nos.1 to 120)

Mixed Residential use zone – MR-13.

T.S.Nos.1 to 11, 13 to 21, 24 to 35, 37 to 83, 85 to 96, 98 to 107, 109 to 113, 115 to 120.

Existing road

T.S.Nos. 12, 22, 23, 36, 84, 97, 108, 114.

Block No.26
(T.S.Nos.1 to 101)

Educational use zone – E-5

T.S.No. 4.

Mixed Residential use zone – MR-13.

T.S.Nos.6 to 13, 15 to 24, 26 to 42, 44 to 51, 53 to 60, 62 to 69, 73 to 78, 80 to 85, 87 to 100.

Existing road

T.S.Nos. 1, 2, 3, 5, 14, 25, 43, 52, 61, 70 to 72, 79, 86, 101.

Block No.27
(T.S.Nos.1 to 47)

Commercial use zone – C-8

T.S.Nos.1 to 34, 36 to 46.

Existing road

T.S.Nos. 35, 47.

Block No.28
(T.S.Nos.1 to 107)

Mixed Residential use zone – MR-12.

T.S.Nos. 1 to 6, 8 to 12, 14 to 17, 19 to 26, 28 to 36. 38 to 47, 49 to 66, 68 to 75, 77 to 93, 95, 97 to 107.

Public and Semi Public use zone – P-3

T.S.No. 94.

Existing road

T.S.Nos. 7, 13, 18, 27, 37, 48, 67, 76, 96.

Block No.29
(T.S.Nos.1 to 126)

Mixed Residential use zone – MR-13.

T.S.Nos. 3 to 32, 34 to 75, 78 to 85, 87 to 94, 96 to 111, 113 to 126.

Verified RedEstate ™

Existing road

T.S.Nos. 1, 2, 33, 76, 77, 86, 95, 112.

Block No.30
(T.S.Nos.1 to 37)

Mixed Residential use zone – MR-13.

T.S.Nos. 3 to 15, 17 to 22, 24 to 37.

Existing road

T.S.Nos. 1, 2, 16, 23.

Block No.31
(T.S.Nos.1 to 25)

Mixed Residential use zone – MR-13.

T.S.Nos.1 to 19, 21 to 24.

Existing road

T.S.Nos. 20, 25.

Block No.32
(T.S.Nos.1 to 97)

Mixed Residential use zone – MR-13.

T.S.Nos. 2, 3pt, 5pt, 6, 7, 9 to 24, 26 to 31, 33 to 37, 39 to 46, 49 to 64, 66pt, 67 to 70, 71pt, 72pt, 73pt, 74pt, 76, 77pt, 78pt, 79pt, 80pt, 81pt, 82pt, 83pt, 84pt, 85pt, 86 to 95.

Proposed Road – 80' – A1A1

T.S.Nos.3pt, 5pt, 66pt, 71pt, 72pt, 73pt, 74pt, 77pt, 78pt, 79pt, 80pt, 81pt, 82pt, 83pt, 84pt, 85pt, 96pt, 97pt.

Existing road

T.S.Nos. 1, 4, 8, 25, 32, 38, 47, 48, 65, 75, 96pt, 97pt.

Block No.33
(T.S.Nos.1 to 57)

Mixed Residential use zone – MR-13.

T.S.Nos. 2 to 21, 23 to 57.

Existing road

T.S.Nos. 1, 22.

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Block No.34
(T.S.Nos.1 to 76)

Mixed Residential use zone – MR-13.

T.S.Nos. 3 to 36, 38 to 64, 66 to 71, 74 to 76.

Existing road

T.S.Nos. 1, 2, 37, 65, 72, 73.

Block No.35
(T.S.Nos.1 to 63)

Mixed Residential use zone – MR-13.

T.S.Nos.2 to 25, 27 to 49, 53 to 63,

Existing road

T.S.Nos. 1, 26, 50, 51, 52.

Block No.36
(T.S.Nos.1 to 65)

Mixed Residential use zone - MR-13

T.S.Nos. 2 to 5, 8 to 20, 33 to 50, 52 to 57.

Existing road

T.S.Nos.6, 7, 51.

Water bodies

T.S.No.1

Sanctioned Detailed Development Plan No.3

T.S.Nos.21 to 32, 58 to 65.

Block No.37
(T.S.Nos.1 to 105)

Mixed Residential use zone - MR-13

T.S.Nos. 1 to 6, 8 to 10, 13 to 48, 50 to 67, 69 to 103, 105.

Existing road

T.S.Nos. 7, 11, 12, 49, 68, 104.

Block No.38
(T.S.Nos.1 to 241)

Mixed Residential use zone - MR-13

T.S.Nos. 2 to 47, 49 to 58, 60 to 69, 71 to 133, 136 to 155, 157 to 162, 165 to 184, 186 to 198, 200 to 204, 206 to 222, 224 to 241.

Verified RealEstate™

Existing road

T.S.Nos. 1, 48, 59, 70, 134, 135, 156, 163, 164, 185, 199, 205, 223.

Block No.39
(T.S.Nos.1 to 256)

Mixed Residential use zone - MR-13

T.S.Nos. 2 to 69, 71 to 81, 83 to 107, 109 to 127, 129 to 145, 147, 148, 151 to 187, 189 to 195, 197 to 207, 209 to 246, 249 to 256.

Existing road

T.S.Nos. 1, 70, 82, 108, 128, 146, 149, 150, 188, 196, 208, 247, 248.

Block No.40
(T.S.Nos.1 to 12)

Mixed Residential use zone - MR-13

T.S.Nos. 7pt, 8 to 12.

Water bodies
T.S.No.7pt.

Sanctioned Detailed Development Plan No.3

T.S.Nos. 1 to 6.

Block No.41
(T.S.Nos.1 to 9)

Mixed Residential use zone - MR-13

T.S.Nos. 1 to 9.

Block No.42
(T.S.Nos.1 to 16)

Mixed Residential use zone - MR-14

T.S.Nos. 1pt, 2, 4pt, 7, 8pt, 10pt, 11pt, 12pt.

Agricultural use zone-Ag-20

T.S.Nos. 3, 5, 6, 9, 12pt, 13, 14pt, 15, 16.

Proposed 80 feet wide Road A1A1

T.S.Nos. 1pt, 4pt, 10pt, 11pt, 14pt.

Existing road
T.S.Nos.4pt, 8pt, 10pt, 11pt, 12pt.

Verified RealEstate™

Block No.43
(T.S.Nos.1 to 14)

Agricultural use zone-Ag-21

T.S.Nos. 1pt, 2 to 14.

Proposed 80 feet wide Road A1A1

T.S.No. 1pt.

Water bodies

T.S.No.1pt (Eri).

Verified RealEstate™

WARD-F
(Block No. 1 to 31)
Block No.1
(T.S.Nos. 1 to 38)

Controlled Industries use zone - CI-3.

T.S.Nos. 2, 3, 6 to 23, 34.

Agricultural use zone - Ag-11

T.S.Nos. 24 to 33, 35 to 38.

Existing road

T.S.Nos.1, 5.

Water Bodies

T.S.No. 4.

Block No.2
(T.S.Nos. 1 to 26)

Controlled Industries use zone - CI-3.

T.S.Nos. 2 to 7.

Existing road

T.S.No.1.

Sanctioned Detailed Development Plan No.2

T.S.Nos. 8 to 26.

Block No.3
(T.S.Nos. 1 to 103)

Sanctioned Detailed Development Plan No.1

T.S.Nos. 1 to 103.

Block No.4
(T.S.Nos. 1 to 116)

Sanctioned Detailed Development Plan No.1

T.S.Nos. 1 to 116.

Block No.5
(T.S.Nos. 1 to 104)

Sanctioned Detailed Development Plan No.1

T.S.Nos. 1 to 104.

Verified RealEstate™

Block No.6
(T.S.Nos. 1 to 9)

Sanctioned Detailed Development Plan No.1

T.S.Nos. 1 to 9.

Block No.7
(T.S.Nos. 1 to 18)

Sanctioned Detailed Development Plan No.1

T.S.Nos. 1 to 18.

Block No.8
(T.S.Nos. 1 to 44)

Sanctioned Detailed Development Plan No.1

T.S.Nos. 1 to 44.

Block No.9
(T.S.Nos. 1 to 57)

Sanctioned Detailed Development Plan No.1

T.S.Nos. 1 to 57.

Block No.10
(T.S.Nos. 1 to 99)

Sanctioned Detailed Development Plan No.1

T.S.Nos. 1 to 99.

Block No.11
(T.S.Nos. 1 to 238)

Sanctioned Detailed Development Plan No.1

T.S.Nos. 1 to 238.

Block No.12
(T.S.Nos. 1 to 156)

Sanctioned Detailed Development Plan No.1

T.S.Nos. 1 to 156.

Block No.13
(T.S.Nos. 1 to 94)

Sanctioned Detailed Development Plan No.1

T.S.Nos. 1 to 94.

Verified RealEstate™

Block No.14
(T.S.Nos. 1 to 83)
Sanctioned Detailed Development Plan No.1
T.S.Nos. 1 to 83.

Block No.15
(T.S.Nos. 1 to 45)
Sanctioned Detailed Development Plan No.2
T.S.Nos. 1 to 45.

Block No.16
(T.S.Nos. 1 to 67)
Sanctioned Detailed Development Plan No.2
T.S.Nos. 1 to 67.

Block No.17
(T.S.Nos. 1 to 3)
Water bodies
T.S.Nos,. 1 to 3.

Block No. 18
(T.S.Nos. 1 to 8)
Water bodies
T.S.Nos. 1, 2.
Sanctioned Detailed Development Plan No.4
T.S.Nos.3 to 8

Block No.19
(T.S.No. 1 to 41).
Water bodies
T.S.No. 1.
Sanctioned Detailed Development Plan No.4
T.S.Nos.2 to 41

Block No.20
(T.S.No. 1 to 149).
Water bodies
T.S.No. 1.
Sanctioned Detailed Development Plan No.4
T.S.Nos.2 to 149.

Block No.21
(T.S.Nos. 1 to 136)
Sanctioned Detailed Development Plan No.4
T.S.Nos. 1 to 136.

Block No.22
(T.S.Nos. 1 to 17)
Sanctioned Detailed Development Plan No.4
T.S.Nos. 1 to 17.

Verified RealEstate™

Block No.23
(T.S.No. 1 to 4)

Water bodies
T.S.Nos. 1, 2.

Sanctioned Detailed Development Plan No.4
T.S.Nos. 3, 4.

Block No.24
(T.S.No. 1 to 6)
Sanctioned Detailed Development Plan No.4

T.S.Nos. 1.
Sanctioned Detailed Development Plan No.3
T.S.Nos. 2 to 6.

Block No.25
(T.S.No. 1 to 126)
Sanctioned Detailed Development Plan No.4
T.S.Nos. 1, 45.

Sanctioned Detailed Development Plan No.3
T.S.Nos. 2 to 44, 46 to 126.

Block No.26
(T.S.No. 1 to 39)

Sanctioned Detailed Development Plan No.4

T.S.Nos. 1 to 39.

Block No.27
(T.S.No. 1 to 82)

Sanctioned Detailed Development Plan No.4

T.S.Nos. 1 to 82.

Block No.28
(T.S.No. 1 to 58)

Sanctioned Detailed Development Plan No.4

T.S.Nos. 1 to 58.

Block No.29
(T.S.No. 1 to 60)

Sanctioned Detailed Development Plan No.4

T.S.Nos. 1 to 60.

Verified RealEstate™

Block No.30
(T.S.No. 1 to 87)

Sanctioned Detailed Development Plan No.4

T.S.Nos. 1 to 87.

Block No. 31
(T.S.No. 1 to 120)

Sanctioned Detailed Development Plan No.4

T.S.No. 1.

Sanctioned Detailed Development Plan No.3

T.S.No. 2 to 120.

Verified RealEstate™

WARD-G
(Block Nos. 1 to 18)
Block No.1
(T.S.Nos. 1 to 67)

Mixed Residential use zone – MR-15

T.S.Nos.2 to 5, 10pt, 11 to 13, 15pt, 19pt, 20, 22pt, 27pt, 28pt, 29pt, 30, 31, 32pt, 35pt, 36pt, 37, 38, 40pt, 41pt, 43pt, 47pt, 48, 49pt, 50pt, 51pt, 53pt, 57, 58pt, 59 to 63, 64pt.

Commercial use zone – C-10

T.S.Nos. 6 to 9, 10pt, 15pt, 16 to 18, 19pt, 21, 22pt, 23, 25, 26, 27pt, 28pt, 29pt, 32pt, 33, 34, 35pt, 36pt, 40pt, 41pt, 42, 43pt, 44 to 46, 47pt, 49pt, 50pt, 51pt, 53pt, 54 to 56, 58pt, 64pt.

Existing road

T.S.Nos. 1, 14, 24, 39, 52, 58, 65, 66, 67.

Block No. 2.
(T.S.Nos. 1 to 96)

Sanctioned Detailed Development Plan No.3

T.S.Nos. 1 to 52, 53pt.

Mixed Residential use zone- MR-15

T. S.Nos.54 to 57, 59 to 83, 85, 87 to 94.

Existing road

T.S.Nos. 53pt, 58, 84, 86, 95, 96.

Block No.3
(T.S.Nos.1 to 203)

Mixed Residential use zone- MR-15

T. S.Nos. 1, 2, 4 to 10, 12 to 14, 16, 17, 19 to 26, 28 to 38, 40 to 59, 80, 83 to 85, 87 to 94, 96 to 100, 102 to 109, 111 to 114, 116 to 127, 129 to 133, 135 to 138, 140 to 150, 152 to 154, 156 to 158, 160 to 162, 164, 166 to 175, 177 to 190, 192, 194 to 196, 198 to 202.

Commercial use zone – C-10

T.S.Nos. 61 to 77, 79.

Existing road

T.S.Nos. 3, 11, 15, 18, 27, 39, 60, 78, 81, 82, 86, 95, 101, 110, 115, 128, 134, 139, 151, 155, 159, 163, 165, 176, 191, 193, 197, 203.

Verified RealEstate™

Block No.4
(T.S.Nos.1 to 183)

Mixed Residential use zone- MR-15

T. S.Nos. 1pt, 2pt, 3 to 5, 7, 8, 11, 12, 13, 16, 17, 19 to 23, 25 to 34, 36 to 45, 47 to 56, 67pt, 69 to 73, 75 to 77, 79 to 86, 89, 90, 92 to 109, 111 to 114, 115pt, 116 to 120, 122 to 133, 135 to 152, 154 to 165, 167 to 169, 171 to 173, 175 to 178, 180 to 183.

Commercial use zone – C-10

T.S.Nos. 1pt, 2pt, 10, 14, 15, 58 to 66, 67pt, 115pt.

Existing road

T.S.Nos. 6, 9, 18, 24, 35, 46, 57, 68, 74, 78, 87, 88, 91, 110, 121, 134, 153, 166, 170, 174, 179.

Block No.5
(T.S.Nos.1 to 68)

Mixed Residential use zone- MR-15

T. S.Nos. 1 to 12, 14 to 16, 19 to 21, 23 to 37, 39, 41 to 47, 49 to 57, 59 to 61, 65 to 68.

Existing road

T.S.Nos. 13, 17, 18, 22, 38, 40, 48, 63, 64.

Water bodies

T.S.Nos.62, 58.

Block No.6
(T.S.Nos.1 to 238)

Mixed Residential use zone- MR-15

T. S.Nos. 2 to 8, 10 to 17, 19 to 25, 27 to 35, 37 to 39, 41 to 50, 52 to 58, 60 to 67, 69 to 79, 81 to 91, 93 to 96, 98 to 103, 105 to 112, 114, 115, 117 to 126, 128 to 132, 134 to 138, 141 to 149, 151 to 164, 166 to 170, 172 to 187, 189 to 200, 202, 203, 205 to 217, 219 to 222, 224 to 228, 230 to 238.

Existing road

T.S.Nos. 1, 9, 18, 26, 36, 40, 51, 59, 68, 80, 92, 97, 104, 113, 116, 127, 133, 139, 140, 150, 165, 171, 188, 201, 204, 218, 223, 229.

Verified RealEstate

Block No.7
(T.S.Nos.1 to 160)

Mixed Residential use zone-MR-15

T.S.Nos. 2 to 9, 11, 13 to 17, 19 to 22, 29 to 34, 36 to 41, 43 to 49, 51 to 54, 56, 57, 59 to 63, 65 to 68, 70 to 76, 78 to 84, 86 to 92, 95 to 101, 103 to 109, 111 to 115, 117, 120, 122 to 128, 130 to 133, 135 to 142, 144 to 149, 151 to 156, 158 to 160.

Existing road

T.S.Nos. 1, 10, 12, 18, 24, 26, 27, 28, 35, 42, 50, 55, 58, 64, 69, 77, 85, 93, 94, 102, 110, 116, 119, 121, 129, 134, 143, 150, 157.

Educational use zone- E6

T.S.Nos.23, 25.

Agricultural use zone-Ag-23

T.S.No. 118.

Block No.8
(T.S.Nos.1 to 15)

Consented Detailed Development Plan No.5

T. S.Nos.1 to 15.

Block No.9
(T.S.Nos.1 to 10)

Consented Detailed Development Plan No.5

T. S.Nos.1 to 10.

Block No.10
(T.S.Nos.1 to 15)

Consented Detailed Development Plan No.5

T. S.Nos.1 to 15.

Block No.11
(T.S.Nos.1 to 20)

Mixed Residential use zone – MR-15

T.S.Nos.1pt, 3, 5pt, 7pt, 12, 14pt, 15pt.

Mixed Residential use zone – MR-16

T.S.Nos.14pt, 15pt, 16pt, 17pt.

Agricultural use zone – AG-24

T.S.Nos.1pt, 8, 9, 10pt.

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Agricultural use zone – AG-25

T.S.Nos. 18, 19pt, 20pt.

Proposed road 80' – A1A1

T.S.Nos.5pt, 14pt, 15pt.

Existing road

T.S.Nos. 5pt, 15pt, 16pt, 19pt.

Water bodies

T.S.Nos. 2, 4, 6, 7pt, 10pt, 11, 13, 17pt, 19pt, 20pt.

Block No.12
(T.S.Nos. 1 to 29)

Mixed Residential use zone – MR-16

T.S.Nos. 1pt, 2, 3, 4, 5, 7pt, 8, 10, 11, 12pt, 13pt, 14, 15.

Agricultural use zone – AG-25

T.S.Nos. 17 to 22, 23pt, 24, 25, 26pt, 27pt, 28, 29.

Existing road

T.S.Nos. 1pt, 6, 12pt, 13pt, 23pt, 27pt.

Proposed road 80' – A1A1

T.S.No. 1pt.

Water bodies

T.S.Nos.7pt, 9, 16, 26pt.

Block No.13
(T.S.Nos. 1 to 17)

Mixed Residential use zone – MR-16

T.S.Nos. 1pt, 2, 3pt, 4, 6, 9, 10, 11.

Agricultural use zone – AG-25.

T.S.Nos. 14pt, 15, 16, 17.

Existing road

T.S.Nos. 1pt, 3pt, 5pt.

Water bodies

T.S.Nos. 5pt, 7, 8, 12, 13, 14pt.

Verified RealEstate™

Block No.14
(T.S.Nos.1 to 16)

Mixed Residential use zone – MR-16

T.S.Nos. 3pt, 5pt, 6, 7, 8pt, 9pt, 10, 11, 12, 13, 14pt, 15, 16pt.

Commercial use zone – C-11.

T.S.Nos. 5pt, 8pt, 9pt.

Existing road

T.S.Nos. 1, 2, 4, 14pt, 16pt.

Proposed road widening 60' – B3B3

T.S.No. 3pt.

Block No.15
(T.S.Nos. 1 to 192)

Mixed Residential use zone – MR-17

T.S.Nos. 7 to 10, 11pt, 12pt, 13pt, 14, 16 to 20, 21pt, 22pt, 23, 24, 27, 28, 30, 34, 35, 36pt, 37 to 43, 45 to 48, 50 to 61, 63 to 66, 68 to 74, 76, 78 to 81, 83, 85 to 90, 92 to 100, 102, 103, 105 to 111, 113 to 122, 124 to 137, 139 to 141, 143 to 152, 154, 155, 157 to 160, 162 to 174, 176 to 178, 180 to 182, 184 to 192.

Commercial use zone – C-11.

T.S.Nos. 1 to 3, 5, 6, 11pt, 12pt, 13pt, 21pt, 22pt, 25, 26, 31, 32, 33, 36pt.

Existing road

T.S.Nos. 4, 15, 29, 44, 49, 62, 67, 75, 77, 82, 84, 91, 101, 104, 112, 123, 138, 142, 153, 156, 161, 175, 179, 183.

Block No.16
(T.S.Nos. 1 to 81)

Mixed Residential use zone – MR-17

T.S.Nos. 4 to 26, 28, 30, 31, 33, 34, 36 to 65, 68 to 81.

Commercial use zone – C-11.

T.S.Nos. 2, 3.

Existing road

T.S.Nos. 1, 27, 29, 32, 35, 66, 67.

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Block No.17
(T.S.Nos. 1 to 24)

Mixed Residential use zone – MR-17

T.S.Nos. 2, 3, 5, 8pt, 9pt, 10pt, 11pt, 13pt, 14pt, 16pt, 17pt, 18pt, 19pt, 22, 23.

Existing road

T.S.Nos. 1, 4, 6, 7, 8pt, 9pt, 10pt, 11pt, 13pt, 14pt, 16pt, 17pt, 18pt, 19pt.

Water bodies

T.S.Nos. 11pt, 12, 15, 18pt, 20, 21, 24.

Block No.18
(T.S.Nos. 1 to 16)

Agricultural use zone – AG-26

T.S.Nos. 3pt, 4pt, 6, 7pt, 8pt, 9pt, 11, 13pt, 14 to 16.

Existing road

T.S.Nos. 1, 2, 3pt, 4pt, 7pt, 8pt, 9pt.

Water bodies

T.S.Nos. 3pt, 4pt, 5, 7pt, 9pt, 10, 12, 13pt.

COMMISSIONER,
ADAPPADI MUNICIPALTY.
28/12/07

Verified RealEstate™

ANNEXURE-C

Details of Town Survey Nos. included in Sanctioned/Consented Detailed Development Plan (Refer Paragraph No.5.03)

Sanctioned Detailed Development Plan No.1
WARD-F

Block No.3	-	T.S.Nos. 1 to 103.
Block No.4	-	T.S.Nos. 1 to 116.
Block No.5	-	T.S.Nos. 1 to 104.
Block No.6	-	T.S.Nos.1 to 9.
Block No.7	-	T.S.Nos.1 to 18.
Block No.8	-	T.S.Nos.1 to 44.
Block No.9	-	T.S.Nos.1 to 57.
Block No.10	-	T.S.Nos.1 to 99.
Block No.11	-	T.S.Nos.1 to 238.
Block No.12	-	T.S.Nos.1 to 156.
Block No.13	-	T.S.Nos.1 to 94.
Block No.14	-	T.S.Nos.1 to 83.

WARD-C

Block No. 7pt	-	T.S.Nos. 12 to 14, 15pt, 16 to 19.

Sanctioned Detailed Development Plan No.2
WARD-F

Block No.2pt	-	T.S.Nos. 8 to 26.
Block No. 15	-	T.S.Nos.1 to 45.
Block No. 16	-	T.S.Nos.1 to 67.

Sanctioned Detailed Development Plan No.3
WARD-F

Block No. 23pt	-	T.S.Nos. 5, 6.
Block No. 24pt	-	T.S.Nos.2 to 6.
Block No. 25pt	-	T.S.Nos. 2 to 44, 46 to 126.
Block No. 31pt	-	T.S.Nos. 2 to 120.

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WARD-E

Block No.36pt	-	T.S.Nos.21 to 32, 58 to 65.
Block No. 40pt	-	T.S.Nos.1 to 6.

WARD-G

Block No.2	-	T.S.Nos.1 to 52, 53pt.

Sanctioned Detailed Development Plan No.4

WARD-F

Block No.18pt	-	T.S.Nos. 3 to 8.
Block No.19pt	-	T.S.Nos. 2 to 41.
Block No.20pt	-	T.S.Nos.2 to 149.
Block No.21	-	T.S.Nos.1 to 136.
Block No.22	-	T.S.Nos.1 to 17.
Block No.23pt	-	T.S.Nos.3, 4 (Road)
Block No.24pt	-	T.S.Nos.1 (Road)
Block No.25pt	-	T.S.Nos.1, 45.
Block No.26	-	T.S.Nos.1 to 39.
Block No.27	-	T.S.Nos.1 to 82.
Block No.28	-	T.S.Nos.1 to 58.
Block No.29	-	T.S.Nos.1 to 60.
Block No.30	-	T.S.Nos.1 to 87.
Block No.31pt	-	T.S.No.1.

Verified RealEstate™

Consented Detailed Development Plan No.5

WARD-G

Block No.8	-	T.S.Nos.1 to 15.
Block No.9	-	T.S.Nos.1 to 10.
Block No.10	-	T.S.Nos.1 to 15.

Consented Detailed Development Plan No.6

WARD-D

Block No.5	-	T.S.Nos.1 to 157.
Block No.6	-	T.S.Nos.1 to 240.
Block No.7	-	T.S.Nos.1 to 226.
Block No.8	-	T.S.Nos.1 to 123
Block No.9	-	T.S.Nos.1 to 12
Block No.10	-	T.S.Nos.1 to 17

Consented Detailed Development Plan No.7

WARD-D

Block No.14	-	T.S.Nos.1 to 8.
Block No.15	-	T.S.Nos.1 to 6.
Block No.17	-	T.S.Nos.1 to 14.
Block No.18	-	T.S.Nos.1 to 56

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D1

GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Area - Idappadi - Declaration of Local Planning Area under section 10(1) of the Town and Country Planning Act, 1971 - Preliminary-Notification - issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.No.2064

Dated: 20th September 1973.

Read:

From the Commissioner, Idappadi Municipality, Letter D.C.Roc.No.6038/73/E1 dt.10.9.73.

...

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 Column(2), thereof to be a local Planning area and to constitute for such local planning area a local planning authority. The appended notification will be published in English in the Tamil Nadu Government Gazette and republished in English and in Tamil in the Salem District Gazette.

2. The Collector of Salem is requested to republish the notification in the District Gazette.

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

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

(BY ORDER OF THE GOVERNOR)

Sd/- x x x x x x x
Secretary to Government.

/true copy/forwarded/by order/

Sd/-x x x x x
Section Officer.

/true copy/

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D2

APPENDIX

NOTIFICATION.

In exercise of the powers conferred by sub-section (1) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971(Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby declares his intention to specify the local areas specified in 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 said local aforesaid will be duly considered by the Government of Tamil Nadu. Objections and Suggestions in writing, if any, should be addressed to the Secretary to Government, Rural Development and Local Administration Department, Fort St.George, Madras-9.

THE TABLE

Sl. No.	Name of Local Planning Area.	Area forming the Local Planning Area. No. and Name of Revenue villages.
1	2	3
1	Idappadi	7 Avaniperur East (Part) 8 Avaniperur West (Part) 18 Idappadi 19 Chinnamanali

/true copy/ Sd/- x x x x x x
Section Officer.

/true copy/

Assistant Director of Town and Country Planning, Salem 7.

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D-3

GOVERNMENT OF TAMIL NADU
ABSTRACT

LOCAL PLANNING AREA - Idappadi - Declaration - Notification Under Section 10(4) of the Tamil Nadu Town and Country Planning Act, 1971 - issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

G.O.Ms.No.682 Dated: 16.3.1974.

Read:

G.O.Ms.No.2064, RD & LA dated 20.9.1973.

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 570 of Part II section 1 of the Tamil Nadu Government Gazette, dated 7.11.73 for general information as required under sub-section (3)of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972). No objections or suggestions having been received, the Government declare the local areas specified in col.(3) of the Table in the Notification appended to this order to be a local planning area by the name specified in the corresponding entry in column(2) thereof.

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

(BY ORDER OF THE GOVERNOR)

Sd/-x x x x x x
Secretary to Government.

/forwarded/by order/

Sd/- x x x x x x
Section Officer.

/true copy/

Verified by Tamil State

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D-4

NOTIFICATION

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

THE TABLE

Sl.No.	Name of Local Planning Area.	Number and name of Revenue village.
1	2	3
1	Idappadi	7 Avaniperur East(Part) 8 Avaniperur West(Part) 18 Idappadi 19 Chinnamanali.

Sd/- x x x x x x
Section Officer.

/true copy/

Assistant Director of Town and
Country Planning, Salem.

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Copy of Govt.Lr.No.17603/UDIV(1)/85-7, dated 12.8.1987 of the Commissioner and Secretary to Government, Housing and Urban Development, Madras-9 addressed to Director of Town and Country Planning, Madras-2.

...

Sub: Local Planning Area - Idappadi Local Planning Area - Confirmation under section 10(4) of Tamil Nadu Town and Country Planning Act 1971 - Amendment issued.

Ref: 1) G.O.Ms.No.2064, Rural Development and Local Administration, dated 20-9-73.

2) G.O.Ms.No.682, Rural Development and Local Administration, dated 16.3.74.

3) From the Director of Town and Country Planning Lr.Roc.No.8262/85/MP2, dt.4.4.85.

...

I am directed to state that the Idappadi Local Planning Area was notified under section 10(1) of the Tamil Nadu Town and Country Planning Act, 1971 in the reference first cited, comprising of the following four villages:-

7. Avaniperur East (Part)
8. Avaniperur West (Part)
18. Idappadi and
19. Chinnamanali.

Subsequently, in G.O.Ms.No.682, Rural Development and Local Administration, dated 16.3.74, orders were issued confirming the above notification under section 10(4) of the Tamil Nadu Town and Country Planning Act, 1971.

2. The Director of Town and Country Planning has now pointed out that though the part of the Avaniperur (West) village is notified to be included in the planning area, the entire Avaniperur falls in the Municipal limits. He has, therefore, requested to issue an amendment to the effect that the planning area shall be coterminus with that of Municipal area. Accepting the request of the Director of Town and Country Planning, the Government have decided to issue the amendment accordingly.

3. I am directed to request that the following notification shall cause to be published in the Tamil Nadu Government Gazette by the Director of Stationery and Printing, Madras. The same will be republished in Salem District Gazette by the Collector of Salem. The Director of Translation is requested

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to furnish a Tamil version of the notification direct to the Collector of Salem under intimation of the Director of Town and Country Planning.

NOTIFICATION

The following draft of the amendments to the Rural Development and Local Administration Department, Notification No. II(2)RUL/2021/74, dated the 16th March, 1974 published at page 209, of Part II - section 2 of the Tamil Nadu Government Gezette, dated the 10th April, 1974, which it is proposed to make in exercise of the powers conferred by sub-section (4) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) is hereby published for information of all persons. Notice is hereby given that the draft amendments will be taken into considerations under sub-section (4) of the said section 10 of the Said Act on or after the expiry of two months from the date of publication of this notification in the Tamil Nadu Government Gazette and that any objection or suggestion which may be received from any person with respect thereto before the expiry of the period aforesaid will be duly considered by the Government of Tamil Nadu. Objections, if any, in writing, shall be addressed to the Commissioner and Secretary to Government, Housing and Urban Development Department, Fort St. George, Madras 600 009.

DRAFT AMENDMENTS.

IN the said notification —

1) for the words "area comprising, the revenue villages", the words, Idappadi Municipal Area" shall be substituted; and

2) for the Table, the following Table shall be substituted, namely,-

"THE TABLE"

Sl. No.	Name of the Local Planning Area.	Area.
1	2	3
1	Idappadi	'Idappadi Municipal Area'

Yours faithfully,
Sd/- x x x x x x
for Commr. and Secy. to Government.

/true copy/

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D-7

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

Endt.No.8262/85/MP2 Dated: 4.9.1987.

Copy of Govt. Lr.No.17603/UD IV(1)/85-7 dated 12.8.87 is communicated.

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

To

1. The Executive Authority/Commissioner, Idappadi LPA/Municipality, Municipal Office, Idappadi.
2. The Deputy Director of Town and Country Planning, Salem - Dharmapuri Region, Salem 7.
3. The Deputy Directors (MP) & (DP) Divisions.
4. Joint Director.
5. Assistant Director (MP) 1,2.
6. Assistant Director (DDP) 1.
7. Supervisors (MP) 1,2,3.
8. Draughtsman (I, 1, 2 (MP)
9. MP1, MP2.
10. Stock file.
11. Spare - 10

/true copy/

Assistant Director of Town and
Country Planning, Salem .

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Copy of:-

GOVERNMENT OF TAMIL NADU
ABSTRACT

Local Planning Authorities - Constitution - Notification under section 11(i) 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 Gazette.

(by order of the Governor)

Sd/- x x x x x x x
Secretary to Government.

/True copy/forwarded/by order/

Sd/- x x x x x x
Section Officer.

APPENDIX

NOTIFICATION

In exercise of the powers conferred by proviso to sub-section (1) of section 11 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby declares the local authority of the Local Planning Areas specified below to be the Local Planning Authority for such areas.

1. Palani
2. Periyakulam
3. Bodinayakanur
4. Theni-Allinagaram
5. Gumbam
6. Kodaikanal
7. Pollachi
8. Gobichettipalayam
9. Dharapuram
10. Udumalpet
11. Sathiyamangalam
12. Bhavanisagar
13. Valparai
14. Manaparai
15. Thuraiyur
16. Marur
17. Tiruvallur
18. Chingleput
19. Arkonam
20. Gudiyatham
21. Vaniyambadi
22. Thiruvannamalai
23. Arni
24. Valajapet
25. Ranipet
26. Arcot
27. Ambur
28. Tirupattur
29. Tindivanam
30. Villupuram
31. Nellikuppam
32. Panruti
33. Vridhachalam
34. Chidambaram
35. Mayuram
36. Nagapattinam
37. Mannargudi
38. Pattukottai
39. Tiruvarur
40. Sirkali

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41. Pudukottai
42. Attur
43. Rasipuram
44. Tiruchengode
45. Idappadi
46. Namakkal
47. Mettur
48. Yercaud
49. Golachel
50. Kuzhithurai
51. Kanyakumari
52. Dharmapuri
53. Krishnagiri
54. Padmanabhapuram
55. Kotagiri
56. Ootacamund
57. Coonoor
58. Virudhanagar
59. Srivilliputhur
60. Rajapalayam
61. Sivakasi
62. Sattur
63. Karikudi
64. Aruppukottai
65. Devakottai
66. Peramakudi
67. Ramanathapuram
68. Sivaganga
69. Rameswaram
70. Kadayanallur
71. Kovilpatti
72. Puliangudi
73. Sankarankoil
74. Shencottah
75. Thenkasi
76. Courtallam
77. Tirunelveli.

/true copy/

Sd/- x x x x x
Section Officer.

/true copy/

Assistant Director of
Town & Country Planning,
Salem.

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D-10

Copy of:

Government 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.Ms.No.651 Dated: 8th April, 1975.

Read:

G.O.Ms.No.650/RD & LA dt. 8.4.1975.

...

ORDER:

In the G.O. read above, Government have constituted local planning authorities under the proviso to section 11(1) of the 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 proviso 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. Sub-section (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 proviso 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 Stationery and Printing is requested to publish this order in the Tamil Nadu Government Gazette.

(BY ORDER OF THE GOVERNOR)

Sd/- x x x x x x
Secretary to Government

/true copy/

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Appendix

List of single Local authorities which have been declared as Local planning authorities under the proviso to sub-section (1) of section 11 of Tamil Nadu Town and Country Planning Act, 1971.

LIST

Sl. No. 1	Name of the Local Authority. 2	Name of the Local Planning Authority. 3
	Madurai District:-	
1.	Palani Municipality	Palani
2.	Periyakulam Municipality	Periyakulam
3.	Bodinayakanur Municipality	Bodinayakanur
4.	Theni-Allinagaram Municipality	Theni-Allinagaram
5.	Cumbum Municipality	Cumbum
6.	Kodaikanal Township	Kodaikanal
	Coimbatore District	
7.	Pollachi Municipality	Pollachi
8.	Gobichettipalayam Municipality	Gobichettipalayam
9.	Dharapuram Municipality	Dharapuram
10.	Udumalpet Municipality	Udumalpet
11.	Sathyamangalam Municipality	Sathyamangalam
12.	Bhavanisagar Township	Bhavanisagar
13.	Valparai Township	Valparai
	Tiruchirappalli District	
14.	Manaparai Municipality	Manaparai
15.	Thuraiyur Municipality	Thuraiyur
16.	Karur Municipality	Karur
	Chengleput District	
17.	Tiruvallur Municipality	Tiruvallur
18.	Chingleput Municipality	Chingleput
	North Arcot District	
19.	Arkonam Municipality	Arkonam
20.	Gudiyatham Municipality	Gudiyatham
21.	Vaniyambadi Municipality	Vaniyambadi
22.	Tiruvannamalai Municipality	Tiruvannamalai
23.	Arni Municipality	Arni
24.	Walajapet Municipality	Walajapet
25.	Ranipet Municipality	Ranipet
26.	Arcot Municipality	Arcot
27.	Ambur Municipality	Ambur
28.	Tirupattur Municipality	Tirupattur

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South Arcot	
29. Tindivanam Municipality	Tindivanam
30. Villupuram Municipality	Villupuram
31. Nallikuppam Municipality	Nallikuppam
32. Panruti Municipality	Panruti
33. Vridhachalam Municipality	Vridhachalam
34. Chidambaram Municipality	Chidambaram
Thanjavur District	
35. Mayuram Municipality	Mayuram
36. Nagapattinam Municipality	Nagapattinam
37. Mannarkudi Municipality	Mannargudi
38. Pattukottai Municipality	Pattukottai
39. Tiruvarur Municipality	Tiruvarur
40. Sirkali Municipality	Sirkali
41. Pudukottai Municipality	Pudukottai
Salem District	
42. Attur Municipality	Attur
43. Rasipuram Municipality	Rasipuram
44. Tiruchengode Municipality	Tiruchengode
45. Idappadi Municipality	Idappadi
46. Namakkal Municipality	Namakkal
47. Mettur Town ship	Mettur
48. Yercaud Township	Yercaud
Kanyakumari District	
49. Golachel Municipality	Golachel
50. Kuzhithurai Municipality	Kuzhithurai
51. Padmanabhapuram Municipality	Padmanabhapuram
52. Kanyakumari Municipality	Kanyakumari
Dharmapuri District	
53. Dharmapuri Municipality	Dharmapuri
54. Krishnagiri Municipality	Krishnagiri
Nilgiris District	
55. Kottagiri Township	Kottagiri
56. Ootacamund Municipality	Ootacamund
57. Coonoor Municipality	Coonoor
Ramanathapuram District	
58. Virudhunagar Municipality	Virudhunagar
59. Srivilliputhur Municipality	Srivilliputhur
60. Rajapalayam Municipality	Rajapalayam
61. Sivakasi Municipality	Sivakasi
62. Sattur Municipality	Sattur
63. Karaikudi Municipality	Karaikudi
64. Aruppukottai Municipality	Aruppukottai

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65. Devakottai Municipality	Devakottai
66. Paramakudi Municipality	Paramakudi
67. Ramanathapuram Municipality	Ramanathapuram
68. Sivaganga Municipality	Sivaganga
69. RameswaramTownship	Rameswaram

Tirunelveli District

70. Kadayanallur Municipality	Kodayanallur
71. Kovilpatti Municipality	Kovilpatty
72. Puliangudi Municipality	Puliangudi
73. Sankarankoil Municipality	Sankarankoil
74. Shencottah Municipality	Shencottah
75. Thenkasi Municipality	Thenkasi
76. Courtallam Township	Courtallam
77. Tirunelveli Municipality	Tirunelveli

/true copy/

Sd/- x x x x x x
Section Officer.

/true copy/

Assistant Director of Town and
Country Planning, Salem.

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COPY OF:

GOVERNMENT OF TAMIL NADU
ABSTRACT

Master Plan for Idappadi Local Planning Area - Approval under Section 28 of Tamil Nadu Town and Country Planning Act, 1971 - Accorded.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.1285 Dated: 20th October, 1990.
Read:

1. G.O.Ms.No.353, Housing and Urban Development dt.9.4.85.
2. G.O.Ms.No.909, Housing and Urban Development dt.8.9.89.
3. From the Director of Town and Country Planning Lr.No.7345/87/MP2/dt.30.3.90 and 19.7.90.

...

ORDER:

In G.O.Ms.No.353, Housing and Urban Development Department, dated 9.4.85 the Government have accorded concent to the publication of notice of preparation of Master Plan for Idappadi Local Planning Area.

2. Under Section 28 of the Tamil Nadu Town and Country Planning Act, 1971(Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby approves the Master Plan for Idappadi Local Planning Area submitted by the Director of Town and Country Planning. The delay of 1771 days in the preparation of Master Plan and convening a Meeting of the Local Planning Authority is hereby condoned. Copies of the Master Plan for Idappadi Local Planning Areasas adopted by Government are communicated to the Director of Town and Country Planning.

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

NOTIFICATION

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

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

(BY ORDER OF THE GOVERNOR)

L.K.TRIPATHY,
SECRETARY TO GOVERNMENT.

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Office of the Director of Town
and Country Planning,
Master Plan Division,
807 Anna Salai, Madras 2.

Endt.No.7246/87-MPA 1 Dated: 28.11.90.

Copy of G.O.Ms.No.1285 H&UD Dated 26.10.90 is communicated.

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

To

The Executive Authority/Commissioner,
Idappadi LPA/Municipality, Idappadi.
The Deputy Director, Salem Region,
The Deputy Director of DP and Buildings
Additional Director/Joint Directors 1 to 4,
Assistant Directors, MP and DP divisions
Supervisors of MP1 to 7
MP1, MP2, MP3 and MP4
Stock file
Spare-10.

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GOVERNMENT OF TAMILNADU

ABSTRACT

ster plan -Idappadi local planning area - consent of the Government to the lication of a notice of the preparation of modified Master Plan - accorded.

HOUSING AND URBAN DEVELOPMENT (UD 4.2) DEPARTMENT.

.(Ms.) No. 76 Dated 01.03.2002

Read:

G.O.Ms.No.1285, Housing and Urban Development Department, dated 26.10.90.

From the Special Commissioner of Town and Country Planning, Letter Roc.No.28765/2000, MP3, dated 9.1.2001, 05.03.2001, 16.6.2001 and 07.12.2001

== ==

DER:

In the Government order first read above, the Government accorded pproval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 amil Nadu Act 35 of 1972), to the master plan of the Idappadi local planning area nd the same was published in the Tamil Nadu Government Gazette, dated the 8th November, 1990. As per the provisions contained in clause (b) of sub-section 2) of section 32 of the said Act, once in every five years, after the date on which he master plan for an area comes into operation, the local Planning Authority, may nd if so, directed by the Government, shall after carrying out such fresh surveys s may be considered necessary and in consultation with the regional planning uthority and the local authorities concerned, review the master plan, and make uch modification in such plan wherever necessary, and submit the modified master lan for the approval of the Government.

2. In his letter second read above, the Special Commissioner of Town and Country Planning has stated that by virtue of the provisions contained in clause (b) of sub-section (2) of section 32 of the said Act, the Idappadi local Planning uthority has reviewed the existing approved master plan for that planning area in consultation with the Deputy Director of Town and Country Planning, Salem and prepared a draft modified master plan for the Idappadi local planning area. The Special Commissioner of Town and Country planning has requested the Government to accord consent to the draft modified master plan of the Idappadi local planning area.

3. 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 Idappadi Local Planning Authority to the publication, of notice under section 26 of the said Act, for the preparation of the modified master plan for the Idappadi local planning area.

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4. The draft modified master plan for the Idappedi local planning area as consented to by the Government under sub-section (2) of the section 24 of the said Act, is returned to the Special Commissioner of Town and Country Planning, and he is requested to acknowledge its receipt. The Special Commissioner of Town and Country Planning is requested to ensure that the various requirements specified in the said Act and in the Master Plan (Preparation, Publication and Sanction) Rules, are strictly adhered to by the Idappadi local planning authority, before the modified master plan is resubmitted to the Government for their approval under section 28 of the said Act.

(By Order of the Governor)

A.NAGARAJAN,
SECRETARY TO GOVERNMENT.

To

The Special Commissioner of Town and Country Planning, Chennai.2.
The Commissioner, Idappadi Municipality, Idappadi.
The Collector, Salem District, Salem.
The Commissioner of Municipal Administration, Chennai.5.
The Member-Secretary, Idappadi Local Planning Authority.
(through Special Commissioner of Town and Country Planning)
The Regional Deputy Director of Town and Country Planning, Salem Region, Salem.
The Law Department, Chennai.9.
sf/sc.

/Forwarded/by Order/

S. Baktavatsala
Section Officer.

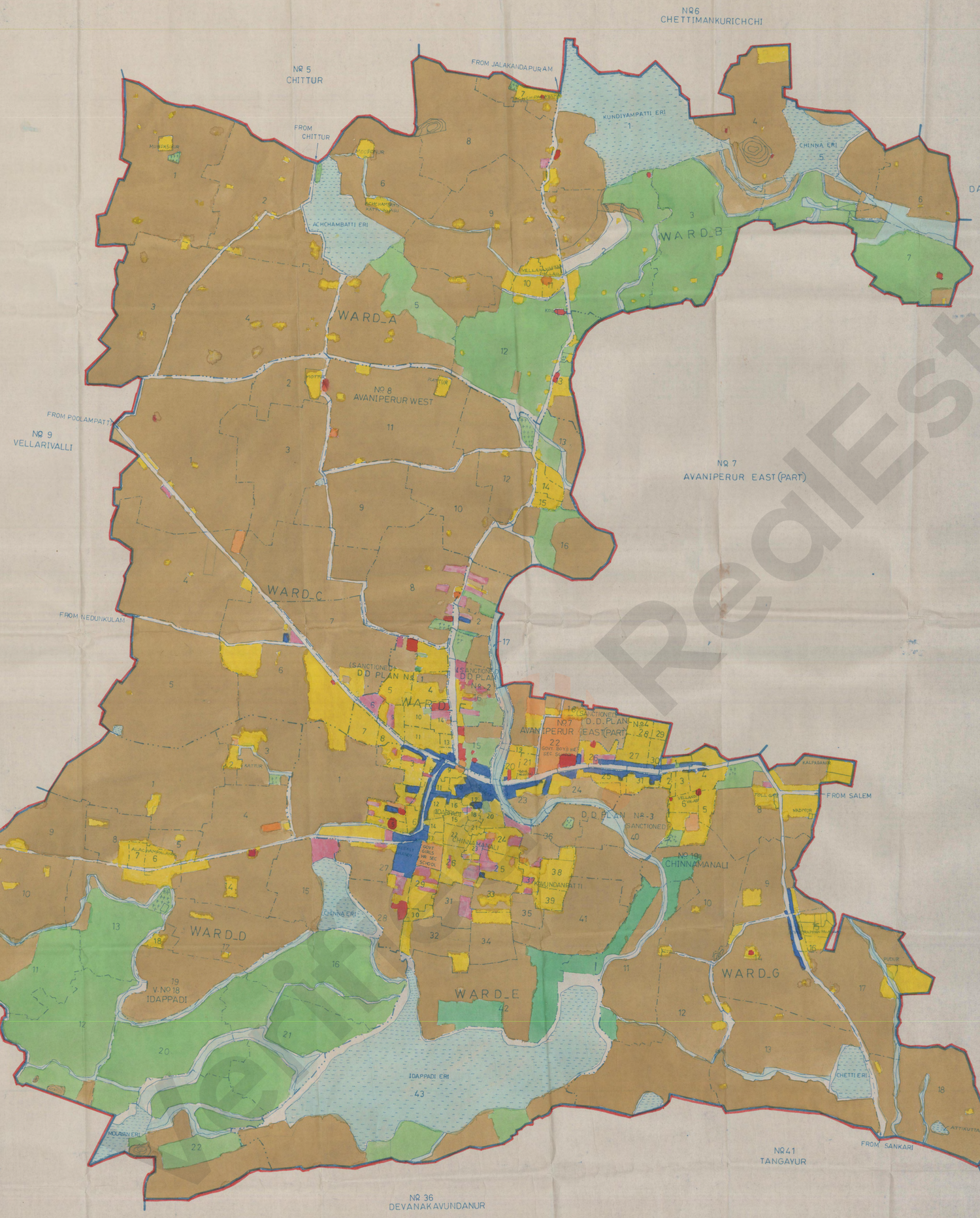
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MASTER PLAN

EXISTING LAND USE_2000



IDAPPADI LOCAL PLANNING AREA

LEGEND

- LOCAL PLANNING AREA BOUNDARY
- WARD BOUNDARY
- BLOCK BOUNDARY
- DETAILED DEVELOPMENT PLAN BOUNDARY
- ROADS
- WATER BODIES
- HILLOCKS

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- EDUCATIONAL
- PUBLIC & SEMI PUBLIC
- AGRICULTURE_WET
  P_PARK. BG_BURIAL GROUND
- AGRICULTURE_DRY
  C.Y. COMPOST YARD

MEMBER SECRETARY
IDAPPADI LOCAL PLANNING AUTHORITY
IDAPPADI

DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING I/c
SALEM REGION

DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING
MASTER PLAN DIVISION

JOINT DIRECTOR OF
TOWN AND COUNTRY PLANNING
MASTER PLAN DIVISION

ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING

COMMISSIONER OF TOWN AND COUNTRY PLANNING

for PRINCIPAL SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT

1 Hec

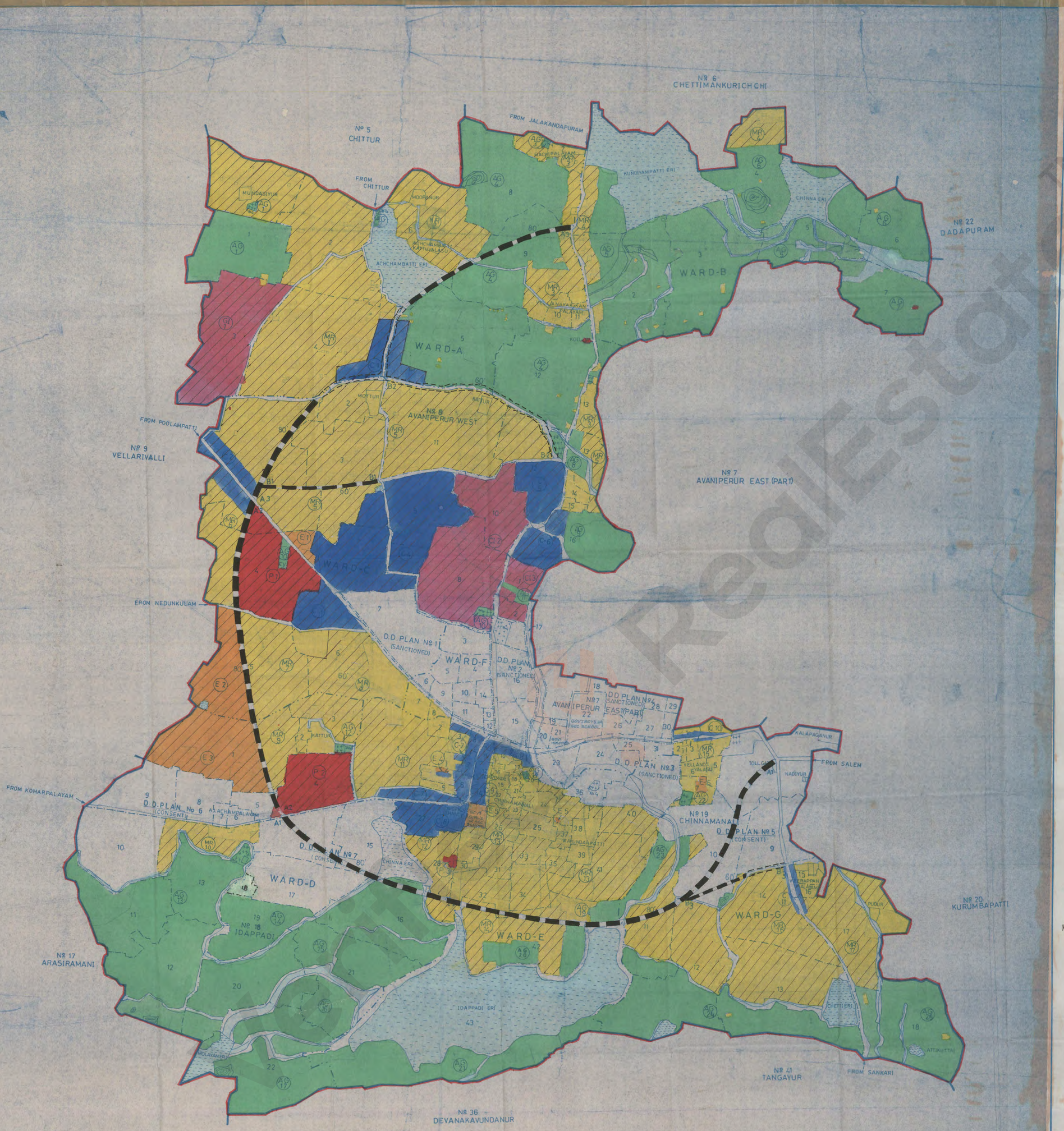
DIRECTORARATE OF TOWN AND COUNTRY PLANNING
SALEM REGION GOVERNMENT OF TAMILNADU

CT&CP/SR/MP

RedEstate

MASTER PLAN

PROPOSED LAND USE - 2021



LEGEND

LOCAL PLANNING AREA BOUNDARY	
WARD BOUNDARY	
BLOCK BOUNDARY	
DETAILED DEVELOPMENT PLAN BOUNDARY	
ROADS	
WATER BODIES	
HILLOCKS	

	EXISTING	PROPOSED
RESIDENTIAL (MR-1 to MR-17) MR - MIXED RESIDENTIAL		
COMMERCIAL (C-1 to C-11)		
INDUSTRIAL (GI-1 & CI-2 to CI-4) GI GENERAL INDUSTRIES. CI CONTROLLED INDUSTRIES		
EDUCATIONAL (E-1 to E-6)		
PUBLIC & SEMI PUBLIC (P-1 to P-3)		
AGRICULTURE (AG-1 to AG-26)		

P - PARK . BG - BURIAL GROUND. CY - COMPOST YARD .

PROPOSED ROAD

PROPOSED ROAD WIDENING

MEMBER SECRETARY
IDAPPADI LOCAL PLANNING AUTHORITY
IDAPPADI

DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING
SALEM REGION

DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING
MASTER PLAN DIVISION

JOINT DIRECTOR OF
TOWN AND COUNTRY PLANNING
MASTER PLAN DIVISION

ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING

COMMISSIONER OF TOWN AND COUNTRY PLANNING

for PRINCIPAL SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT

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DIRECTORATE OF TOWN AND COUNTRY PLANNING
SALEM REGION ‹GOVERNMENT OF TAMILNADU

CT & CP / SR / MP /