19/3/2013



NELLIKUPPAM MASTER PLAN

(APPROVED COPY)

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Area - master plan for Nellikuppam local planning area - Approval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 - Accorded.

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

G.O.Ms.No.558. Dated: 14.6.95.

Read:

1. G.O.Ms.No. 652, Housing and Urban Development Department, Dated 8.4.75.
2. G.O.Ms.No. 909, Housing and Urban Development Department, dated 25.4.86.
3. G.O.Ms.No. 909, Housing and Urban Development Department, dated 8.9.89.

Read also:

4. From the Director of Town and Country Planning Letter Roc.No. 9895/94 MPA1, dated 24.1.95.

....

ORDER:

In the Government order second xxx read above, the Government have accorded consent to the publication of notice of preparation of the master plan for the Nellikuppam local planning area. The Director of Town and Country Planning in his letter fourth read above has forwarded the master plan for the Nellikuppam local planning area and requested the Government to accord approval to the said master plan under section 28 of the Tamil Nadu Town and Country Planning Act 1971.

2. The Government, after careful examination of the proposal of the Director of Town and Country Planning referred to in para 1 above, have decided to approve it. Accordingly, under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves the master plan for the Nellikuppam local planning area. The delay of 2297 days in the preparation of the master plan and covening a meeting of the local planning authorities is hereby condoned six copies of the master plan for the Nellikuppam local planning area as approved by the Government are communicated to the Director of Town and Country Planning.

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3. The following Notification will be published in the next issue of the Tamil Nadu Government Gazette. The Director of Town and Country Planning is requested to ensure that the Notification is republished by the Nellikuppam local planning authority in the manner provided under rules 12 and 15 of the master plan (Preparation, Publication and Sanction) Rules.

NOTIFICATION

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

2. The master plan for the Nellikuppam local planning area with all its enclosures shall be kept open to the inspection of the Public, in the Office of the Nellikuppam Municipality, during office hours.

(BY ORDER OF THE GOVERNOR)

L.N. VIJAYARAGHAVAN,
SECRETARY TO GOVERNMENT.

/true copy/

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

Endt.Rc.No.9895/94, dated 2.11.95.

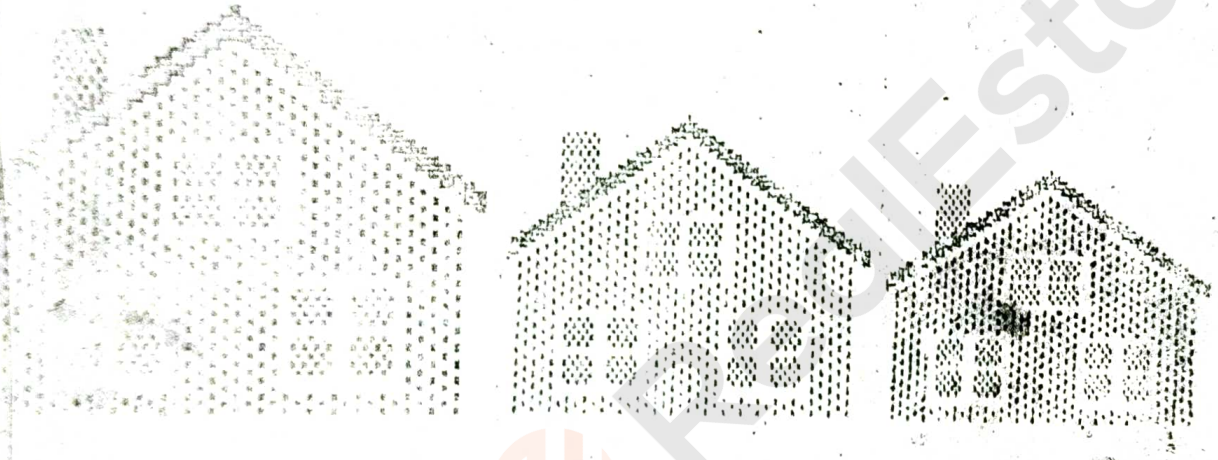
G.O.Ms.No.558, H&UD Dept. dt.14.6.95 is communicated herewith.

for Director of Town & Country Planning.

To
The Member Secretary,
Nellikuppam Local Planning Authority/Municipality,
Nellikuppam.
The Regional Deputy Director, Chengalpattu Region.
The Deputy Directors of Buildings & DP divisions.
Additional Director/All Joint Directors.
Assistant Directors of MP and DP divisions.
Supervisors of MP division.
MP1, MP2.
Stockfile, Spare - 10.

VELLIKKIPPAM MASTER PLAN

Approved G.O.Ms.No. 558 H&UD dt. 14.06.95



//True Copy Attested//

19/3/2013



VELLIKKIPPAM LOCAL PLANNING AUTHORITY

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Appd G.O.Ms. No. 558 H&UD Dt. 14.06.95

NELLIKUPPAM MASTER PLAN

gional Office Reference No. : 836/85/CSAR3

CP Office Reference No. : 29369/85/MP1

P.A. Resolution No...38.....

ted .8.8.94..

Chairman
llikuppam Local Planning
thority, Nellikuppam

Deputy Director of Town and
Country Planning 16.8.94

puty Director of Town and
untry Planning, Master Plans

~~Joint~~ Director of Town and
Country Planning

Consented in G.O.Ms.No.597 H&UD

Dated: 25-~~4~~-1986.

~~Approved~~ in G.O.Ms.No. 558 H&UD
Dt. 14.06.95

Director of Town and Country Planning,
Government of Tamilnadu.

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

NELLIKUPPAM LOCAL PLANNING AUTHORITY

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GOVERNMENT OF TAMIL NADU
1995

Registered No. M-1
Price : Rs. 1.95

TAMIL NADU GOVERNMENT GAZETTE

PUBLISHED BY AUTHORITY

No. 30 MADRAS, WEDNESDAY, AUGUST 2, 1995
Aadi 17, Yuva, Thiruvalluvar Aandu-2026.

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(1).	(2)
Mangesh Street	: Traffic is not allowed from West to East direction.
Rangier Street	: Traffic is not allowed from East to West direction.
Ramanathan Street	: Traffic is not allowed from West to East direction.
Ranganathan Street	: Traffic is not allowed in both directions.
Natesa Iyer Street	: Traffic is not allowed from and to Sir Mohammed Usman Road.
Mahalakshmi Street	: Traffic is not allowed from West to East direction.
Motilal Street	: Traffic is not allowed from East-West direction.
Sarojini Street	: Traffic is not allowed from West to East direction.
Ramaswami Street	: Traffic is not allowed from East to West direction.
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G.O.Ms. No.1061, Home (CTS-III), 14th July 1995.

No.II(2)/HO/2646/95--In exercise of the powers conferred by -section (1) of section 11 of the Code of Criminal Procedure, 1973 ntral Act 2 of 1974), the Governor of Tamil Nadu, after sultation with the High Court, Madras, hereby establishes a Court Judicial Magistrate at Denkanikottai in the Dharmapuri district.

P.V. RAJARAMAN,
Secretary to Government.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT.

Approval of Master Plan for Nellikuppam Local Planning Area.

G.O.Ms. No.558, Housing and Urban Development (UD-IV-1), 14th June 1995.

No.II(2)/HOU/2647/95.--In exercise of the powers conferred by b-section (1) of section 30 of the Tamil Nadu Town and Country anning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil du hereby publishes the approval of the Government under section 28 the said Act for the Master Plan for the Nellikuppam local planning ea submitted by the Director of Town and Country Planning.

Offset--Part II-2(M)(30)--2

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

Approval of Master Plan for Valparai Local Planning Area.

G.O.Ms. No.559, Housing and Urban Development (UD-IV-2), 14th June 1995.

No.II(2)/HOU/2648/95.--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 for the master plan for the Valparai local Planning area submitted by the Director of Town and Country Planning.

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

Approval of Master Plan for Avinashi Local Planning Area.

G.O.Ms. No.560, Housing and Urban Development (UD-IV-2), 14th June 1995.

No.II(2)/HOU/2649/95.--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 for the master plan for the Avinashi local planning area submitted by the Director of Town and Country Planning.

2. The master plan for the Avinashi local planning area with all its enclosures shall be kept open to the inspection of the public in the office of the Avinashi Town Panchayat (Selection Grade) during office hours.

L.N. VIJAYARAGHAVAN,
Secretary to Government.

Variations to Master Plan for Pudukkottai Local Planning Area.

G.O.Ms. No.561, Housing and Urban Development (UD-IV-1), 14th June 1995.

No.II(2)/HOU/2650/95.--In exercise of the powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variations to the master plan of the Pudukottai local planning area approved under the said Act with Housing and Urban Development Department Notification No.II(2)/HOU/5836/84, published at page 823 of Part II-section 2 of the Tamil Nadu Government Gazette, dated the 24th October 1984:--

VARIATIONS.

In the said master plan, in Annexure, under the heading "PUDUKOTTAI LOCAL PLANNING AREA - PROPOSED LAND USE ZONE 2001 - ZONING STATEMENT (SURVEY NO.WISE).

C O N T E N T S

Preface

Authority (Government Order) under which the Local Planning area Declared.

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

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	:	Proposed Land Use (in cover)	

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P R E F A C E

Nellikuppam Town is a II Grade Municipality in South Arcot District. The Municipality was constituted in the year of 1966 as grade III and same was elevated as Grade II in the year of 1983. The town population as per 1981 census was 40431. The function of the town is mainly Agriculture, Industry and commerce. Having the necessity of the orderly development a plan should be prepared and implemented for which the municipal limit of Nellikuppam itself declared as local planning area by the Government under Section of 10(4) of Town and Country Planning Act 1971 in G.O.Ms.No.676 RD&LA dated 16.3.74 and the Local Planning Authority was constituted under section 11(1) of the Town and Country Planning Act 1971 in G.O.Ms.No.650, RD&LA dated 8th April 1975. This report, Nellikuppam Master Plan has been prepared by the Director of Town and Country Planning on behalf of the Nellikuppam Local Planning Authority.

It is expected that those who are interested on this report would be studied by all and would be offering their valuable suggestions in this regard.

Sd/- R.MADASAMY,
Comissioner and Executive Authority
Nellikuppam Municipality & Local
Planning Authority

27-1-1986.

Nellikuppam.

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GOVERNMENT OF TAMILNADU

ABSTRACT

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

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.No.676 Dated: 16.3.1974.

Read:

G.O.Ms.No.2058, RD&LA dated 20-9-73.

ORDER:

A proposal notifying the intention of the Government to declare certain local areas forming a local planning area and to constitute for such local planning area, a local planning authority, was published at page 556 of Part II section 1 of the Tamilnadu Government Gazette, dated 31.10.73 for general information as required under sub-section (3) of section 10 of the Tamilnadu Town and Country Planning Act 1971(Tamilnadu Act 35 of 1972). No objection or suggestion having been received, the Government delcare the local areas specified in column (3) of Table in the Notification appended to this order to be a local planning area by the name specified in the corresponding entry in the column (2) thereof.

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

/by order of the Governor/

C.G.RANGABASHYAM,
SECRETARY TO GOVERNMENT.

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NOTIFICATION

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

THE TABLE

S.No.	Name of local planning area	No. and Name of Revenue village
1.	Nellikuppam	137 Thirukandeswaram 138 Vanpakkam 139 Mulligrampattu 140 Keelapattambakkam 141 Sholavalli 142 Kudithangi 143 Vaidapakkam 144 Melpathy 145 Keelpathy 146 Nellikuppam

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Copy of:

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

G.O.Ms.No.650 RD&LA, dated 8th April, 1975.

****

The appended notification will be published in Tamilnadu Government Gazette.

/By order of the Governor/

R.B.
Secretary to Goverrnment.

/true copy/forwarded/by order

Appendix

Notification

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

1. PALANAI

2. PERIYAKULAM

3. BODINAYAKANUR

.....

.....

NELLIKUPPAM

.....

.....

.....

72. TENKASI

73. COURTALLAM

//true copy//

Sd/- xxxxx
Section Officer

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GOVERNMENT OF TAMIL NADU

ABSTRACT

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

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.597, Dated : 25th April, 1986

Read:-

From the Director of Town and Country Planning,
Lr.No.29369/85/MP1, dt. 12.2.896.

ORDEER:

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

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

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Local Planning Authority before the Master Plan is resubmitted to Government for final approval.

(BY ORDER OF THE GOVERNOR)

K. DHARMARAJAN
COMMISSIONER & SECRETARY TO GOVERNMENT

/true copy/

Office of Director of Town & Country Planning, Master Plan Division, Madras-2.

Endt.No.29369/85/MP1 Dated: 20-6-1986.

Copy of G.O.Ms.No.597 H&UD Dept. dt. 25.4.86 is communicated.

for DIRECTOR OF TOWN & COUNTRY PLANNING

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

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NELLIKUPPAM MASTER PLAN

C H A P I E R - I

INTRODUCTION:

LOCATION:

Nellikuppam is a small town is one of the six Municipal Town in South Arcot District. The head-quarters town, Cuddalore, of South ARcot District is located on the East at a distance of 11 K.M. and another major town Panruti, an important commercial centre is located at a distance of 15 Km. on the west. Nellikuppam is located on the main railway line linking Cuddalore and Villupuram and is well connected will other major town like Neyveli on the South West by road. the ceramic industrial town Vadalur is also very close to Nellikupam on the South.

CLIMATE:

Nellikuppam has a warm humid climate with an average rainfall around 1500 mm. October and November months accounts for more than 70% of the total rainfall in the area. The maximum day temperature varies from 39.2 c in June to 29.6 C in December. While minimum temperature varies from 20 C in January 30 C in May. The town is humid and generally hot.

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HISTORY:

Nellikupam was a small village with a few residential settlements surrounded by Agricultural lands. This would have remained a village but for the location of a sugar industry of EID Parry & Co. during 1845/46 which has altered the character of the place. The town has a linear development along the Cuddalore-Villupuram road. Nellikuppam attained the status of a Municipaity in 1966. Agriculture is the predominent activity all aroud Nellikuppam town. The river Ponniyar passed through the town on the north of the Municipal area.

PLANNING AREAS:

The Government in its order M.S.No. 2316 dated 30-9-1966 of Rural Development and Local Administration Department declared Nellikuppam III Grade Municipality. On 9-5-1983 the Municipaliity was upgraded to II Grade. Nellikuppam includes 10 Revenue villages. The Municipal Area itself has been constituted as the Local Planning Area. Its extent is 21.49 Sq.Kms. Table-I shows the break up details of individual villages in the Nellikuppam Municipality. The population as per 1981 census was 40,431.

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TABLE - I

VILLAGE WISE LAND USE AS PER ADANGAL

Sl. No.	RV.No.	Name of the village	Wet		Dry		Porom boke		Others		Total	
			AC	C	AC	C	AC	C	AC	C	AC	C
1.	142	KUDITANGI	311	99	268	57	105	48	14	16	700	20
2.	143	VAIDAPAKKAM	224	33	52	57	43	11	---	---	320	01
3.	144	MELPADI	223	71	109	56	63	90	1	71	398	88
4.	145	KELPADI	333	11	32	61	89	12	1	88	456	72
5.	137	THIRUKANDESWARAM	547	21	246	21	204	84	0	59	998	90
6.	138	VANAPAKKAM	222	89	175	11	145	25	---	---	543	25
7.	139	MULIKIRAMAPATTU	223	10	95	45	99	10	1	89	429	54
8.	140	KILPATTAMPAKKAM	255	00	46	44	55	65	---	---	357	09
9.	141	SOLAVALLI	374	55	221	72	139	84	0	14	736	25
10.	146	NELLIKUPPAM	142	86	131	93	71	06	23	66	369	51
		TOTAL (AC)	2868	75	1380	17	1017	40	44	03	5310	35
		IN HEC.	1161	44	558	77	411	9	17	82	2149	93
		TOTAL AREA	5310.35 Acres OR 2149.93 Hectares OR 21.49 Sq.Kms.									

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CHAPTER - II

POPULATION:

Nellikuppam Local Planning Area has a population of 40,431 as per 1981 census. Males accounting for 20,499 and females 19,932.

The growth of population during the past three decades is shown in Table II.

TABLE - II.

GROWTH OF POPULATION

	1951	1961	1971	1981
Nellikuppam	20,695	22,168	37,638	40,431
Variation population	---	1,473	15,470	2,793
% Variation		6.64	41.10	6.90

OCCUPATIONAL PATTERN:

Table III shows the occupational pattern. It may be seen that the primary sector tops the list indicating that agriculture is still the dominant occupation of the town. The secondary sector, manufacturing and other house hold industry, occupies the next position.

TABLE - III

	No. of workers	% to total workers
Primary	4,652	46.61
Secondary	2,901	29.07
Territory	2,426	24.31
Total No. of workers	9,979	99.99
Non Workers	27,663	

Source: Census 1971.

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C H A P T E R - III

LAND USE:

TABLE IV

LAND USE BREAK UP OF THE NELLIKUPPAM LOCAL PLANNING AREA

Sl.No.	Land Use	Area in Hec.	% to developed area	% to total LP Area
1.	Residential	226.92	65.41	10.56
2.	Commercial	3.68	1.06	0.17
3.	Industrial	18.42	5.31	0.86
4.	Educational	10.49	3.02	0.49
5.	Public & Semi Public	3.24	0.94	0.15
6.	Transportation (Roads & Railways)	84.18	24.26	3.91
	Total	346.93	100.00	16.14
	Un-developed Area:			
7.	Agricultural			
	Dry	535.77		24.93
	Wet	1111.44		51.72
8.	Waterbodies	154.86		7.21
	Total	2149.00		100.00

LAND USE:

RESIDENTIAL AREA:

It may be seen from the figures in Table IV that area under residential use in only 226.92 hectares, out of a total developed area of 2149 hectares. The residential density is very

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low. The centre area of the town is along the Cuddalore-Panruti road.Developments are mainly in two villages viz. Cholavalli on the north of the main road, Nellikuppam on the south. These two villages have developed as major residental area. The rest of the 8 villages are scattered and are surrounded by agricultural lands.

COMMERCIAL AREA:

Nellikuppam is not an important commercial town. It has some shops catering to the needs of the Local residents. Even local residents resort to Cuddalore or Panruti for their major shopping. Most of the commercial activity is along Panruti-Cuddalore road. Easy and frequent transport facility render Cuddalore and Panruti basis accessible for the residents of Nellikuppam. Out of the total extent of only 3.68 hectares is used for commercial purposes.

INDUSTRIAL AREA:

The area under industrial use is 18.42 hectares, which works out to 0.86% of the toal area. There is only one major industry namely, EID Parry & Co. at Nellikuppam. Sugarcane is the raw material for this industry which manufacture sugar and sweets. Sugarcane is grown extensively in Nellikuppam and adjoining villages. About 2,000 workers are engaged in this industry. Few small scale ancillary industries have also come up.

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PUBLIC & SEMI PUBLIC:

The area occupied by public purpose is 3.24 hectares. The Municipal office premises and some public offices are located here.

EDUCATIONAL:

There are two Government Higher Secondary Schools. Table-V shows the number of schools in Nellikuppam. The existing schools are adequate. Educational use occupies 10.49 hectares. Higher Educational needs of the population are met by Cuddalore and Chidambaram.

MEDICAL:

There is one Government Hospital with Out-patient facilities only and a maternity hospital with one bed. As there is a Government Head Quarters Hospital at Cuddalore 11 Km. from Nellikuppam, the people are utilising the facilities at the Head Quarters Hospital, since it is neat and very easily accessible.

TRAFFIC AND TRANSPORTATIRON:

Nellikuppam town is well connected by roads and rail-ways. The town is well served by buses since it is located between two important towns. There is need for an organised bus terminal. The extent of land under this use is 84.18 hectares.

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TABLE V

Sl.No.	Name of the School	Students strength		Total	Extent in Hectares
		Boys	Girls		
1.	Danish Mission Higher Secondary School	1685	436	2121	8.00
2.	National Primary School	349	317	666	0.75
3.	Danish Mission Higher Primary School	695	549	1244	0.49
4.	Government High School for Boys	194	---	194	1.25
5.	Government High School for Girls	---	786	786	
6.	Other Primary & Middle Schools	2192	1898	4090	N A
	Total	5115	3986	9101	10.49
	Total Extent	---	---	---	10.49 Hec

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CHAPTER - IV

STRATEGY FOR DEVELOPMENT OF NELLIKUPPAM:

Nellikuppam is an intermediate town in between two major towns namely Cuddalore on the East and Panruti on the West. Nellikuppam's potential is mainly agricultural and it occupies the status of a town mainly because of the sugar industry of EID Parry & Company. Considering its location in between other important towns, it is unlikely to grow rapidly as in the case with some important towns in the district. It is sufficient if the town is planned for a normal growth through provision of addition areas for residential, commercial and industrial uses for the natural increase in population. The developments should be encouraged towards the north of the railway line to avoid crossing of the railway line to the extent possible.

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C H A P I E R - V

PROPOSALS:

Taking into consideration the limited scope of development for Nellikuppam, it is proposed to entire development main between the main road linking Cuddalore and Panruti and a suggested bye-pass road on the north.

In addition some development is contemplated on both sides of the road linking the main road and the sugar industry of EID Parry & Co.

ALLOCATION OF USE ZONES:

INDUSTRIES

Considering the existing Industrial development with the sugar industry of EID Parry & Co. some lands are reserved for industrial purpose in this area.

RESIDENTIAL USE:

The existing residential areas on either side of the main road have been showed as mixed residential zone, where cottage industies and small shops can be permitted. The other part on the north of main road i.e. Cholavalli is fully set up part for the residential use. The villages viz. (1) Vaidapakkam, (2) Thirukandeswaram, (3) Vanapakkam, (4) Mulikrampattu, (5) Keel Pattampakkam, (6) Melpadi, (7) Keel Padi, (8) Kudithangi are not proposed for any expansion. They will retain their rural cha- racted only in the Natham area residential developments will be permitted.

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COMMERCIAL USE:

The existing commercial uses on either side of the main road which cater to the needs of the town are retained as such. There is no need for any new areas for commercial purpose.

AGRICCULTURAL USE:

Most of the areas in the Nellikuppam LPA which are at present under agricultural use are proposed to be retained as such. The areas coming under this use have been listed in the annexure attached.

Sanctioned Detailed Development Plans:

In so far as the areas covered by sanctioned D.D.Plans the respective rules and regulations of the sanctioned D.D.Plans alone will prevail.

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ANNEXURE – A

Zoning Regulations: (G.O.Ms.No.1730 RD&LA dt. 24-7-74)

The developments shall conform to the following zoning regulations.

1. Residenial Use Zone:

   a. Primary Residential Use Zone

   b. Mixed Residential Use Zone.

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

Uses Permitted:

1. All residential buildings including single and multi family dwellings, apartment dwellings and tennents together with appurtenances pertaining there to;

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, newspapers, milk-kiosks, cycle repair shops and single person tailoring shops;

4. Hair dressing saloons and Beauty Parlours;

5. Nursery and Primary schools;

6. Taxi and Auto-rickshaw stands; and

7. Parks and Playfields.

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

2. Hostels and Single person apartments;

3. Community Halls, Kalyana Mandapams, Religious buildings, welfare centres and Gymnasia;

4. Recreation clubs, Libraries and Reading Rooms;

5. Clinics Dispensaries and Nursing Homes;

6. Government, Municipal and other Industrial sub-offices;

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

8. Banks and Safe Deposit Valuts;

9. Educational Institutions excluding Colleges;

10. Restaurants, Residential Hotels and other Board and Lodging Houses;

11. Petrol filling and Service Stations;

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

13. Vegetable, Fruit, flower, Fish, Eggs and Meat shops;

14. Bakeries and Confectionaries;

15. Laundry, Tailoring and Gold Smith shops; and

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

II. COMMERCIAL USE ZONE:

Uses Permitted

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

2. All Commercial business uses including all shops, stores, market and uses, connected in the display and sale of merchandise, either wholesale or retail but excluding explosures, or products which are either obnoxious or likely to cause health hazards.

3. Cinema theatres and other commercial entertainment centres;

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

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

6. Automobile repair shops and garages;

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

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8. Installation of electric motors not exceeding 20 H.P. for use incidental to the commercial activities permissible in the zone.

III. INDUSTRIAL USE ZONE:

a. Controlled Industrial Use Zone

b. General Industrial Use Zone

c. Special Industrial and Hazardous Use Zone

Use-Zone III (a) Controlled Industrial Use Zone Uses Permitted:

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

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

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

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

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Use-Zone III (b) General Industrial Use Zone – Uses Permitted:

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

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

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

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

Uses permitted

1. All Commercial uses listed under Use 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;

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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 product poisonous fumes or explosion;

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

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

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

7. Melting or processing tallow or sulphur;

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

9. Washing or driving wool or hair;

10. Making fish oil;

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

12. Manufacturing or distilling sago and artificial manure.

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13. Brewing beer, manufacturing by distillation arrack or spirit containing alchohol, whether denatured 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 whorship 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 :

Uses permitted:

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

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

3. Hostels and Single person apartments;

4. Recreation Clubs, Libraries and Reading Rooms; and

5. Restaurants.

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V. PUBLIC AND SEMI-PUBLIC USE ZONE:

1. Government and Quasi Government Offices
2. Art Calleries, Museums, Acquaris and Public Libraries;
3. Hospitals, Sanitoria and other medical and public health institutions;
4. Harbour, Airport and flying club;
5. Organised parking Lots and Bus and Taxi Stands;
6. Parks, Playfields, swimming pools, Stadium, Zoological Gardens, Exhibition Grounds and other public and Semi-Public Open spaces; and
7. All uses permitted in the Use Zones 1(a) and 1(b) i.e. the residential use zones.

VI. AGRICULTURAL USE ZONES:

Uses permitted:

1. All agricultural uses;
2. Farm houses and buildings for agricultural activities.
3. Rurual settelments with allied uses;
4. Public and Private parks, playfields, gardens, caravan and camping sites and other recreational uses;
5. Dairy and Cattle Farms;
6. Piggeries and Poultry Farms;
7. Water tanks and reservoirs;
8. Sewage farms and garbage dumps;
9. Airports and broadcasting installations;
10. Forestry;

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COMMISSIONER

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ABSTRACT

Master Plan – Nellikuppam Local Planning Area / Municipality – S.F.No.28/1B, 2, 29/1 and 39 (New T.S.No.53/2A2 Block No.18, T.S.No.41 Block No.19 and Ward D) – Total extent 3945 Sq.m. (0.975 Acres) – Change of land use from Primary use zone into Mixed Residential use zone – variation notification under section 32 (4) of the Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) – Orders – Issued.

HOUSING AND URBAN DEVELOPMENT (UD4-1) DEPARTMENT

G.O.Ms.No.115 Dated: 23.5.2008

READ:

1) G.O.Ms.No.558, Housing and Urban Development Department dated 14.6.1995.

READ ALSO:

2) G.O.Ms.No.20, Housing and Urban Development Department dated 29.1.2007.
3) From the Commissioner of Town and Country Planning Letter Roc No.6869/2006/MP1 dated 2.8.2007 to 24.4.2008.

=======

ORDER:

In the Government order second read above the Government have issued orders for the change of lands to an extent of 3945 Sq.m. (0.975 Acres) in S.F.No. 28/1B, 2, 29/1 and 39 (New T.S.No.53/2A2 Block No.18, T.S.No.41 Block No.19 and Ward D) in Nellikuppam Municipality within Nellikuppam Local Planning Area from Primary Residential use zone into Mixed Residential use zone in the approved master plan for Nellikuppam local planning area. The Commissioner of Town and Country Planning has now sent proposals for the publication of variation notification in the Tamil Nadu Government Gazette, under sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972). The Government after careful examination accept the proposal of the Commissioner of Town and Country Planning and direct that variation as in the appended notification be made to the land use maps of Nellikuppam local planning area immediately.

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

NOTIFICATION.

In exercise of the powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variations to the master plan for the Nellikuppam local planning area approved under the said Act and published with the Housing and Urban Development Department Notification No.II (2)/HOU/2647/95, at pages 625 and 626 of Part II-Section 2 of the Tamil Nadu Government Gazette dated the 2nd August 1995.

VARIATIONS.

[redacted] master plan, under the heading "PERMITTED LAND USE IN VARIOUS SURVEY NO. OF NELLIKUPPAM – LOCAL PLANNING AREA".-

(1) in ANNEXURE – B (I)under the heading " I.PRIMARY RESIDENTIAL (PR) USE ZONE", in serial number 8, against the entry "PR 8", for the expression "28, 29, 32 to 41", the expression 28 (except 28/1B,2), 29 (except 29/1) 32 to 38, 40, 41"shall be substituted; and

(2) in "ANNEXURE – B (ii), under the heading "I (b) MIXED RESIDENTIAL USE ZONE (MR)", in serial number 5, against the entry"MR5", after the expression "26,", the expression "28/1B,2,29/1,39" shall be inserted.

(BY ORDER OF THE GOVERNOR)

V. SELVARAJ
JOINT SECRETARY TO GOVERNMENT

To
The Works Manager, Government Central Press, Chennai-79
(with a request to publish in Tamil Nadu Government Gazette)
The Commissioner of Town and country Planning, 807, Anna salai, Chennai-2
The Deputy Director of Town and Country Planning, incharge
Chengalpattu Region, 131,G.S.T.Road, Chengalpattu.
The Commissioner Incharge, Nellikuppam Municipality,
Nellikuppam, Cuddalore District.
The Secretary, Nellikuppam Variyar Welfare Association,
299, Main Road, Nellikuppam- 607 105, Cudallore District.
Copy to
The Law Department, Chennai-9
SF/SC.

//Forwarded by Order//

SECTION OFFICER.

DIRECTOR
5 FEB 2007

6869/06

02124

ABSTRACT

Master Plan – Change of land use in Cuddalore District Panruti Division – Nellikuppam Municipality – S. No. 28/1P, 28/2. 29/1 and 39 (New T.S. No. 53/2A2, Block No. 18 T.S. No. 41 in Block No. 19 Ward D) to the total extent of 3945 Sq.m. or 0.97.5 Acre from Primary Residential use Zone into Mixed Residential use Zone within the Nellikuppam Local Planning Area – Orders – Issued.

HOUSING AND URBAN DEVELOPMENT (UDIV(1) DEPARTMENT

G.O.Ms.No. 20

Dated 29th January , 2007

READ:

1. From the Director of Town and Country Planning letter Roc. No. 6869/2006/MP1 dated 10.07.2006
2. Government letter No. 19490/UDIV(1)/06-1 Dated 26.8.06
3. From the Director of Town and Country Planning letter Roc. No. 6869/2006/MP1 dated 19.10.2006

ORDER

The Government after careful examination of the request of the petitioner Thiru. K. Venkatesa Chettiyar, Secretary, Nellikuppam Vaniyar Welfare Association, in consultation with the Director of Town and Country Planning Accord permission for the change of land use from Primary Residential use Zone into Mixed Residential Use Zone to the total extent of 3945 Sq.m. or 0.97.5 Acres in S.No. 28/1P, 28/2, 29/1 and 39 (new T.S.No. 53/2A2 in Block No. 18 T.S.No. 41 in Block No. 19 in Ward D) in Nellikuppam Municipality in Cuddalore District, Panruti Division within the Cuddalore Local Planning Area, Cuddalore District.

2. The Director of Town and Country Planning is requested to take necessary further action under the provision of the Town and Country Planning Act 1971 in this regard. He is also requested to incorporate the above change of land use in the master Plan for the cuddalore Local Planning Area while submitting the same for the final approval of the Government.

(By order of the Governor)

R. Sellamuthu
Secretary to Government.

To

The Director of Town and Country Planni8ng, Chennai600 002
The Deputy Director of Town and Country Planning, (incharge) Chengalpattu Region, 131, G.S.T. Road, Chengalpattu
The Commissioner (in-charge) Nelli8kuppam Municipality, Nellikuppam Cuddalore District.
The Secetary, Nellikuppam Vaniyar Welfare Association, 299 Main Road, Nellikuppam 607 105 Cuddalore District.

Copy to:

The Sr. P.A. to Minister for Information Chennai-600 009
The Private Secretary to Secretary to Government, Housing & U.,D., Department, Chennai-600009

FORWARDED/BY ORDER

S. Banerjee

SECTION OFFICER.

31/1/07

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PERMITTED LAND USE IN VARIOUS SURVEY NO.S OF [illegible] PLANNING AREA

ANNEXURE – B(1)

I. PRIMARY RESIDENTIAL (PR) USE ZONE:

1. PR1 – S.Nos. 380 to 384, 421 to 424, of V.No.137 Thirukandeswaram village.

S.Nos. 62 to 65, 77 to 89, 91 of V.No.142 Kudithangi village

2. PR2 – S.Nos. 195, 196pt , 198pt, 199, 200, 201pt, 408, 411, 412, 414pt, 416pt, 418pt, 444 to 450, 451pt, 452 to 455, 456pt, 457pt, 458, 459, 460pt, 461, 462pt, 464pt of V.No.137 Thirukandeeswaram village.

S.Nos. 424pt, 425pt of V.No.141 Sholavalli village.

3. PR3 – S.Nos. 427 to 432, 433pt, 434pt, 435 to 442, 464pt, 465, 467 to 475 of V.No.137 Thirukandeeswaram village.

S.Nos. 193pt, 194 pt, 195 to 197, 198pt, 199, 200, 201pt, 204pt of V.No.141 Sholavalli village.

S.Nos. 146 to 148, 149pt V.NO.142 Kudithangi village.

4. PR4 – S.Nos. 460pt, 462pt, 463, 464pt of V.No.137 Thirukandeeswaram village.

S.Nos. 174pt, 175, 176pt, 188pt, 202, 203, 204pt, 205 to 208, 210 to 213, 215 to 223, 224pt, 225pt, 230pt, 231pt, 232 to 234, 235pt, 236pt, 287pt, 288pt, 289pt and 424pt of V.No.141 Sholavalli village.

5. PR5 – S.Nos. 235pt, 236pt, 237 to 241, 242pt, 250pt, 251 to 253, 254pt, 261pt, 262 to 264, 265pt, 266, 267pt, 276pt, 277 and 278, 280pt, 281pt, 282pt, 283pt, 284 to 285pt, 286pt, 287pt of V.No.141 of Sholavalli village.

6. PR6 – S.Nos. 45pt, 61pt, 62, 63pt, 64, 65pt, 66 to 70, 71pt, 72, 73pt, 74pt, 75pt, 77, 79, 80pt, 81, 83, 85, 86 of V.No. 141 Sholavalli village.

S.Nos. 11pt, 20pt, 21pt of V.No.140 Kilpattambakkam village.

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7. PR7 – S.Nos. 4 to 8, 9pt, 10pt, 11pt of V.No.146 Nellikuppam village.

8. PR8 – S.Nos. 28, 29, 32 to 41, 42pt, 58, 60 to 63, 65, 67, 68, 69, 70/A of V.No.148 Nellikuppam village.

9. PR9 – S.Nos. 97 to 100, 102, 103, 105, 108, 110, 115 to 117, 119 to 125, 127, 173 to 178, 181 of V.No. 145 Kilpadi village.

S.Nos. 142/B, 143 to 145, 171 to 174, 177 of V.No.144 Melpadi village.

10. PR10 – S.Nos. 166 to 169, 193 to 196 of V.No.144 Melpadi village.

11. PR11 – S.Nos. 134, 142/A, 147 to 149, 150, 157 to 164 of V.No.144 Melpadi village

12. PR12 – S.Nos. 44, 50, 51, 52pt, 53 to 56, 109 of V.No.144 Melpadi village.

13. PR13 – S.Nos. 182 to 185, 187, 188pt V.No.142 Kudithangi village.

S.Nos. 16 to 20, 22 to 34, 36 to 41, 54 of V.No.143 Vaidapakkam village.

S.Nos. 13pt, 32, 33, 34 of V.No.144 Melpadi village.

14. PR14 – S.Nos. 111pt, 114 to 122, 123pt, 124 to 126, 128, 130 to 135, 137 to 140, 143 , 162 to 178 of V.No.142 Kudithangi village and 426 of Thirukandeeswaram village.

15. PR15 – S.Nos. 61, 65, 73pt, 75 to 78, 90, 92pt, 95, 96pt of V.No.137 Thirukandeeswaram village.

16. PR16 – S.Nos. 94, 96 to 110, 141 to 143, 145, 146, 220 to 228, 231, 245 V.No.138 of Vanapakkam village.

17. PR17 – S.Nos. 35, 37,38, 40, 157pt, 158, 160, 161, 163 to 165, 170 of V.No.139 Mulikirampattu village.

18. PR18 – S.Nos. 171pt, 172pt, 174pt, 176 and 177 of V.No.139 Mulikirampattu village.

19. PR19 – S.No.419pt of V.No.137 Thirukandeeswaram village.

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PERMITTED LAND USES IN VARIOUS SURVEY NO. OF NELLIKUPPAM LOCAL PLANNING AREA

ANNEXURE – B(ii)

I (b) MIXED RESIDENTIAL USE ZONE (MR):

1. MR1 – S.Nos. 169 to 173, 176pt, 177 to 186, 187pt, 188pt, 189 to 192, 193 pt, 194 pt of V.No.141 Sholavalli village.

S.Nos. 149pt, 150 to 152, 153pt, 158 to 160 of V.No.142 Kudithangi village.

S.Nos. 1 to 4, 5pt, 6pt, 7 to 10 of V.No.143 of Vaidapakkam village.

2. MR2 – S.Nos. 129/Apt, 156pt, 157 to 161, 162pt, 247, 248, 249, 250pt, 254pt, 255 and 256, 258 to 260, 261pt, 265pt, 266pt, 268, 269, 271 to 273pt, 275pt of V.No.141 Sholavalli village.

3. MR3 – S.Nos. 78pt, 80pt, 87 to 100, 102 to 112, 114 to 121, 122pt, 123, 128pt, 129/Bpt of V.No.141 Sholavalli village.

S.Nos. 9pt, 22, 23pt, 128Apt, 129, 130, 132 to 135, 138/Apt of V.No.140 Kilpattambakkam Kilpattambakkam Village.

4. MR4 – S.Nos. 95pt, 96pt, 111pt, 112pt, 113, 114, 115pt, 116, 117pt, 118 to 124, 128B, 138/B of V.No.140 Kilpattambakkam village.

S.Nos. 11pt, 17 to 24/A, of V.NO.146 Nellikuppam village.

5. MR5 – S.Nos. 24/Bpt, 25, 26, 43 to 48, 50 to 56, V.No.146 Nellikuppam village.

6. MR6 – S.Nos. 129/Dpt, 130, 131pt, 132pt, 133pt, 135 Of V.No. 141 Sholavalli village.

S.Nos. 1, 2 of V.No.145 Kilpadi village.

7. MR7 – S.Nos. 4 to 10, 12 to 22, 23pt, 24, 26 to 30, 32 to 33, 35 of V.No.145 Kilpadi village.

8. MR8 – S.Nos. 5 to 10, 12pt, 14 to 16, 18pt, 28pt of V.No.144 Melpadi village.

9. MR9 – S.Nos. 136 to 139, 141pt, 142pt, 143pt, 144pt, 145pt, 146, 147pt, 148pt, 149, 150, 151pt,

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உள்ளீர்மைப்பு உதவி இயக்குநர் அலுவலகம்
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152pt of V.No.141 Sholavalli village.

10. MR10 - S.Nos. 386, 387, 388pt, 394pt, 395pt, 396pt, 397pt, 399pt, 400 to 403, 407, 409pt, 410pt, 413pt. 415, 416pt, of V.No.137 Thirukandeeswaram village.

11. MR11 - S.Nos. 370, 372 to 378 of V.No.137 Thirukandeeswaram village.

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ANNEXURE B (iii)

II. COMMERCIAL USE ZONE (C):

1. C1 - S.Nos. 129/B pt, 129/Apt, 156pt, 162pt, 164pt, 165pt of V.No.141 of Sholavalli village.

   S.Nos.5pt, 6pt of V.No.143 Vaidapakkam village.

   S.Nos. 138,/Apt of V.No.141 Kilpattambakkam village.

2. C2 - S.No.129/Dpt, 131pt, 132pt, 133pt, of V.No. 141 Sholavalli village.

   S.Nos. 24/Bpt of V.No.146 Nellikuppam village.

3. C3 - S.Nos. 134, 141pt, 142pt, 143pt, 144pt, 145pt, 147pt, 148pt, 151pt, 152pt, 153pt, of V.No. 141 Sholavalli village.

   S.Nos. 3 & 4 of V.No.144 Melpadi village.

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நாள்:.....
விழுப்புரம் மண்டலம்

ANNEXURE B (iv)

III. INDUSTRIAL USE ZONE (I):

1. I1 - S.Nos. 141, 142 , 144 of V.No. 142 Kudithangi village.

2. I2 - S.Nos. 18pt, 19 to 27, 28pt, 38pt, 39 to 42, 43, 45, 46 to 49, 57, 58pt, 65pt, 66pt, 67 to 69, 70pt, 71pt, 88pt, 114 to 121 of of V.No. 144 of Melpadi village.

S.Nos. 23pt, 25 of V.No.145 Kilpadi village.

3. I3 - S.Nos. 42 pt of V.No.146 Nellikuppam village.

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விழுப்புரம் மண்டலம்

ANNEXURE B(v)

IV. EDUCATIONAL USE ZONE(E)

1. E1 - S.No. 164, 245, 246 of V.No.141 Sholavalli village.

2. E2 - S.Nos. 125 to 127, 128Apt, 136, 137, 138/Apt of V.No.140 Kilpattambakkam village.

3. E3 - S.Nos. 52pt of V.No.144 Melpadi village.

4. E4 - S.Nos. 418pt, 419pt of V.No.137 Thirukandeeswaram village.

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நகரமைப்பு உதவி இயக்குநர் அலுவலகம்
கோப்பு எண்:.....
நாள்:.....
விழுப்புரம் மண்டலம்.

ANNEXURE (B)(vi)

V. PUBLIC AND SEMI PUBLIC USE ZONE:

1. P1 - S.No. 163 of V.No.141 Sholavalli village.

2. P2 - S.Nos. 129/C, 152pt, 153pt, 154 of V.No.141 Sholavalli village.

3. P3 - S.Nos. 122pt, 124 to 127, 129/Bpt of V.No.141 Sholavalli village.

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ஊரமைப்பு உதவி இயக்குநர் அலுவலகம்
கோப்பு எண்:.....
நாள்:.....
விழுப்புரம் மண்டலம்

ANNEXURE B (vii)

VI. AGRICULTURAL USE ZONE (A.G.):

S.Nos. 1 to 21 24, 25, 27, 28, 30, 33 to 48, 49pt, 52 to 60, 62 to 64, 66, 68 to 72, 73pt, 79 to 87, 88pt, 89pt, 91, 92pt, 93, 94, 96pt, 97 to 133, 135, 136, 138pt, 139pt, 140pt, 141pt, 142, 153, 155 to 157, 159 to 170, 172 to 182, 183pt, 185 to 189, 190pt, 191pt, 192, 193pt, 194 pt, 196pt, 197, 198pt, 201pt, 202, 205, 206, 209 to 217, 218pt, 219, 220pt, 221pt, 222/Apt, 222 /Bpt, 223AB, 224, 225pt, 226pt, 227 to 232, 234, 235, 236pt, 237pt, 238 to 247, 248AB, 249 to 254, 255pt, 256 to 319, 321 to 323, 325 to 336, 338 to 363, 365, 366, 367pt, 389, 390pt, 391 to 393, 394pt, 395pt, 396pt 397pt, 398, 457pt, of V.No.137 Thirkandeeswaram Village.

S.Nos. 1 to 91, 93, 95, 111 to 120, 122 to 124, 126, 128 to 131, 135 to 140, 151 to 188, 189pt, 190 to 193, 194pt, 195 to 199, 201 to 206, 208 to 212, 216 to 219, 229, 230, 232 to 239, 241 to 243, 248 to 253 of V.No.138 Vanapakkam village.

S.Nos. 2 to 16, 18 to 23, 25 to 28, 30 to 34, 36, 41 to 52, 54 to 78, 80 to 82, 85 to 94, 96 to 117, 119 to 124, 127 to 130, 133 to 145, 147 to 152, 154 to 156, 157pt, 166 to 168, 171pt, 172pt, 173, 174pt, 175, 180 to 189 of V.No.139 Mulikirampattu village.

S.Nos. 1 to 6, 7pt, 8pt, 10pt, 12pt, 13pt, 14, 15pt, 16 to 18, 19pt, 20pt, 28 to 40, 43 to 51, 53 to 60, 62, 63, 68 to 70, 72, 76 to 94, 95pt, 96pt, 97 to 106, 109, 110pt, 111pt, 112pt, 117pt of V.No.140 Kilpattambakkam village.

S.Nos. 1 to 8, 10 to 38, 40 to 42, 44pt, 46pt, 47, 48, 49pt, 50 to 59, 60pt, 61pt, 74pt, 76pt, 225pt, 226, 227pt, 228, 229, 230pt, 231pt, 281pt, 288pt, 289pt, 291 to 293, 294pt, 295, 296, 299, 300pt, 302pt, 303pt, 304 to 309, 312 to 333, 335 to 341, 343 to 379, 384 to 391, 394 to 396, 399 to 415, 417, 418, 420 to 422, 423pt, 424pt, 425pt, 426 to 446 of V.No. 141 Sholavalli village.

S.Nos. 1 to 10, 13 to 41, 44 to 52, 54 to 61, 66 to 76, 90, 92 to 109, 112, 189 to 191, 193 to 200, 203 to 214, 216 to 244, 247 to 249, 251 to 266, 268 to 278, 280 to 296, 298, 300, 302, 304 to 312, 314 to

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332, 334 to 335, 338 to 340, 342 to 361, 364, 366 to 369, 371, 372, 374 to 376, 378 to 380, 382 to 389, 391, 392, 394, 395, 400 to 405, 408 to 426 of V.No.142 Kudithangi village.

S.Nos. 42 to 46, 48 to 51, 53, 56 to 60, 62, 63, 65 to 70, 72 to 79, 81 to 91, 93 to 95, 97 to 143, 145 to 151, 153 to 158, 160, 162 to 164, 167 to 175 of V.No.143 Vaidapakkam village

S.Nos. 37, 38pt, 58pt, 60 to 63, 64pt, 66pt, 70pt, 71pt, 72pt, 73 to 87, 88pt, 89 to 92, 95, 97 to 100, 104, 105, 122, 123, 126 to 132, 135 to 141, 151 to 156, 175, 176, 178 to 187, 189 to 191, 198, 200 to 205, 207 to 210, 212 to 258, 262 to 277 of V.No.144 Melpadi village.

S.Nos. 11pt, 36pt, 38 to 41, 42pt, 43, 44, 46, 47, 50 to 53, 55 to 58, 60 to 70, 72, 73pt, 74 to 77, 79 to 85, 87 to 91, 93 to 96, 107, 129 to 131, 133 to 143, 145 to 150, 152, 153, 157, 159 to 167, 169, 170, 172, 182 to 192, 195, 196, 198, 200 to 211, 213 to 215, 217 to 220, 222, 223, 225 to 230, 232, 233, 235 to 248, 250 to 253, 255 to 261 of V.No.145 Kilpadi village.

S.Nos. 1, 2, 13 to 15, 70/B, 71 to 88, 91 to 116, 118 to 121, 123 to 127, 129 to 137, 140, 142, 144, 145, 147 to 153, 156 to 161 of V.No.146 Nellikuppam village.



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ஊரமைப்பு உதவி இயக்குநர் அலுவலகம்
கோப்பு எண்:.....
நாள்:.....
விழுப்புரம் மண்டலம்

ANNEXURE B (viii)

VII. TRAFFIC AND TRANSPORTATION:

Existing Roads:

1. Roads S.Nos. 22, 23, 26, 67, 74, 88pt, 89pt, 137, 138pt, 139pt, 140pt, 141pt, 171, 218pt, 220pt, 221pt, 222/Apt, 222/Bpt, 225pt, 226pt, 233, 236pt, 237pt, 369, 385, 390pt, 399pt, 420, 425, 433pt, 434pt, 443, 466 of V.No. 137 Thirukandeeswaram village.

2. Roads S.Nos. 92, 132, 144, 147, 150, 240, 244, 247 of V.No.138 Vanapakkam village.

3. Roads S.Nos. 79, 83, 84, 146, 159, 162pt, 169pt, 179pt of V.No.139 Mulikirampattu village.

4. Roads S.Nos. 24, 25, 26, 27, 139 to 143 of V.No.140 Kilpattambakkam village.

5. Roads S.Nos. 87, 133, 155, 165, 166, 243, 265pt, 273pt, 274, 279, 310, 311, 334 of V.No.141 Sholavalli village.

6. Roads S.Nos. 11, 12, 123pt, 145, 149pt, 154, 155, 161, 215 of V.No.142 Kudithangi village

7. Roads S.Nos. 11 to 15 of V.No.143 Vaidapakkam village.

8. Roads S.Nos. 1, 2, 12pt, 13pt, 17, 29, 30, 31, 38pt, 58pt, 64pt, 65pt, 66pt, 71pt, 72pt, 88pt, 107, 108, 110 to 113, 133, 146, 165, 170, 188 of V.No.144 Melpadi village.

9. Roads S.Nos. 11pt, 31pt, 34, 36pt, 37, 42pt, 71, 73pt, 101, 104, 106, 118, 179, 180 of V.No.145 Kilpadi village.

10. Roads S.Nos. 24/Bpt, 27, 30, 31, 64 of V.No.146 Nellikuppam village.

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ஊரமைப்பு உதவி இயக்குநர் அலுவலகம்
நகல்
கோப்பு எண்:.....
நாள்:.....
விழுப்புரம் மண்டலம்

PROPOSED ROADS

11. Roads S.Nos. 190pt, 191pt, 193pt, 194pt, 196pt, 198pt, 201pt, 255pt, 367pt, 368, 388pt, 390pt, 394pt, 395pt, 396pt, 397pt, 399pt, 409pt, 410pt, 413pt, 414pt, 416pt, 417, 451pt, 456pt,457pt, 460pt, 462pt, 464pt of V.No.137 Thirukandeeswaram village.

12. Roads S.Nos. 7pt, 8pt, 9pt, 10pt, 11pt, 12pt, 13pt, 15pt, 19pt, 20pt, 21pt, 23pt, 95pt, 96pt,110pt, 111pt, 112pt, 115pt, 117pt of V.No.140 Kilpattambakkam village.

13. Roads S.Nos. 44pt, 45pt, 46pt, 49pt, 60pt, 61pt, 63pt, 65pt, 71pt, 73pt, 74pt, 75pt, 76pt, 78pt, 80pt, 174pt, 176pt, 187pt, 188, 193pt, 194pt, 198pt, 201pt, 204pt, 225pt, 227pt, 230pt, 231pt, 235pt, 236pt, 242pt, 250pt, 254pt, 261pt, 267pt, 275pt, 276pt, 280pt, 281pt, 282pt, 283pt, 285pt, 286pt, 287pt, 288pt, 289pt, 294pt, 300pt, 302pt, 303pt, 423pt, 424pt, 425pt, of V.No.141 Sholavalli Village.

14. Roads S.Nos. 111pt, 113, 149pt, 153pt of V.No.142 Kudithangi village.

15. Roads S.Nos. 9pt, 10pt, 11pt of V.No.146 Nellikuppam village.

RAILWAY:

S.Nos. 140 of V.No. 141 Sholavalli village.

S.Nos. 53, 179 & 245 of V.No.142 Kudithangi village

S.Nos. 3 of V.No. 144 Kilpadi village

Verified by RealStage™

சார்நிலைப்பத்திரப் பதிவு உதவி இயக்குநர் அலுவலகம்
கோப்பு எண்:.....
நாள்:.....
விழுப்புரம் மண்டலம்

ANNEXURE B(ix)

VIII. WATER BODIES (TANK AND CHANNEL)

Channel S.Nos. 29, 31, 32, 49pt, 50, 51, 154, 158, 183pt, 184, 203, 204, 207, 208, 247B, 320, 324, 337, 364, 367pt, 371, 379, 404, 405, 406, Tank 134 of V.No.137 Thirukandeeswaram village.

S.Nos. 121, 125, 127, 133, 134, Pond 148, 149, Pond 189pt, Pond 194pt, Pond 200, 207, 213, 214, 215, 246 of V.No.138 Vanapakkam village.

S.Nos. 1, 17, 24, 29, 39, 53, 95, 118, 125, 126, Tank 131, 132, 153, 162pt, 167, 168, 169pt, 178, 179pt of V.No. 139 Mulikirampattu village.

S.Nos. 41, 42, 52, 61, 64 to 67, 71, 73 to 75, 107, 108, Tank 131 of V.No.140 Kilpattambakkam village.

S.Nos. 9, 39, 43, 82, 84, 101, 113, 209, Tank 214, 244, 247, 257, 270, 290, 297, 298, 301, 342, Tank 380 to 383, 392, 393, 397, 398, 419 of V.No.141 Sholavalli village.

S.Nos. 42, 43, 110, 127, 129, 136, 156, 157, 186, 192, 201, 202,246, 250, 267, Tank 279, 297, 299, 301, 303, 313, 333, 336, 337, 341, 362, 363, 365, 370, 373, 377, 381, 390, 393, 396 to 399, 406, 407, 416 of V.No.142 Kudithangi village.

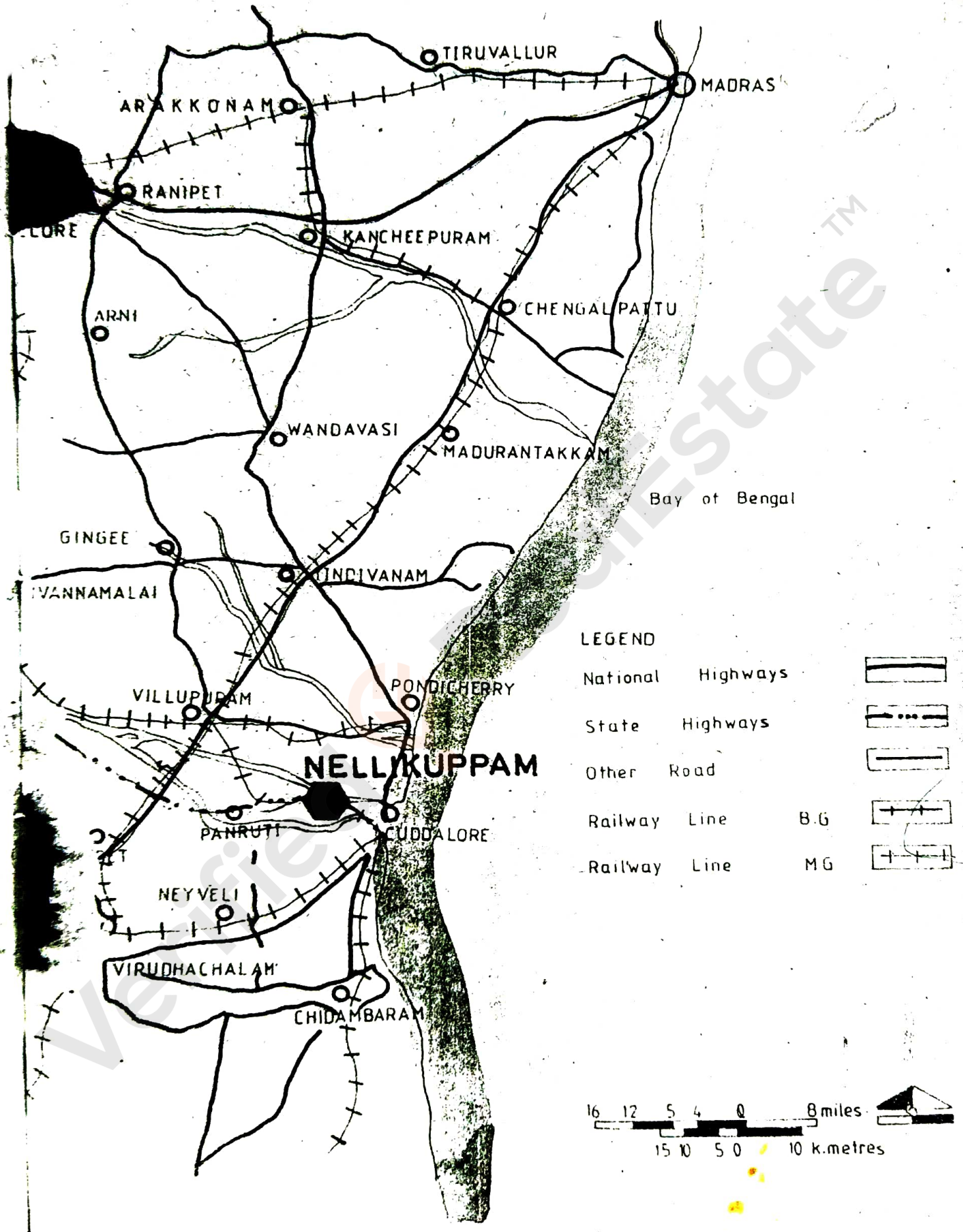
S.Nos, 21, 35, 47, 52, 55, 61, 64, 71, 80, 92, 96, 144, 152, 159, 161, 165, 166, 176 to 178 of S.No.143 Vaidapakkam village.

S.Nos. 11, 35, 36, 59, 93, 94, 96, 101 to 103, 106, 124, 125, 197, 199, 206, 211, 259 to 261 of V.No.144 Melpadi village.

S.Nos. 31pt, 45, 48, Pond 49, 54, 59, 78, 86, 92, 109, 111 to 114, 126, 128, 132, 144, 151, 154 to 156, 158, 168, 171, 193, 194, 197, 199, 212, 216, 221, 224, 231, 234, 249, 254, 262 of V.No.145 Kilpadi village.

S.Nos. 3, 12, 16, 49, 57, 59, 66, 89, 90, 117, 122, 128, 138, 141, 143, Pond 146, 154, 155, 162 of V.No.146 Nellikuppam village.

LOCATION MAP



LIKUPPAM MASTER PLAN

சுருக்கம்

நகர்ப்புற வளர்ச்சி – முழுமைத் திட்டம் – நிலப்பயன் மாற்றம் – மனுதாரர்கள் திரு M.M.I. கலீல் மற்றும் திருமதி A. அஜ்மத்பேகம் – நெல்லிக்குப்பம் உள்ளூர் திட்டக் குழுமம் / நகராட்சிக்குட்பட்ட, விழுப்புரம் மண்டலம், கடலூர் மாவட்டம், பண்ருட்டி வட்டம், குடிதாங்கி கிராமம், பழைய சர்வே எண்.1/3, வார்டு A, பிளாக்–8, நகரளவை எண்.1/2A–ல் உள்ள 1.02 ஏக்கர் பரப்பளவுள்ள நிலம் – விவசாயப் உபயோகப் பகுதியிலிருந்து தொழிற்சாலை உபயோகப்பகுதியாக – ஒப்புதல் பெற்ற நெல்லிக்குப்பம் முழுமைத் திட்டம் – ஆணை வெளியிடுதல்.

==========

வீட்டுவசதி மற்றும் நகர்ப்புற வளர்ச்சி [நு.வ.4(1)]த்துறை

அரசாணை (2டி) எண்.118 **நாள்:28.10.2014**
ஜய வருடம், ஐப்பசி திங்கள் 11,
திருவள்ளுவர் ஆண்டு 2045

படிக்கப்பட்டது:

நகர் ஊரமைப்பு ஆணையரின் கடித எண் ROC.23583/2013/முதி1, நாள் 4.3.2014

ஆணை

மனுதாரர்கள் திரு M.M.I. கலீல் மற்றும் திருமதி A. அஜ்மத்பேகம் என்பவர், நெல்லிக்குப்பம் உள்ளூர் திட்டக் குழுமம் / நகராட்சிக்குட்பட்ட, விழுப்புரம் மண்டலம், கடலூர் மாவட்டம், பண்ருட்டி வட்டம், குடிதாங்கி கிராமம், பழைய சர்வே எண்.1/3, வார்டு A, பிளாக்–9, நகரளவை எண்.1/2A–ல் உள்ள 1.02 ஏக்கர் பரப்பளவுள்ள விவசாயப் பகுதி நிலத்தினை ஒப்புதல் பெற்ற நெல்லிக்குப்பம் முழுமைத் திட்டத்தில் தொழிற்சாலை உபயோகப் பகுதியாக நிலப்பயன் மாற்றம் கோரியதின் அடிப்படையில், நகர் ஊரமைப்பு ஆணையர், மேலே படிக்கப்பட்ட கடிதத்தில், இந்நிலப்பயன் மாற்றத்தினை கீழ் வரும் குறிப்புகளின் அடிப்படையில் பரிந்துரைத்து உரிய நடவடிக்கை எடுக்கும் பொருட்டு அரசுக்கு அனுப்பினார்.

- நகர் ஊரமைப்பு உதவி இயக்குநர், விழுப்புரம் மண்டலம், விழுப்புரம் அவர்களின் நேராய்வு அறிக்கை.
- நெல்லிக்குப்பம் நகராட்சி/உள்ளூர் திட்டக் குழுமத்தின் 31.5.2013 நாளிட்ட தீர்மானம் எண்.142
- வட்டாட்சியர், பண்ருட்டி அவர்களின் தடையின்மை சான்று.

2. மனுதாரர்கள் திரு M.M.I. கலீல் மற்றும் திருமதி A. அஜ்மத்பேகம் என்பவரின் கோரிக்கையினை அரசு நன்கு ஆய்வு செய்து, நகர் ஊரமைப்பு ஆணையருடன் கலந்தாலோசித்து, அன்னாருக்கு சொந்தமான நெல்லிக்குப்பம் உள்ளூர் திட்டக் குழுமம் / நகராட்சிக்குட்பட்ட, விழுப்புரம் மண்டலம், கடலூர் மாவட்டம், பண்ருட்டி வட்டம், குடிதாங்கி கிராமம், பழைய சர்வே எண்.1/3, வார்டு A, பிளாக்–8, நகரளவை எண்.1/2A–ல் உள்ள 1.02 ஏக்கர் பரப்பளவுள்ள விவசாயப் பகுதி நிலத்தினை ஒப்புதல் பெற்ற நெல்லிக்குப்பம் முழுமைத் திட்டத்தில் தொழிற்சாலை உபயோகப் பகுதியாக நிலப்பயன் மாற்றம் செய்ய அரசு அனுமதித்து ஆணையிடுகிறது.

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3. நகர் ஊரமைப்பு ஆணையர் அவர்கள், நகர் ஊரமைப்புச் சட்டம் 1971–க்குட்பட்டு இந்நிலப்பயன் மாற்றம் குறித்த அறிவிக்கையினை தமிழ்நாடு அரசிதழில் வெளியிடவும் இதுதொடர்பான தக்க மேல்நடவடிக்கையினை எடுக்கவும், அறிவுறுத்தப்படுகிறார்.

(ஆளுநரின் ஆணைப்படி)

க. பணீந்திர ரெட்டி,
அரசு முதன்மைச் செயலாளர்(பொ).

பெறுநர்
நகர் ஊரமைப்பு ஆணையர்,
சென்னை – 600 002.
நகர் ஊரமைப்பு உதவி இயக்குநர்,
56/ஏ, அரசு மருத்துவமனை சாலை,
விழுப்புரம் மாவட்டம்,விழுப்புரம்.

திரு M.M.I. கலீல் மற்றும்
திருமதி A. அஜ்மத்பேகம்,
நெ.42, முதல் மாடி, K-பிளாக், 13வது தெரு,
அண்ணாநகர் கிழக்கு,
சென்னை–600 102.

நகல்:
அரசு செயலரின் தனிச்செயலாளர்,
வீட்டு வசதி (ம) நகர்ப்புற வளர்ச்சித் துறை,
சென்னை–600 009.
அமைச்சர் (வீ.வ.(ம) ந.வ) அவர்களின் முதுநிலை நேர்முக உதவியாளர்,
சென்னை–600 009.
இருப்புகோப்பு / உதிரி நகல்

// ஆணைப்படி /அனுப்பப்படுகிறது //

பிரிவு அலுவலர்.

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