ABSTRACT

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

HOUSING AND URBAN DEVELOPMENT (UD4-2) DEPARTMENT

G.O.Ms.No. 319 Dated: 10.10.07

READ:

1. G.O.Ms.No. 387 Housing and Urban Development Department dated 18.9.2000.
2. From the Director of Town and Country Planning Letter Roc. No. 29367/04/MP3 dated 30.3.2007.

=======

ORDER:

In the Government order first read above the Government have given consent to the Velur Local Planning Authority for publication of notice under section 26 of the said Act for the preparation of modified Master Plan for the Velur Local Planning Area. The Director of Town and Country Planning, in his letter second read above has sent the modified master plan for the Velur Local Planning Area and requested the Government to accord approval to it, 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 paragraph 1 above have decided to approve the modified master plan for the Velur 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 Velur Local Planning Area. The copies of the modified master plan for the Velur Local Planning Area, as approved by the Government are communicated to the Director of Town and Country Planning, Chennai.

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 in the manner as prescribed in the rules.

NOTIFICATION.

In the 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 Velur local planning area submitted by the Director of Town and Country Planning.

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

(BY ORDER OF THE GOVERNOR)

R. SELLAMUTHU
SECRETARY TO GOVERNMENT

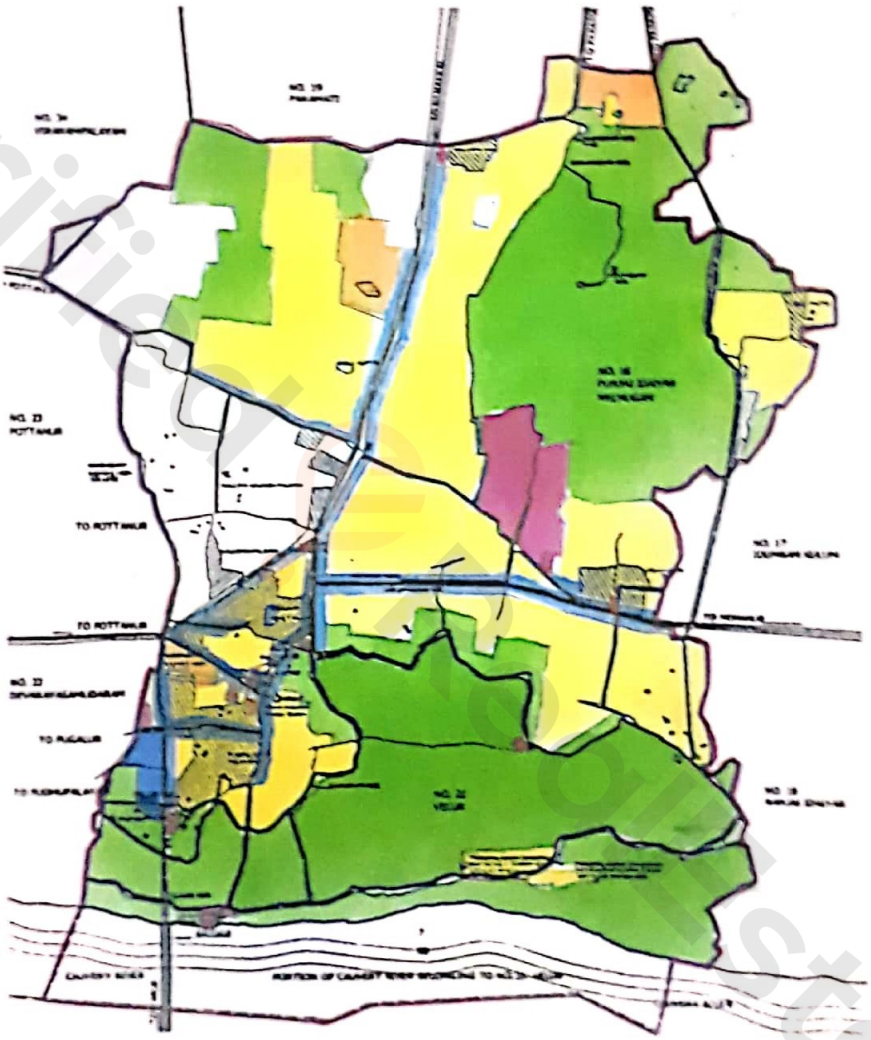
To
The Works Manager, Government Central Press, Chennai-79.
(for publication of notification in the Tamil Nadu Government Gazette)
The Director of Town and Country Planning, Chennai-2.
The Regional Deputy Director of Town and Country Planning, Salem Region,
No. 6, Sannadhi Street, Subramania Nagar, Sooramangalam, Salem.
The Member Secretary, Velur Local Planning Area,
Special Grade Panchayat, Velur, Namakkal District,
The Executive Officer, Special Grade Panchayat, Velur, Namakkal District,
Through: The Director of Town and Country Planning, Chennai-2.
The Commissioner of Municipal Administration, Chennai-5.
The Law Department, Chennai-9.
Copy for file
SF/SC –

//Forwarded by Order//

18/10/07
SECTION OFFICER.

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VELUR
MASTER PLAN
(Modified)



VELUR LOCAL PLANNING AUTHORITY
Namakkal District.

DTCP

Salem Region
DIRECTORATE OF
TOWN AND COUNTRY PLANNING
Government of Tamilnadu.

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Reference No. : 2484/99 – SR – 3.
Regional Office : Salem Region.
Directorate of Town & Country Planning, Chennai Roc.No. : 29367/2004 MP3.

MASTER PLAN FOR VELUR LOCAL PLANNING AREA (MODIFIED)

Approved in Resolution
No. 161 Dt. 29.11.04
Of Velur Local Planning Authority,
Velur.

Member – Secretary /
Executive Authority,
Velur Local Planning Authority,
Velur.

Approved in G.O.Ms. No.
H & U.D.Department.Dt.

Deputy Director of Town and
Country Planning,
Salem Region.

Deputy Director of Town and Country Planning,
Master plan Division, Chennai.

Joint Director of Town and Country Planning,
Chennai.

COMMISSIONER of Town and Country Planning,
Chennai.

Secretary to Government,
Housing and Urban Development Department,
Government of Tamil nadu.

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VELUR MASTER PLAN

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VELUR MASTER PLAN

CHAPTER I

INTRODUCTION AND EXISTING FEATURES

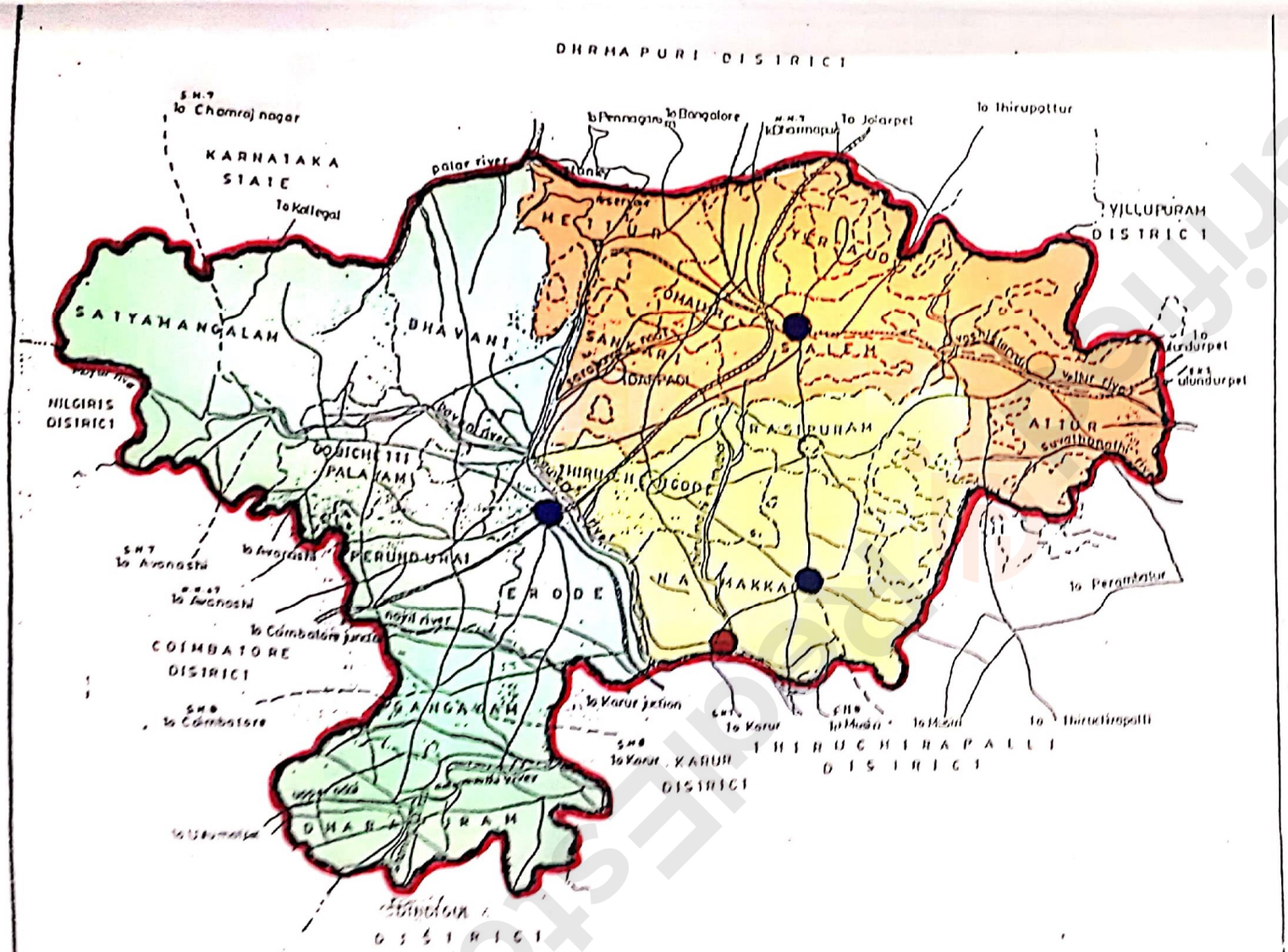
INTRODUCTION

1.01. Velur, a Selection Grade Panchayat, is located in the South West part of Namakkal District and is between Namakkal and Karur Municipality Towns, Along the N.H.7. It is located at a distance of 72 kilometers South-West of Salem town and at a distance of 8 kilometers from Pugalur which the nearest Railway station. The N.H.7 from Bangalore to Cape-Comerin passes through this town. The town is well connected by Bus-routes with adjoining urban centers namely Tiruchengode, Namakkal, Karur and Salem. The river Cauvery is on the Southern side of the town limit. Map No. 1 Shows the location of Velur in Salem Region. The Selection Grade panchayat area which is co terminus with the Local Planning Area, is 14.73 Sq.kms. and is comprised of two Revenue Villages Viz., 1) Velure and 2) Punjai Idaiyar Melmugam. The population of the town as per1991 census was 20324. The town is an important center for the betel leaves export. Betel leaves produced along the banks of Cauvery are brought to this place for sorting, packing and export to places like Delhi, Mumbai, Ahmedabad, Baroda, Nagapur and other towns in North India.

PHYSIOGRAPHY AND CLIMATOLOGY

1.02. The town is situated on plain and fertile lands sloping from North to South towards Cauvery River. The temperature here is moderate throughout the year except during summer when it is hot. The prevailing winds are from Southwest and Northeast, the highest and the lowest mean velocities occurring in the months of July and November respectively.

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SALEM REGION

MAP

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
- DISTRICT HEAD QUARTERS
- VELUR L.R.A

N

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMIL NADU

1.03. The town gets rainfall both from the Northeast and Southwest monsoons. Most of the rainfall occurs between August and November.

SOIL

1.04. In and around Velur, the soil is black due to alluvial deposits with red sub-soil. The soil are generally black clay or black loam, black sand, loamy and red sand or gravel. The red sandy soils are equal to loams in productivity.

1.05. The percentage distribution of the various types of soils in Namakkal Taluk within which the town lies is given in Table 1.01.

Table1.01

Soil Distribution in Namakkal Taluk – in percentage

Name of Taluk	Regar or Black			Red		Total
	Clay	Loam	Sand	Loam	Sand	
	1	9	2	28	60	100

Source: Census Publication.

LOCAL PLANNING AREA

1.06. The Selection Grade Velur town Panchayat, was notified and declared by the Government as Velur Local Planning Area under Section 10(1) of the town and Country Planning Act, 1971 in G.O.Ms.No.401, H&UD., Department, dt. 27.3.80 and the same was confirmed by the Government under Section 10(4) of the Town and Country Planning Act, 1971 in G.O.Ms.No.681, H&UD Department, dt 10.8.81.

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The Government has also constituted the Local Planning Authority for the velur Local Planning Area under Section 11(1) of the Act in G.O.Ms.No.354, H&UD Department, dt. 9.4.85.

POPULATION

1.07. The town had a population of 20324 as per 1991 census. The growth of population during the decade 1961-71 was very high when compared to the growth rate during the decade 1971-81 and 1981-1991 and it may perhaps be due to the commencement pf Kandasamy-Kandar's College during the period. The growth population and decennial variation since the year 1961 are given in Table 1.102.

Table 1.02

Velur Town: Growth of population since 1961

Census Year	Population	Variation	% to decade Variation
1961	7628	--	--
1971	15057	7429	97.39
1981	18507	3450	22.91
1991	20324	1817	9.81

Source: Census Publications.

POPULATION DENSITY

1.08. The gross population densities of the town in 1981 and 1991 were 13 and 14 persons per hectare respectively.

SEX RATIO

1.09. The Sex ratio of the population of the Velur Town is given in Table 1.03 and it is found to be normal.

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Table 1.03
Sex Ratio - Velur Town

Census Year	Males	Females	Females per 1000 males
1961	3847	3781	983
1971	7611	7446	978
1981	9385	9122	972
1991	10317	10007	970

Source: Census Publications.

AGE CHARACTERISTICS

1.10. The age wise break-up of population is computed for 1981 is given in Table 1.04.

Table 1.04
Age wise break-up of Population – 1981 Census

Sl. No.	Age-Group	Male Population	Female Population	Total (3+4)	% To Total Population
1.	0-14	3457	3354	6811	36.80
2.	15-19	866	781	1647	8.90
3.	20-24	810	800	1610	8.70
4.	25-29	736	818	1554	8.40
5.	30-39	1273	1262	2535	13.70
6.	40-49	995	930	1925	10.40
7.	50-59	680	614	1294	6.99
8.	60& above	568	563	1131	6.11
	Total	**9385**	**9122**	**18507**	**100.00**

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

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LITERACY

1.11. As per 1991 Census 57.74% of total population of Velur Town were literates, of which males accounted for 59.14% and females accounted for 40.86%. There had been an increase in the percentage of literates in the town from 50.25% in 1981 to 57.74% in 1991.

Table 1.05
Literacy: 1961, 1971, 1981 and 1991

Census Year	Male Literates	Female Literates	Total Literates	% To total Population
1961	2412	1058	3470	45.49
1971	4126	2117	6243	41.46
1981	5777	3523	9300	50.25
1991	6939	4796	11735	57.74

Source: Census publications.

RELIGION

1.12. The percentage distribution of the population among different religions as per 1971 census is indicated in the Table 1.06.

Table 1.06
Percentage of distribution of population by Religion – 1971 Census

Sl. No.	Name of Religion	No. of Persons	Percentage of Total Population
1.	Hindus	14580	96.83
2.	Christians	22	0.15
3.	Muslims	455	3.02
Total		**15057**	**100.00**

Source: Census publications.

1.13. The percentage of Hindus Population as per 1971 census was 96.83%, the percentage of other religions put together was only 3.17%.

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OCCUPATIONAL PATTERN

1.14. The main occupation of Velur Town population is Agriculture. Nearly 94.09% of the working population are engaged in Agriculture activities. The remaining 5.91% of workers are engaged in non-agriculture.

1.15. The Table 1.07 gives the Occupational pattern of the Town Population for the decades 1961, 1971, 1981 and 1991. The percentage of workers to total population as per 1961, 1971, 1981 and 1991 census were 38.06%, 38.71%, 41.94% and 68% respectively.

Table No. 1.07
Occupational pattern of Velur Town – 1971, 1981 and 1991

Occupation	1971		1981		1991	
	Workers.	% To Total Workers.	Workers.	% To Total Workers.	Workers.	% To Total Workers.
I. Primary Sector						
1. Agriculture and Allied activities.	3586	61.52	4495	57.91	13000	94.09
2. Mining and Quarrying.	7	0.12	-	-	-	-
Sub Total (A)	3593	61.64	4495	57.91	13000	94.09
II.Secondary Sector						
3. Household Industry	163	2.80	155	2.00	40	0.29
4. Manufacturing Other than Household Industries	652	11.20	-	-	164	1.19
5. Construction	98	1.68	-	-	49	0.35
Sub Total (B)	913	15.68	155	2.00	253	1.83

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III. Tertiary Sector						
6. Trade & Commerce.	596	10.23	-	-	262	1.90
7. Transport & Communication	175	3.00	-	-	87	0.63
8. Other Services	551	9.45	3112*	40.09	214	1.55
Sub Total (C)	1322	22.68	3112	40.09	563	4.08
Net Total (A+B+C)	5828	100.00	7762	100.00	13816	100.00

**Item 2,4,5,6,7 and 8 are combined.*
Source: Census of India 1971, 1981 and 1991.

ECONOMIC BASE

1.16. The economy of Velur is mainly based on Agriculture and allied activities. Manufacturing other than household industries, Trade and Commerce and other services provided works out about 4.64% of the working population which is small compared to 94.09% agriculture and allied occupations.

MAIN CROPS

1.17. Betel leaves, Banana, Sugarcane and Paddy are the main agricultural produce of this town and its surroundings.

INDUSTRIES

1.18. The town has a number of rice and oil mills. Engineering industries such as carts manufacturing, Lathe works and Cement pipes works are largely found along Velur – Karur road and along Mohanur road. Printing industries are located in the Town.

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LAND USES

1.19. The Velur Local Planning Area extends over an area of 1473 hectare, of which the developed area accounts for 241 hectares, which is 16.35% of the total area. Nearly 70.45% of the area is under agricultural use. The remaining lands are under water. The Table 1.08 gives the extent of all the major existing land uses within the Velur Local Planning Area and Map No.2 shows the existing lands uses.

Table No. 1.08
Existing Lands uses – Velur Local Planning area – 1999

Sl. No.	Land uses	Extent in Hectares	% To Developed Area.	% To Total Area.
	I. Developed Area - A			
1.	Residential (Including road space)	196.95	81.73	13.37
2.	Commercial	17.73	7.35	1.20
3.	Industrial	10.27	4.26	0.69
4.	Public & Semi Public	6.09	2.53	0.41
5.	Educational	9.95	4.13	0.68
	Total Developed Area (A)	**241.00**	**100.00**	**16.35**
	II. Undeveloped Area –B			
1.	Agriculture			
	a) Wet	302.15	-	20.51
	b) Irrigated	688.00	-	46.70
	c) Dry	47.41	-	3.21
2.	Land under water	195.00	-	13.23
	Total undeveloped Area (B)	**1232.00**	**-**	**83.65**
	Net Total Area (A+B)	**1473.00**	**-**	**100.00**

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

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RESIDENTIAL USE

1.20. The residential use (including roads) occupies 196.96 hectares and it works out to 81.73% of the developed area and 13.37% of the total Local Planning Area. The town development is concentrated on either side of the Velur – Karur bye-pass road, western side of Velur – Namakkal road and at Kupichipalayam hamlet.

COMMERCIAL USE

1.21 The commercial uses which comprise of markets, wholesale and retail shops and one cinema theatre occupies nearly 17.73 hectares and it works out to 7.35% of the total developed area and 1.20% of the total Local Planning Area. The Commercial uses are located mainly along the Velur-Namakkal road. Bazaar street and Velur - karur bypass road one weekly shandy and a daily market are located at Sultanpettai, Four banks namely Salem Co-operative Central Bank (Branch), Indian Bank, Lakshmi vilas Bank and Land Development Bank are located in this Town. Velur is a center for betel leaves. Betel leaves are despatched from this place directly to Mumbai, Ahmedabad, Delhi and other places in the North. There are about 50 betel leaves merchants in the town. About 5,000 persons are engaged in garden and about 200 persons are employed in sorting and packing works.

INDUSTRIAL USE

1.22. The Industrial use occupies 10.27 hectares, which works out to 4.26% of the developed area and 0.69% of the total Local Planning Area. Large number of Engineerings works are concentrated along the velur-Karur road and along Mohanur road. These Engineering works are manufacturing the specially designed steel carts used for transportation of sugarcane. The above units also

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undertake repair works and servicing of carts, oil Engineering pump sets. In addition to these, a number of rice and oil mills and printing presses are also located in this town.

1.23. The Table 1.09 shows the type of industries in Velur Local Planning Area.

Table 1.09
Type of industries in Velur Local Planning Area

Sl.No.	Type	Number
1.	Food Products	10
2.	Timber based	6
3.	Tobacco Products	5
4.	Metal	1
5.	Printing and Publishing	20
6.	Engineering	21
7.	Beverages	9
	Total	**72**

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

PUBLIC AND SEMI-PUBLIC

1.24. Government Offices, Medical Institutions, Religious Centers, Bus stand, Water supply and Drainage and Electricity Department Offices are the main components of Public and Semi-Public uses and they occupy 6.09 hectares of land which works out to 2.53% and 0.41% of the total developed area and the Local Planning Area respectively.

WATER SUPPLY

1.25. At present 100 liters of water per day per head is being supplied to the population. Protected water supply is available for this Town. Drinking water is

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being supplied from Cauvery River bed at Velayudampalayam and Pothanur, which is about 2 kilometers and 3 kilometers away from this town respectively. There are 9 open wells and 32 Bore wells are available. The length of Water mains maintained by the Town Panchayat is 8 kilometers. The town having two OHT and two Ground level reservoirs.

1.26. About 2100 house connections and about 74 Public taps are in existence in this Town. There are 22 non-domestic connections. Individual wells owned by the individuals meet the other requirement of the water supply.

SEWERAGE

1.27. There is no sewerage system for this Town. Open drains serve the purpose.

MEDICAL INSTITUTIONS

1.28. There is one Government Hospital, 3Maternity and child welfare Centers besides consulting clinics and Nursing homes, which cater to the needs of the present population.

1.29. The details of medical institutions in Velur Local Planning Area are given in Table 1.10.

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Table 1.10

Medical institutions in Velure Local Planning Area

Sl. No.	Type of Medical Institution	No.	Bed Strength
1.	Government Hospital	1	21
2.	Primary Health Sub-Centers	2	--
3.	Nursing Homes	8	45
4.	Maternity and Child Welfare Centers.	3	10
5.	Consulting Clinics	8	--

Source: Survey conducted by Regional directorate of Town and Country Planning, Salem.

RECREATIONAL FACILITIES

1.30. One branch Library and some reading rooms and recreation clubs are available within the Local Planning Area. There are no organized playfields except those attached to the schools. There are also no organized parks in this town.

EDUCATIONAL USE

1.31. Elementary schools and Higher Secondary Schools account for 9.95 hectares of land, which works out to 4.13% and 0.68% of the developed area and the local Planning Area respectively. The Kandasamy-Kandar's college for Men and Women is situated just adjoining the Local Planning Area boundary on West.

1.32. Table 1.11 shows the details of educational institutions in Velur Local Planning Area.

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Table 1.11

Educational Institutions in Velur Local Planning Area

Sl. No.	Type	No.	Strength		
			Boys	Girls	Total
1.	Elementary schools	8	1303	1145	2448
2.	Higher Secondary Schools	2	312	296	608
3.	Matriculation School	3	1991	1457	3448
4.	Typewriting Institute	2	766	52	818
	Total	**15**	**4372**	**2950**	**7322**

Source: Survey conducted by Regional Directorate of Town and country Planning, Salem.

AGRICULTURAL USE

1.33. 1232 hectares of land within the Local Planning Area is under Agricultural use which works out to 83.65% of the total area of which the wetlands are 302.15 hectares on the Southern side of the Town. The dry lands converted as irrigated Dry lands are 688 hectares and Dry lands with an extent of 47.41 hectares on northern side of the Town, which works out to 49.91% of the total area of the remaining 195 hectares, land under water works out to 13.32% of the total area.

LAND VALUE

1.34. The land values are high along Velur-karur bye-pass road and Pandamangalam road. The Table 1.12 shows the maximum and minimum land values in Velur Local Planning Area.

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Table 1.12

Land Values in Velur Local Planning Area

Sl. No.	Places	Maximum value		Minimum value	
		House site Rs. Per Sq.m.	Agricultural Land Rs. Per hectare.	House site Rs. Per Sq.m.	Agricultural land Rs. Per hectare.
1.	Namakkal road	450	1250000	400	100000
2.	Karur road	2000	1500000	1700	1200000
3.	Mohanur road	1700	1000000	1500	800000
4.	Pandamangalam road	1500	800000	1200	700000
5.	Bye-pass road	3000	--	2500	--

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

OWNERSHIP OF LAND

1.35. Table 1.13 gives the pattern of ownership of land in Velur Local planning Area.

Table 1.13

Ownership of Land in Velur Local Planning Area

Owner ship	Area in hectares	% to total area
Private	1058	71.82
Town Panchayat	4	0.28
Government	411	27.90
	1473	**100.00**

Source: Velur town Panchayat records and Adangal.

DETAILED DEVELOPMENT PLANS

1.36. There are three-detailed Development Plans viz., College Area Detailed Development plan No. 1, 2 and 3. All the above 3 scheme are sanctioned and are in the Northern side of Bye-pass road.

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1.37. The extents of the above Detailed Development plans are given below:-

1.	College Area Detailed Development Plan No. 1 (Sanctioned)	43.36 Hectares
2.	College Area Detailed Development Plan No. 2 (Sanctioned)	29.84 ,,
3.	College Area Detailed Development Plan No. 3 (Sanctioned)	21.36 ,,

TRANSPORT AND COMMUNICATION

1.38. The N.H. N0. 7 from Bangalore to Capecomerin passes through this Town. The important Major District roads connecting Velur town are,1) Velur – Pandamangalam road and 2) Velur – Mohanur road. The nearest Railway Station of this town is Pugalur, which is at a distance of 8 kilometers.

1.39. The total length of roads and streets maintained by the town Panchayat is 33.31 kilometers and the classification of the roads is as follows.

1.	Cement Concreted Road	:	8.11 km
2.	Bituminous Road	:	12.56 ,,
3.	Metalled Road	:	4.31 ,,
4.	Earthen Road	:	8.35 ,,
	Total	:	33.33 ,,

Source: Velur Town Panchayat Records.

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CHAPTER – II

PROPOSED DEVELOPMENTS

FUNCTIONS AND ECONOMIC BASE

2.01. As exists in the past trend the agriculture & allied activities will be continued to be economic base. Trade and commerce will form next important activity.

POPULATION & OCCUPATIONAL PATTERN

2.02. The population for the Velur LPA has been projected for the period of 20 years by different methods and is given in Table No. 2.01.

Table No. 2.01

Population projection for the year 2011 and 2021 for Velur Local Planning Area

Sl. No.	Method	Projected population		
		2001	2011	2021
1.	Arithmetical increase method	23000	26000	29000
2.	Geometrical increase method	24000	28000	32000
3.	Incremental increase method	26000	31000	38000

Three methods of forecast method namely Arithmetical increase method, geometrical increase method and Incremental increase method works out to 29000, 32000 and 38000 respectively for the plan period of 20 years (2021). The population forecast by the Geometrical increase method gives higher figure and hence, the population for 2011 and 2021 has been adopted for Master plan proposal as 31000 and 38000 respectively.

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OCCUPATIONAL PATTERN

2.03. As per census the existing worker in Velur Local Planning Area is given as 13,816. The percentage of workers to the total workers engaged in different sector during the year 1981 and 1991 is given in table No. 2.02.

Table N0.2.02

Percentage of workers to the total workers engaged in different activities during 1971, 1981 and 1991

Sl. No.	Sector	Percentage to total workers		
		1971	1981	1991
1.	Primary	61.64	57.91	94.09
2.	Secondary	15.68	2.00	1.83
3.	Territory	22.68	40.09	4.08

Source: Census Publications.

2.04. From the above table it is observed that the employment in agricultural activities is 94.09%. It is observed that the newly formed nearby District head quarters namely Namakkal district attracts and accommodate non-agricultural employment. This trend will change and will be attracted towards non-agricultural activities as and when non-agricultural employment opportunity will be saturated at Namakkal. As per projection of workers for 2021 the percentage of workers engaged in Primary, secondary and tertiary sectors is likely to be 83.51%, 5.29% and 11.20% respectively in 2021. The table No. 2.03 shows the anticipated workers in various sectors in 2021.

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Table No.2.03

Anticipated workers in various sectors in 2021

Sl. No.	Sectors	Workers	% Of workers To total Workers	Remarks
1.	Primary	86840	83.51	Anticipated workers are 1,03,990.
2.	Secondary	5500	5.29	
3.	Tertiary	11650	11.20	
	Total	**103990**	**100.00%**	

REQUIREMENTS OF LAND FOR VARIOUS USES

2.05. The spatial distribution of land for the various uses is calculated taking into consideration of the future population size and also based on the past trend.

2.06. There are land use variations approved in the previous master plan indicates the location and trend of residential developments. Hence, the area of land use changes occurred is considered for future residential.

2.07. For assessing the spatial requirements of the land for proposed population of 38000 in 2021 of Velur Local Planning Area the criteria adopted is that 65% of the urbanisable area would be for residential use and the remaining 35% for other co commitment uses.

2.08. At present the population density of Velur in developed area is 84 persons/hectare. Assuming a medium population density of 60 persons/hectare. The urbanisable area required in the Velur Local Planning Area for the plan period of 2021 should be 633 hectares.

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2.09. For allocating the land for various uses the guidelines issued by the master plan division of the commissionerate of Town and Country Planning are adopted. Based on the guidelines, the urbanisable land required for various categories of proposed land use for Velur Local Planning Area in 2021 is given in Table No.2.04.

Table No.2.04

Proposed land use for Velur Local Planning Area in 2021

Sl. No.	Land use	% To total Urbanisable Area		Proposed Extent		
		Standard	Proposed	Area required in 2021 in Hectare	Existing area in Hectare	Addition area required in 2021 in Hectare
1.	Residential	40 to 50	65	412	196.96	215
2.	Commercial	3 to 6	13	82	17.73	64
3.	Industrial	10 to 15	10	63	10.27	53
4.	Transportation	25 to 30	–	–	–	–
5.	Public and Semi Public	8 to 11	12	76	16.04	60
6.	Educational					
			100	633	241.00	392

2.10. As the G.O.No.127, Environmental & Forest Dept., dt. 8.5.98 prohibits the development on wet land 5 kms. From Cauvery River the available wetlands not considered for urban development and allowed to continue to be agricultural land. The remaining under developed area i.e. dry lands considered for future development for the plan period of 2021.

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2.11. In case of sanctioned Detailed Development plan the land uses have been retained as far as possible. Thus the Table No.2.05 shows the proposed land use for Velur Local Planning Area in 2021.

Table No.2.05.

Proposed land use pattern for Velur LPA in 2021

Sl. No.	Land use	Extent in Hectare	% To total Area
1.	Residential	412	65
2.	Commercial	82	13
3.	Industrial	63	10
4.	Public & Semi Public	76	12
5.	Educational		
6.	Traffic & Transportation	--	--
7.	Agricultural, park open spaces	--	--
8.	Land under water	--	--
		633	**100**

2.12. The present area under residential use is 196.96 hectare, which includes roads, lanes and layout reservations to accommodate the anticipated population in 2021, the total residential use has been provided for an extent of 412 hectares in the proposed land use plan.

RESIDENTIAL AREA AND HOUSING

2.13. The number of households and houses in Velur Local Planning Area as per 1991 census are 4879 and 4844 respectively. Assuming one house for each household, the present shortage of houses works out to 35 houses. The average family size is 5. Assuming the size of family as the number of houses required by 2021 is as follows.

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1991.

a) Existing number of households	4879
b) Existing number of dwelling units	4844
c) Existing shortage (assuming one dwelling unit for one household) (a-b)	35
d) Dwelling units to be reviews (Assuming as 20% of the total building)	969
e) Immediate need (c+d)	1004

2011

f) Projected household in 2011 at 5 persons per household	6200
g) Increase in household from 1991-2011 (f-a)	1321
h) Total units required to be built (e+g)	2325

2021

i) Projected household in 2021 at 5 persons per household	7605
j) Increase in household 2011 to 2021 (i-f)	1405
k) Total units required to be built (h+j)	3730

The number of households and houses in Velur Local Planning Area in 1991 is 4879 and 4844 respectively. Assuming a household size of the projected number of household in 2021 is 7605 for a population of 38000. The total additional housing requirements at the end of plan period will be 3730. More dry lands at present are used for Residential use as per the present trend of layout and building activities in the town.

Assuming the existing trend of building activities and development of layout another 400 houses will be added at the end of plan period by private agencies. The remaining requirement has to be met by Government agencies.

COMMERCIAL

2.14. The commercial use, which includes retain and wholesale shops, market business, cinema theatres and godowns etc. occupies at present 17.73 hectare which contribute 7.35% of the total developed area.

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2.15. The betel leaves produces along Cauvery river belt area become major center for it's marketing in this Velur Local Planning Area. An extent of 2 hectares are reserved for organized regulated market to develop commercial activity. A total extent of 82 hectares is proposed for commercial land use in the Velur Local Planning Area for 2021.

INDUSTRIAL

2.16. There are number of rice mills; oil mills, printing presses and engineering workshops are located in the Velur Local Planning Area. The Major industries in the area are middle chilling plant, Mohanur Sugar mills and steel cart manufacturing units etc.

2.17. An extent of 10.27 hectares have occupied by the industrial use at present and about 63 hectares have been reserved for the proposed industrial land use for the year 2021.

PUBLIC AND SEMI-PUBLIC & EDUCATION

2.18. An extent of 16.04 hectare is occupied public and semi public and educational uses occupied at offices. Expecting growth of additional offices under Government. & Quasi Govt. and private schools the area reserved for this use become 76 hectares for the year 2021.

AGRICULTURE

2.19. An extent of 840 hectares are available in this use, which includes wet lands, dry lands, water bodies and hillocks. As per Government orders no wet lands can taken up for urban development, hence dry lands are considered to be used for future developments.

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MEDICAL INSTITUTIONS

2.20. There are 22 institutions functioning in Velur Local Planning Area with total bed strength of 76 catering the needs of the present population. The recommended bed for 1000 population is 1. But assuming the higher standards of 2 beds for 1000 population the number of bed required in 2021 will be 76. However, there are already 76 beds available and hence no additional beds may be required.

EDUCATIONAL INSTITUTIONS

2.21 As regards the needs of educational use the standard adoption is 1 High school for 10,000 to 15,000 in urban areas. The number of elementary school and higher secondary School that are available in the Local Planning Area are 8 and 5 respectively. Apart from this there are five Typewriting institutes are functioning within the Local Planning Area.

2.22. Assuming One High School for 10,000-population the required number of high school will be approximately 4. There are two schools already available. The area for additional schools can be utilized from the extent of 16.04 hectares provided for public & semi public and Educational purposes.

WATER SUPPLY

2.23. Velur is provided with protected water supply. The water sources are Velayuthampalayam and Pothanur at Cauvery riverbed 2 Km and 3 km respectively away from the Local Planning Area limit. At present 100 litters of water per head is being provided to the population. Since the source is located in the Cauvery River, it can meet the need of the water requirements of future population also.

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TRAFFIC AND TRANSPORTATION

2.24. The trend of future growth of the town is along the HH 7 North of Mohanur road. There are three sanctioned Detailed Development Plans. These three Detailed Development Plans are abutting the NH 7 bye-pass road and the future developments could be around the Detailed Development Plans. Hence PR-1, PR-2 and MR-1 are proposed along NH7.

The overall road network is sufficiently formed and it could cater the future traffic developments and hence no new roads or widening are contemplated.

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CHAPTER - III

LOCAL PLANNING AUTHORITY'S FUNCTION

3.01. The local Planning authority shall control and regulate the developments in the local planning area as per the land 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 uses proposed in the Master Plan and no developments shall be permissible without obtaining planning permission.

For the purpose of general urban planning and development and for implementing the same, the local body/Local Planning Authority shall avail loans and grants from the World Bank, Government if India, Government of Tamil Nadu and Institutional financing body like HUDCO.

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CHAPTER - IV

DEVELOPMENT REGULATIONS AND ZONES

PERMISSIONS AND ZONES

4.01. In order to implement the proposals contained in the Master Plan, certain essential zoning regulations will have to be formed 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 Department, dated 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.
6) Agricultural use zone.

USE ZONES AND USES PERMITTED

4.02. The use Zones and uses permitted are given in G.O.No.1730 Rural Development and Local Administration Department, dated 24.7.74 and the survey numbers comprised in the use zones are given below.

4.03. 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 local Planning authority shall also regulate the planning permission accordingly.

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4.04. In respect of areas convened 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.

4.05. Any buildings adjacent to the water Bodies, Burial Grounds, Railway line will be permissible subject to the provision of the building rules and regulations.

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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. D.O.Letter No.28332/MD/73-1, R.D. & L.A., dated 7.3.73.
2. From the Director of Town and Country Planning letter No.10989/73 SM/ dated 21.3.74.
3. From the Member Secretary, Madras Metropolitan Development Authority, D.O.Letter No.1983/74, ADP /dated 19.5.74.

ORDER:

The Director of Town and Country Planning submitted draft zoning regulations on use of land and buildings particulars in urban area. 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 zones
2. Commercial use zones
3. Industrial use zones
4. Educational use zones
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:-

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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:-

i) Controlled Industrial use zone

ii) General Industrial use zone and

iii) Special Industrial and Hazardous use zone.

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

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

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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 regulations to the Local Planning Authorities as soon as they are constituted.

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

(BY ORDER OF THE GOVERNOR)

M.M.Rajendran,
Secretary to Government.

To

1. The Director of Town and Country Planning, Madras-1.
2. The Member Secretary, Madras Metropolitan Development Authority, Madras-10.

Copy to:

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

/True copy/Forwarded/By order/

Sd/ xxxxxxx
Section Officer.

/True copy/

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USE ZONE REGULATIONS
I. RESIDENTIAL USE ZONE

a. Primary Residential Use Zone
b. Mixed Residential Use Zone

USE ZONE I(a) PRIMARY RESIDENTIAL USE ZONE
USES PERMITTED

1. All residential buildings including single and multi family dwellings, apartment dwellings and tenements together with appurtenances pertaining thereto:
2. Professional consulting offices of the residents and other incidental uses therefore;
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 Play fields.
8. Software development and training (vide G.O.Ms.No.260 H&UD Department dated 29.10.2002).
9. Installation of Base Transreciever Station Towers (vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

USE ZONE 1 (b) MIXED RESIDENTIAL USE ZONE
USES PERMITTED

1. All uses permitted under Use zone (a) i.e. Primary Residential Use Zone:
2. Hostels and single person apartments;
3. Community Halls, Kalyana Mandapams, Religious buildings, welfare centers and Gymnasia;
4. Recreation clubs, Libraries and Reading Rooms;
5. Clinics, Dispensaries and Nursing Homes;
6. Government, Municipal and other institutional sub-offices;
7. Police Stations, Post & Telegraph Offices, Fire Stations and Electric Sub-stations;
8. Banks and Safe Deposit Vaults;
9. Educational Institutions excluding Colleges;
10. Restaurants, without Residential accommodation and catering house and lodging house for less than 20 occupants. (Vide amendment issued in Govt. letter No.69759/UD IV (2)89/11 dated 22.6.1992).
11. Petrol filling and Service Stations.
12. Departmental stores or shops for the conduct of retail business;
13. Vegetable, Fruit, Flower, Fish, Eggs and Meat shops;

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14. Bakeries and Confectionaries;
15. Laundry, Tailoring and Gold Smith shops;
16. Cottage industries permissible in residential areas under G.O.Ms.No.566, dated 13.3.1962.
17. Software development and training vide G.O.Ms.No.260 H&UD department dated 29.10.2002 and
18. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD Department dated 12.12.2002.

II. COMMERCIAL USE ZONE – USE ZONE 2

USES PERMITTED

1. All uses permitted in Use Zones 1(a) and 1(b) and i.e. Residential Use Zones.
2. All Commercial and business uses including all shops, stores, market and uses, connected with the display of merchandise, either wholesale or retail rent excluding explosures, obnoxious products and other materials likely to cause health hazards;
3. Business offices and other commercial and financial institutions;
4. Warehouses, repositories and other uses connected with storage or wholesale trade, but excluding storage of explosives or products which are either obnoxious or likely to cause health hazards;
5. Cinema theatres and other commercial entertainment centers;
6. Research, experimental and testing laboratories not involving danger of fire, explosion or health hazards.
7. Transportation terminals including bus-stands, railway stations and organized parking lots;
8. Automobile repair shops and garages;
9. Small industries, using electric motors not exceeding 20 H.P. and or employing not more than 25 workers, which are not noxious or offensive due to odor, dust, smoke, gas, noise or vibration or other wise dangerous to public health and safety;
10. Installation of electric motors not exceeding 50 H.P. for the use incidental to the commercial activities permissible in the Zone vide amendment issued in Govt. letter No.12096/UD IV(b)/93-4 dated 2.8.1993.
11. Restaurants with or without boarding and lodging houses, Star hotels and non star hotels vide amendment issued in Govt. letter No.69759/UD IV (2)89-11 dated 22.6.1992.
12. Software development and training vide G.O.Ms.No.260 H&UD Department dated 29.10.2002 and13. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

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III. INDUSTRIAL USE ZONE –USE ZONE 3

a. Controlled Industrial Use Zone

b. General Industrial Use Zone and

c. Special Industrial and Hazardous Use Zone.

Use Zone III (a) CONTROLLED INDUSTRIAL USE ZONE

USES PERMITTED

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

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

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

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

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

5. Software development and training (vide G.O.Ms.No.260 H&UD department dated 29.10.2002 and

6. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

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 powers used excluding those of obnoxious or hazardous nature by reason of odour, liquid effluent, dust smoke, gas, vibration

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etc., or otherwise likely to cause danger or nuisance to public health or amenities.

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

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

5. Software development and training vide G.O.Ms.260 H&UD department dated 29.10.2002 and

6. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD Department dated 12.12.2002.

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.

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

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

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

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

7. Melting or processing tallow or sulphur;

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

9. Washing or driving wool or hair;

10. Making fish oil;

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

12. Manufacturing or distilling sago and artificial manure;

13. Brewing beer, manufacturing by distillation arrack or spirit containing alcohol, 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 special 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 and

17. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD Department dated 12.12.2002.

IV. EDUCATIONAL USE ZONE – USE ZONE 4

USES PERMITTED

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

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

3. Hostels and single person apartments;

4. Recreation Clubs, Libraries and Reading rooms;

5. Restaurants;

6. Software development and training vide G.O.Ms.No.260 H&UD department dated 29.10.2002 and

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7. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

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

USES PERMITTED

1. Government and Quasi Government Offices;
2. Art Galleries, Museums, Aquaria and Public Libraries;
3. Hospitals, Sanatorium and other medical and Public Health institutions;
4. Harbour, Airport and Flying club;
5. Organised parking lots and bus and taxi stands;
6. Parks, Playfields, swimming pools, Stadia, Zoological Gardens, Exhibition Grounds and other Public and Semi Public open spaces;
7. All uses permitted in the Use Zones 1(a) and 1(b) i.e. the residential use Zones.
8. Software development and training vide G.O.Ms.No.260 H&UD department dated 29.10.2002 and
9. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

VI. AGRICULTURAL USE ZONE – USE ZONE 6

USES PERMITTED

1. All Agricultural uses;
2. Farm houses and buildings for agricultural activities;
3. Rural Settlements with allied use;
4. Public and Private Parks, Playfields, gardens, caravan and campaign sites and other recreational uses;
5. Dairy and Cattle Farms;
6. Fisheries and Poultry Farms;
7. Water tanks and reservoirs;

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8. Sewage farms and garbage dumps;
9. Airports and broadcasting installations;
10. Forestry;
11. Cemeteries, Crematoria and Burning and Burial grounds;
12. Storing and drying of fertilizers;
13. Fish curing;
14. Salt manufacturing;
15. Brick, tile or pottery manufacture;
16. Stone crushing and quarrying;
17. Sand, clay and Gravel quarrying; and
18. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

Sd/- R. KULANDAIVEL.
Director of Town and Country Planning.

//TRUE COPY//

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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.

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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.

//TRUE COPY//

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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.

/ True Copy /

Verified Real Estate ™

VELUR LOCAL PLANNING AREA

SURVEY FIELD NUMBERS COMPRISED IN LAND USE ZONES

(Vide Para 4.02 of the Velur Master Plan Report)

No.16 Punjai Idaiyar Melmugam Village (S.F.Nos. 1 to 483)

Primary Residential Use Zone PR

PR - 1

S.F.Nos. 112pt., 113pt., 114pt., 115pt., 116 to 118, 119pt., 120pt., 123 to 127, 128pt. 131pt., 132, 133, 134pt., 158 to 161, 162pt., 163 to 166.

PR - 2

S.F.Nos. 186pt., 187pt., 188pt., 189 to 194, 195pt., 196pt., 197pt., 198, 201, 202pt., 203pt., 204, 209, 210, 212pt., 213, 214pt., 215pt., 216 to 219, 223, 225 to 227, 230pt., 330.

PR - 3

S.F.Nos. 273 to 275, 277 to 279, 281pt., 307, 309, 456.

Mixed Residential Use Zone MR

MR - 1

S.F.Nos. 364pt., 368 to 371, 374, 375, 376pt., 377, 379pt., 383pt., 384, 385pt., 386pt., 387pt., 403pt., 409pt.

MR - 2

S.F.Nos. 336, 337, 339pt., 340pt. 341pt., 342 to 347, 350pt.

MR - 3

S.F.Nos. 351Bpt., 352pt., 353, 355pt., 358Bpt., 359pt., 360 to 362, 363pt., 395, 396pt., 397pt., 399pt., 410pt., 411, 413pt., 414pt., 415, 418, 425, 434 to 440, 443 to 451, 452A, 452B, 453A, 453B, 454.

MR - 4

S.F.Nos. 10Apt., 28Apt., 31Apt., 32pt., 33pt., 34, 35, 38pt., 39, 40pt., 42pt., 54pt., 56pt., 57pt., 455.

MR - 5

S.F.Nos. 11pt., 13pt., 23Apt., 24pt., 25pt., 26Apt., 29Bpt., 30pt.

MR - 6

S.F.Nos. 7Apt., 7Bpt., 8pt.,

MR - 8

S.F.Nos. 15pt., 16pt., 17pt., 18pt., 19 to 22, 23Bpt., 26Bpt.

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Commercial Use Zone – C

C - 1

S.F.Nos. 186pt., 187pt., 188pt., 195pt., 196pt., 197pt., 202pt., 203pt., 212pt., 214pt.

C - 2

S.F.Nos. 112pt., 113pt., 114pt., 115pt., 120pt., 121, 122pt., 128pt., 131pt., 134pt., 170pt.

C - 3

S.F.Nos. 376pt., 379pt., 383pt., 385pt., 386pt., 387pt.

C- 4

S.F.Nos. 339pt., 340pt., 341pt., 350pt., 351A, 358A, 364pt., 403pt., 409pt.

C - 5

S.F.Nos. 351Bpt., 352pt., 355pt., 358Bpt., 359pt., 363pt., 392, 393, 396pt., 397pt., 398, 399pt., 410pt., 413pt., 414pt.

C - 7

S.F.Nos. 10Apt., 28Apt., 29A, 31Apt., 32pt., 33pt., 36pt., 38pt., 40pt., 42pt., 45pt., 54pt., 56pt., 57pt., 471.

C - 8

S.F.Nos. 10Bpt., 11pt., 13pt., 23Apt., 24pt., 25pt., 26Apt., 28B, 29Bpt., 30pt.

C - 9

S.F.Nos. 3pt., 15pt., 16pt., 17pt., 18pt., 23Bpt., 26Bpt.

C - 10

S.F.Nos. 7Apt., 8pt.

C - 11

S.F.Nos. 2, 7Bpt.

Controlled Industrial Use Zone-CI

CI - 1

S.F.No. 142.

CI - 2

S.F.Nos. 139 to 141, 143 to 146, 151, 152.

CI - 3

S.F.Nos. 172 to 174.

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CI - 4

S.F.No. 211.

General Industrial Use Zone – GI

S.F.Nos. Nil.

Special and Hazardous Industrial Use Zone -SI

S.F.Nos. Nil.

Educational Use Zone – E

E - 1

S.F.Nos. 122pt., 162pt., 169, 170pt., 171.

E - 2

S.F.Nos. 229, 230pt., 231.

E - 3

S.F.No. 341pt.

E - 4

S.F.No. 112pt.

E - 5

S.F.No. 38pt.

E - 6

S.F.Nos. 10Bpt., 11pt., 30pt., 31B.

E - 7

S.F.No. 27pt.

Public & Semi public Use Zone-P

P - 1

S.F.No. 215pt.

P - 2

S.F.Nos. 295, 296, 321, 328, 329, 331, 333, 335, 338.

P - 3

S.F.Nos. 55pt., 58pt.

P - 4

S.F.Nos. 28Apt., 36pt.

P - 5

S.F.Nos. 27pt., 29Bpt., 30pt.

P - 6

S.F.No. 7Apt.

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P - 8

S.F.No. 37.

Agricultural Use Zone - AG

A - 1

S.F.Nos. 138, 147 to 150, 153 to 157.

A - 2

S.F.Nos. 167, 168.

A - 3

S.F.No. 120pt. (Compost Yard).

A - 4

S.F.Nos. 241 to 267, 281pt., 282 to 294, 297 to 304, 311pt., 312 to 320, 322 to 327.

A - 5

S.F.Nos. 234 to 238.

A - 6

S.F.Nos. 269 to 271.

A - 7

S.F.No. 310.

A - 8

S.F.Nos. 394, 416, 417, 419, 420, 422 to 424, 426 to 433.

A - 11

S.F.No. 1.

Proposed Road

S.F.Nos. Nil.

Existing Road

S.F.Nos. 3pt., 4 to 6, 9, 10Apt., 12, 14, 23Bpt., 38pt., 41, 42pt., 43pt., 44pt., 45pt., 53pt., 54pt., 55pt., 58pt., 129, 130, 135 to 137, 175 to 185, 199, 200, 205 to 208, 220 to 222, 224, 228, 232, 233, 239, 240, 268, 272, 280, 306, 308pt., 311pt., 332, 334, 348, 349, 354, 356, 357, 365 to 367, 372, 373, 378, [illegible] 382, 388 to 391, 400 to 402, 404 to 408, 412, 421, 441, 442, 458 to 470, 472 to 483.

Land under Water

S.F.Nos. 58pt., 119pt., 170pt., 457, [illegible].

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Hillocks

S.F.Nos. 276, 305, 308pt., 311pt.

Survey Numbers included in the Sanctioned Detailed Development Plans

College Area detailed Development Plan No. 1

S.F.Nos. 67pt., 69, 70, 73 to 104.

College Area Detailed Development Plan No. 2

S.F.Nos. 59 to 66, 67pt., 68, 71, 72, 105 to 111, 380, 381.

College Area Detailed Development Plan No. 3

S.F.Nos. 42pt., 43pt., 44pt., 45pt., 46 to 52, 53pt., 54pt., 55pt., 56pt., 58pt.

No.21 Velur village (S.F.Nos. 1 to 399)

Primary Residential Use Zone - PR

S.F.Nos. Nil.

Mixed Residential Use Zone -- MR

MR - 7

S.F.Nos. 56Bpt., 107 to 113, 114pt., 132, 134, 136, 137, 138pt., 139pt.

MR - 8

S.F.Nos. 54, 55, 56A.

MR - 9

S.F.No. 362.

MR - 10

S.F.Nos. 229pt., 241pt., 242pt., 265pt., 266, 345, 346pt., 347, 348, 354, 355, 357, 377, 385, 386.

Commercial Use Zone -- C

C - 6

S.F.Nos. 138pt., 139pt., 141pt.

C - 11

S.F.No. 50pt.

C - 12

S.F.No. 56Bpt.

Controlled Industrial Use Zone-CI

S.F.Nos. Nil.

Verified by RealEstate™

General Industrial Use Zone - GI

S.F.Nos. Nil.

Special and Hazardous Industrial Use Zone -SI

S.F.Nos. Nil.

Educational Use Zone -- E

S.F.Nos. Nil.

Public & Semi public Use Zone-P

P - 7

S.F.No. 51pt.

P - 8

S.F.Nos. 66Bpt., 114pt., 139pt.

P - 9

S.F.No. 193.

P - 10

S.F.Nos. 7, 75.

Agricultural Use Zone -- AG

A - 8

S.F.Nos. 141pt., 143 to 146, 148 to 155, 157 to 163, 166, 167, 169 to 174, 176 to 184, 186, 188, 189, 191, 220, 225, 315 to 318.

A - 9

S.FNos. 9 to 12, 13pt., 29 to 40, 44 to 47, 52, 61 to 65, 67 to 73, 90 to 104, 116 to 129, 195 to 202, 205 to 219, 222, 223, 227, 228, 229pt., 232pt., 233 to 240, 241pt., 242pt., 243, 256, 262, 326 to 344, 358 to 361, 363 to 376, 393.

A - 10

S.F.Nos 1pt., 2 to 4, 5pt., 6, 76 to 79, 86 to 88, 245, 247 to 254, 258 to 261, 263, 264, 265pt., 267 to 274, 276, 277, 279, 280, 282, 284 to 301, 303, 304pt., 321 to 324, 349 to 353, 379 to 383, 388 to 390, 394pt., 395.

A - 11

S.F.Nos. 15 to 20, 22 to 25, 28, 48pt., 49, 50pt.

Proposed Road

S.F.Nos. Nil.

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Existing Road

S.F.Nos. 1pt., 5pt., 13pt., 14, 43pt., 48pt., 50pt., 51pt., 53, 60, 66, 133, 135, 140, 156, 179, 184, 226, 230pt., 246, 276, 281, 283, 314, 396 to 399.

Land under Water

S.F.Nos. 8, 21, 26, 27, 41, 42, 43pt., 57 to 59, 74, 80 to 85 (Cauvery River), 89, 105, 106, 115, 130, 131, 142, 146, 147, 164, 165, 168, 185, 187, 190, 192, 203, 204, 221, 224, 230pt., 231, 232pt., 244, 255, 257, [illegible], 275, [illegible], 302, 304pt., 305 to 313 (Cauvery River), 319, 320, 325, 346pt., 356, 378, 384, 387, 391, 392, 394pt.

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ANNEXURE - 1

Copy of :-

GOVERNMENT OF TAMIL NADU
ABSTRACT

Local Planning Area - Velur - Declaration of Local Planning Area under section 10(1) of the Town and Country Planning Act, 1971 - Preliminary Notification - Issued.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 401 **Dated: 27.03.1980.**

Read: From the Director of Town and Country Planning, Roc.No.4532/78-DP4/ dated 27.01.1779.

...

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 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 notification translated into Tamil and forward the translation urgently to the Collector under intimation to Government.

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/- xx xxxxx
Commr. and Secy. to Government.

To
The Director, Stationery and Printing, Madras -1.
(for publication of the notification in the Tamil Nadu Govt. Gazette).
The Collector of Salem.
The Director of Translation, Madras 9.
The Director of Town and Country Planning, Madras-2.
The Deputy Director of Town & Country Planning, Salem.
The Executive Officer, Velur Town Panchayat.

/true copy/forwarded/by order/

Sd/- xxxxx
Section Officer.

/true copy/

Verified by RealEstate ™

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of Sec. (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 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 of the said Act 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 areas with respect thereto before the expiry of the period aforesaid will be duly considered by the Government of Tamil Nadu. Objections and suggestions in writing, if any, should be addressed to the Commissioner and Secretary to Government, Housing and Urban Development Dept., Fort St., George, Madras -9.

The Table

Sl. No.	Name of the Local Planning Area	Area forming the Local Planning Area No. and Name of Revenue Villages.
1.	Velur	16. Punjai Idayar Melmayam. 21. Velur.

Sd/- x x x x x x x x

Commissioner & Secretary to Government.

/true copy/

Sd/- x x x x x x x x x

Assistant Director of Town and
Country Planning, Salem.

Verified by RealEstate ™

ANNEXURE - 2

Copy of :-

GOVERNMENT OF TAMIL NADU
ABSTRACT

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

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.no.681 Dated: 10th August 1981.

Read: 1) G.O.Ms.No.401 Housing and Urban Development Dept., dated: 27.03.1980.
2) From the Director of Town and Country Planning, Lr.Roc.No.45327/78-D4, dated 10.09.1980.
3) From the Director of Town and Country Planning, Lr.Roc.No.14193/81-MP/ dt. 18.06.1981.

...

ORDER:

A proposal, notifying the intention of the Government to declare certain Local Areas forming the site for Velur Local Planning Authority, was published at page 273 of Part-II section.2 of Tamil Nadu Government Gazette, dated the 23rd April 1980 for general information as required under sub-sec.(1) of Sec.10 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972), two months time was given from the date of publication for the receipt of objections or suggestions. But, so far, no objection or suggestion has been received. The Government therefore declare the Local areas specified in column (2) of the Table in the Notification appended to this order to be a site for Local Planning Area, and the name specified in the corresponding entry in Col. (1) thereof.

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

(By order of the Governor)

Sd/- xx xx x xxx
Commissioner & Secretary to Government.

To
The Works Manager, Central Press, Madras-1 (for publication of the notification in the Tamil Nadu Gazette).
The Collector of Salem.
The Director of Translation, Madras-9.
The Director of Town and Country Planning, Madras-2.
The Deputy Director of Town and Country Planning, Salem.

/forwarded/by order/

Sd/- xxxxxxx
Section Officer.

/true copy/

Verified RealEstate ™

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 declare the areas (comprising the revenue villages specified in column (2) of the Table below to be the site for the Local Planning Area, under the name specified in the corresponding entry in column (1) thereof.

THE TABLE

Sl. No.	Name of the Local Planning Area	Area forming the site for Local Planning Area No. and Name of Revenue Villages.
1.	Velur	16. Punjai Idayar Melmayam. 21. Velur.

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

/forwarded/by order/

Sd/- x x x x x
Section officer.

/true copy/

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

Verified @ RedEstate ™

ANNEXURE - 3

Copy of :-

GOVERNMENT OF TAMIL NADU

Housing and Urban Development Dept.,
Fort.St. George, Madras-9.

Letter No. 47375/UD IV(1)/84-2, Dated: 04.02.1985.

From
Thiru Thambiah Fernando, B.A.
Deputy Secretary to Government.

To
The Director of Stationery and Printing, Madras. (for Publication of the Notification in Tamil Nadu Government Gazette).
The Collector of Salem.
The Director of Translation, Madras-9.
The Director of Town and Country Planning, Madras-2.
The Deputy Director of Town and Country Planning, Salem.
The Municipal Commissioner, Velur.

Sir,

Sub: Local Planning Area - Velur Municipality (Salem District) - Preliminary Notification conformed under section 10(4) certain variation in village name - Amendment issued.

Ref: 1) G.O.Ms.No. 401, Housing and Urban Development Dt. 27.03.80.
2) G.O.Ms.No. 681, Housing and Urban Development Dt. 10.08.81.
3) From the Director of Town and Country Planning, letter Roc.No.14193.81 MP-2, dated. 09.05.84.

...

I am directed to state that the following notification may be caused to be published in Tamil Nadu Government Gazette. The same will be republished in the Salem District Gazette in Tamil. The Tamil version of the notification will be furnished to the Collector of Salem by the Director of Translation in due course.

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 amend the Housing and Urban Development Department Notification No. II (2) HOU 1700 80.

Notice is hereby given that this notification will be taken into consideration again under sub-section (4) of the said section 10 of the said Act on or after the expiry of two months from the date of the Publication of this Notification in 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 areas with respect thereto before the expiry of the period aforesaid will be duly considered by the Government of Tamil Nadu. Objections and Suggestions in writing, if any, should be addressed to the Commissioner and Secretary to Government, Housing and Urban Development Department, Fort. St., George, Madras-9.

AMENDMENT

In the said Notification, in the Table in column 3 for the expression "16. PUNJAI IDAYAR MELMAYAM" the expression "PUNJAI IDAIYAR MELMUGAM" shall be substituted.

Yours faithfully,
Sd/- x x x x x x
for Deputy Secretary to Government.

/true copy/

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

Verified @ RealEstate ™

ANNEXURE - 4

Copy of :-

GOVERNMENT OF TAMIL NADU
ABSTRACT

Velur Local Planning Authority - Constitution under Section 11(1) of the Tamil Nadu Town and Country Planning Act, 1971 - Orders - Issued.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.354 Dated: 9th April 1985.

Read:

1) G.O.Ms.No. 401, Housing and Urban Development Dt. 27.03.80.
2) G.O.Ms.No. 681, Housing and Urban Development Dt. 10.08.81.
3) From the Director of Town and Country Planning, letter Roc.No.14193/81/MP-2, dated. 23.09.82.

...

ORDER:

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

2. The Collector of Salem is requested to republish the notification in Tamil in the District Gazette. The Director of Translation is requested to forward the Tamil version to the notification direct to the Collector of Salem in due course under intimation to Government.

(By order of the Governor)

Sd/- xxxxx xxx x
Commissioner and Secretary to Government.

To
The Works Manager, Government Press, Madras-9.. (for Publication of the Notification in Tamil Nadu Government Gazette).
The Collector of Salem.
The Director of Translation, Madras-9.
The Director of Town and Country Planning, Madras-2.
The Deputy Director of Town and Country Planning, Salem.
The Executive Officer, Velur Town Panchayat, Salem District.

/forwarded/by order/

Sd/- xxx xxx
Section Officer.

/true copy/

Sd xxxxx
Assistant Director of Town and Country Planning, Salem.

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APPENDIX
NOTIFICATION

In exercise of powers conferred by 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) the Governor of Tamil Nadu hereby declares the Velur Town Panchayat as the Velur Local Planning Authority.

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

/forwarded/by order/

Sd/- x x x x x x x
Section Officer.

/true copy/

Sd x x x x x
Assistant Director of Town and
Country Planning, Salem.

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ANNEXURE - 5

Copy of :-

GOVERNMENT OF TAMIL NADU
ABSTRACT

Master Plan for Velur 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. 456. Dated: 6th April 1988.

Read:

From the Director of Town and Country Planning, Letter Roc.No. 752/86/MP1, dated. 29.12.87.

*****

ORDER:

Under sub-section (2) of section 24 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby gives his consent to the Velur Local Planning Authority to the publication of a notice under section 26 of the said Act, for the preparation of the Master Plan for Velur Local Planning Area.

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

(By order of the governor)

Sd.....
Commisioner and Secretary
to Government.

To
The Director of Town and Country Planning, Madras-2(w.e).
The Executive Officer, Velur Selection Grade Town Panchayat, Velur.

/True copy/

Sd.....
Assistant Director of Town and
Country Planning, Salem.7.

Verified RealEstate ™

ANNEXURE - 6

Copy of :-

GOVERNMENT OF TAMIL NADU
ABSTRACT

Master Plan for Velur Local Planning Area -Approval under Section 28 of the Tamil Nadu Town and Country Planning Act, 1971 - Accorded.

HOUSING AND URBAN DEVELOPMENT (UD IV) DEPARTMENT

G.O.Ms.No. 8. Dated: 10th January 1994.

Read:

1) G.O.Ms.No. 456, Housing and Urban Development Dt. 06.04.88.
2) From the Director of Town and Country Planning, letter Roc.No.752/86/MP-A1, dated. 01.10.92.
3) G.O.Ms.No. 909, Housing and Urban Development Dt. 08.09.89.

...

ORDER:

In the G.O.Ms.No. 456, Housing and Urban Development Department, dated the 6th April 1988, the Government have given their consent to the Velur Local Planning Authority to the publication of a notice of the preparation of the Master Plan for Velur 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 Velur Local Planning Area submitted by the Director of Town and Country Planning. The delay of 1063 days in the preparation of the Master Plan and convening a meeting of the local planning authority is hereby condoned. Copies of the master plan for Velur local planning area as approved by the Government are communicated to the Director of Town and Country Planning.

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

NOTIFICATION

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

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

(BY ORDER OF THE GOVERNOR)

L.N. VIJAYARAGHAVAN.
SECRETARY TO GOVERNMENT.

Verified by PropEstate ™

To
The Works Manager, Government Central Press, Madras-9.,
(for Publication of the Notification in Tamil Nadu Government Gazette).
The Director of Town and Country Planning, Madras-2.
The Regional Deputy Director of Town and Country Planning, Salem Region.
The Commissioner of Municipal Administration, Madras-35.
The Member Secretary, Velur Local Planning Authority
through Director of Town and Country Planning, Madras-2.
The Executive Officer, Velur Town Panchayat, Salem District.

Copy to:
The Housing and Urban Development (UD IV (1) DEPT., Madras 9.
Copy for file.

/forwarded by order/

Sd/- xxx xxx
Section Officer.

/true copy/

Sd xxxxxx
Assistant Director of Town and
Country Planning, Salem.

Verified @ RealEstate ™

ANNEXURE - 7

Copy of:

GOVERNMENT OF TAMIL NADU
ABSTRACT

Master Plan - Velur Local Planning Area - consent of the Government to the Publication of Notice of the preparation of the modified Master Plan - Accorded.

HOUSING AND URBAN DEVELOPMENT (UD 4.2) DEPARTMENT

G.O. (Ms.) No. 387 Dated: 18-09-2000.

READ:

1) G.O. (Ms.) No. 8, Housing and Urban Development Department, dated 10-01-1994.
2) From Special Commissioner of Town and Country Planning, letter Roc.No.41880-MP-3, dated 24-03-2000 and 26-05-2000.

ORDER:

In the Government order first read above, the Government accorded approval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) to the Master Plan of the Velur Local Planning Area, and the same was published in the Tamil Nadu Government Gazette, dated the 30th March 1994. As per the provisions contained under clause (b) of sub-section (2) of section 32 of the said Act, once in every five years, after the date on which the master plan for an area comes into operation. the local planning authority. may, and if so, directed by the Government, shall after carrying out such fresh surveys as may be considered necessary, and in consultation with the regional planning authority and the local authorities concerned, review the master plans and make such modifications in such plan wherever necessary, and submit the modified plan for the approval of the Government.

2. In his letters second read above, the Special Commissioner of Town and Country Planning has stated, that by virtue of the provisions contained under clause (b) of sub-section(2) of section 32 of the said Act, the Velur local planning authority has reviewed the existing approved master plan for that planning area on its own accord, and prepared a draft modified master plan for the Velur Local Planning area in consultation into account of the latest developments and actual at site. The Special Commissioner of Town and Country Planning has requested the Government to accord consent to the modified master plan for the Velur Local Planning Area.

3. Under sub-section (2) of section 24 of the Tamil Nadu Town and Country Planning Act 1974 (Tamil Nadu Act 35 of 1972)., the Governor of Tamil Nadu hereby gives her consent to the Velur Local Planning Authority to the publication, of a notice under section 26 of the said Act of the preparation of the modified Master Plan for the Velur Local Planning Area.

4. The draft modified master plan for the Velur Local Planning Area as consented to by the Government under sub-section (2) of 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.

Verified Signature ™

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 Velur 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)

AJAY BHATTARCHARYA.
SECRETARY TO GOVERNMENT.

To
The Special Commissioner of Town and Country Planning, Chennai.2.
The Executive Officer, Velur Panchayat, Velur.
The District Collector, Namakkal.
The Commissioner of Municipal Administration, Chennai-5.
The Member Secretary, Velur Local Planning Authority (through the 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.

Sd/- XXX XXXXX
SECTION OFFICER.

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ANNEXURE - 8

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 looms.
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 yarn.
67. Twisting and winding of silk thread cotton thread and artificial yarn.
68. Vermicelli manufacture.
69. Wax coating on paper and cloth.
70. Weaving-cotton, woolen, nusser, jute, mats, silk.
71. Wood turners industry.
72. Wood clipping and grading.
73. Manufacture of woolen fabrics and woolen goods.

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ANNEXURE - 9

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. Bamian 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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ANNEXURE - 10

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.

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

ii) 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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ANNEXURE - 11

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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ANNEXURE - 12

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 and 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.

/True copy/

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ANNEXURE - 13

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 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.

/TRUE COPY/

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

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ANNEXURE - 14

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 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.
&c.

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ANNEXURE – 15

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.

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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 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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ANNEXURE - 16

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-1) 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

COMMISSIONER & 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 biological transformation.
6. Petroleum Refinery.
7. Textile Dyeing units.
8. Steel Plant (Electroplating, Head Treatment etc.)
9. Ceramics.
10. Thermal peer 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	Thadapalli Channael. Lower Bhavani canal. kalingaroyan Anicut canal.
3.	Moyar	Vatamalaikarai Odai	Upper Reservoirs canal.
4.	Noyyal	Varatupallam	Vattamalai Kavery Odai
		Guderipallam	Reservoirs canal. Varatturpallam Reserviors canal. Gudiri Pallam Reservoirs Right side and left side canals.

/true copy/

Verified & Registrate ™

ANNEXURE - 17

Copy of :-

தமிழ்நாடு அரசு

சுற்றுச்சுற்றுச்சூழல் - 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 (சுக 3) துறை

அ.நிலை எண்.127 நாள்.08.05.1998.

பார்வை:

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. 30.03.1989ம் 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 தீர்ப்பிணங்க அரசாணை (நிலை) எண்.213 சுற்றுப்புறம் மற்றும் வனத்துறை, நாள்.30.03.1989ஐ உடனடியாக தீவிரமாக கடைபிடிக்கவேண்டும் எனவும் அரசாணையின் இணைப்பில் கூறப்பட்டுள்ள தொழிற்சாலைகள் எதுவும் புதிதாக தடைசெய்யப்பட்ட பகுதியில் நிறுவக் கூடாது எனவும் மேலும் அதற்காக நிறுவப்பட்டுள்ள குழுமம் இத்தொழிற்சாலைகளைப் பற்றி ஆராய்ந்து ஏற்கெனவே நிறுவப்பட்டுள்ள தொழிற்சாலைகளை ஆய்வுசெய்து தேவைப்படின் வேறிடத்திற்கு மாற்றுமாறும் தெரிவிக்கப்பட்டுள்ளது.

3) மக்களிடையே மாசுக்கட்டுப்பாடு பற்றிய விழிப்புணர்வு ஏற்படுவதற்கு முன் பல தொழிற்சாலைகள் காவிரி, தென் பெண்ணையாறு, பாலாறு, வைகை, தாமிரபரணி மற்றும் இதன் உப நதிகளின் அருகில் தொடங்கப்பட்டுவிட்டன. தொழிற்சாலைகள் வெளியெற்றும் 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 ஆணையினால் வற்புறுத்தப்பட்டு வருகிறது.

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4) தற்போது சில தொழிற்சாலைகள் நீர் ஆதாரங்களில் இருந்து நீரை பயன்படுத்தி தொழில் வளாகங்கள் ஏற்படுத்தப்படுகின்றன. நீரின் தன்மையை சரிவர பாதுகாக்கவும், நிலம், மக்கள் நலம், உயிர்வாழ் இனங்களின் நலன் ஆகியவற்றைக் கருத்திற்கொண்டும், உயர்நீதிமன்றம் மற்றும் உச்ச நீதிமன்றங்களின் தீர்ப்பின் அடிப்படையிலும், 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/

ANNEXURE – 18

Copy of :-

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.29.1998.

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 IIல் 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 எண்.127-க்கு கீழ்க்கண்ட திருத்தத்தை அரசு இவண் வெளியிடுகிறது.

திருத்தம்

08.05.1998ம் சுற்றுப்புறம் மற்றும் வனத்துறை அரசாணை (நிலை) எண்.127ல் 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

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30.03.89ம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) எண்.213ல் இணைப்பு Iல் கண்டுள்ள 14 வகையான தொழிற்சாலைகள் நிறுவப்பட அனுமதி அளித்தல் கூடாது"

(ஆளுநரின் ஆணைப்படி)

ஒம்/- கே.எஸ். பூபதி,
அரசு செயலாளர்.

Verified RealEstate ™

ANNEXURE - 19
LAND USE VARIATION G.O.s

1. Copy of

GOVERNMENT OF TAMIL NADU
ABSTRACT

Master Plan - Velur Local Planning Area - Velur village - Construction of an industry with an installation of 40 H.P. for manufacturing of liquids out of Cotton waste in S.No. 225/2B, mesuring 2604 Sq.feet in Velur village - Exemption from land use zone regulations - Orders - Issued.

HOUSING AND URBAN DEVELOPMENT (UD IV) DEPARTMENT

G.O.Ms. No. 375, Dated 3rd May, 1994.

Read:-

1. From Tmt. A. Chellammal, Kuppuchipalayam Post, Velur Taluk, application dt.29.12.92.
2. From the Director of Town and Country Planning, letter Roc. No. 10340/93 MPA1, dt.7.9.93 and 19.11.93.

*****

ORDER:

The Government after careful examination of the request of Tmt. A. Chellammal, Kuppuchipalayam Post, Velur Taluk in consultation with the Director of Town and Country Planning, have decided to exempt the proposed construction of an industry with an installation of 40 H.P. for manufacturing of liquids out of cotton waste by Tmt. A. Chellammal in her site in S.F.No. 225/2B of Velur village, from the provisions of land use zone regulations prescribed in the approved Master Plan for Velur Local Planning Area. Accordingly, the notification appended to this order will be published in the next issue of the Tamil Nadu Government Gazette.

(BY ORDER OF THE GOVERNOR)

L.N.VIJAYARAGHAVAN.
SECRETARY TO GOVERNMENT.

To

The Director of Town and Country Planning, Madras-2.
The Works Manager, Government Central Press, Madras 79.
(for Publication of Notification in Tamil Nadu Govt. Gazette).
The Regional Deputy Director of Town and Country Planning, Salem Region, Venkatesapuram, Kumarasamipatti, Salem 636 007.
The Member Secretary, Velur Local Planning Authority, Velur, Salem District.
Tmt. A. Chellammal, W/o Arumugam Pillai, Ediyam Road, Kuppuchipalayam (post), Paramati Velur Taluk, Pin code 638 182.

/forwarded by order/

Sd/- xxxxxx
Section Officer.

Verified by RealEstate ™

APPENDIX
NOTIFICATION

In exercise of the powers conferred under section 113 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby exempts the construction of an industry with an installation of 40 Hourse Power for manufacturing of liquids out of cotton waste proposed by Tmt. A. Chellammal of Kuppuchi-palayam, Velur Taluk in S.No.225/2B of Velur village within Velur Local Planning area from the provision of land use zone regulations prescribed in the approved Master Plan for Velur Local Planniong Area.

L.N.VIJAYARAGHAVAN.
SECRETARY TO GOVERNMENT.

/forwarded by order/

Sd/- x x x x x x x
Section Officer.

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2. Copy of

GOVERNMENT OF TAMIL NADU
ABSTRACT

Master Plan - Velur Local Planning Area - Change of land use of S.No.132/2A and 134/2A of Velur Town Panchayat and Velur village from Agricultural use zone into Residential use zone - orders - passed variation orders under sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 - Issued.

HOUSING AND URBAN DEVELOPMENT (UD 4.1) DEPARTMENT

G.O.Ms. No. 350 . Dated 18.08.1999.

Read:-

1. G.O.Ms.No.8, Housing and Urban Development Department, dated 10.01.1994.

READ ALSO:-

2. G.O.Ms.No.393, Housing and Urban Development Department, Dated 26.10.1998.
3. Government Letter No.46717/UD 4.1/98-2, dated 10.03.1999.
4. From the Commissioner of Town and Country Planning, Chennai Letter Roc.No.36985/98 MP-1, Dated 08.04.1999.

*****

ORDER:

On the request of Thiru D. Manickavasagam, Velur the Government have issued orders in the Government order, second and third read above, for the change of land use of Survey Number 132/2A and 134/2A from Agricultural use zone into Residential use zone the approved Master Plan of Velur Local Planning Area. The Commissioner of Town and Country Planning in his letter fourth read above has sent proposal 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 is made to the land use maps 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 of Velur Local Planning Area approved under the Act with the Housing and Urban Development Department Notification No.II(2)HOU/1081/94 and published at page 271 of part II- section 2 of the Tamil Nadu Government Gazette, dated the 30th March, 1994.

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VARIATIONS

In the said Master Plan, in Annexure B,

a) Under the heading " b) Mixed Residential Use zone" against the entry "MR 10" after the S.F.No."56 A pt", the S.F.Nos."132/2A, 134/2A" shall be added.

b) Under the heading 'VI Agriculture Use Zone - use zone 6" against the entry "A 6", for S.F.Nos."132, 134", the S.F.Nos. "132 except 132/2A, 134 except 134/2A" shall be substituted.

(BY ORDER OF THE GOVERNOR)

N. GOVINDAN,
SECRETARY TO GOVERNMENT.

To

The Works Manager, Government Central Press, Madras 79.
(with a request to publish the Notification in Tamil Nadu Govt. Gazette).
The Commissioner of Town and Country Planning, Chennai -2.
The Regional Deputy Director of Town and Country Planning, Salem Region,
Venkatesapuram, Kumarasamipatti, Salem 636 007.
Thiru R. Manickavasgam, S/o A. Duraisamy, Anichiyamapalayam Post,
Velur, Namakkal District.

/forwarded/ by order/

Sd/- x x x x x x
Section Officer.

Verified by RealEstate ™

VELUR MASTER PLAN

PROPOSED LAND USE - 2021

Velur

No.19 PARAMATHI

No.34 VIRANAMPALAYAM

No.23 POTTANUR

No. 17 IDUMBANKULAM

No 22 DEVARAYSAMU DAM

No. 18 NANJAI IDAIYAR

NO. 16 PUNJAI IDAIYAR MELMUGAM

NO. 21 VELUR

COLLEGE AREA D.D.P.NO.1 (APPROVED)

COLLEGE AREA D.D.PLAN NO.2 (APPROVED)

COLLEGE AREA D.D.P.NO.3 (APPROVED)

FROM PARAMATHI

FROM NAMAKKAL

TO PARAMATHI

FROM VIRANAMPALAYAM

FROM POTTANUR

FROM MOHANUR

FROM PANDAMANGALAM

TO NANJAI IDAIYAR

FROM KARUR

PADAMUDIPALAYAM Panchayat Union office

KUPPACHIPALAYAM

Sulthanpettai Weekly shandy

MOSQUE

PUNJAI IDAIYAR MELMUGAM

Thirumalainmasamudram

Venkatachalaswami kaili

Krisnavathirthaswami kaili

Viswanatha Iswaran kaili

80,81 TO 85, 305 TO 313, 319 & 320
PORTION OF CAUVERY RIVER
BELONGING TO No. 21 VELUR

LEGEND:-

- LOCAL PLANNING AREA BOUNDARY
- VILLAGE BOUNDARY
- DETAILED DEVELOPMENT PLAN BOUNDARY
- ROADS
- WATER BODIES
- HILLOCKS

	EXISTING	PROPOSED
RESIDENTIAL		
P.R.PRIMARY RESIDENTIAL (PR1 to PR3)		
M.R MIXED RESIDENTIAL (MR1 to MR10)		
COMMERCIAL (C1 to C12)		
W.S. WEEKLY SHANDY		
INDUSTRIAL (CI1 to CI4)		
C.I CONTROLLED INDUSTRIES		
EDUCATIONAL (E1 to E7)		
PUBLIC AND SEMIPUBLIC (P1 to P10)		

AGRICULTURE (A1 to A11)

AGRICULTURE - WET

AGRICULTURE - IRRIGATED DRY

C.Y. - COMPOST YARD (A3)

MEMBER SECRETARY/
EXECUTIVE AUTHORITY

DEPUTY DIRECTOR OF TOWN
AND COUNTRY PLANNING
SALEM REGION

JOINT DIRECTOR OF TOWN AND COUNTRY
PLANNING - MASTER PLAN DIVISION

ADDITIONAL DIRECTOR OF TOWN AND
COUNTRY PLANNING

COMMISSIONER OF TOWN AND COUNTRY PLANNING

For COMMISSIONER AND SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT

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N

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

VELUR LOCAL PLANNING AREA

Velur