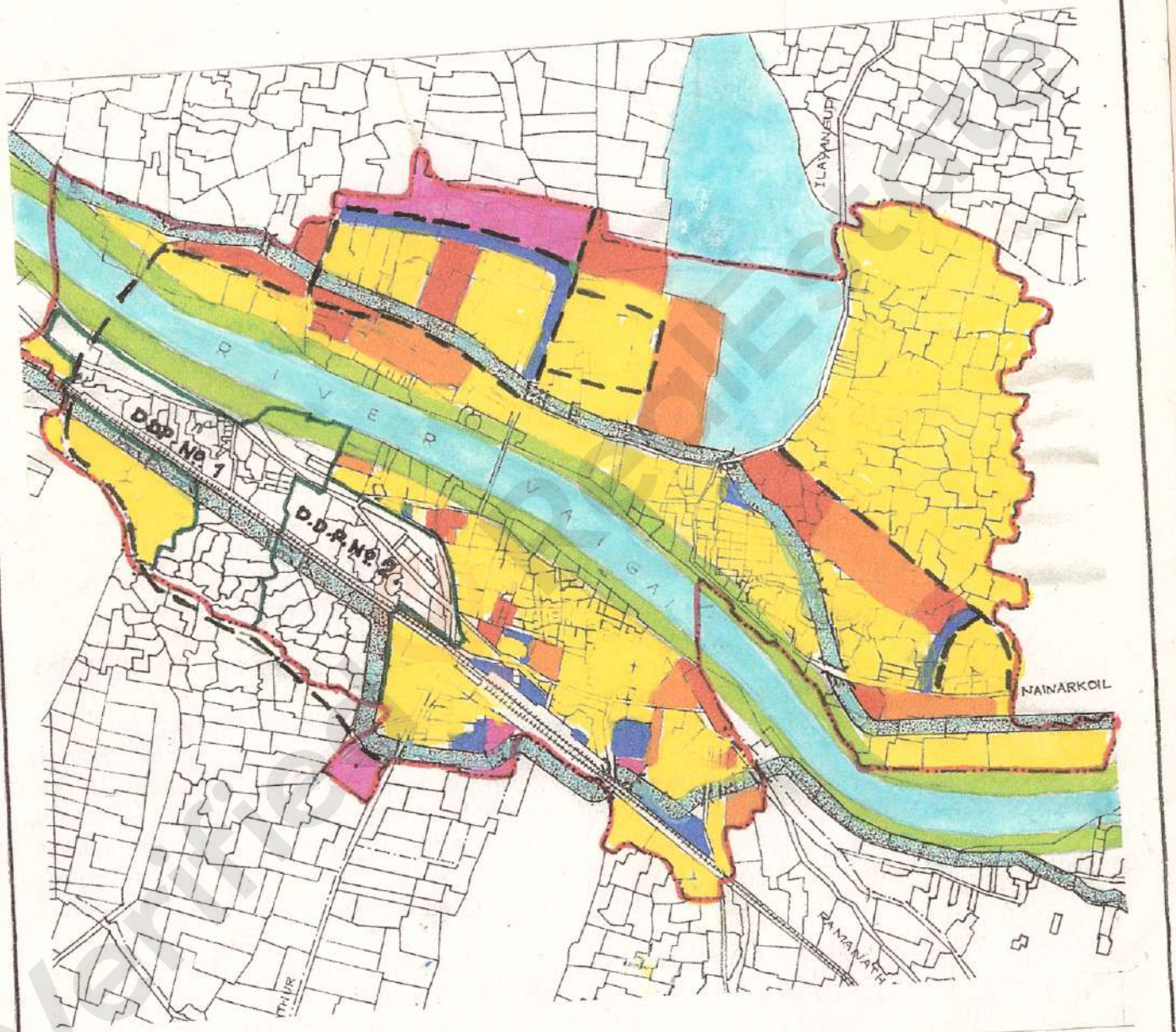
Revie approved

PARAMAKUDI
MASTER PLAN

File No
1219/04
SR3



PARAMAKUDI LOCAL PLANNING AUTHORITY
Ramanathapuram District

Sivagangai Region
DIRECTORATE OF
TOWN AND COUNTRY PLANNING
Government of Tamilnadu

DTCP

14 JUN 2004

GOVERNMENT OF TAMIL NADU

ABSTRACT 15437

MP3 12387/02

Local Planning Area – Modified Master Plan for Paramakudi Local Planning Area – approval under section 28 of the TamilNadu Town and Country Planning Act, 1971 – Accorded.

========== ========= ==========

HOUSING AND URBAN DEVELOPMENT (UD 4.2) DEPARTMENT.

G.O.(Ms.) No.139 Dated.04.06.2004.

READ:

1. G.O.(Ms.)No.570, Housing and Urban Development Department, dated .31.12.1999.

READ ALSO:

2. From the Director of Town and Country Planning, Letter Roc. No.12387/2002 MP3, dated.4.7.2003.

= = =

ORDER:

In the Government order first read above, the Government have accorded consent to the publication of a notice of preparation of the modified Master Plan for the Paramakudi Local Planning area. The Commissioner of Town and Country Planning in his letter second read above, has forwarded the modified Master Plan for the Paramakudi Local Planning area and requested the Government to accord approval to the said modified master plan under section 28 of the Tamil Nadu Town and Country Planning Act, 1971.

2. The Government after careful examination of the proposal of the Commissioner of Town and Country Planning referred to in paragraph 1 above, have decided to approve the modified Master Plan for the Paramakudi 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 Paramakudi Local Planning area. The copies of the modified Master Plan for the Paramakudi Local Planning area as approved by the Government are communicated to the Commissioner of Town and Country Planning.

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

NOTIFICATION.

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

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

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO,
SECRETARY TO GOVERNMENT.

To
The Works Manager, Government Central Press, Chennai.79.
(for publication of Notification in the Tamil Nadu Government Gazette)
The Commissioner of Town and Country Planning, Chennai.2.
The Deputy Director of Town and Country Planning, Sivaganga.
The Commissioner of Municipal Administration, Chennai.5.
The Commissioner, Paramakudi Municipality, (through Commissioner of Town and Country Planning)
The Member-Secretary, Paramakudi Local Planning Authority, (through Commissioner of Town and Country Planning)
The Law Department, Chennai.9.
sf/sc

/FORWARDED/BY ORDER/

S. Baulavatsala
SECTION OFFICER. 14/6/C

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PARAMAKUDI MASTER PLAN

Reference No.	:	154/2000 SR 2
Regional Office	:	SIVAGANGA.
Master Plan for (Approval U/S 28 of Town and Country Planning Act 1971)	:	PARAMAKUDI LOCAL PLANNING AREA.
Approved in Resolution No. 2 dated 19.07.02	:	REVIEW APPROVED IN G.O.Ms.No. 139 Dated 04.06.04 HOUSING AND URBAN DEVELOPMENT DEPARTMENT.

19/07/02

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING (I/C.)
SIVAGANGA.
19.07.02.

EXECUTIVE AUTHORITY,
PARAMAKUDI LOCAL PLANNING AREA,
PARAMAKUDI.
23/7/02

14/7/03

ASST. DIRECTOR OF TOWN AND COUNTRY PLANNING, CHENNAI.
(MASTER PLAN DIVISION)

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING, CHENNAI
(MASTER PLAN DIVISION)

3.7.07

JOINT DIRECTOR OF TOWN AND COUNTRY PLANNING, CHENNAI

16/18

Director of Town and Country Planning,
Chennai 600 002.

FOR SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT
DEPARTMENT
CHENNAI.

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PROFORMA

NAME OF THE REGION	:	SIVAGNAGA.
Name of the LPA	:	PARAMAKUDI.

I.Proposal

1. Letter No. and date of Municipality in which proposals submitted to Regional Deputy Director for notification of LPA.	:	Commissioner's letter No.F2/7661/73 dated 21.7.73.
2. Letter No. and date of Regional Deputy Director in which proposals submitted to DTCP.	:	Regional Deputy Director's letter R.Dis.No.1064/74
3. Letter No. and date of DT&CP in which proposals submitted to Government.	:	--

II. NOTIFICATION

4. The G.O. details of preliminary notification under section 10(1)	:	G.O.Ms.No.2021 RDLA dated 20.9.1973.
5. Publication details of the notification in Tamil Nadu Government Gazette.	:	Published in Tamil Govt. Gazette in page No.565 dated 7.11.73, Section I, Part II.
6. Republication details in District Gazette.	:	
(i) Tamil	:	Published in Ramnad Dist. Gazette dated 24.11.73 in page No.85.
(ii) English.		
7. The G.O. details in which confirmation was ordered under section 10(4) of the act.	:	G.O.Ms.No.643 RD&LA Dated 16.3.74.
8. Publication details of the above said confirmation in Tamil Nadu Government Gazette.	:	Page No.205,PartII, Section-I of Tamil Nadu Govt. Gazette dated 10.4.74.

CONSTITUTION

9. The G.O. details in which Authority was constituted u/s 11/(1) of the Act.	:	G.O.Ms.No.650 RDLA Dated 8.4.75.

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10. Publication details in the Tamil Nadu Government Gazette.

IV. CONSENT

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

12. Resolution No. and date in which the LPA adopted the present land and building use map. : Resolution No.9 dated 26.7.77.

13. Resolution No. and date in which the LPA resolved to submit the Master Plan to Government for consent under section 24(2) of the Act (The Commissioner R.D.D. DT&CP's lr.Nos. and date in which the proposals submitted to Government should also be noted against this col.) :
    1. The Commissioner's letter No.F/28834/7 Dated 26.7.77 and LPA resolution No.1 dated 26.7.77.
    2. Regional Deputy Director's letter No.2959/77 RP2
    3. Director of Town and Country Planning's letter No.27387/77 I dated 31.8.77.

14. The G.O. details in which the Government accord consent: : G.O.Ms.No.1863 dated 16.11.77.

V. SUBMISSION

15. Publication details of this notification in Form No.1 in the Tamil Nadu Govt. Gazette. : Tamil Nadu Govt. Gazette dated 13.9.78.

16. Republication details in Form No.1 District Gazette. : Ramnad District Gazette in December 1978.

17. Date of submission of Master Plan to various Government Departments with letter Nos. : --

18. Date of submission of O & S to DTCP for advice (Lr.No. and date of Regional Deputy Director in which O & S were sent to this office should be noted here) : Regional Deputy Director's letter Roc.No.1633/79 RP3 dated 7.4.79.

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அனுப்புநர்
திரு.த.சா.முஹிபுல்லாஷா, பி.இ.,
நகர் ஊரமைப்பு துணை இயக்குநர்,
430, காந்தி வீதி,
சிவகங்கை -630 561
dtcpsvg@gmail.com

பெறுநர்
மாவட்ட சுற்றுச்சூழல் பொறியாளர்
தமிழ்நாடு மாசு கட்டுப்பாட்டு வாரியம்
6/26 கங்கை தெரு,
விருது நகர் 626 001
மதுரை ரோடு

ந.க.எண் : 111/2011 சிஎ3 நாள் : /02/2011

ஐயா

பொருள் : CRZ- இராமநாதபுரம் மாவட்டம் மற்றும் வட்டம், சித்தார் கோட்டை கிராமம் அ.எண்கள் 220, 237, 238/1, 2A,2B மற்றும் 241-ல் நில உபயோக விபரம் கோருதல் - குறித்து,

பார்வை : மனுதாரர் இ.ஐ.டி. பாரி (இந்தியா) லிட் சென்னை, விண்ணப்பம் நாள் : 19.1.11.

****

பார்வையில் காண்டுள்ள மனுதாரர் விண்ணப்பத்தில் இராமநாதபுரம் மாவட்டம் /வட்டம், சித்தார் கோட்டை கிராமம், அ.எண் 220, 237, 238/1,2A,2B மற்றும் 241-ற்கு தமிழ்நாடு மாசு கட்டுப்பாட்டு வாரியம் பெற்றுச் கொண்டதற்கினங்க, அண்ணா பல்கலைக்கழகம் சென்னையில் , HTL மற்றும் LTL குறிப்பிட்டு வரைபடம் பெற்றிருப்பதாகவும் அதனடிப்படையில் நில உபயோக விபரம் வழங்குமாறும் கோரப்பட்டுள்ளது. பின் வரும் விபரம் தெரிவிக்கப்படுகிறது.

மனுதாரர் சமர்ப்பித்த அண்ணா யுனிவர்சிட்டி ரிமோட் சென்சிஸ் துறையால் HTL Demarcating செய்த வரைபடத்தின் படியும் மத்திய அரசால் ஒப்புதல் வழங்கப்பட்ட CRZ MP வரைபடம் Sheet No 21 இன்படியும் திருத்தம் செய்து மத்திய அரசின் ஒப்புதலுக்கு சமர்ப்பித்த வரைபடத்தின் படியும் கீழ்கண்ட அளவை எண்களுக்கு கீழ்கண்டவாறு CRZ வகைப்பாடு தெரிவிக்கப்படுகிறது.

ஒப்புதல் வழங்கப்பட்ட C2Mp வரைபடத்தின் படியும் (Sheet No: 21)

அ.எண் CRZ வகைப்பாடு

220 - அ.எண் 220-ன் [illegible] பகுதி HTL ல் இருந்து 500 மீ தூரம் CRZ I - ல் அமைந்துள்ளது

237 - HTL ல் இருந்து 500 மீ தூரம் CRZ 2 - ல் அமைந்துள்ளது

238 - கிழக்கு பாகம் HTL ல் இருந்து 500 மீ தூரம் CRZ I - வகைப்பாட்டில் அமைந்துள்ளது

241 - HTL ல் இருந்து 500 ம் தூரம் CRZ I - வகைப்பாட்டில் அமைந்துள்ளது

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C2Mp திருத்தம் செய்து மத்திய அரசின் ஒப்புதலுக்கு சமர்ப்பித்த C2Mp வரைபடத்தின் படி CRZ வகைப்பாடு (Sheet No: 21)

அ.எண்

220 - அ.எண் 220-இல் - கிழக்குபகுதி 200 மீ to 500 மீ தூர CRZ III - ல் அமைகிறது.

237 - HTL ல் இருந்து 500 மீ தூரம் CRZ III - வகைப்பாடு மற்றும் 200 மீ to 500 மீ தூர CRZ III - வகைப்பாட்டிலும் அமைகிறது.

238 - அ.எண் 238 -ன் கிழக்கு பகுதி 200 மீ to 500 மீ தூர CRZ III வகைப்பாட்டில் அமைகிறது

241 - HTL ல் இருந்து 200 மீ [illegible] CRZ III - வகைப்பாட்டில் அமைந்துள்ளது

CRZ - வகைபாடு திருத்தம் செய்து மத்திய அரசின் ஒப்புதலுக்கு 1999-ல் சமர்ப்பிக்கப்பட்ட வரைபடம் ஒப்புதல் பெறப்படாமல் உள்ளது. மத்திய அரசின் உத்தரவு எதிர்பார்க்கப்படுகிறது.

வரைபடத்தின் படியும் மத்திய அரசால் ஒப்பிடப்பட்ட C2mp வரைபடத்தின் படியும் CRZ வகைப்பாடு (C2mp21)

அ.எண்

220 - CRZ - பகுதிக்கு வெளியே அமைந்துள்ளது

237 - HTL ல் இருந்து 500 மீ தூரம் CRZ I - ல் அமைந்துள்ளது

238/1,2 - அ.எண் 238/1,2 இன் கிழக்கு பகுதி HTL ல் இருந்து 500 மீ தூரம் CRZ I - அமைந்துள்ளது

241 - HTL ல் இருந்து 500 மீ தூரம் CRZ I - அமைந்துள்ளது

மத்திய அரசின் படி சுற்றுச்சூழல் வனத்துறை அமைச்சக கடிதம் எண் J 17011/892 -IA III நாள் 4.1.1999-இன் படி HTL Demarcating செய்ய அரசு நியமித்துள்ள 5 ஏஜென்சிகளில் அண்ணா பல்கலை கழக Remote Sensing துறையும் ஒன்றாகும்.

இத்துறையால் HTL Demarcating செய்து தற்போது வரைபடம் பெறப்பட்டுள்ளது.

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ஒப்புதலளிக்கப்பட்ட CZMP வரைடத்திற்கு மாறுதலாக HTL அமைந்துள்ளதால் இதனை ஏற்றுக்கொள்வது குறித்து இராமநாதபுரம் மாவட்ட கடற்கரை மேலாண்மை குழுமத்தில் பொருள் வைத்து முடிவு செய்து CRZ வகைப்பாடு விபரம் மனுதாரருக்கு வழங்கலாம் என தெரிவிக்கப்படுகிறது.

நகர் ஊரமைப்பு துணை இயக்குநர்

சிவகங்கை

நகல் (முதல் பத்தி மட்டும்)
Assistant General Manager
EID. Parry (India) Ltd.,
Parry Nutracouticals Division
Parry, House, 5th Floor
43, Mooro St.,
Chennai - 600 001

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அனுப்புநர்
திரு.த.சா.முஹிபுல்லாஷா, பி.இ.,
நகர் ஊரமைப்பு துணை இயக்குநர்,
430, காந்தி வீதி,
சிவகங்கை -630 561
dtcpsvg@gmail.com

பெறுநர்
மாவட்ட சுற்றுச்சூழல் பொறியா.
தமிழ்நாடு மாசு கட்டுப்பாட்டு வாரியம்
5/26 கங்கை தெரு,
விருது நகர் 626 001
மதுரை ரோடு

ந.க.எண் : 111/2011 சிஎ3 நாள் : /02/2011

ஐயா

பொருள் : CRZ- இராமநாதபுரம் மாவட்டம் மற்றும் வட்டம், சித்தார் கோட்டை கிராமம் அ.எண்கள் 220, 237, 238/1, 2A,2B மற்றும் 241-ல் நில உபயோக விபரம் கோருதல் - குறித்து,

பார்வை : மனுதாரர் இ.ஐ.டி. பாரி (இந்தியா) லிட் சென்னை, விண்ணப்பம் நாள் : 19.1.11.

****

பார்வையில் கண்டுள்ள மனுதாரர் விண்ணப்பத்தில் இராமநாதபுரம் மாவட்டம் /வட்டம், சித்தார் கோட்டை கிராமம், அ.எண் 220, 237, 238/1,2A,2B மற்றும் 241-ற்கு தமிழ்நாடு மாசு கட்டுப்பாட்டு வாரியம் கேட்டுக் கொண்டதற்கினங்க, அண்ணா பல்கலைக்கழகம் சென்னையில் , HTL மற்றும் LTL குறிப்பிட்டு வரைபடம் பெற்றிருப்பதாகவும் அதனடிப்படையில் நில உபயோக விபரம் வழங்குமாறும் கோரப்பட்டுள்ளது. பின் வரும் விபரம் தெரிவிக்கப்படுகிறது.

நகர் ஊரமைப்பு துணை இயக்குநர்
சிவகங்கை

நகல் (முதல் பத்தி மட்டும்)
Assistant General Manager
EID. Parry (India, Ltd.,
Parry Nutracouticals Division
Parry, House, 5th Floor
43, Mooro St.,
Chennai - 600 001

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19. Letter No and date in which Director of Town and Country Planning has given advice on O & S.	:	DTCP's letter Roc.No.17011/80 MP dated 1.9.81.
20. Resolution No. and date in which the LPA considered and approved the draft Master Plan.	:	Commissioner's letter No. 6461/81 dt. 20.11.82.
21. Submission of Master Plan to Government for final approval letter No. and date in which/u/s 28 of the Act, the LPA Master Plan to Government for final approval)	:	DTCP letter No.17011/80 MP1 Dated 13.1.83.
22. The G.O. details in which Government accorded its approval.	:	G.O.Ms.No.893 H&UD dated 14.6.83.

VI. PUBLICATION

23. The republication details of the approval G.O. in the Tamil Nadu Government Gazette.	:	Published in Tamil Nadu Government Gazette dated 29.6.83, Part II Section 2 in page No.506.
24. The republication details of the approval G.O. in the District Gazette.	:	Ramanad Dist. Gazette dt. 24.8.83.
25. The republication details of the approval G.). in the notice board of the office of the LPA.	:	--
26. The republication of the approval G.O. on the notice board of the office of the District Collector concerned.	:	--
27. The republication of the approval G.O. on the notice board of the office of the Regional Deputy Director.	:	--
28. The republication of the approval G.O. on the notice board of the Local Authorities comprefied in the area.	:	--
29. The republication of the approval G.O. in one or more leading daily newspapers circulating in the LPA.	:	Hindu dt. 2.7.83.

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VII. REVIEW

30. Review details of Master Plan ordered by the Government.	:	Consented in G.O.Ms. No.570 H & UD dated 31.12.99

VII. VARIATION

31. Publication details of draft variation notification proposed in the TNGG.	:	No.23, Part VI-Section-1 dt.20.06.2001.
32. Publication details of draft variation notification proposed in the District Gazette.	:	Ramanathapuram District Gazette No.16, dated 11.04.2000
33. Republication details by the Local Planning Authority as prescribed under reference 15 of Master Plan rules.	:	News Paper Dhinathanthi dt. 24.3.2000
		L.P.A. Office notice board : 7.3.2000
		District Collector Office notice board. : 14.3.2000
		Deputy Director of Town and Country Planning Sivaganga office notice board. : 17.4.2000
		Various heads of Departments. : 7.3.2000

EXECUTIVE AUTHORITY /
LOCAL PLANNING AUTHORITY
PARAMAKUDI.

2317 23/7/02

REGIONAL DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING, (I/c.)
SIVAGANGA.

19.07.02

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C E R T I F I C A T E - A

Authenticated copies of the following for Master Plan are enclosed.

1. G.O.notifying planning area and date of publication in Government Gazette.

2. Land and Building use map of Planning area (Year 1991) and the resolution of the Planning Authority adopting the Land and Building use map.

3.(a) Master Plan (authenticated in the reports and maps included therein) with the resolution of the Planning Authority requesting consent of Government for its Publication.

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

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

EXECUTIVE AUTHORITY /
LOCAL PLANNING AUTHORITY
PARAMAKUDI.

2317 23/7/02

REGIONAL DEPUTY DIRECTOR
OF TOWN AND COUNTRY
PLANNING, (I/C.)
SIVAGANGA.

19.07.02.

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C E R T I F I C A T E - B

Scrutinised and Certified that

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

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

3(a) The categorization in zoning map and the categorization in zoning regulation are tallied and found correct.

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

4. Detailed Development Plans No.1 and 2 boundaries and the notification of Industrial / Residential areas already made Public Health Act and Municipal Act and in operation are retained and indicated in the plan.

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

19/07/02

EXECUTIVE AUTHORITY /
LOCAL PLANNING AUTHORITY
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23/7 23/7/02

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PARAMAKUDI MASTER PLAN

CONTENTS

PART - I

CHAPTER NO.		PAGE NO.
1.	INTRODUCTION	1
2.	POPULATION CHARACTERISTICS	5
3.	LAND USE	12
4.	INDUSTRY, COMMERCE AND ADMINISTRATION	15
5.	HOUSING	18
6.	TRAFFIC AND TRANSPORTATION	21
7.	EDUCATION, HEALTH AND RECREATION	26

PART II

1.	POPULATION PROJECTION	33
2.	PLANNING PROBLEMS OF PARAMAKUDI TOWN	41
3.	FUTURE LAND REQUIREMENTS	44
4.	STRATEGY OF THE DEVELOPMENT PLAN	56
5.	THE PLAN EXPLAINED	58
6.	PHASING	61
7.	ZONING REGULATIONS	63

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APPENDIX

I. LAND USE ZONE SCHEDULE 71

II. VARIATION OF THE APPROVED MASTER PLAN SCHEDULE 78

III. (a) LOCAL PLANNING AUTHORITY CONSTITUTION U/S 11(1) OF TOWN AND COUNTRY PLANNING ACT 1971 G.O.

(b) MASTER PLAN CONSENT U/S 24 OF TOWN AND COUNTRY PLANNING ACT 1971 G.O.

(c) MASTER PLAN APPROVED U/S 28 OF TOWN AND COUNTRY PLANNING ACT 1971 G.O.

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LIST OF TABLES

Sl. No.	Table No.	Title	Page No.
1.	2.	3.	4.
	PART - 1		
1.	1.1.	Growth of Population	3
2.	2.1.	Decennial Growth of Population	5
3.	2.2.	Sexwise composition Population	7
4.	2.3.	Age Structure	8
5.	2.4.	Literacy	9
6.	2.5.	Occupational Pattern - 1981	11
7.	3.1.	Existing Land Use - 1991	12
8.	4.1.	Growth of Industries 1976 - 87	15
9.	5.1.	Growth of Houses and House holds 1961 - 89	18
10.	6.1.	Road maintained by Highways Department within Paramakudi limit	21
11.	6.2.	Roads maintained by Paramakudi Municipality.	22
12.	6.3.	Peak Hour Traffic Volume	24
13.	7.1.	Extent and facilities available in the Educational institutions	27
14.	7.2.	Health Institutions and facilities	30
	PART II		
15.	1.1.	Projected Population	33
16.	1.2.	Adopted future Population for design years	35
17.	1.3.	Age Sex Distribution	35

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Sl. No.	Table No.	Title	Page No.
1.	2.	3.	4.
18.	1.4.	Projected Number of House holds	36
19.	1.5.	Occupational Structure	37
20.	1.6.	Workers in Major economic sectors	38
21.	1.7.	Estimated workers Participation rate	39
22.	1.8.	Projected workers	39
23.	3.1.	Existing Land Use - 1974	44
24.	3.2.	Rate of development of urban land uses - 1974	45
25.	3.3.	Proposed Land use - 1991	46
26.	3.4.	Existing Land use - 1991	46
27.	3.5.	Estimate of Residential use area	48
28.	3.6.	Estimate of Commercial use area	49
29.	3.7.	Estimated Industrial Workers	50
30.	3.8.	Estimate of Industrial use area	51
31.	3.9.	Estimate of Educational use area	52
32.	3.10	Assumed standards for Public and Semi Public Use.	53
33.	3.11.	Estimate of Public and Semi - Public Use Area	54
34.	3.12.	Proposed Land use - 2021	54
35.	6.1.	Phasing Programme of future Land Use Developments	61

LIST OF MAPS

Sl.No.	TITLE
1.	Existing Land Use Map.
2.	Proposed Land Use Map.

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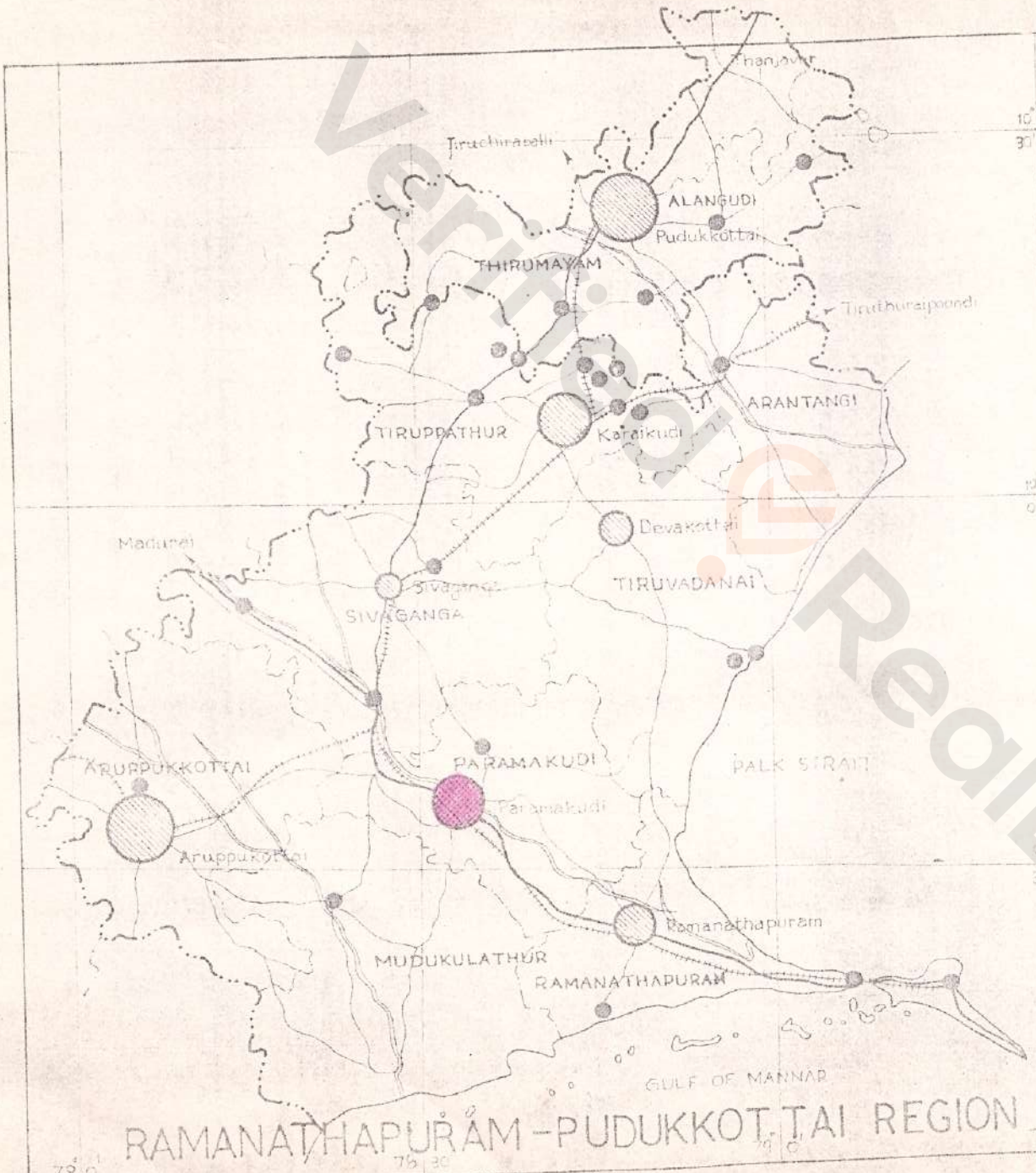
PROPOSED LAND USE SCHEDULES AND ABBREVIATIONS

Sl.No.	USE SCHEDULE	ABBREVIATIONS.
1.	RESIDENTIAL ZONE	
	(i) PRIMARY RESIDENTIAL	PR
	(ii) MIXED RESIDENTIAL	MR
2.	COMMERCIAL ZONE	C
3.	INDUSTRIAL ZONE	I
4.	PUBLIC AND SEMI PUBLIC ZONE	PS
5.	EDUCATIONAL ZONE	E
6.	AGRICULTURAL ZONE	AG

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PART-I

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MAP 1

LOCATION MAP
PARAMAKUDI LOCAL PLANNING AREA

LEGEND

- REGIONAL BOUNDARY
- DISTRICT BOUNDARY
- TALUK BOUNDARY
- NATIONAL HIGHWAYS
- STATE HIGHWAYS
- MAJOR DISTRICT ROADS
- RAILWAY LINE (METRE GAUGE)
- WATER BODIES
- TALUK — PARAMAKUDI
- MUNICIPAL TOWN — Paramakudi
- TOWNSHIP & TOWN PANCHAYATS

16 MILES

DIRECTORATE OF TOWN & COUNTRY PLANNING

DTCP	M	78
TUDP	M	78

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PARAMAKUDI MASTER PLAN

PART -I

CHAPTER - 1

INTRODUCTION:

1.0.1. Location:

Paramakudi Town, the headquarters of the Paramakudi taluk of Ramanathapuram District, is situated on either banks of river Vaigaiand at about 75 K.M. east from Madurai and 35 K.M. west from Ramanathapuram on the Madurai-Dhanushkodi National Highway (N.H.No.49). The town lies at the intersection of 78°.35' 45"E. longitude and 9°.32'30" N. latitude. The important towns near Paramakudi are Madurai, Ramanathapuram and Sivaganga.

1.0.2. Geophysical Features:

The rocks found in Paramakudi and the rest of Ramanathapuram District are the ones formed in the beds of shallow lakes where silt, mud and sand brought in by rivers from west are deposited. The soil here is covered with alluvium which is of grey or pale brown in colour and is made up of fine clay or black sand suitable for paddy cultivation.

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The climate is hot and dry. The rainfall is less than the State average and occurs during the months of October to December. The temperature and rainfall do not warrant any special type of construction of buildings. The town and its environs are in an un-interesting plain with few natural features. The barriers for the development of the town are the river vaigai, thethree Kanmois (viz., Emaneswaram kanmoi, Vendoni kanmoi andKattuparamakudi kanmoi) with their ayacut wet lands and Manamadurai - Rameswaram metreguage railway line.

1.0.3. Origin and Growth:

Paramakudi has no significant historical background. According to the legend, the original name of the place was Parambukudi or embankment village. The name might have been derived by virtue of its situation on the bank of river vaigai. It is also said that the place was originally Parambu forestand hence named after it Parambukudi. The third version isthat the present Piranmalai in Tiruppathur taluk where the King Pari ruled over during the Sangam days, was called Parambumalai and his kingdom known as Parambu Nadu. After the fall of king Pari, people migrated to this place and named it after their original kingdom

This was a palayam during the Nayaka's period in the 16th century. from the constitution of Ramanathapuram District in 1910, Paramakudi is continuing to be a taluk headquarters. The present town consist of two separate settlements viz.,

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Paramakudi and Emaneswaram from the first half of this century. These settlements were classified as separate towns in the census records from 1901 to 1961 and then they were merged together to form the present Municipal town in 1964. The town had a steady growth of population over the decades. The population hasgrown four times in a span of 90 years. The table below shows the growth of population from 1901 to 1991.

TABLE 1-1

Growth of Population - Paramakudi Town

Year	Population
1901	10134
1911	18794
1921	19437
1931	16113
1941	17758
1951	30075
1961	34521
1971	48880
1981	61149
1991 (provisional)	74000

..4..

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Source: The District Census hand book & Municipal Office

The individual rural settlements within the town limit ~~have~~have now merged themselves to form an urban mass.

1.0.4 Local Planning Area

The planning area for the development of Paramakudi was delineated after conducting necessary surveys. The planning area thus delineated is of 13 Sq.K.M. in extent comprising the following revenue villages viz., Vendoni, Kattuparamakudi and Emaneswaram and coincides with the administrative jurisdiction ofthe Municipality. This area will hereafter be called as Local Planning Area in this report

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CHAPTER - 2

POPULATION CHARACTERISTICS

2.01. Population:

The available figures of population for Paramakudi town since the year 1901 with the figures and percentage decadal variation are given in the Table 2.1 below:

TABLE 2-1

DECENNIAL GROWTH OF POPULATION FROM 1901 - PARAMAKUDI LOCAL PLANNING AREA

Year	Population	Decadal variation (+)	Percentage decadal variation (+)
1901	16134	..	..
1911	18794	+ 2660	+ 16.49
1921	19437	+ 643	+ 3.42
1931	16113	- 3324	- 17.10
1941	17758	+ 1645	+ 10.21
1951	30075	+12317	+ 69.36
1961	34521	+ 4446	+ 14.78
1971	48880	+14359	+ 41.60
1981	61149	+12269	+ 25.10
1991 (Provisional)	74000	+12851	+ 21.00

(Source: District Census Handbook.)

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It may be observed from the table 2.1 that the population of the town has been on the positive growth over the decades from 1901 to 1991, excepting the only decade of 1921-31 which has registered a negative growth. The reason might be due to the increase in mortality rate and migration caused by epidemics and calamities. The maximum rate of growth has occured during the decade of 1941-51 which is a common feature of the District as well as the State. With a sudden fall in the growth rate during the subsequent decade, it has registered again a higher growth rate (41.60%) during the decade 1961-71. This higher rate might have occurred due to the merger of Emaneswaram Panchayat with Paramakudi town to form Paramakudi Municipality in the Year 1964. The growth rates during the last two decades have been normal.

2.02 Characteristics of Population

For knowing the Characteristics of population, the following factors were considered for analysis and appraisal.

i)) Sex Composition of Population

ii) Age structure

iii) Literacy and,

iv) Occupational Strucutre.

i Sex Composition of Population

The sexwise breakup of population of Paramakudi town from 1961 are given in the table 2.2.

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TABLE 2.2.

SEXWISE COMPOSITION POPULATION OF PARAMAKUDI
1961 - 1991

Year	Total Population	Males	Females	Ratio (No.of females per 1000 males)
1961	34521	17150	17371	1013
1971	48880	24590	24290	988
1981	61149	30652	30497	995
1991 (Provisional)	74000	37149	36851	992

Source: District Census & Hand book

It may be observed from the table that the female population had dominated the male population only in the year 1961. Later the male population has taken the lead over the female population from 1971 to till date explaining the urbanisation character. However, the sex ratio has continued to prevail almost the samefrom 1971 which indicates that the trend has remained static during the past two decades

ii) Age Structure

The age sex composition of population of the Planning Area prevailed from 1961 are given in percentages in table 2-3

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Table 2-?

AGE STRUCTURE 1961 -91

Age Group	1961 Males	1961 Females	1971 Males	1971 Females	1981 Males	1981 Females	1991 Males	1991 Females
	(All in percentages to total population)							
0-14	19.88	18.52	20.53	19.69	20.51	19.60	20.52	19.64
15-59	27.48	28.99	27.21	27.27	27.11	27.40	27.16	27.34
60 and above	2.32	2.81	2.57	2.73	2.51	2.87	2.54	2.80
Total	49.68	50.32	50.31	49.69	50.13	49.87	50.22	49.78

(Source: Census data)

On an average 54.50% of the total population have been in the working age group (15-59) during the past 3 decades. But the workers participation rats were only in the range of 30 to 33

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which reveals the magnitute of unemployment which has been in the order of 20 to 25% of the total population.

iii) Literacy

The sexwise literates of the town since the year 1961 and their precentages to total population are given in table 2.4.

TABLE 2.4

LITERACY 1961-81

Year	Total Popu-lation	Lite-rates	% to total Popu-lation	Males Literates	Males % to total popula-tion	Females Lite-rates	Females % to total population
1961	34521	17304	50.12	11969	34.67	5335	15.45
1971	48880	25323	51.80	16195	33.13	9128	18.67
1981	61149	38008	62.16	22323	3651	15685	25.65

(Source: District Census Hand Book

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The table indicates that the literacy percentage of the town has increased from 50.12 in 1961 to 62.16 in 1981. The female literacy rate has registered a significant increase in 1981. The literacy rate of the town has been higher than the State District averages of 39.5 and 48.5 respectively. The increase in literacy in general will have to be taken into consideration in deciding land allocation for educational institutions.

iv) Occupational structure

About 54.5% of the population of the town were inthe age group of 15-59 since 1961. Only a little over half of the eligible working force isengaged in economic activities leaving a big chunk of unemployed working force. The percentage of actual workers to the total population was 33.71 as per 1981 census.

The occupational break up of workers in the town in 1981 is furnished in the table 2.5.

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TABLE 2.5

OCCUPATIONAL PATTERN - 1981

sl. No.	Category of workers	No.of workers	% to total workers	% to total population
1.	Cultivators	833	4.04	1.36
2.	Agricultural labourers	387	1.88	0.63
3.	Household industry	7328	35.55	11.99
4.	Other Workers	11289	54.77	18.46
5.	Marginal Workers	774	3.76	1.27
	Total	20611	100.00	33.71

The occupational pattern and the functional clarification of the town as per 1981 census indicates that the town's main economic functions are household and cottage industries, trade and commerce and administrative and other services. The persons engaged in primary sector are only nominal which is generaly an urban character and also explains the agricultural backwardness of the area eventhough a considera ble part of the town is classified as wet agricultural lands. In sufficient supply of water compels it to be seasonal depending fully on the monsoon. Hence, agriculture in this area is not able to provide occupation to the population as in other parts of the State.

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CHAPTER 3

LAND USE

3.0.1. Existing land use

A survey of the existing land use of Paramakudi town was conducted during the first half of this year (1991). The breakup of different land uses are presented in table 3.1.

TABLE 3.1

EXISTING LAND USE 1991

S/No.	Land use	Extent in hec.	Percentage to developed area	Percentage to total extent of the town
1.	2.	3.	4.	5.
1.	Residential	169.20	47.44	13.25
2.	Commercial	29.90	8.38	2.34
3.	Industrial	3.43	0.96	0.27
4.	Educational	29.42	8.25	2.30
5.	Public & Semi Public	26.31	7.38	2.06

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1.	2.	3	4.	5.
6.	Transportation developed area -	98.41 ~~98.41~~ 98.41 - 356.67	27.59	7.71
7.	Wet lands	309.67		24.25
8.	Dry lands	315.89		24.74
9.	Vacant	27.91		2.19
10.	Land under water	266.84		20.89
	Total area of the town	1276.98	100.00	100.00

The administrative area of Paramakudi town extends over an area of 1276.98 hectares of which only about 28% have been used for the development of the settlement. About 44% of this develop ed area of the town is uder residential use. The other urban uses are ~~in~~ lesser in percentage. The land under non urban use and water bodies is about 70% of the total area. In general the study of the pattern of land utilisation in the local planning area reveals.

(1). That the developments have taken place mainly in two concentrated pockets of the area, one on either banks of the river Vaigai.

(2). That the recent developments have taken place

a. Along the stretch of realigned National Highway.

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CHAPTER 4

INDUSTRY,COMMERCE AND ADMINISTRATION

4.0.1.INDUSTRY

The industrial employment opportunity in Paramakudi is very poor. There are only small scale service industries established in the town. However, there is significant development of household industry such as handloom weaving,which provides scope for more employment opportunites about 36% of the total workers as per 1971 and 1981 census have been engaged in household industries.

The growth of industries from the year 1976 to 1987 as registered by the Ramanathapuram District Industries Centre is given in the table 4.1

TABLE4.1

Growth of Industries 1976 -87

sl. No.	Type of industries	No.of units		No.of persons employed	
1.	2.	1976-81 3.	1982-87 4.	1976-81 5.	1982-87 6.
1.	Food Products	5	17	18	58
2.	Wood and match works	3	46	22	62
3.	Dyeing and Art metal works	24	38	130	179
4.	Rural textiles, dry clean,laundry	3	18	16	46
5.	Tailoring	-	24	-	69
6.	Paper binding,printing press etc	9	17	41	62

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1.	2	3.	4.	5.	6.
7.	Plastic wire works	1	6	7	37
8.	Aluminium vessels making	-	2	-	7
9.	Electrical works	-	12	-	49
	Total	45	180	234	569

(Source: District Industries Centre, Ramanathapuram)

The table 4.1 indicates that eventhough the no. of industrial units have increased 4 times during 1982-87, the employment opportunites have shown an increase of just above 2 times what it was in existance during 1976-81. This shows the poor industrial employment opportunities available in this town.

4.02. Trade and Commerce

Paramakudi is an important centre for trade and commerce in Ramanathapuram District. There are wholesale and retail traders in foodgrains, pulses, groceries, cloth, stationery, medicines, building materials, household appliances, vessels, electrical items, automobile goods etc. The town acts as a marketing centre for the surrounding villages and neighbouring towns. There is one weekly market functioig in this town. This economic activity has provided direct

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4.03. Administrative and other Services

Paramakudi town is only a taluk headquarters. Ramanathapuram town is the District Headquarters of the recently formed Ramanathapuram District. Paramakudi town, therefore has attained only a secondary importance in the administrative side. However, the town gains importance in other services such as transport and communication.

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CHAPTER -5

HOUSING

5.0.1. Present situation

As per 1981 census the total number of houses and households in Paramakudi town were 11990 and 12570 respectively. At the rate of one house per household, the deficiency was 580 . As per the survey conducted by the Regional Directorate of Town and Country Planning,Sivaganga during 1989, the number of houses and households have been 16200 and 18211 respectively. This indicates a deficiency of 2011 houses. Thus the deficiency has increased more than three times within a decade. This shows that the annual housing stock addition has been much less than the actual requirement.The particulars of housing stock with households in the years 1961, 1971, 1981 and 1989 are presented in the table 5.1 in order to understand the progress made in this sector.

TABLE 5-1

GROWTH OF HOUSES AND HOUSEHOLDS -1961-89

Year	No.of houses	Average annual increase	No.of house-holds	Average annual increase	No.of households per house
1.	2.	3.	4.	5.	6.
1961	5839	-	7449	-	1.28
1971	7208	2.34%	9929	3.33%	1.38
1981	11990	6.63%	12570	3.76	1.05
1989	16200	4.39%	18211	5.61%	1.12

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5.02. Housing Density

The net housing density in various parts of the town ranges from 10 to 80 houses per hectare. Obviously the highest denity is found in the central part of the town and the lowest density in the periphral areas of the town.

5.0.3. Housing characteristics

A study and analysis of the different characteristics of the housing in relation to wall and roof materials used for construction and facilities available reveals that about 83% of the total houses are built up of durable wall and roof materials, but more than 50% of the houses are without latrines, 78% of the houses without indepent water supply connections and 22% of the houses without electricy. These findings indicate that the living condition of the people of the planning area are not altogether satisfactory.

5.0.4. Housing shortage and future needs

From the census figures available for the year 1981 and the recent study made in the field, it is found that there was a shortage of 580 houses in the year 1981 and 2594 houses were of substandard condition in the year 1989, needing repair or replacement.

The total housing stock of the town in the year 1989 was 16200 as per municipal records. The number of households were 18211 thereby a shortage of 2011 houses was prevalent. Infact, the real shortage has to be ascertained by adding the substandard houses

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with the above deficiency. Accordingly the real shortage was 4605 houses by the end of the year 1989. It has been estimated in the structure plan that the shortage in the current years (1991) will amount to 4894 houses. It has been estimated further that the housing needs for the design years of 2001, 2011 and 2021 will be 3750, 4750 and 5750 respectively.

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CHAPTER 6

TRAFFIC AND TRANSPORTATION

6.0.1. Existing condition of roads

About 27.60% of the developed area of Paramakudi town is put under transportation use. This town is well connected by Highways with the important centres such as Madurai, Ramanathapuram, Rameswaram and Sivaganga. Manamadurai - Rameswaram metreguage railway line passes through this town.

The details of roads maintained by Highways department within Paramakudi town are given in table 6.1

TABLE -6·1

Roads maintained by Highways Department within Paramakudi limit

Sl. No	Status	Name of road	Type of surface
1.	2.	3.	4.
1.	National Highways	Madurai Rameswaram (Dhanushkodi) Road	B.T.
2.	M.D.R.	(a) Paramakudi-Mudukulathur	B.T.
3.	M.D.R.	(b)Ramanathapuram-Emaneswaram Road.	B.T.
4.	M.D.R	(c) Ilayangudi-Paramakudi Road	B.T.
5.	O.D.R.	Paramakudi-Keerandai Road	B.T.

(Source: Highways Department.

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The total length of roads maintained by Highways within Paramakudi town is 13.6.K.M.

The details of roads maintained by Paramakudi Municipality are given in table 6.2 below

TABLE 6.2.

Roads maintained by Paramakudi Municipality

Sl.No.	Class of surface	Length of road in k.m.
1.	Cement Concrete	2.67
2.	B.T.	11.52
3.	Metalled	8.15
4.	Gravelled and earthen	11.97
	Total	34.31

(Source:
-> Municipal Office Paramakudi)

The main roads radiating from the town are leading to i) Madurai on the west ii) Ramanathapuram and Rameswaram on the east iii)Ilayangudi and Sivaganga on the north and iv)Mudukulathur on the south. The other roads and streets of the town connect various parts of the settlements with these major roads.

Owing to the presence of the stretches of river Vaigai

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on the north and Manamadurai -Rameswaram metregauge railway line on the south, both running east-west in more or less parallel alignments, the town has taken up a linear pattern of development along the National Highway running almost parallel in the centre intercepting the developments in the intermediary lands between the two barriers. Eventhough the National Highway and the District roads are fairly wide enough to accommodate through traffic enabling easy traverse, yet the inner and interlinking roads and streets of the town, particularly in the Central part are narrow in widths, causing difficulties for smooth and free flow of vehicular traffic. The right of way and carriage way of these roads are inadequate even to carry the present day's traffic

6.0.2 Traffic Surveys

Periodical traffic volume count surveys are being conducted by the Highways Department to assess the flow of fast and slow moving vehicles to and fro and within the town. The peak hour traffic volume at important points on existing main roads as per survey conducted bythe Highways Department are given in the table 6.3. below.

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TABLE 6.3

PEAK HOUR TRAFFIC VOLUME

Sl. No.	Name of road point	TRAFFIC VOLUME				Remarks
		Inbound		Outbound		
		Fast moving	Slow moving	Fast moving	Slow moving	
	MDR					
1.	Paramakudi-Mudukulathur Road point at 0.02 Km.	45	76	53	88	On peak hour in one day
2.	Ramanathapuram-Emaneswaram Road point at Km:39/8	10	2 7	11	24	"
3.	Ilayangudi-Paramakudi Road Point at Km 42/6	18	28	24	37	"
	ODR					
4.	Paramakudi-Keerandai Road point at Km 0/2	9	29	10	34	"
	NH					
5.	Parthibanoor bye pass road 58/8	1560	506	1497	457	Peak hour volume Survey for one week

(Source: Highways and Rural works Dept. and National Highways Department, Paramakudi)

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Perusal of the table shows that slow moving vehicles are more in all points of survey in both the directions. This indicates that problem of traffic are very grave, requiring special attention to maintain the interests of the economically weaker sections of the community.

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CHAPTER 7

EDUCATION, HEALTH AND RECREATION.

7.0.1. Education

There are 15 elementary schools, 7 higher elementary schools, one high school 5 Higher Secondary Schools and one industrial training institute in Paramakudi town.

The spatial distribution of the primary and secondary educational institution is considered in general to be fair and even to cover all the residential pockets. But college facilities are not available within the town limit or in the vicinity area. Eventhough, there are six high and higher secondary schools in this town with a strength of about 7800 students, the opportunity for further higher education for the student coming out of these schools is not available locally. Thus for higher (collegiate) educational facilites this town has to depend on neighbouring districts.

7.0.2. Adequacy of educational institutions

Eventhough there are adequate number of schools for the present population of the town, it must be considered that the available educational institutions, particularly high/higher secondary schools have to serve a number of villages in the vicinity area of the town also where these facilities are not available. Moreover, the

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available institutions lack in facilities such as accommodation, playground library, laboratory etc. It is found difficult to provide adequate space for the existing schools, since they are in the midst of thickly built up areas and there is no possibility of spatial expansion.

The table 7.1 highlights the student's strength, the available extend, surplus or deficiency and lack of play ground facilities etc. in the existing schools.

TABLE 7-1

Extent and faciliteis available in the educational institutions.

Sl. No.	Name of School	Strength			Total Extent		Defi-ciency	Extend of Play-ground
		Boys	Girls	Total	extent in Hec.	re-quired	extent in Hec.	in Hec.
1	2	3	4	5	6	7	8	9
1.	Subramania Vilas Primary School	187	194	381	0.01	0.50	-0.49	-
2.	K.J. East Muslim Primary School	316	301	617	0.71	0.50	+0.21	0.65
3.	Easwara Vilas Primary School	257	278	535	0.09	0.50	-0.41	0.01
4.	Sowrashtra Primary School	470	419	889	0.12	0.50	-0.38	0.06
5.	Ramalingavilas Primary School	485	400	885	0.14	0.50	-0.36	0.05
6.	Aurwaisya Primary School	225	221	446	0.05	0.50	-0.45	-
7.	Anjaneya Vilas Primary School	327	268	595	0.06	0.05	-0.44	-

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1.	2.	3.	4.	5.	6.	7.	8.	9.
8.	T.E.L.C. primary School	32	39	71	0.02	0.50	-0.48	0.02
9.	Kattuparamakudi Municipal Primary school	124	122	246	0.02	0.50	-0.48	-
10.	Emaneswaram Municipal Primary school	92	84	176	0.01	0.50	-0.49	-
11.	Sivanandapuram Municipal Primary school	83	81	164	0.04	0.50	-0.46	0.02
12.	Gandhinagar Municipal Primary School	37	47	84	0.01	0.50	-0.49	0.01
13.	Ghandhi street Municipal primary school	30	32	62	0.04	0.50	-0.46	0.04
14.	Melachatram Municipal primary school	155	156	311	0.01	0.50	-0.49	-
15.	Jeevanagar Municipal Primary school.	154	194	348	0.07	0.50	-0.43	0.04
16.	T.E.L.C. Middle school	161	30	191	0.85	2.00	-1.15	0.81
17.	Kalidas Middle Schoole	464	418	882	0.01	2.00	-1.99	0.01
18.	Bharathiar Middle School	371	283	654	0.45	2.00	-1.55	0.40
19.	K.A. West Muslim Middle school	463	77	540	0.57	2.00	-1.43	0.48
20.	R.C Yadava middle School	835	920	1755	0.83	2.00	-1.17	0.71
21.	Emaneswaram Municipal Middle School	569	499	1018	1.21	2.00	0.79	0.61

1.	2.	3.	4.	5.	6.	7.	8.	9.
22.	Manjakkattinam Municipal Middle School	118	112	230	0.01	2.00	-1.99	-
23.	Govt.high school	320	92	412	4.05	2.00	+2.05	1.62
24.	R.S.Govt.Hr.Sec. School(Boys)	1200	-	1200	5,67	2.00	+3.67	1.62
25.	Govt.Girls Hr.Sec. School	-	1400	1400	1.42	2.00	-0.58	0.20
26.	A.V.Hr.Sec.School	1648	583	2231	3.64	2.00	+1.64	1.62
27.	K.J.East Muslim Hr.Sec.School	760	647	1407	2.43	2.00	+0.43	2.02
28.	Sowrashtra Hr Sec. School	661	368	1029	6.88	2.00	+4.88	2.43

Note: (-) shows defficiency and (+) indicates surplus

(Source A.E.O's Office, Paramakudi and Municipal Office, Paramakudi)

7.0.3. Health institutions

One taluk level Government hospital, one maternity and child welfare centre and 36 private clinics are located within the planning area. As far as the existing population of the service area together with the town's population is taken into account, the number of medical institutions,bed strength and facilities available at present are considered to be quite inadequate.

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The table 7.2 below gives the details of existing health facilities in the planning area.

TABLE 7.2

HEALTH INSTITUTIONS AND FACILITIES

Sl. No.	Category	No.of institutions	Bed strength	No.of Doctors	No.of Nurses
1.	Govt. hospital	1	24	11	26
2.	Maternity and child Welfare Centre.	1	6	-	-
3.	Private Clinics	36	114	38	53

(Source: Govt. hospital and Municipal office, Paramakudi.)

The existing health institutions provide a total bed strength of 144 which worksout to 2.4 beds/ 1000 population living in the Local Planning Area above as against 5 beds/ 1000 population being the norm recommended by the State Task Force on Medical institutions. While considering the service area population, the deficiency will be manifold.

7.0.4Recreation

Recreation facilities available at Paramakudi Planning Area are very poor. There are 5 parks in this area of which 3 are maintained

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by the mumicipality and the rest 2 by private. The parks are not effectively used by the public due to poor maintenance as well as habitual absence of interest. There is no public playground in this town. Only the playgrounds attached to the schools are serving the needs of both the students and the public. There are 4 Permanent cinema theatres with a total seating capacity of 3069. Infact, this is the only recreation actively availed by the public. There are six libraries of which one is maintained by the Municipality and the rest by Private. These libraries lack in adequate spaces for reading rooms and no.of books. There is one club in which social activities are carried out by the elite public.

7.0.5. Public Utilities and Services

The Vaigai river bed is the main source of water supply to Paramakudi town. Water is pumped from the river bed, stored in four elevated tnks of varying capacities and distributed through mains and sub-mains. The supply is carried out through 108 public taps and 3494 independent house taps. There are 8 overhead tanks and 52 borewells provided within the town. An average of 27 lakhs litres of drinking water is supplies to the town daily. This works out to an average of 30 l.p.c.d. which is quite inadequate for the requirements. An estimate costing Rs.84 lakhs has been sanctioned by the Tamil Nadu Government for the drinking water supply improvement scheme of this town and the works are being carried out by the TWAD Board.

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This town does not have underground drainage system. The existng open drains constructed along the sides of street and road margins serves as storm water drains and sewer. There are about 19,400 M. of such drains. These open drains often get blocked resulting in unsightlyscene and odour causing un-hygenic conditions in the narrow streets and lanes of the town. Many of the newly developed areas are even without these open drains.

The solid wastes of the town are collected in drums carried by bullock carts and dispased off in the compost yard located in Kattuparamakudi village. There are 3169 houses provided with water closets,4556538 houses with dry latrines and 8,493 houses without any latrine facilities.

About 78% of the buildings of Paramakudi town have electric power supply, yet there are 3491 houses without electricity.

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PART - II

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Part II

CHAPTER 1

POPULATION PROJECTION

1.0.1. The populations projectin based on the past trends is made by adopting 5 statistical methods and the results are presented in table 1.1.

TABLE 1.1

PROJECTED POPULATION

Sl. No.	Projection Method	1921 Census Figures	Estimated Population for the year			
			1991	2001	2011	2021
1.	Incremental Increase Method	61149	75419	89689	103959	113229
2.	Decremnial Growth Rate Method		82209	103268	124328	139762
3.	Regression Equation Method		70551	81309	92067	102825
4.	Registrar General Method		73418	85687	97956	110225
5.	Arithmetic Increase Method		73850	89189	107714	130432

A study of the projected population data obtained by the various statistical methods reveals that the decremenial growth rate method and regression equation method give the highest and the lowest figures respectively. further they do not reflect uniform

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trend in the rate of increase over decades. Therefore the population projection figures obtained by these two methods are considered unsuitable to cope up with the real future trend among the other three methods, the Registrar general method and incremental increase method give the same amount of increase in population between 1991-2001, 2001-2011 and 2011 -2021 which cannot be true in actual experience.

The mid year population for Paramakudi Town (1990) is 72,845. By comparing the mid year population with the projected population, the most suitable one is the Arithmetic increase method which gives the projected population for the year 1991 as 73,850. It is therefore, considered that the population projection figures obtained by using the Arithmetic increase method will be the more reasonable for adoption.

For reasons explained above, the figures arrived at by Arithmetic increase method are selected and adopted for the planning purposes. However, the figures are rounded off to the nearest thousands for convenience of easy calculation of facilities. The table 1.2 indicates the population adopted for the various planning periods.

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TABLE 1.2

ADOPTED FUTURE POPULATION FOR DESIGN YEARS

YEAR	Projected Population	Adopted population (rounded off to the nearest thousands)
1991	73850	74000
2001	89189	89000
2011	107714	108000
2021	130432	131000

Age and sex distribution of population of Paramkudi for the projected years are assumed based on the averages of the percentages prevailed during the years 1971 and 1981. The assumed percentages are indicated in table 1.3.

TABLE 1.3.

AGE SEX DISTRIBUTION

Age break	Sex break		total
	Males (All in percentages)	Females	
0-14	20.52	19.64	40.16
15-59	27.16	27.34	54.50
60 and above	2.54	2.80	5.34
Total	50.22	49.78	100.00

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1.0.2. Household

As per 1981 census the total number of households in Paramakudi town was 12,570 and the number of houses were 11,990. On the assumption of one house per households, there was a deficiency of 580 houses in 1981 in this town. While comparing with the previous two decades, the deficiency has significantly decreased. The average sizes of household in 1961,1971 and 1981 were 4.63,4.92 and 4.86 respectively. Taking into consideration of the degenerating joint family system and the intensive family planning drive by the government and the voluntary comoliance by the people, the future family size will be expected todecrease further. Accordingly the average size of household for 1991,2001,2011 and 2021 may assumed as 4.60,4.40,4.20 and 4.00 respectively. Based on these assumptions the number of households in the future years are estimted and given in the table 1.4.

TABLE1.4.

PROJECTED NUMBER OF HOUSEHOLDS

YEAR	Population	Average size of household	Number of households	Additional No.of households
1991	74000	4.60	16087	-
2001	89000	4.40	20227	4140
2011	108000	4.20	25714	5487
2021	131000	4.00	32750	7036

1.0.3. occupational break up

While comparing the participant rates in 1961 and 1971 it is observed that the growth in secondary sector activities was considerable and higher than the other two sectors as shown intable 1.5.

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TABLE 1.5

OCCUPATIONAL STRUCTURE

SECTOR	OCCUPATIONAL BREAK UP			
	1961		1971	
	Number	Percentage	Number	Percentage
Primary	550	4.44	1517	10.07
Secondary	7223	58.35	7361	48.86
Teritary	4605	37.21	6188	41.07
Total workiong force	12378	100.00	5066	100.00

In 1981 census the secondary and tertiary activities could not be ascertained as the classification of occupation has been modified in this census. Therefore, the activities under secondary and tertiary sectors put together are taken into account for analysis.

Accordingly, the workers falling into the two broad sectors of economy viz. Primary and others(secondary and Tertiary sectors) of the last three decades are given in the table 1.6.

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TABLE 1.6.

WORKERS IN MAJOR ECONIMIC SECTORS

SECTORS	1961		1971		1981	
	Workers	Percentage	Workers	Percentage	Workers	Percentage
Primary	550	4.44	1517	10.07	1220	5.92
Others(Secondary & Teritary)	11828	95.56	13549	89.93	19391	94.08
Total	12378	100.00	15066	100.00	20611	100.00

The workers participation rates prevailed during 1961, 1971 and 1981 were 35.85 30.82 and 33.71 respectively. Taking into consideration of the increased urban economic activities with the increased trend in women's education and aspirations for work, and the Govt. Policy of providing more employment opportunities for women in future, an increased rate of workers participation in general and women in particular has to be the forecast for future decades. Accordingly, a decadal increase of 3.00% on the overall workers participation rate with a breakup of0.40% among the male and 2.60% over the female workers have been considered as reasonable in the structure plan prepared for this town. The participation rates for the design years 1991,2001,2011 and 2021 will be as shown in Table 1.7.

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TABLE1.7.

ESTIMATED WORKERS PARTICIPATION RATE

Design Year	WORKERS PARTICIPATION RATE male	Female	Total
1991	25.98	10.73	36.71
2001	26.38	13.33	39.71
2011	26.78	15.93	42.71
2021	27.18	18.53	45.71

Based on the above participation rate the expected workers in the design years are estimated and given in table 1.8.

TABLE 1.8.

PROJECTED WORKERS

Year	Total population	WORKERS Total	Male	Female
1991	74000	27165	19225	7940
2001	89000	35342	23478	11864
2011	108000	46127	28922	17205
2021	131000	59880	35606	24274

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The occupational break up of the projected workers of Paramakudi town for the design year are to be made taking into consideration of the following factors

The primary sector will be reduced to insignificant proportion as the possibility of expanding this sector is limitted due tothe dry climate conditions prevailing in the region. Hence the activities in both Secondary and Teritary Sectors need tobe strengthened to have a balanced occupational structure in this town:

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50% of the houses are without latrine facilities and independent water supply facilities. About 20% of the houses are without the supply of electricity.

2.0.4. Except the National Highway, all other roads are substandard to provide free flow of traffic in the town. This is due to various factors such as unproper utilisation of right of way, insufficient carriage way, encroachments, road side parking of vehicles and loading and unloading operations on the road margins unplanned intersections, indicriminate use of available land for unconfirming uses etc.

2.0.5. The amenities suchas education, health, water supply and drainage and recreational facilities are also insufficient. About 40% of the population of this town were illiterates as per 1981 census. The bed strength per 1000 population is only 2.4 even while considering the town's population insoite of the fact that the health facilities in this town has to serve the population of a major part of the region. If the population of the service area is also taken into account, the bed strength will be negligible. The recreational space available in the townworks out to 0.28 hectare per 1000 population which is quite inadequate. The average normal supply of water is only about 30 l.p.c.d.. This supply is further reduced during summer for want of adequate availability of water at the source. The absence of under ground drainage system or a well built and properly maintained open drainage system is yet another problem of this town.

2.0.6. The existance of the natural and man made develoment constrains such as river Vaigai, the alignment of railway line, the course of Vaigai improvement canal and the location of majorirrigation tanks withits fertile wet agricultural land restrict the growth of this

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town into a linear pattern with development on either side of the National Highway 49, which is also parallel to the course of the constrains.

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CHAPTER - 3

FUTURE LAND REQUIREMENTS

3.0.1. In the already approved Master Plan for Paramakudi Local Planning Area, the existing land use for the year 1974 has been given as in the tble 3.1. below

TABLE 3.1

EXISTING LAND USE 1974

Sl. No.	Use	Extent in Hec.	% to developed area	% to total area
1.	2.	3.	4.	5.
1.	Residential	103.44	38.90	8.10
2.	Commercial	16.37	6.20	1.20
3.	Industrial	2.29	0.90	0.20
4.	Transportation	83.74	31.50	6.60
5.	Utilities	2.14	0.80	0.20
6.	Public & Semi public (Institutional)	28.06	10.50	2.20
7.	Public &Semi public (Recreational)	13.88	5.20	1.08
8.	Developed vacant	16.00	6.00	1.25
	Total developed area	265.92	100.00	20.83
9.	Undeveloped vacant	176.62	--	13.83
10.	Non Urban uses	[illegible]1.50	--	43.97
11.	Water bodies	272.94	--	21.37
	Total Planning Area	1276.98	--	100.00

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The population in 1971 was	=	48880
The population in 1981 was	=	61,149
increase over the Decade		.....
Increase for 3 years	=	12,269 x 3/10
	=	3,680
Population in 1974	=	48,880 + 3,680
	=	52,560

The land use rate in this town (while the population was 52,560) of various urban uses in 1974 is worked out and given in table 3.2 below.

TABLE 3.2

RATE OF DEVELOPMENT OF URBAN LAND USES - 1974

(POPULATION 52,560)

Sl. No.	Use	Extent in Hectares	Rate of development (Area / 1000 Persons) in Hectares
1.	Residential	103.44	1.97
2.	Commercial	16.37	0.31
3.	industrial	2.29	0.04
4.	Public & Semi Public (Institutional + Utilities)	30.20	0.57
5.	Public & Semi Public (Recreational)	13.38	0.25

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3.0.2. The proposed land use adopted for the year 1991 in the already approved Master Plan for the projected population of 75,000 is as given in table 3.3. below

TABLE 3.3.

PROPOSED LAND USE - 1991 (POPULATION 75,000)

Sl. No.	Use	Standard adopted	Extent in Hectares
1.	Residential	4.00Hect/1000persons	300.00
2.	Commercial	0.47 hect/1000 persons	35.00
3.	Industrial	0.67 hect/1000persons	50.00
4.	Public & Semi Public (Institutional)	0.80 hect/1000persons	60.00
5.	Public & Semi Public (Recreational)	0.40 hect/1000persons	30.00
		TOTAL	475.00

3.0.3. As per the latest land use survey the extent of actual developments in various uses in 1991 and their rates of development are found to be as follows.

TABLE 3.4.

EXISTING LAND USE - 1991 (POPULATION 74000

Sl. No.	Use	Extent in Hectares	Rate of development.
1.	2.	3.	4.
1.	Residential	169.20	437 persons/hectare
2.	Commercial	29.90	0.41 hect./1000persons
3.	Industrial	3.43	0.05 hect./1000persons
4.	Educational(Public & Semi public -Institutional)	29.42	0.40 hect./1000persons
5.	Public & Semi Public (Recreational)	26.31	0.36 hect./1000persons
	TOTAL	258.26	

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3.0.4. Comparing the actual rates of developments in 1974 and 1991 with the standards assumed in the approved Master Plan for 1991, it is found that the actual rates of development in various land uses are far behind the assured standards. In other words, the actual developments occured is only 54% of the anticipated area of developments. Particularlythe industrial development has been the most insignificant one among the other uses. Hence, it is necessary torevise the standards to be adopted for future decades, taking into account the actual trends and rats of developments in this town. The details of approach & assumptions are discussed and explained in the following paragraphs.

3.0.5. Residential

The actual area under residential use in 1974 and in 1991 as given earlier worksout to a residential density of 508 persons per hectare in 1974 and 437 persons per hectare in 1991. This shows that the development trend of this town is more towards houses on independent plots with less number of members in the family. This trend may be expected to continue until lands for developments are available within the town at reasonable cost and distance. The density adopted in the approved Master Plan was 250 persons per hectare. Considering the trend of development in this town, it is clear that it will not be possible to achieve such low density by 2021. Hence, it is proposed to adopt an overall residential density of405 persons per hectare, 375 persons per hectare and 350 persons per hectare for the design years of 2001,2011 and 2021 respectively. The additional area to be provided in the Master Plan for residential use is worked outbased on the above assumptions and given in the table 3.5. below.

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TABLE 3.5.

ESTIMATE OF RESIDENTIAL USE AREA

Sl. No.	Base/ Design Year	Population actual/ projected	Overall residential density actual/assumed (Persons/hec.)	Residential area required in hect.	Additional area required in hect.
1.	2.	3.	4.	5.	6.
1.	1974	52560	508	103.44	-
2.	1991	74000	437	169.20	-
3.	2001	89000	405	219.75	50.55
4.	2011	1,08000	375	288.00	68.25
5.	2021	1,31000	350	344.30	56.30
	Total additional area required				175.10

Thus the additional area required for residential developments by 2021 will be about 175 hectares.

3.0.6. commercial

The actual rates ofcommercial development in 1974 and 1991 as per the existing land use survey were 0.31 hectare and 0.41 hectare per 1000 persons respectively. The standard adopted in the aproved Master plan for the year 1991 was 0.47 hectare per 1,000 persons. Paramakudi being a major trading and marketing centre of this region, the assessment of this land use in the Master Plan needs special treatment. The weekly shandy of this town occupies an area of 3.6 hectares. It serves not only this town but also the surrounding areas in this region. Planned Organisation and development of this market will be able to cater to the shandy needs of the service area for 2021 also. Hence, it will be reasonable to exclude this area from the town's commercial land use estimation and consider it independently. The rate of commercial land use in 1991 as per the existing land use will then workout to

0.3 hectare per 1000 persons. The major occupation of this town being services, the commercial land use are bound to increase faster than the population growth. Considering these factors, it may be reasonable to assume a varying rate in estimating the additional commercial land use to be provided for the design years as given in the table 3.6.

TABLE 3.6

ESTIMATE OF COMMERCIAL USE AREA

Sl. No.	Base / Design Year	Population actual / Projected	Rate Actual / assumed (Hec. / 1000 Persons)	Commercial Area in Hec.	Additional area required in Hec.	Total area under commercial use in Hec.
1	2	3	4	5	6	7
1.	1991	74,000	0.36	26.30	-	29.90 (Including Weekly
2.	2001	89,000	0.40	35.60	9.30	39.20 Shandy
3.	2011	1,08,000	0.45	48.60	13.00	52.20 area pf 3.60
4.	2021	1,31,000	0.50	65.50	16.90	69.10 hect.)
Total additional area required					39.20	

Thus the total area under commercial use including the weekly shandy will be 39.20, 52.20 and 69.10 hectares for the design years 2001, 2011 and 2021 respectively.

3.0.7. INDUSTRIAL

The actual rate of industrial area development in 1974 and 1991 in this town have been 0.04 and 0.05 hectare per 1000 persons respectively. The approved Master Plan for this town for the year 1991 has adopted an area of 0.67 hectare per 1000 persons

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in assessing the land required for this use. This is a land use which suffered a major set back from the anticipated area of development in 1991. This is because of the fact that no major industries have come up in this town due to the absence of mineral resources and other raw materials in this area. This has been aggravated further due to the lack of entreprenuership and the inclination of the people to develop only cottage and service industries which can be installed within the residential localities. However, Paramakudi being an important urban centre of this region, small scale and auxiliary service industries are expected to develop in future. Further, in the structure plan prepared for this town, while analysing the occupational structure of the population it has been identified that the workers as shown in table 3.7 will have to be absorbed in the industrial sector during the design years.

TABLE 3.7.

ESTIMATED INDUSTRIAL WORKERS

Sl. No	Year	Workers in industries	Additional workers
1.	1991	3,442	--
2.	2001	4,406	964
3.	2011	5,669	1,263
4.	2021	7,678	2,009

In order to accommodate these workers in industry, adequate land will be required to be provided for the design years under this use at suitable locations in the Master Plan for2021. considering the trend of industrial development and the occupational structure under modern industries, a moderate standard as

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shown in the table 3.8 has been adopted in estimating the level to be reserved under this use.

TABLE 3.8

ESTIMATE OF INDUSTRIAL USE AREA

Sl. No.	Design Year	No. of additional workers to be accommodated	Standard Assumed (Hec. / 1000 persons)	Additional land required in hectare	Total area under industrial use in hec.
1	2	3	4	5	6
1.	2001	964	4	4.00	7.43
2.	2011	1,263	5	6.32	13.75
3.	2021	2,009	6	12.00	25.75
	TOTAL	4,236		22.32	

Thus the land under industrial use by 2021 will be only about 26.00 hectares.

3.0.8. EDUCATIONAL

The area under educational use in 1991 is only 29.42 hectares whilte it was 28.05 hectares in 1974. Eventhough teh population of the town has increased from 52,560 to 74,000 persons (i.e., by 22,440 persons) the land under educational use has not increased proportionately. This indicated that no additional educational institution was established during this period, but for some elementary schools. Hence, it can be constued that these existing instituions

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are already overburdened. Moreover, the educational institutions of the town will have to cater to the needs of the population residing in the vicinity area also. The ultimate population of the town will be 1,31,000 by the year 2021 which means there must be atleast one college and one Technical institution like Polytechnic in this town. The area required for these two educational establishments will be about 20hectares. Apart from this, the additional population will need movehigh and higher secondary schools equal to that existing in 1991. Thus an additional area of about 50 hectares will be required for educational uses of the town by 2021. Considering the land use late in 1991, it is about0.4 hectare per 1000 persons. In the approved Master Plan, an area of 0.8 hectare per 1000 persons was provided for 1991. Yet this could not be achieved. Hence, a moderate rate of0.6 hectare per 1000 persons by 2021 may be considered as realisable. Adopting a varied rate for the design years for improving the present conditions, this land use area requirements are estimated and given in the following table 3.9.

TABLE 3.9.

ESTIMATE OF EDUCATIONAL USE AREA

Sl. No.	Design Year	Population	Land use rate(Hect./1000 persons	Additional area required (in hec.)	Total area under educational use(in hec)
1.	2001	89,000	0.45	10.63	49.05
2.	2011	1,08,000	0.55	19.35	59.40
3.	2021	1,31,000	0.60	19.20	78.60
Total additional area required				49.18	

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3.0.9. Public and Semi Public

The actual rates of developments prevailed in 1974 and 1991 have been 0.25 hectare and 0.36 hectare per 1000 persons respectively. The standard assumed for 1991 as per the approved Master plan was 0.40 hectare per 1000 persons. Similar to the commercial and educational uses, the public and semi public use alsois intended not onlyfor the town but also for the surrounding areas. The demand for recreational use increases as the town grows bigger and bigger. Hence, the standards for the future decades will have to be gradually increased. Accordingly, the standards given in table 3.10 are proposed to be adopted in assessing the land areaequirements for the design years.

TABLE 3.10

ASSUMED STANDARDS FOR PUBLIC AND SEMI PUBLIC USE

Sl. No.	Design Year	Assumed standard
1.	2001	0.40 hectare/ 1000 persons
2.	2011	0.45 hectare/ 1000 persons
3.	2021	0.50 hectare/ 1000 persons

Adopting the above standards, the additional area requirements for the future decades are worked out andgiven in table 3.11.below

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TABLE 3.11

ESTIMATE OF PUBLIC AND SEMI PUBLIC USE AREA

Sl. No.	Year	Population	Standard assumed (Hec./1000 persons	Additional area required(in hec.)	Total area under Public and Semi Public use(in hect.)
1.	2001	89,000	0.40	9.29	35.60
2.	2011	1,08,000	0.45	13.00	48.60
3.	2021	1,31,000	0.50	16.90	65.50
	Total additional area required			39.19	

3.1.0. The additional land use requirements for the various Urban land uses for the future three decadal(design) years as already worked outare consolidated and given in the following table 3.12.

TABLE 3.12.
PROPOSED LAND USE - 2021

Sl. No.	Use	Existing area (1991) in hec.	Proposed land use area 2001	2011	2021
			(All in hectares)		
1.	Residential	169.20	219.75	288.00	344.30
2.	Commercial	29.90	39.20	52.20	69.10
3.	Industrial	3.43	7.43	13.75	25.75
4.	Educational	29.42	40.05	59.40	78.60
5.	Public & Semi public	26.31	35.60	48.60	65.50
	Total	258.26	342.03	461.95	583.25
	Additional land required for urbanisation.	-	83.77	119.92	121.30

3.1.1. The total extent of Paramakudi Local planning area is 1276.98 hectares of which the extent of wet lands and land under water amount to 309.67 hectares and 266.84 hectares respectively. Preserving these lands as such, the net area available for urban development will be 700.47hectares. The overall area required for urban

development in the local planning area for the year 2021 has been estimated as 583.65 hectare. Hence, it is crystal clear that the Local planning area will be able to accommodate the future urban developments upto 2021 without any need for extending its present boundary and without encroaching upon the wet agricultural lands.

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CHAPTER 4

STRATEGY OF THE DEVELOPMENT PLAN

4.0.1. The goals of the future development of Paramakudi planning area are listed hereunder.

1. To develop the town to accommodate the projected population of 1,31,000 in 2021 and to make necessary infrastructural facilities in Local Planning Area to accommodate the additional population.

2) To develop various parts of the town to thepredetermined density levels so that the services provided can be availed by the population to an optimum level.

3) To aim at identifying a hierarchyof road system to meet various transport requirements of the Planning area is a whole.

4) To provide for an efficient, easy and safe circulation network.

5) To retain the functional characteristics of the town.

4.0.2. It is proposed to adopt the following policies for developing Paramakuditown.

1) To restrict the urbanisable area to a predetermined limit and conserve rich wet agricultural lands.

2) To provide appropriate functional zones.

3. To segregate throughtraffic from local traffic.

4) Apart from providing scope for industrialisation in a limited way to develop economic activities to sustain and promote the growth, adopting factors promoting and regulating the present important function of the town viz. commercial activity.

5) To make the town as a safe place for comfortable living, efficient working and convenient recreation.

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6) To provide commercial areas in a linear pattern instead of making them compact respecting the local people's shopping habits and the over all pattern of development of the town.

7) Restricting the developments along the river banks (particularly the industrial uses) by providing a green belt throughout the stretches on either side in order to protect the river from pollution.

4.0.3. The present pattern of development of Paramakudi town is observed to belinear as a result of the existing land use constrains with two concentrated pockets of area on either side of the river vaigai with scattered developments along the National Highway No.49 to both the eastern and western fringes of the town. The developments in general have taken a linear form because of the existance of theriver vaigai. The vaigai modernisation canals, the National Highway No.49 and the Manamadurai-kameswaram metr-eguage railway line, all in more or less parallel alignments leaving intermediarystretch of land in between only available for develoo-ment.

4.0.4. The future pattern of development of the town alsowill be linear in form by virtue of the aforesaid natural and manmade constraints. Apart from this some pocketed developments may be expected along Iluvankudi road on the north, Nainar koil road on the east and Mudukulathur road on the south.

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CHAPTER 5

THE PLAN EXPLAINED

5.0.1. The proposed land use plan for Paramakudi Local Planning Area envisages the development of about 600 hectares of land to accommodate a population of 1,31,000 by 2021 at an overall density of about 225 persons per hectare. This has to be achieved gradually over three decades. Thetown comprises of three revenue villages viz. Emaneswaram on the north, Vendoni on the east and south with Kattuparamakudion the west with their original settlements making way for further urbanisation of the town in a comprehensive manner.

5.0.2. The residential use occupies the maximum extent i.e. 344.30 hectares by 2021. This use has been uniformly distributed over the town assuming an equitable distribution of population. This extend has been arrived by assuming an average gross residential density of 350 persons per hectare. New developments have been proposed adjacent to areas available adjacent to the already developed and developing residential use areas.

5.0.3. An extent of 69.10 hectares of land has been reserved for commercial use, assuming a standard of 0.5 hectares per 1000 persons by 2021. This includes the central business district and other commercial concentration already developed. The new commercial areas are proposed along the National Highways and some pockets along Ilayangudi road and Mudukulathur road. The Central District covers the busyshopping areas along Gandhi road, big bazar street, Subash Chandra Bose road and Chinnakadai street. The existing weekly shandyof 3.60 hectares in extent has been reserved

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for future shandy purpose only.

5.0.4. Assuring a standard of 4,5 and 6 hectares per 1000 additional workers in 2001, 2011 and 2021 respectively, an extent of 28.75 hectares has been proposed to be set apart for industrial use by 2021. This includes the existing area of 3.43 hectares. The industrial area has been proposed at the fringes of the town with a view to avoid water and air pollution, noise and other health hazards that maybe caused bythe future industries.

5.0.5. Institutional uses have been grouped and an extent of78.60 hectares (including the existing development of 29.42 hectares) has been proposed to be reserved under educational use by 2021. This extent has been arrived at by assuming a varied standard of0.45, 0.55 and 0.60 hectare per 1000 persons by 2001,2011 and 2021 respectively. The institutional uses have been proposed wherever developments of such use have already taken place and along the main roads and streets and proximate to residential localities with a view to facilitate easy access.

5.0.6. An extent of 65.50 hectares under public and semi public use has been proposed tobe reserved by 2021. This includes the existing developments of 26.31 hectares. The total extent has been arrived at by assuming a varied standard of 0.40, 0.45 and 0.50 hectares per 1000 persons for the design years 2001, 2011 and 2021 respectively. Similar to the educational use, the public and semi public use areas have also been proposed adjacent to the areas already developed into this use and along main roads and streets to facilitate easy access by the people.

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5.0.7. Transportation and other utilities and services have been included in the respective urban land use and hence they are not treated separately. Adequate proposals of link roads and bridges have been made and shown in the proposed land use map.

5.0.8. The wet agricultural lands available within the boundary of the Local Planning Area to an extent 309.67 hectares and the land under water in an extent of266.84 hectares have been proposed to be preserved as such. The other drylands, waste and vacant lands above have been proposed to be utilised for future urban development of the town.

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CHAPTER- 6

PHASING

6.0.1. The success of any plan depends to an appreciable extent on the phasing of the proposed developments. The proposals of a long term plan cannot be achieved all on a sudden but by gradual means of efforts. The proposals of the Master Plan are aimed at tobe achieved in a plan period of 3 decades. Hence, it is considered apt to phase the developments in three stages. The phasing programme has been chalked out by adopting varied standards at every stage as well as for different urban land use. The standards assumed and adopted have already been discussed in chapter 3.
The phasing programme for the three stages has been given in table 6.1. below.

TABLE 6.1.

PHASEING PROGRAMME OF FUTURE LAND USE DEVELOPMENTS.

Sl. No.	Use	I Phase (1991-2001)	II Phase (2001-2011)	III Phase 2011-2021)	Total area
		(All in hectares)			
1.	Residential	50.55	68.25	56.30	175.10
2.	Commercial	9.30	13.00	16.90	39.20
3.	Industrial	4.00	6.32	12.00	22.32
4.	Educational	10.63	19.35	19.20	49.18
5.	Public & Semi public	9.29	13.90	16.90	39.19
	Total	83.77	119.92	121.30	324.99

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6.0.2. The figures in the above table indicate the additional area to be developed at the end of each phase. The phasing adoted takes into account only the new (additional) developments prooosed in the plan.. The total area that will be required to be developed at the end of each phase may be seen to increase gradually. This is due to the assuption of varied standards and the decadal variation of population.

6.0.3. The total additional area that will be required at the end of the plan year i.e. 2021, has been estimated as 324.99 hectares or say 325.00 hectares. The existing developments as per the latest land use survey in 1991 amount to an extend of 258.26 hectares. Put together the overall developments of the town by 2021 will involve an extent of 583.25 hectares which is readily available within the net total extent of the town after deducting the extent of wet agricultural lands and water bodies. Hence the plan is tenable.

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CHAPTER - 7

ZONING REGULATIONS

The proposals as contemplated in this report can be achieved in full when implemented in a phased manner. The Zoning regulations will take care of the implementation of the development programmes in an orderly manner. An action plan in the form of detailed development plan schemes will be followed.

The regulations pertaining to various land uses contemplated in the Master Plan are given as follows.

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USE ZONE REGULATIONS

1 RESIDENTIAL USE ZONE.

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

USE ZONE 1 (a) PRIMARY RESIDENTIAL USE ZONE :

Use Permitted :

(1) All residential buildings including single and multi family dwellings, apartment dwellings and tenements together with appurtenences pertaining thereto.

(2) Professional consulting offices of the residents and other incidential use therefor.

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

(4) Hair dressing saloons and Beauty parlours.

(5) Nursery and Primary Schools.

(6) Taxy and Auto-rikshaw stands and

(7) Parks and Play fields.

USE ZONE 1 (B) MIXED RESIDENTIAL USE ZONE :

Use Permitted :

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

(2) Hostels and single person apartments.

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

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(4) Recreation Clubs, Libraries and Readign rooms,

(5) Clinics, Dispensaries and Nurshing Home,

(6) Government, Municipal and other institutional Sub-Offices,

(7) Police Stations Post & Telecom Offices, Fire stations and Electric Sub-stations,

(8) Banks and Safe Deposit Vaults,

(9) Educational Institutions excluding colleges,

(10) Restaurants, Residential Hotel and other Boarding and Lodging Houses,

(11) Petrol filling and service stations,

(12) Departmental stores or stores or shops for the conductfor retail business,

(13) Vegetables, Fruits, Flowers, Fishes, Eggs and Meat Shops,

(14) Bakeries and Confectionaries,

(15) Laundry, Tailoring and Goldsmith shops and

(16) Cottage Industries permissible in residential areas under G.O.Ms. No. 566 dated 13.03.62.

II <u>COMMERCIAL USE ZONE - USE ZONE 2.</u>

Use Permitted :

(1) All uses permitted in Use Zones I (a) and I (b) i.e.e Residential Use Zones : - provided it in industrial to commercial

(2) All Commercial and business uses including all shops, stores, market and uses connected with the display and sale of merchanidse, either wholesale or retail but excluding explosives, obnoxious products, and other materials likely to cause health hazards.

(3) Business offices and other commercial and financial institutions.

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(4) *Warehouses , repositories and other uses connected with storage of wholesale trade, but excluding storage of explosive or products which are either abnoxious or likely to cause health hazards;*

(5) *Cinemas, Theatres and other commercial entertainment centres;*

(6) *Research, experimental and Testing laboratories not involving danger or fire, explosion or health hazards;*

(7) *Transportation terminals including bus stands, railway stations and organised parking lots;*

(8) *Automobile repair shops and garages;*

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

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

III *INDUSTRIAL USE ZONE - USE ZONE 3.*

a) *Controlled Industrial Use Zone.*

b) *General Industrial Use Zone.*

c) *Special Industrial and Hazardous Use Zone.*

USE ZONE III (a) CONTROLLED INDUSTRIAL USE ZONE :

Use Permitted :

1) *All commercial uses listed under Use Zone I (a), I(b) and 2 i.e., residential and commercial Use Zones :*

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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 odour, liquid effluent, dust, smoke, gas, vibraion etc, or otherwise likely to cause danger or nuisance to public health or community.*

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

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

USE ZONE III (b) GENERAL INDUSTRIAL USE ZONE :

Use Permitted :

1) *All commercial uses listed under Use Zone I (a), 1 (b) and 2 i.e., residentiai and commercial Use Zones.*

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

3) *Hotels, Restaurants and clubs, or places for social intercourse, recreation and worship or for dispensaries and clinics and*

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

USE ZONE III (c) SPECIAL INDUSTRIAL AND HAZARDOUS USE ZONE

Use Permitted :

1) *All commercial uses listed under Use Zone I nad 2 i.e., residential and commercial Use Zone*

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

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3) *All uses involving storages, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extame rapidity and or which may produce poisionous fumes or explosion.*

4) *All uses involving storage, handling, manufacturing or processing which involve highly corressive, toxic or obnaxious alkalides, acids, or other explosives, poisinous 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 some particles subject toa spontaneious ignition;*

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

7) *Melting or processing tallow or sulphur;*

8) *Storing, handling or processing of namure, offal, blood, bones, rags, hides, fish, horns or skin;*

9) *Washing or driving wool or hair;*

10) *Making fish oil;*

11) *Making soup, 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 dnature or not;*

14) *In general, any industrial process which is likely to be dangerous to human, if or helath or amenity and not permissible on the Use Zones III (a) and III (b) i.e., controlled industrial and the general industrial Use Zones.*

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

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

IV EDUCATIONAL USE ZONE - USE ZONE 4 :

Uses Permitted :

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

2) All uses permitted in Use Zone 1 (a) i.e., Primary residential Use Zone : provided it is industrial and educational.

3) Hostels and single person apartments

4) Recreation clubs, libraries and reading rooms and

5) Restaurants

V PUBLIC AND SEMI PUBLIC USE ZONE - USE ZONE 5

Uses Permitted :

1) Government and Quasi Government offices.

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

3) Hospitals, Sanitaries and other medical and public health institutions.

4) Harbour, Airport and Flying Club.

5) Organised parking lots, and bus, taxi stands.

6) Parks, Play fields, swimming pools, stadia, zoological gardens, exhibition grounds and other public and semi-public open spaces and

7 All uses permitted in the Use Zone I (a) and I (b) i.e., the residential Use Zones.

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VI AGRICULTURAL USE ZONE - USE ZONE 6.

Uses Permitted :

1) *All agricultural user;*
2) *Farm houses and building for agricultural activities;*
3) *Rural settlements with allied uses;*
4) *Public and private parks, playfields, gardents, Caravan and comming sites and other recreations uses;*
5) *Dairy and cattle farms;*
6) *Piggeries and poultry farms;*
7) *Water tanks and reservoirs;*
8) *Sewage farms and garbage dumps;*
9) *Airports and broad casting installationsl;*
10) *Forestry;*
11) *Cemetaries, crematoria and burning and burrial grounds;*
12) *Storing and drying of fertilisers;*
13) *Fish Curing;*
14) *Salt manufacturing;*
15) *Brick, tiles or pottery manufacture;*
16) *Stone crushing and quarrying, and*
17) *Sand, clay and gravel quarrying.*

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AGRICULTURAL USE

Sl. No.	Village No. & Name	Use Zone	Zone Index No.	Survey Numbers Included
1.	31. Emaneswaram	Agricultural Green Strip	AG 1	85P, 86, 87P, 90P, 94P, 95P, 100P, 103P, 104P, 109P, 110P, 111P, 112P, 115P, 113P, 222P, 223P, 224P, 225P, 226P, 259P, 260P, 261P, 262P, 274P, 276P, 278P.
2.	60. Kattu Paramakudi	"	AG 2	14P, 544P, 30P, 28P, 27P, 26P, 25P, 24P, 22P, 20P, 18P, 16P.
3.	31. Emaneswaram	"	Water Bodies	89P, 88P, 84P, 83P, 82P, 81P, 80P, 79P, 78P, 77P, 76P, 75P, 74P, 73P, 72P, 118P, 117P, 219P, 218P, 217P, 216P, 208P, 206P, 231P, 232P, 258P, 260P, 261P, 262P, 272P, 273P, 276, 278P, 132.
4.	60. Kattu Paramakudi	"	"	130P, 131P, 133P, 134P, 148P, 151P, 215, 226P, 227P, 228P, 231P, 232P, 235P.
5.	59. Vendoni	"	"	15P, 22P, 23P, 24P, 25P, 111P, 113P, 372P, 373P, 370P.

Survey No.	Village No. 60. Kattu Paramakudi
32 to 41 55 to 82 205 207 to 213 216 to 223	As per Detailed Developmetn Plan No. 1 Schedule
31,83 to 95 98 to 112 158 to 172 174, 175, 176	As per Detailed Developmetn Plan No. 2 Schedule

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VARIATION OF THE APPROVED MASTER PLAN SCHEDULE

Sl. No.	Village No. & Name	Approved Master Plan Land Use Zone & S. Nos.	Review of Master Plan Land Use & Survey Nos.							
			Residential	Commercial	Industrial	Education	P & S.P.	A.C.	Green Strip	Remarks
1	2	3	4	5	6	7	8	9	10	11
1	31. Emaneswaram	Primary Residential PR1 89P, 91P, 92P, 93P, 93, 94, 95, 97P, 98P, 99P, 100, 101P, 103, 104P	91P, 92P, 93P, 94, 95			101P (E1)	(PS1), 93P, 89P, (PS1), 97P, 98P, 99P, (PS3), 91(PS1)		95P, 100, 103, 104P, 94P	
2	31. Emaneswaram	PR 2 10, 8P, 109P	108P (MR4) 109P (MR4)						100P	
3		PR 3 113, 115, 116P, 221P	113(MR6) 115P(MR6) 116P(MR6) 221P(MR6)						115P	
4		PR 4 156P, 173P, 174P, 175P, 176P, 177 to 183, 184P, 185P, 196P, 197P, 198P, 201P, 202P, 203P, 204, 205, 206P, 207, 208P, 209 TO 215, 216P, 217P, 218P, 219P, 220P, 221P, 222P, 223P, 225P, 227P, 229P, 231P, 225P, 227P, 229P, 231P, 233P, 234P, 235P, 236,	204P(MR7) 205(MR7) 206P(MR6 & MR7) 207P(MR7) 208P(MR6) 208P(MR7) 220P(MR6) 221(MR6)	216P(c2) 217P(c2) 218P(c2) 219P(c2) 220P(c2)		196P(E3) 197P(E3) 198P(E3) 202P(E3) 203P(E3) 204P(E3) 205P(E3) 207P(E3) 208P(E3) 209P(E3) 210P(E3)	208P(P56) 209P(P56) 216P(P56) 217P(P56) 218P(P56) 219P(P56)	156P, 173P, 174P, 175P, 176P, 177 to 183, 184P, 185P, 196P, 198P, 201P, 202P, 203P, 210P, 211P, 212, 213P,	2 2 2 P, 223P, 225P	

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1	2	3	4	5	6	7	8	9	10	11
		237P, 241P, 247P, 248P, 249P, 250, 251P, 252P, 253, 254P, 255, 258P, 260P, 242P, 243 to 245, 246P	222P(MR6) 225P(MR6) 227P(MR6) 229P(MR6) 231P(MR6) 233P(MR7) 234P(MR7) 235P(MR7) 236P(MR7) 241P(MR8) 242P(MR7) 243P(MR7) 243P(MR8) 244(MR8) 245(MR8) 246P(MR8) 247(MR8) 248P(MR8) 249P(MR7& MR8) 250(MR7) 251P(MR7) 252P(MR7) 253(MR7) 254(MR7) 255(MR7) 258(MR6 & MR7) 260P(MR7) 223P(MR6)	241P(C3) 242P(C3) 243P(C3) 249P(C3)		211P(E3) 234P(C3) 325P(C3) 236P(C3) 237P(C3) 242P(C3)	213(PS6) 214(PS6) 215(PS6) 237P(PS7) 241P(PS7) 245P(PS7)		(AG1) 237P 241P 246P	

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1	2	3	4	5	6	7	8	9	10	11
		PR5 270P, 271P, 271P, 273P, 274, 275P				270P(E4) 271P(E4) 272P(E4) 273P(E4)			274P	
1	60. Kattuparamakudi	MR1 46P, 55, 58, 60, 63, 64 D.D. Plan Schedule	46P (PR5)						274P	
2.	- do -	MR2 68,72,74,75,78 D.D. Plan Schedule								
3.	- do -	MR3 24P, 25P, 26P, 27P, 28P, 30P, 33P, 544P	33P	Sanctioned D.D. Plan					24P, 25P, 26P, 27P, 28P, 30P, 544P	
4.	- do -	MR4 86, 87P, 89P, 90P, 92, 93P, 94P, 99P		86, 87P, 89P, 90P, 92P, 93P, 94P, 98P Sanctioned D.D. Plan 2					24P, 25P, 26P, 27P, 28P, 30P, 544P	
5.	- do -	MR5 83P, 103P		D.D. Plan 2						
6.	- do -	MR6 113P		Mixed Residential						
7.	59. Ventoni	MR7 1P		Mixed Residential						

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1	2	3	4	5	6	7	8	9	10	11
8	59. Ventoni	MR8 10P, 11P, 12 to 14, 18P, 21P, 23P, 24P, 25P, 79P, 107, 108, 110, 111P, 112P, 113P, 365P, 366P, 367, 368, 370P, 371P, 373P, 374	79P(PR4) 107P(PR4) 108(PR4)	13P(C4) 24P(C4) 25P(C4)		365P(E7)				
1	60. Kattuparamakudi	MR9 116P, 119P, 120P, 124, 126, 128, 129, 130P, 131P, 132, 133P, 122P		122P(C7) 124(C6) 129(C6) 132(C6) 133P(C6)	124P(I3) 129P(I3) 130P(I3) 131P(I3) 132P(I3)	[illegible]				
2.	- do -	MR10 146, 147, 148, 152 TO 156			(I4) 146, 147	[illegible]				
	31. Emaneswaram	<u>Commercial Use</u> C1 105P, 106P, 107P	105P(MR4) 107P(MR4)			105P(E1) 106P(E1) 107P(E1)		224P 225P 226P		

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1	2	3	4	5	6	7	8	9	10	11
2	31. Emaneswaram	C2 219P, 220P, 221P, 223P, 224P, 225P, 226P, 227P, 228, 229P, 247, 248P, 249P, 251P, 252P, 258P, 259P, 260P, 263P, 266P, 270P, 271P, 222P	220P(MR6), 221P(MR6) 222P(MR6), 223P(MR6) 226P(MR6), 227P(MR6) 228P(MR6), 229P(MR6) 247(MR6), 248P(MR6) 249(MR7 & MR8) 251P(MR7), 252P(MR7) 258(MR7), 259P(PR3) 260P(PR3), 266P(MR7) 270P(MR8)			263P(E4) 266P(E4) 270P(E4) 271P(E4)	263P(PS8)			
3	59. Venthoni	C3 22P			22P(I2)					
4	59. Venthoni & 60. Kattuparamakudi	C4 1P	1P(MR9)							
5	59. Venthoni & 60. Kattuparamakudi	C5 113P, 1P, 115, 161, 18, 20, 22	113P(MR12) 1P(MR7) 15(MR12) 16P(MR12) 18P(MR12) 20P(MR12) 22(MR12)						C5 16P, 18, 20P, 22P	
6		C6 1P, 4P, 5P, 9P, 10P, 21P, 24P, 25P, 26P, 27P, 28P, 30P, 98, 100P, 101, 102, 104, 105, 112P, 113P, 114, 115, 116P, 119P, 120P, 359P, 360P, 361P, 363P, 365P, 366P, 367P, 544(MR12)	Venthoni 1P(MR9), 49(MR10), 5P, 9P, 10P, 1P(MR3) Kattupara-makudi 24P(MR12), 25(MR12), 26P(MR12), 27P(MR12), 28P(MR12), 30P(MR12) 98 to 105 D.D. Plan No. 21, 12P(MR12), 113P(MR12), 114(MR12), 115(MR12), 116(MR12)			363P(E6) 365P(E7)	359(PS9) 360(PS9) 361P		C6 24P, 25P	

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1	2	3	4	5	6	7	8	9	10	11
			119P(MR12) 120P(MR10) 361P(MR10) 365P(MR7) 366P(MR10) 367(MR10) 544P(MR12)							
7	60. Kattuparamakudi	C7 40P	D.D. Plan No. 1							
1	31. Emaneswaram	Educational Use E1 107P, 108P, 109P	107P(MR4) 108P(MR4) 109P(MR4)							
2	31. Emaneswaram	E2 109P, 110, 111	109P(MR5) 110(MR5) 111P(MR5)					109P 110P 111P		
3	31. Emaneswaram	E3 116P	116P(MR6)							
4	31. Emaneswaram	E4 260P, 263P, 266P, 271P, 273P					260P(PSB)			
5	52. Ventoni	E5 1P, 363P	No Change							
6	"	E6 79P	79P(PR4)							

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1	2	3	4	5	6	7	8	9	10	11
7	59. Venthoni	E2 18 No Change								
8	60. Kattuparamakudi	E8 113P No Change								
9	"	E2 544P No Change								
1	31. Emaneswaram	<u>PUBLIC & SEMI PUBLIC USE</u> PS1 97P, 98P, 99P, 101P, 102, 106P				PS1 101P(E1) 102(E1) 206P(E1)				
2	31. Emaneswaram	PS2 104, 109P	PS2 104P(MR4) 108P(MR4)					PS2 104P, 109P		
3	31. Emaneswaram	PS3 151P, 152P, 153, 154P, 156					PS3 131P, 132P, 153, 154P, 156P(AG1)			

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1	2	3	4	5	6	7	8	9	10	11
1	31. Emaneswaram	AG1 81P, 82P, 83P, 84P, 85P, 86, 87P, 88P, 89P, 90, 91P	81P(PR2) 82P(PR1) 83P(PR1) 84P(PR1) 85P(PR1) 87P(PR1) 88P(PR1 & PR2) 90P(PR2) 91P(PR2)				AG1 89P(PS1)		AG1 86, 87P, 88P, 90P	
2	"	AG2 45 to 71, 119 to131	AG2 46P(MR1), 47P(MR1) 48P(MR1), 49P(MR1) 50P(MR1), 51P(MR1) 55P(MR2), 56P(MR2) 58P(MR2), 59P(MR2) 60P(MR2), 61(MR2) 62(MR2), 63(MR2) 64P(MR2), 65P(MR3) 66(MR3), 67(MR3) 68(MR3), 69(MR3) 70(MR3), 71(MR3) 122P(MR3), 123P(MR3) 124(MR3), 125P(MR3) 126(MR3), 127P(MR3) 128P(MR3), 130P(MR3)	AG2 46P(C1) 47P(C1) 48P(C1) 49P(C1) 51P(C1) 53P(C1) 55P(C1) 56P(C1) 57P(C1) 64P(C1) 127P(C1) 128P(C1)	AG2 52(I1) 53P(I1) 54(I1) 55P(I1) 56P(I1) 57P(I1) 127P(I1) 128P(I1) 129P(I1) 130P(I1)	AG2 119(E2) 120(E2) 121(E2) 122P(E2) 123P(E2)	AG2 45(PS2) 50P(PS4) 51P(PS4) 57P(PS4) 58P(PS4) 59P(PS4) 60P(PS4) 125P(PS5) 129P(PS5) 130P(PS5) 131(PS5)			
3	"	AG3 No Change								

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1	2	3	4	5	6	7	8	9	10	11
4	31. Emaneswaram	AG4 233P, 234P, 235P, 254P	MR7 233P, 234P, 235P, 254							
5	31. Emaneswaram	AG5 276P	AG5 276P(PR3)						276P	
6	"	AC6 260P, 261P, 262P	PR3 260P, 261P, 262P						260P, 261P, 262P	
7	59. Venthoni	AC7 113P				AG7 113P(E5)				
8	"	AC8 1P					AG8 1P(PS9)			
9	60. Kattuparamakudi	AC9 130P, 131P, 133P			AG9 130P(I3), 131P(I3), 133P(I3)					
10	"	AG10 76, 79, 83	D.D. Plan No.							
11	"	33P, 544P, 33P	D.D. Plan No. 1						AG 11 544P	

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1	2	3	4	5	6	7	8	9	10	11
4	31. Emaneswaram	PS9 226P, 259P	PS9 226P(PR3) 259P(PR3)						PS9 226P, 259P	
5	59. Venthoni	PS5 359P, 360P	No Change							
6	"	PS6 113P	No Change							
7	59. Venthoni 60. Kattuparamakudi	PS7 32P, 123	No Change, Railway Station							
8	59. Venthoni	PS8 9P, 11P	PS8 9P(MR10), 11P(MR10)							
9	60. Kattuparamakudi	PS9 113P	No Change							
10	"	PS10 113P	No Change							
11	"	PS11 31, 32, 34, 35	D.D. Plan No. 12							
12	"	PS12 65	D.D. Plan No. 1							
13	"	PS13 40P, 41	D.D. Plan No. 1							

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1	2	3	4	5	6	7	8	9	10	11
12	60. Kattuparamakudi	AG12 40P	D.D. Plan							
13		AG13 215P, 224P, 225P, 226P, 227P, 228P, 229P, 230, 231P, 232P, 233, 234, 235P	No Change							
14	31. Emaneswaram	AG6 134 to 152, 153P, 154P, 155 to 180, 181P, 182 to 194, 195P, 196P, 198P, 199 to 201, 202P, 203P, 210P, 211P, 212P, 213P, 215P, 237P, 238, 239, 240P, 241P	AG6 (PR6) 134 to 152, 153P, 155 to 180, 181P, 182 to 194, 195P, 196P, 198P, 199 to 201, 202P, 203P, 210P, 211P, 212P, 213P, 215P, 237P, 238, 239, 240P, 241P (PR6)							
15	60. Kattuparamakudi	AG9 214, 224, 225, 226P, 227P, 228P, 229P, 230P, 231P, 232P, 233P, 234P, 235P	AG9 (PR7) 1214, 224, 225, 226P, 227P, 228P, 229P, 230P, 231P, 232P, 233P, 234P, 235P (PR7)							
16	60. Kattuparamakudi	MR8 113P					MR8 113P (PS11)			

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Sl. No.	Village No. & Name	Use Zone	Zone Index No.	Survey Numbers Included
	60. Kattu Paramakudi	Public and Semi Public Transportation		56, 29, 23, 21, 19, 17, 149, 150, 120, 151P, 14P, 235P, 234P, 233P, 230P, 229P, 215P, 146P, 147P, 130P, 113P, 128P, 15P, 28P, 18P, 114, 115, 117P, 96, 97, 121, 123, 126, 127, 134P, 118, 215P
	59. Vendoni	"		1P, 2, 3, 7, 8, 15P, 16, 17, 18, 19, 20, 26, 27, 372P, 114, 115, 361, 362, 364, 9P, 4P, 6, 21P, 363P, 369, 28, 30, 31, 32, 24P, 25P, 109.

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Copy of G.O. Ms. No. 650 dt : 08.04.1976 R.D. & L.A., Dept.

.....

ABSTRACT

Local Planning Authorities - Constitution - Notification under section II (1) of Tamil Nadu Town & Country Planning Act 1971 - Issued.

ORDER

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

/ By order of the Governor /

Sd/- xxx
Secretary to Govt.

APPENDIX

NOTIFICATION

In excercise of the powers conferred by provision to sub section (1) of section II of the Tamil Nadu Town & country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby declares the Local Authority of the Local Planning Areas specified below to be the Local Planning Authority for such areas.

1) Palani
2) Periakulam
3) Bodinayakanur
4) Thani-Allunagaram
5) Cumbum
6) Kodaikanal
7) Pollachi
8) Gobichettipalayam
9) Tharapuram
10) Udumalpet
11) Sathiyamangalam
12) Bhavanisagar
13) Vallparai
14) Manaparai
15) Thuraijur
16) Karur
17) Thiruvallur
18) Chingleput
19) Arakonam
20) Gudiyatham
21) Vanniambatti
22) Thiruvannamalai
23) Arani
24) Walajapet
25) Ranipet
26) Arcot
27) Ambur
28) Thirupathur
29) Thindivanam
30) Villunuram
31) Nellikupam
32) Panruti
33) Veruthachalam
34) Chidambaram
35) Mayiuram
36) Naggapattinam
37) Manarkudi
38) Pattukottai
39) Thiruvadanai
40) Sirakali
41) Pudukkottai
42) Puthur
43) Rasipuram
44) Thiruchenkodu
45) Idapadi
46) Namagal
47) Mettur
48) Yercaud
49) Colachol
50) Kozhithurai
51) Padmanathapuram
52) Kaniakumari
53) Tharmapuri
54) Krishnakiri
55) Kothagiri
56) Ootacamund
57) Coonor
58) Virudunagar
59) Srivilliputtur
60) Rajapalayam
61) Sivakasi

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63) Karaikudi
64) Arupukkottai
65) Devakkottai
66) Paramakudi
67) Ramanathapuram
68) Sivaganga
69) Rameswaram
70) Kadayanallur
71) Kovilpatti
72) Pullankudi
73) Sankarankoil
74) Shencoddah
75) Thenkasi
76) Courtalam
77) Thirunelveli

/ True Copy /

Sd/- xxx
Town Planning Officer,
Karaikudi Municipality.

/ True Copy /

Asst. Director of Twon & Country Planning,
Sivaganga.

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GOVERNMENT OF TAMILNADU

Abstract

MASTER PLANS-Master Plans for Paramakudi, Ramanathapuram, Sivaganga, Devakottai, Aruppukkottai, and Karaikudi Local Planning Areas-Time limit for adoption of land and building use maps- granted Consent under Section 24 of the Tamilnadu Town and Country Planning Act 1971-Accorded.

Rural Development and Local Administration Department.

G.O.Ms.No.1863 Dated:- 16/11/1977

Read:-

1. G.O.Ms.No. 650, Rural Development and Local Administration dated 8/4/1975.
2. From the Director of Town and Country Planning, Lr.No. 27387/77/MP/dated 31/8/1977.

-:o:-

ORDER:-

In the G.O.first read above, the Government declared among others the Local authorities of each of the Local Planning Areas specified below to be the Local Planning Authority over such areas:-

1. Karaikudi;
2. Aruppukkottai;
3. Devakottai;
4. Paramakudi;
5. Ramanathapuram and
6. Sivaganga

In his letter read above, the Director of Town and Country Planning has reported that the six Local Planning Authorities in consultation with the Director of Town and Country Planning have adopted the land and building use maps of the said Local Planning Areas and have also adopted the draft Master Plans for their areas prepared by the Director of Town and Country Planning and have requested Government for consent to notify these plans under Section 26 of the Tamilnadu Town and Country Planning Act 1971 (Tamilnadu Act 25 of 1972). The Director of Town and Country Planning has scrutinised the draft Master Plans and discussed their features with the members of the concerned Local Planning Authorities. The Director of Town and Country Planning has recommended that the extension of time limit for adoption of land and building use maps and consent for publication of draft Master Plans requested by the Local Planning Authorities may be granted.

2. The Governor of Tamilnadu accepts the recommendations of the Director of Town and Country Planning and permits under rule 3 of the Master Plans (Preparation, Publication and sanction) Rules, the following Local Planning Authorities to adopt the land and building use maps with effect from the dates noted against each:

Paramakudi Local Planning Authority-		26-7-1977.
Ramanathapuram	-do-	25-7-1977
Sivaganga	-do-	28-7-1977
Devakottai	-do-	28-7-1977
Aruppukottai	-do-	27-7-1977
Karaikudi	-do-	30-7-1977.

(Cont-2a)

3. Under sub-section (2) of section 24 of the Tamilnadu Town
d Country Planning Act, 1971 (Tamilnadu Act 35 of 1972), the
vernor of Tamilnadu hereby gives his consent to the Publication
notice, under section 26 of the said Act, for preparation of
e master plans for the six areas mentioned in paragraph 2 above.

4. The Master plans for the above areas are returned to
he respective Local Planning Authorities. They are requested to
cknowledge receipt of the same.

(By order of the Governor).

M.P. Kantharaj,
Joint Secretary to Government.

To x x x x

:True Copy:forwarded By order :

(sd) x x x x x
Section Officer.

:True Copy:

SPECIAL OFFICER,
PARAMAKUDI MUNICIPALITY.

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PARAMAKUDI LOCAL PLANNING AUTHORITY AREA COMPRISING SURVEY NUMBERS

31. Emaneswaram Village (Part)

45 to 276 and 278.

60. Kattuparamakudi Village (Part)

14 to 41, 46P.

55 to 134

146 to 156

158 to 172, 174, 175, 176.

205, 207 to 235, 544

59. Vendoni Village (Part)

1, 2 to 32, 79,
107 to 115,
359 to 374

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PARAMAKUDI LOCAL PLANNING AREA REVIEW OF MASTER PLAN

U/s 32 (2) (b) OF TOWN AND COUNTRY PLANNING ACT, 1971

LAND USE ZONE SCHEDULE

S.No.	Village No. and Village Name	Use zone	Zone Index No.	Survey Numbers included
1.	31. Emaneswaram	Primary Residential.	PR 1	81p,82p,83p,84p,85p, 87p, 88p.
2.	" "	"	PR 2	88p, 89p, 90p, 91p, 92 ,93p,94p.
3.	" "	"	PR 3	259p, 260p, 261p, 262p. 272p,273p,274p,275,276p.
4.	59 Vendoni	"	PR 4	79, 107, 108.
5.	60 Kattuparamakudi	"	PR 5	46p.
6.	31 Emaneswaram	"	PR 6	134 to 152, 153p, 154p, 155 to 180, 181p,182 to 194, 195p,196p,198p, 199 to 201, 202p,203p, 210p, 211p, 212p, 213p, 215p, 237p, 238, 239, 240p, 241p.
7	60 Kattuparamakudi	"	PR 7	214, 224, 225, 226p, 227p, 228p, 229p, 230p, 231p, 232p, 233p, 234p, 235p.

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RESIDENTIAL USE

S.No.	Village No. & Name	Use zone	Zone Index No.	Survey numbers included
1.	31 Emaneswaram	Mixed Residential.	MR.1	46p,47p,48p,49p,50p,51p,
2.	"	"	MR.2	55p,56p,58p,60p,61 ,62, 63 ,64p,,107p,127p,128p.
3.	"	"	MR.3	65p,66p,67,68p,69p,70, 71p,122p,123p,124p,125p, 126p,130p.
4.	"	"	MR.4	95p,99p,100p,101p,103p, 104p,105p,107p,108p,109p.
5.	"	"	MR.5	110p,111p.
6.	"	"	MR.6	113p,115p,206p,216p,220p, 221,222p,223p,224p,225p, 226p,227,228,229,231p, 259p.
7.	"	"	MR.7.204P,	205p,206p,207p,208p,233p, 234p,235p,236p,242p,243p, 249p,250,251p,252,253, 254p,255,258p.
8.	"	"	MR.8	241p,243p,244,245,246p, 247p,248p,270p.
9.	59. Vendoni	"	MR.9	1p.
10.	59 "	"	MR.10	4p,5,9p,10,11,12,13p,14, 21p,23p,24p,110,111p,112, 365p,366,367,368,370p, 371p,373p,374.
11	60 Kattupa-ramakudi	"	MR.11	124p,125,128p,129p,130p, 132p,148p,152,153, 154,155,156.
12	"	"	MR.12	15p,16p,18p,20p,22p,24p, 25p,26p,27p,28p,30p,113p, 116,117p,119,122p,544p, 120.

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COMMERCIAL USE

Sl. No.	Village No. & Village name.	Use Zone	Zone Index No.	Survey numbers included.
1.	31.Emaneswaram	Commercial	C1	46P,47P,48P,49P,51P,52P,53P 55P,56P,57P,64P,127P,128P
2.	"	"	C2	216P,217P,218P,219P,220P.
3.	"	"	C3	241P, 242P, 243P,249P.
4.	59. Vendoni	"	C4	13P,22p,23P,24P,25P,371P.
5.	"	"	C5	22P.
6.	60.Kattuparanakudi	"	C6	124P,129P,132P.
7.	"	"	C7	113P, 122P.

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EDUCATIONAL USE

Sl. No.	Village No. & Village Name.	Use Zone	Zone Index No.	Survey Numbers included.
1.	31.Emaneswaram	Education	E 1	101P, 102P, 105P, 106P, 107P.
2.	"	"	E 2	119, 120P, 121, 122P, 123P.
3.	"	"	E 3	196P, 197, 198P, 202P, 203P, 204P, 205P, 207P, 208P, 209P, 210P, 211P, 233P, 234P, 235P, 236P, 237P, 242P.
4.	"	"	E 4	263P, 266P, 270P, 271 272P, 273P.
5.	59. Vendoni	"	E 5	113P
6.	"	"	E 6	1 P, 363P.
7.	"	"	E 7	365 P.
8.	"	"	E 8	1 P.
9.	60. Kattuparamakudi	"	E 9	113 P.
10.	"	"	E 10	544 P.

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INDUSTRIAL USE

Sl. No.	Village No. & Village Name	Use Zone	Zone Index No.	Survey numbers included.
1.	31. Emaneswaram	Industrial	I 1	52P, 53P, 54, 55P, 56P, 57P, 127P, 128P, 129P, 130P.
2.	59. Vendoni	"	I 2	22P.
3.	60. Kattupara-makudi.	"	I 3	124P, 129P, 130P, 131P, 132P, 133P.
4.	"	"	I 4	146P, 147P, 151P.

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PUBLIC AND SEMI PUBLIC USE

S.No.	Village No. & Name	Use zone	Zone Index No.	Survey numbers included
1.	31 Emaneswaram	Public & Semi-Public	PS.1	89p,93p.
	"	"	PS.2	45p.
2.	"	"	PS.3	97p,98p,99p,106p.
3.	"	"	PS.4	50p,51p,56p,57p,58p, 59 , 60p.
4.	"	"	PS.5	125p,129p,130p,131.
5.	"	"	PS.6	208p,209p,213p,214p, 215p,216p,217p,218p,219p.
6.	"	"	PS.7	237p,241p,242p,243p.
7.	"	"	PS.8	260p,263p, [illegible] to check
8.	"	"	PS.9	359,360.
9.	59 Vendoni	"	PS.10	113p.
10.	"	"	PS.11	113p.
11	60 Kattupar-(amakudi.	"	PS.12	113p.
12	"	"	Transportation	133,102p,117p,112p,113p,116, 114,115p,269,268,267,265, 264,256,257,232p,230,223p, 221,118p,72p,85p,84p,83p, 82p,81p,80p,79p,78p,77p, 76p,75p,74p,73p,96,97p, 98p,106p,107p,108p, 68p,66p,65p,127p,130p, 129p,128p,55p,56p,57p, 53p,52p,46p,45p,47p, 69p,71p,122p,120p,123p, 124p,126p,153p,154p,247p, 248p,251p,258p,103p,205p, 254p,246p,241p,240p,237p, 195p,196p,198p,203p,202p, 209p,210p,211p,212p,213p, 214p,181p,215p,249p,243p, 260p,259p,228p,278p,88p, 89p,90p,91p,93p,266p.
	31. Emaneswaram	"		

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PARAMAKUDI MUNICIPALITY

G.O.Ms.No. 863 Education dated 30th May 1966

Sl. No.	Name of the parks, Playfields & open spaces.	Location, Ward Division & Survey No.	Extent in Sq.	Ownership
1.	2.	3.	4.	5.
	PARK			
1.	Jinnaperthy park	113/69, 119 7th Ward Ramaswaram	5690 Sq.Ms.	Muslim Associat
2.	Independance Day and Childrens Park	2-22 Katu Paramakudi 3rd ward	1744 Sq.Ms.	Municipal
3.	Bharathiyar Park	11-116 Kattu Paramakudi 3rd Ward	2326 Sq.Ms.	Municipal
4.	Village Officer's Association Park	Ward - 3 1-22 of Kattu Paramakudi	1272 Sq.Ms.	President Village Officers Associat
5.	Kattu Paramakudi Park	Ward - 1 219 - 72	285 Sq.Ms.	Municipal
	PLAYFIELD			
1.	Bharathiyar Elementary School Play field	12 Ward 1- 365 Vendoni	6362	Manager Bharathiy School.
	OPEN SPACE			
1.	Municipal Open Air - Theatre	3 ward 3 - 125 Kattu Paramakudi	6534 Sq.Ms.	Municipa

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Existing use and Condition	Accessibility	Suitability	Ownership and Maintenance	Plan
6.	7.	8.	9.	10.
Park Recreation purpose lawn with varities of crotons and coconut trees Reading Room 40 Sq.m.	Yes.	Yes.	Private	Plan.
Parks - Recreation Library 63 Sq.m. Motor Room 10 Sq.m. Bath Room 34 Sq.m.	Yes.	Yes.	Rs.300/-	Yes.
Park- Recreation Water tank 196 Sq.m. Motor Room 10Sq.m. Bath Room 10 Sq.m.	Yes.	Yes.	Rs.300/-	Yes
Park Recreation Office Building 123 Sq.m.	Yes.	Yes.	Private	-d
Park Recreation Motor Room 275 Sq.m. Bath room (2) 5 +5 Sq.m.	Yes.	Yes.	Rs 300/-	Pla
School Play fields and recreation	Yes.	Yes.	Private	-do
Air & Light Stage 138 Sq.m.	Yes.	Yes.	--	-do

/True copy/

Asst. Director.

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Abstract

Master Plan - Paramakudi Local Planning Area - Approval under Section 28 of Town and Country Planning Act 1971- Accorded.

- -

MUNICIPAL AND RURAL DEVELOPMENT DEPARTMENT

G.O.Ms.No.893 Dated: 14.6.1983.

Read :

1. G.O.Ms.No.1863 RDLA Dated 16.11.77
2. From the Director of Town and Country Planning, Letter Roc.No.17011/80-MP Dt. 13.1.83.

. . .

ORDER:

In G.O. Ms.No.1863 Rural Development and Local Administration dt. 16.11.77 the Government have accorded consent to the Publication of notice of preparation of Master Plan for Paramakudi Local Planning Area. The Director of Town and Country Planning in his letter read above has submitted the Master Plan for the Paramakudi Local Planning Area for approval of Government.

2. Under section 28 of the Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves the Master Plan for Paramakudi submitted by the Director of Town and Country Planning, Madras. A copy of the Master Plan for Paramakudi Local Planning area as approved by Government in communication to the Commissioner of Paramakudi Municipality. The following notification will be published in the Tamil Nadu Government Gazette.

NOTIFICATION

In exeise of the powers conferred by sub-section(i) 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 Master Plan for Paramakudi Local Planning area submitted by the Director of Town and Country Planning.

2. The Master Plan for Paramakudi Local Planning Area, with all its enclosures shall be opened to the inspection of the public in the office of the Commissioner, Paramakudi Municipality during office hours.

3. The information, Tourism and Tamil Culture Department is requested to publish the approval of the Government to Master Plan for Paramakudi Local Planning Area in the leading dailies, of the Region at an early date, as the publication is a primary requirement under the Tamil Nadu Town and Country Planning Act, 1971(Tamil Nadu Act 35 of 1972)

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and to send in each of the published notification in dailies to the Land Urban Development Department as early as possible.

(By Order of the Governor)

C. Ramachandran,
Commissioner and Secretary to
Government.

To

The Works Manager,
Government Central Press, Madras- 1
(For Publication of Notification in the Tamil Nadu Government Gazette).

Copy to:

1. The Commissioner of Paramakudi Municipality Paramakudi (W.c.)
2. The Director of Town and Country Planning, Madras (w.c.)
3. The Senior Deputy Director of Town and Country Planning, Ramnad, Pudukottai Region, Sivaganga.
4. The Public (I & PD) / Law Department, Madras -9.

Forwarded / By order

(Sd). . . . . .
Section Officer

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19 JAN 2000

154

GOVERNMENT OF TAMILNADU

ABSTRACT

Master plan – Paramakudi local planning area – consent of the Government to the publication of a notice of the preparation of the modified Master Plan – accorded.

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HOUSING AND URBAN DEVELOPMENT (UD 4.2) DEPARTMENT.

G.O.Ms.No.570

Dated 31.12.1999

Read:

1. G.O.Ms.No.893, Housing and U.D.Dept., dt. 14.06.83
2. From the Director of Town and Country Planning, Letter Roc.No.7109/99, MPA1 dated 19.02.98 & 27.07.99.

== ==

ORDER:

In the Government order first read above, the Government accorded approval under section 28of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) to the master plan of the Paramakudi local planning area and the same was published in the Tamil Nadu Government Gazette dated the 29th June 1983 . 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 plan and make such modification in such plan wherever necessary and submit the modified plan for the approval of the Government.

2.In his letters second read above, the Director 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 Paramakudi 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 Paramakudi local planning area after taking into account of the latest developments and future requirement. The Director of Town and Country planning has requested the Government to accord consent to the draft modified master plan of the Paramakudi local planning area.

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3.Under sub-section(2) of section 24 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby gives her consent to the Paramakudi local Planning authority to the publication, of notice under section 26 of the said Act for the preparation of the modified master plan for the Paramakudi local planning area.

4.The draft modified master plan for the Paramakudi local planning area as consented to by the Government under sub-section (2) of the section 24 of the said act is returned to the Director of Town and Country Planning and he is requested to acknowledge its receipt. The Director of Town and Country Planning is requested to ensure that the various requirements specidfied in the said Act and in the Master Plan (Preparation, Publication and Sanction) Rules are strictly adhered to by the Paramakudi 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)

N.GOVINDAN,
SECRETARY TO GOVERNMENT.

To
The Spl.Commissioner of Town and Country Planning, Chennai.2.
The Commissioner, Paramakudi Municipality, Paramakudi.
The Collector,
Sivaganga District, Sivagangai.
The Commissioner of Municipal Administration, Chennai.5.
The Member-Secretary
Paramakudi Local Planning authority.
(thro' Commissioner of Town and Country Planning)
The Regional Deputy Director of Town and Country Planning,
Sivagangai Region, Sivagangai.
The Law Dept., Chennai.9.
sf/sc.

FORWARDED/BY ORDER

SECTION OFFICER.

[Regd.No.TN/Chief PMG-301/2000.
[Price : Rs. 1.60 paise

TAMIL NADU GOVERNMENT GAZETTE

PUBLISHED BY AUTHORITY

No. 23] CHENNAI, WEDNESDAY, JUNE 20, 2001

Aani 6, Vishu, Thiruvalluvar Aandu-2032

Part VI — Section 1

Notifications of interest to the general public issued by Heads of Departments, etc.

CONTENTS

NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.

GENERAL NOTIFICATIONS

Pages

Tamil Nadu Co-operative Societies Act—Registration of AA. 98, Dodda Palayam Weavers Co-operative production and sale Society Limited in Sathy (Taluk), Erode district—Cancelled 366

... Nadu Town and Country Planning ...

... Returned development plan No. 3 by ... Local Planning authority—Prepared 366

... Revised Master plan by paramakudi Local Planning authority for paramakudi Local Planning area—prepared 368

... cation to —

... approved detailed development plan No. 2 of Dharapuram Local Planning Area 369

GENERAL NOTICATIONS—cont.

Pages

The Master plan for Chennai Metropolitan area 367-368

The Master plan for Chennai Metropolitan area—Errata to Notification 369

JUDICIAL NOTIFICATIONS

Tamil Nadu Civil Courts Act:

Regarding appeals from Decrees or Orders of district Munsif, Pallipattu preferred in the Sub-Court, Tiruvallur in Chengalpattu district—Directed 369

Regarding Realignment of Jurisdiction of the ... district Munsif Courts, papanasam and ... hiruvaiyaru in Thanjavur district—Directed .. .. 370—372

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VARIATION TO THE MASTER PLAN FOR CHENNAI METROPOLITAN AREA.

(Letter No. R1/14659/2000.)

No. VI (1)/354/2001.

In exercise of the powers delegated by the Governor of Tamil Nadu in G.O. Ms. No. 419, Housing and Urban Development Department, dated 1st June 1984 under section 91 (1) of the Tamil Nadu Town and Country Planning Act, 1971 the Member-Secretary, Chennai Metropolitan Development Authority hereby makes the following variation under sub section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) to the Master Plan for Chennai Metropolitan Area approved in G.O. Ms. No. 2395, Rural Development and Local Administration Department, dated the 4th December 1976 and published as Rural Development and Local Administration Notification No. II (1)/3 0 7o (RUL), dated the 4th December 1976 at page No. 335, Part II-Section 1 of the Tamil Nadu Government Gazette, dated the 15th December 1976.

VARIATION.

In the said Master Plan in Development Control Rules, in Rule (6) in sub-rule (b) the following shall be added:

The expression of MAP P. P. D./M. P. (V) No. 21/2001 to be read with Map No. MP No. 23/75.
DL – C

EXPLANATORY NOTES.

(This is not part of variation. It intends to bring out the purport), S.Nos. 518 part, 519 part, 520 part, 521 part 524, 526, 527, 528, 529, 530, 531 part, 532 part, 546 part, 548 part, 550, 551, 552, 553 part, 554 part, 555 part, 556part, 560 part, 561 part, 573 part, 633 part, 634, 635, 636, 637 part, 657 part, 658part and 679part, of Nemam. Village, Thiruvallur District classified as "Agricultural use zone" is now reclassified as "Light industrial use zone" as per this notification.

Chennai-600 008,
19th April 2001.

(Signed)
Member-Secretary,
Chennai Metropolitan Development Authority.

PREPARATION OF MODIFIED MASTER PLAN BY PARAMAKUDI LOCAL PLANNING AUTHORITY FOR PARAMAKUDI LOCAL PLANNING AREA.

(B.P. Order No. 2/368/2000.)

FORM-I

(Notice of Preparation of Master Plan under section 26 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972.)

(Under rule 7 of the Master Plan (Prepartion, Publication and sanction rules)

The Modified Master Plan prepared by the Paramakudi Local Planning Authority for the Paramakudi Local Planning Area is hereby published.

(2) The Modified Master Plan together with all enclosures may be inspected free of cost during Office hours at the Local Planning Authority. Copies of plan are also available at the Office of Local Planning Authority for sale.

(3) Any person affected by the modified master plan may within days from the date of notification in the Tamil Nadu Government Gazette communicate in writing or represent in to the Chairman of the Local Planning Authority any objection or suggestion relating thereto.

Paramakudi,
6th April 2000.

ஆ. ஜகதீசகுமார்,
Commissioner and Member-Secretary,
Paramakudi Local Planning Authority.

©

GOVERNMENT OF TAMIL NADU

2000

Registered No. M-890

RAMANATHAPURAM DISTRICT GAZETTE

EXTRAORDINARY

PUBLISHED BY AUTHORITY

RAMANATHAPURAM, APRIL 11, 2000

Panguni 29, Pisamathi, Thiruvalluvar Aandu—2031

Fee: 16 /

LOCAL AND MUNICIPAL NOTIFICATION.

PARAMAKUDI LOCAL PLANNING AUTHORITY.

FORM NO. I

Notice of Preparation of Master Plan under section 20 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1971).

(Under rule 3 of the Master Plan (Preparation, Publication and Enactment) Rules.)

(Ms/B10/91(3), 29-2-2000)

1. The Modified Master Plan prepared by the Paramakudi Local Planning Authority for the Paramakudi Local Planning Area is hereby published.

2. The Modified Master Plan together with all enclosures may be inspected free of cost during office hours at the Local Planning Authority. Copies of Plan are also available at the Office of Local Planning Authority for sale.

3. Any person affected by the Modified Master Plan may before 15th April 2000 communicate in writing or represent in person to the Chairman of the Local Planning Authority any objection or suggestion relating thereto.

(Signed)———
Member-Secretary,
Paramakudi
Local Planning Authority.

Paramakudi,
29th February 2000.

PRINTED BY THE DIRECTOR OF STATIONERY AND PRINTING AT THE GOVERNMENT BRANCH PRESS, PUDUKKOTTAI AND PUBLISHED BY THE COLLECTOR OF THE DISTRICT.

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REGIONAL OFFICE
PARAMAKUDI

தமிழ்நாடு அரசு
1993

பதிவெண் எண்.
விலை: ரூ. 0.75

தமிழ்நாடு அரசிதழ்

சிறப்பு வெளியீடு ஆணையின்படி வெளியிடப்பட்டது

சென்னை, புதன்கிழமை, பிப்ரவரி 3, 1993,
தை 21, ஆங்கீரச, திருவள்ளுவர் ஆண்டு-2024.

பகுதி VI பிரிவு 1-இன் இணைப்பு

துறைத்தலைவர்களுடைய அறிவிப்புகள்

சில சில கூட்டுறவு பால் உற்பத்தியாளர் சங்கங்களை கலைத்தலும் கலைத்தல் அலுவலரை நியமித்தல் பற்றிய அறிவிக்கை.

டி. 1644. வண்ணாரப்பேட்டை கூட்டுறவு பால் உற்பத்தியாளர்கள் சங்கம்.
[ந.க. எண். 2776/91/ஜி.]

தமிழ்நாடு கூட்டுறவு சங்கங்களின் சட்டம் (30/1983) சட்டப் பிரிவு 137 (2) (பி)-ன் கீழ் துணைபதிவாளர் (பால்பதம்), தஞ்சாவூர் 1992-ம் வருடம் அக்டோபர் மாதம் 20-ம் நாள் டி. 1644 வண்ணாரப்பேட்டை கூட்டுறவு பால் உற்பத்தியாளர் சங்கம் தஞ்சாவூர், வட்டம் தஞ்சாவூர் மாவட்டம், கலைக்க ஆணையிட்டுள்ளார். சட்டப் பிரிவு 138 (1)-ன் கீழ் கூட்டுறவு சார்பதிவாளர் (அலுவலகம்), கலைத்தல் அதிகாரியாக நியமிக்கப்படுகிறார்.

தஞ்சாவூர்,
1992 அக்டோபர் 20.

வே. ராமராஜன்,
துணைப்பதிவாளர் (பால்பதம்).

டி.ஆர்.டி. 1150, மதுராபுரி கூட்டுறவு பால் உற்பத்தியாளர் சங்கம்.
(ந.க. எண் 10161/91/சி3)

தமிழ்நாடு கூட்டுறவு சங்கங்களின் சட்டம் (30/1983), சட்டப் பிரிவு 137(2)(பி)-ன் கீழ், துணைப் பதிவாளர் (பால்பதம்), திருச்சிராப்பள்ளி, 1992-ம் வருடம் பிப்ரவரி திங்கள் 29-ம்நாள் திருச்சிராப்பள்ளி மாவட்டம், துறையூர் வட்டம், டி.ஆர்.டி. 1150 மதுராபுரி பால் உற்பத்தியாளர் கூட்டுறவு சங்கத்தை கலைக்க உத்திரவிட்டுள்ளார். கூட்டுறவு சட்டப்பிரிவு 138(1)-ன் கீழ் கூட்டுறவு சார்பதிவாளர் (பால்பதம்), திருச்சிராப்பள்ளி, மேற்படி சங்கத்தின் கலைத்தல் அலுவலராக நியமிக்கப்பட்டுள்ளார்.

டி. ஆர். டி. 629, பூண்டிபாளையம் கூட்டுறவு பால் உற்பத்தியாளர் சங்கம்.
(ந. க. எண். 10303/91/சி3.)

தமிழ்நாடு கூட்டுறவு சங்கங்களின் சட்டம் (30/1983) சட்டப் பிரிவு 137 (2) (பி)-ன் கீழ் துணைப் பதிவாளர் (பால்பதம்) திருச்சிராப்பள்ளி 1992-ஆம் வருடம் பிப்ரவரி திங்கள் 29-ம் நாள் திருச்சிராப்பள்ளி, மாவட்டம் முசிரி வட்டம் டி. ஆர். டி. 629, பூண்டிப்பாளையம் பால் உற்பத்தியாளர் கூட்டுறவு சங்கத்தை கலைக்க உத்திரவு இட்டுள்ளார். சட்டப் பிரிவு 138(1)-ன் கீழ் கூட்டுறவு சார்பதிவாளர் (பால்பதம்), திருச்சிராப்பள்ளி, மேற்படி சங்கத்தின் கலைத்தல் அலுவலராக நியமிக்கப்பட்டுள்ளார்.

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நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கும்துறை.

பரமக்குடி நகராட்சி அபிவிருத்திக் கட்டணம் விதிக்கத்தக்க அறிக்கை.

(ந.க. எப்2/1525/92.)

அபிவிருத்திக் கட்டணம் விதிக்கக்கூடிய 1975 ஆம் ஆண்டு வருடத்திய திட்டக் குழுமத்தின் சட்ட விதி எண்.5, (1)-ன்படி அபிவிருத்திக் கட்டணம்:

குடியிருப்பு நிலக் கட்டணம் 1 ஹெக்டேருக்கு ரூ. 2,000/-

1975-ம் வருடத்திய திட்டக்குழும விதி எண் 5(2)-ன் கீழ் அடியில் குறிப்பிட்டுள்ள பிறவகை உபயோகங்களுக்கு அடியில் குறிப்பிட்ட விபரப்படி அபிவிருத்திக் கட்டணங்களை ஒழுங்கு செய்யப்படுகிறது.

குடியிருப்பு நிலத்தை உபயோகம் அல்லது விவசாய உபயோகத்திலிருந்து கீழ் குறிப்பிட்டுள்ள பிற உபயோகங்களுக்கு முறையான மாற்றத்திற்கு :—

(அ) தொழில் உபயோகம் ... குடியிருப்பு நிலக்கட்டணத்தில் 1, 1/2 மடங்கு.
(ஆ) வணிக உபயோகம் .. குடியிருப்பு நிலக்கட்டணத்தில் 2 மடங்கு.
(இ) பிறவகை உபயோகங்கள் .. குடியிருப்பு நிலக்கட்டணத்தில் 2/3 மடங்கு

1975-ம் வருடத்திய திட்டக் குழும விதி எண் 5 (3)-ன் கீழ் இரண்டாவது மற்றும் அதன்பிறகு செய்யப்படுகின்ற உபயோக மாற்றத்திற்கு கீழ்குறிப்பிட்டுள்ள விகிதத்தில் அபிவிருத்திக் கட்டணத்தை ஒழுங்கு செய்யப்படுகிறது:—

(அ) குடியிருப்பிலிருந்து தொழில் மாற்றுதல். ... குடியிருப்பு நிலக்கட்டணத்தில் 1/2 மடங்கு.
குடியிருப்பிலிருந்து வணிக உபயோகத்திற்கு மாற்றுதல். .. குடியிருப்பு நிலக்கட்டணம்.
(ஆ) தொழில் உபயோகத்திலிருந்து வணிகம் அல்லது வணிக உபயோகத்திலிருந்து தொழில் உபயோகத்திற்கு மாற்றுதல். .. குடியிருப்பு நிலக்கட்டணத்தில் 1/2 மடங்கு.
(இ) பிறவகையிலிருந்து குடியிருப்பாக மாற்றுதல். .. குடியிருப்பு நிலக்கட்டணத்தில் 1/3 மடங்கு.
பிறவகையிலிருந்து தொழில் உபயோகத்திற்கு மாற்றுதல். .. குடியிருப்பு நிலக்கட்டணம்.
பிறவகையிலிருந்து வணிக உபயோகத்திற்கு மாற்றுதல். .. குடியிருப்பு நிலக்கட்டணத்தில் 1.1/3 மடங்கு.
(ஈ) மேலே குறிப்பிட்டுள்ள மாற்றங்களைத் தவிர இதர பிறவகை உபயோக மாற்றங்கள், .. குடியிருப்பு நிலக்கட்டணத்தில் 1/10 பாகம்.

(ii) (i) 1975ம் வருடத்திய திட்டக் குழுமம் சட்ட விதி எண் 6 (1)-ன்படி அபிவிருத்தி கட்டணம்:
குடியிருப்புக் கட்டிடக் கட்டணம் .. 1 ச. மீட்டருக்கு ரூ. 0.50 பைசா.

(ii) 1975-ம் வருடத்திய திட்டக் குழும விதிஎண் 6(2)-ன் கீழ் பிற உபயோகங்களுக்காக, புதிய கட்டப்பட்ட கட்டிடம், பிறவகை உபயோகங்களுக்காக கட்டப்பட்ட கட்டிடங்களை விரிவுபடுத்துதல் தற்போதுள்ள கட்டிடங்களை பிறவகை உபயோகங்கட்கு முதன்முறையாக மாற்றம் செய்தல் ஆகியவைகளுக்கான அபிவிருத்திக் கட்டணங்களை கீழ்குறிப்பிட்டுள்ளபடி ஒழுங்குபடுத்தப்படுகிறது.

புதிய கட்டிடம் அல்லது தற்போதைய கட்டிடத்தில் கூடுதலாக கட்டப்பட்ட கட்டிடம் அல்லது தற்போதுள்ள கட்டிடங்களை கீழ்குறிப்பிட்டுள்ளபடி உபயோக மாற்றம் செய்யப்படும் கட்டிடங்கட்கு அவற்றிற்கு கீழ்குறிப்பிட்டுள்ளவாறு அபிவிருத்திக் கட்டணம் விதிக்கப்படுகிறது:—

(அ) தொழில் உபயோகம் .. குடியிருப்புக் கட்டிட கட்டணத்தில் 1.1/2 மடங்கு.
(ஆ) வணிக உபயோகம் .. குடியிருப்புக் கட்டிட கட்டணத்தில் 2 மடங்கு
(இ) பிறவகை உபயோகங்கள் .. குடியிருப்புக் கட்டிட கட்டணத்தில் 2/3 மடங்கு.

1975-ம் வருடத்திய திட்டக் குழும சட்ட விதி எண் 6 (3)-ன் கீழ் இரண்டாவது மற்றும் அடுத்தடுத்து மாற்றம் செய்யப்படும் கட்டிடங்களுக்கு கீழ்குறிப்பிட்டுள்ளபடி அபிவிருத்திக் கட்டணம் விதிக்கப்படுகிறது.

(அ) குடியிருப்பிலிருந்து தொழில் உபயோகத்திற்கு மாற்றப்படும் கட்டிடங்களுக்கு .. குடியிருப்புக் கட்டிடக் கட்டணத்தில் 1/2 மடங்கு.
குடியிருப்பிலிருந்து வணிக உபயோகத்திற்கு மாற்றப்படும் கட்டிடங்களுக்கு .. குடியிருப்புக் கட்டிடக் கட்டணம்.
(ஆ) தொழில் உபயோகத்திலிருந்து வணிக உபயோகத்திற்கு மாற்றப்படும் கட்டிடங்களுக்கு .. குடியிருப்புக் கட்டிடக் கட்டணத்தில் 1/2 மடங்கு.

அல்லது

வணிக உபயோகத்திலிருந்து தொழில் உபயோகத்திற்கு மாற்றப்படும் கட்டிடங்கள். .. குடியிருப்புக் கட்டிடக் கட்டணத்தில் 1/2 மடங்கு.

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(இ)	பிறவகை உபயோகத்திலிருந்து குடியிருப்பாக மாற்றப்படும் கட்டிடங்களுக்கு	.. குடியிருப்புக் கட்டிடக் மடங்கு.	கட்டணத்தில் 1/3
	பிறவகை உபயோகத்திலிருந்து தொழில் உபயோகத்திற்கு மாற்றப்படும் கட்டிடங்கள்.	.. குடியிருப்புக் கட்டிடக்	கட்டணம்.
	பிறவகை உபயோகத்திலிருந்து வணிக உபயோகத்திற்கு மாற்றப்படும் கட்டிடங்கள்.	... குடியிருப்புக் கட்டிடக் மடங்கு.	கட்டணத்தில் 1.1/3
(ஈ)	மேற்குறிப்பிட்டுள்ள உபயோக மாற்றங்களை தவிர இதர பிற உபயோக மாற்றம் செய்யப்படும் கட்டிடங்கட்கு.	... குடியிருப்புக் கட்டிட மடங்கு.	கட்டணத்தில் 1/10

இவ்அபிவிருத்தி கட்டணம் விளம்பரப்படுத்தப்பட்ட நாளிலிருந்து அமுலுக்கு வரும் என்றும் அறிவிக்கப்படுகிறது.

பரமக்குடி,
1992 அக்டோபர் 13.

கோ. பாலசுப்ரமணியம்,
ஆணையர் மற்றும் நிர்வாக அலுவலர்,
பரமக்குடி உள்ளூர் திட்டக் குழுமம்.

தமிழ்நாடு அரசுக்காக தமிழ்நாடு எழுதுபொருள் அச்சுத்துறை இயக்குநரால் பதிப்பிக்கப்பெற்று பிரசுரிக்கப்பட்டது.

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GOVERNMENT OF MADRAS.
ABSTRACT.

Act- Madras Parks. Play-fields and Open spaces-(Preservation and Regulation) Act. 1959- Municipal Council-Paramakudi- List of Park-Play-fields and Open spaces-Approved.

EDUCATION AND PUBLIC HEALTH DEPARTMENT.

G.O.Ms.No.863 Education. Dated 30-6-66.
Read:-

G.O.Ms.No.1561 Education dated 25-8-65
From the Collector of Ramanathapuram letter No.L.Dis.88808/65 dated 27-11-65.
From the Special Officer, Paramakudi Municipality No.F1.3334/64 dated 11-3-66

***

ORDER:-

In exercise of the powers conferred by sub-section (2) of Section 3 of the Madras Parks, Play-fields and Open spaces (preservation and Regulation) Act 1959 (Madras Act 26 of 1959), the Government in G.O.(Ms) No.1561 Education dated 25-8-65 ordered the publication in the Fort.St.George Gazette and in the Ramanathapuram District Gazette a draft notification containing the list of parks, play-fields and open spaces in the area within the jurisdiction of the Paramakudi Municipality and invited objections or suggestions in respect of anything contained in or relating to the list within three months, from the date of publication of the notification. The notification was published in English and Tamil of the Ramanatha - puram District Gazette. No objection or suggestions having been received within the time specified in the draft notification, the draft notification is hereby approved. The appended notification will be published in the Fort St. George Gazette.

2. The Joint Director of Translation Public (TD) Department is requested to have thenotification translated into Tamil and forward the translation urgently to the Collector of Ramanathapuram at Madurai.

3. The Collector of Ramanathapuram is requested to re-publish the notification in English and tamil in the District Gazette and inform the Government of the date of such publication.

4. The Special Officer, Paramakudi Municipality is requested to publish the notification in the manner prescribed in rule 3(4) (b) and (c) of the Madras Parks, Play-fields and Open spaces (preservation and regulation) Rules 1964 and intimate the fact immediately to Government.

5. The attention of the Special Officer is invited to section 6 of theMadras Parks, Play-fields and Open [illegible]
and regulation)
in the list p[illegible]
previous se[illegible]
than the [illegible]

section 3 of the said Act.

2. The maps, plans and documents relating to the said list will available to the public for inspection at the Municipal office Par between 10-30 A.M and 5.00 P.M. on all working days.

SCHEDULE.

List of the parks, playfields and Open space in the area within th jurisdiction of the Paramakudi Municipality.

Manager.

Verified RedEstate

PARAMAKUDI L.P.A

PROPOSED LAND USE - 2021

No 29
MULLIYARENDAL

No 30
KATHIRATHANALLUR

No 31
EMANESWARAM

No 32
KUMARAKURICHI

No 57
PERUMBACHERI

No 60
KATTUPARAMAKUDI

No 61
MELAYKUDI

No 59
VINDONI

No 58
URAPPULI

D.D PLAN SANCTIONED

LEGEND

	EXISTING	PROPOSED
BOUNDARY OF LOCAL PLANNING AREA		
RAILWAY LINE		
RESIDENTIAL USE ZONE		
COMMERCIAL USE ZONE		
EDUCATIONAL USE ZONE		
INDUSTRIAL USE ZONE		
PUBLIC AND SEMI PUBLIC USE ZONE		
AGRICULTURAL USE ZONE	DRY LAND	
	WET LAND	
WATER BODIES		
D.D PLAN BOUNDARY		
PROPOSED ROAD		
VILLAGE BOUNDARY		

19/02/02

MEMBER SECRETARY
EXECUTIVE AUTHORITY

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING (I/C), SIVAGANGA

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING

ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING

DIRECTOR OF TOWN AND COUNTRY PLANNING,
GOVERNMENT OF TAMIL NADU

FOR SECRETARY TO GOVERNMENT
H & UD DEPARTMENT

880 0 880 1760 2640 FEET
268 0 268 536 804 TIMES

REGIONAL DEPUTY DIRECTORATE OF
TOWN AND COUNTRY PLANNING
SIVAGANGA REGION

PARAMAKUDI MASTER PLAN