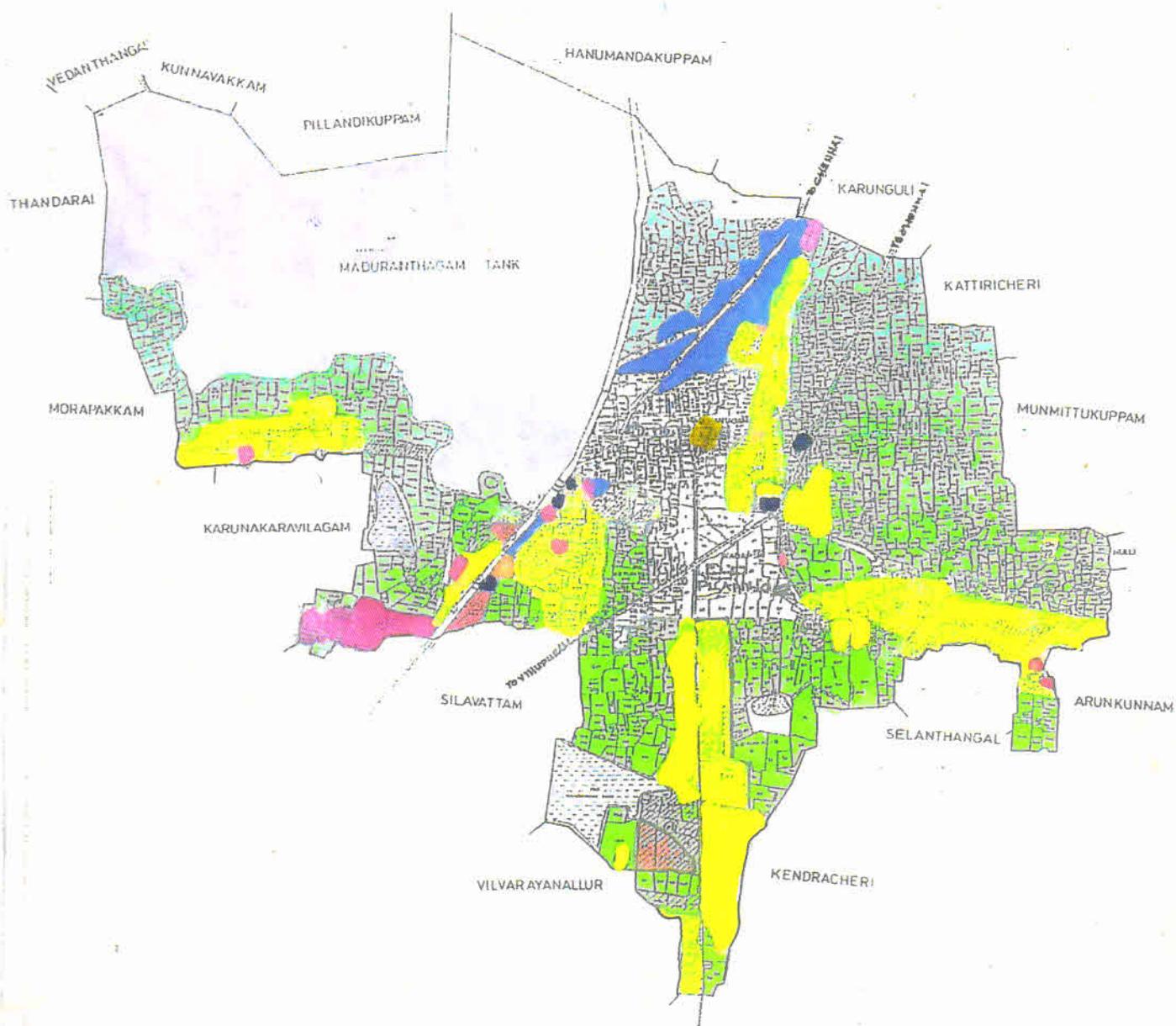


MADURANTHAGAM MASTER PLAN

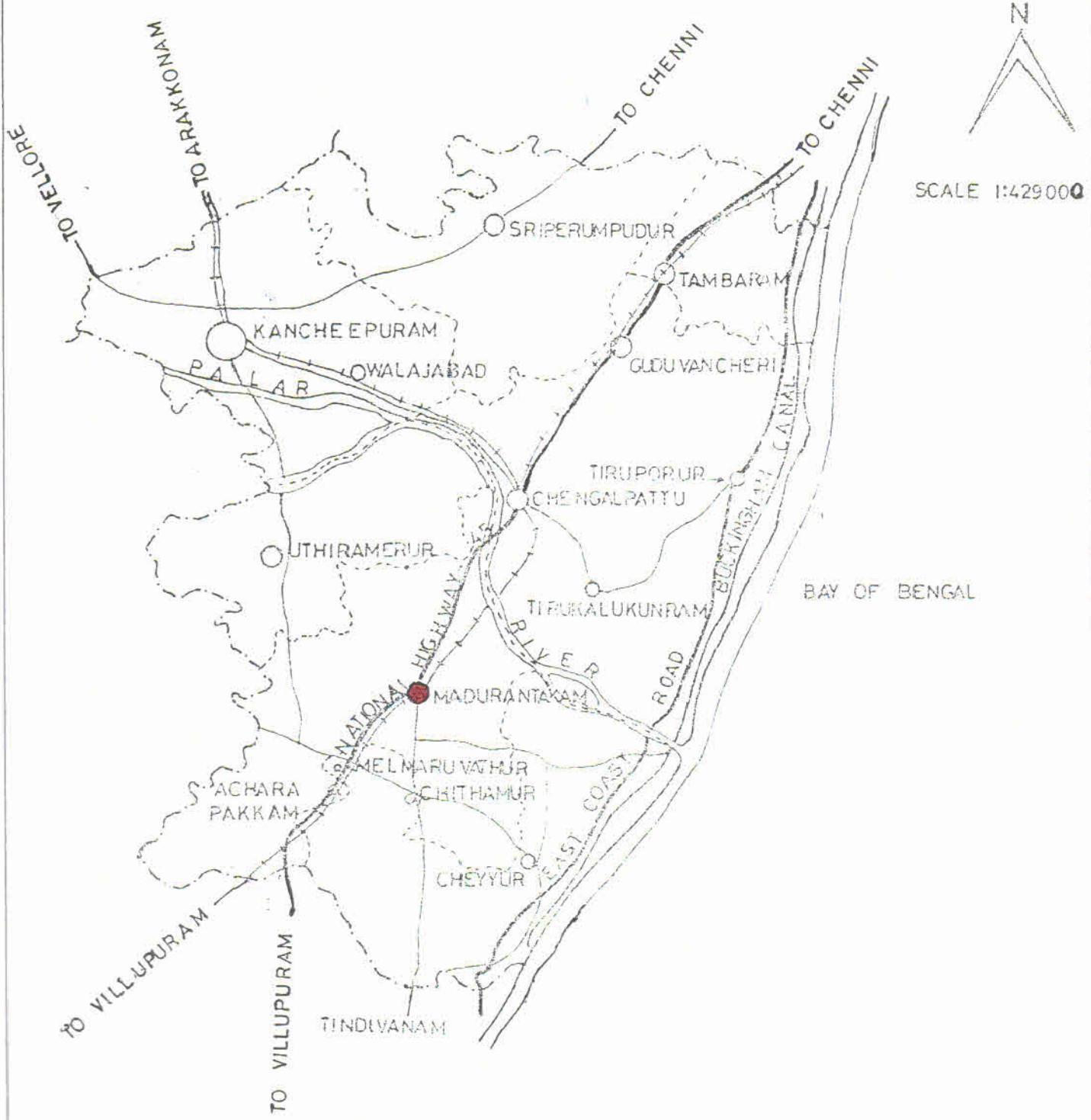


MADURANTHAGAM LOCAL PLANNING AUTHORITY
Maduranthagam 603 306.

DTCP

**DIRECTORATE OF
TOWN AND COUNTRY PLANNING**
Government of Tamil Nadu
807, Anna Salai, Chennai - 600 002.

LOCATION MAP — MADURANTAGAM



MADURANTAKAM MASTER PLAN

REFERENCE

Madurantakam
Municipality No.

Regional Deputy Director of
Town and Country Planning,
Chengalpattu Region,
Chengalpattu.

Roc. No.1237/2001 CR6

Directorate of
Town and Country Planning
Chennai - 600 002

Roc. No.

Master Plan consented vide
G.O. Ms.No.508
Housing & Urban Development,
Department dated 23.05.85

Cancelled vide Govt. Letter No.34432/UD4.1/2001/ Dt.09.01.2002
Resubmitted for Consent.

MADURANTAKAM LOCAL PLANNING AUTHORITY

RESOLUTION No. 23

Date : 19.6.2003

T. Selvam, 19.6.2003
Executive Authority/ Member Secretary
Madurantakam Local Planning Authority/
Madurantakam Municipality

*Deputy Director of
Town and Country Planning
Chengalpattu Region.*
19/5/3

*Assistant Director of Town and
Country Planning
Master Plan Division.*
30603

Chennai 30603
DIRECTOR OF TOWN
AND COUNTRY PLANNING
Government of Tamil Nadu.

4/5 *for* SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT
Government of Tamil Nadu.

GOVERNMENT OF TAMILNADU

ABSTRACT

Master Plan - Madurantthagam Local Planning Area - revised consent of the Government to the publication of notice of preparation of Master Plan - Accorded.

HOUSING AND URBAN DEVELOPMENT (UD 4.2)DEPARTMENT

G.O.(Ms.)No.102

Dated: 21.03.2005

READ:

1. G.O.(Ms.) No 508, Housing and Urban Development Department, dated 23.05.85.
2. Government Letter No. 20355/UD4.2/92-23, Housing and Urban Development Department dated 09.11.98.
3. From the Director of Town and Country Planning, Letter No. 27242/2001/MP1, dated 30.06.2003.

====

ORDER:

In the Government order first read above orders were issued giving consent under sub-section (2) of section 24 of the Tamilnadu Town and Country Planning Act, 1971 (Tamilnadu Act 35 of 1972) to the Madurantthagam Local Planning Area to the publication of a notice under section 26 of the said Act for the preparation of the Master Plan for the Madurantthagam local planning area. However, as a period of more than thirteen years have lapsed the Government requested the Commissioner of Town and Country Planning to prepare fresh master plan in the letter second read above.

2. In his letter third read above the Director of Town and Country Planning has stated that a revised master plan for the Madurantthagam local planning area has been prepared taking into consideration the current development and also future developments and has requested the Government to give consent to the revised draft Master Plan.

3. Under sub-section (2) of section 24 of the Tamilnadu Town and Country Planning Act, 1971 (Tamilnadu Act 35 of 1972), the Governor of Tamil Nadu hereby cancels the consent given in G.O.(s.) No.108, Housing and Urban Development Department, dated the 23rd May 1981 and also gives his consent to the Madurantthagam Local Planning Authority to the publication of a notice under section 26 of the said Act for the preparation of the Master Plan for Madurantthagam local planning area.

4. The draft Master Plan for the Madurantthagam local planning area as consented to by the Government under section 24(2) of the said Act is returned to the Commissioner of Town and Country Planning and he is requested to acknowledge the receipt of the same. The Commissioner of Town and Country Planning is requested to ensure that the various requirements specified in the Tamilnadu Town and Country Planning Act, 1971 (Tamil Nadu

Act 35 of 1972) and the Master Plan (Preparation, Publication and Sanction) Rules are strictly adhered to by the Local Planning Authority before the Master Plan is resubmitted to the Government for final approval under section 28 of the said Act.

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO.

SECRETARY TO GOVERNMENT.

To

The Commissioner of Town and Country Planning, Chennai 2 (me)

The Municipal Commissioner, Maduravankam Municipality, Chengalpattu Region.

copy to:

The Collector, Kanchipuram District.

The Regional Deputy Director of Town and Country Planning,
Chengalpattu Region, Chengalpattu.

The Member Secretary,

Maduravankam Local Planning Area, (through Commissioner of Town and Country Planning)
Law Department, Chennai 9.

cc:sc

Forwarded by order

S. Balasubrahmanyam

Section Officer

Gen/208
201

MADURANTAKAM MASTER PLAN

CHAPTER -1

INTRODUCTION

PHYSICAL FEATURES

0.01. LOCATION

Madurantakam is the Headquarters Town of the Madurantakam Taluk in Kancheepuram District. Madurantakam Town is located in the South Direction at a distance of 81 km. from Chennai. It is situated at 12°41'30" Latitude and 74°58'00" Longitude and 28 M elevation from M.S.L,

1.02. MUNICIPAL ADMINISTRATION

Madurantakam Municipality comprises of Madurantakam, Kadapperi and Mambakkam Villages and constituted as II Grade Municipality from 1991. The Town is divided into 24 wards. The extent of the Municipal Area is 21.67 S.Km (5354 Acres) and its population as per 2001 Census is 29100.

The Study area is one of the backward areas in Kancheepuram District from the point of view of Economic development as no major industrial development has taken place in the town or in the vicinity of the town.

1.03. TRANSPORTATION LINKAGES

Madurantakam has the location advantage in terms of transportation network. The town is well connected by rail and road, Chennai – Dindigul National Highway No.45 passes through the Town. Chennai – Trichy Broadgauge and Metre-gauge railway lines passes through the town.

Acharapakkam Town and Melmaruvathur Temple town lies 20 Km and 15km south of the Town. Chengalpattu Town is 25 Km on the northern side from Madurantakam Cheyyur Town lies 25km East of the town. Madurantakam, Cheyyur Road joins with the Chennai – Pondy East Coast Road.

1.04 CLAIMATIC CONDITIONS

The town has warm and moist climate. Prevailing wind direction is East in the Morning and South in the Evening.

RAINFALL DETAILS FROM JUNE '00 TO MAY '01

MONTH & YEAR	NORMAL IN MM	ACTUAL IN MM
JUNE 00	42.9	0.0
JULY 00	92.5	50.0
AUGUST 00	143.0	61.0
SEPTEMBER	168.7	314.1
OCTOBER 00	227.8	365.6
NOVEMBER 00	291.3	240.0
DECEMBER 00	138.9	86.0
JANUARY 01	42.9	83.0
FEBRUARY 01	10.9	0.0
MARCH 01	14.0	0.0
APRIL 01	23.6	3.0
MAY 01	26.0	4.0

Source : Statistical Department

1.05 SOIL

There are mainly three classification of soil in the town, viz. Alluvial, Black Cotton soil and Red Loom Soil, Red Loom has more percentage than other type of soil.

1.06. HERITAGE BACK GROUND

Uthama Chola known as Madurantakam Chola who ruled this part of kingdom before the regime of Rajaraja Chola presented land freely to the vedic, scholars of this place. Hence it is named Madurantaka chadurvedi Mangalam. This place is also called as Vanularanya kshetram and Dvayam Vilainda Thirupathi.

A British Collector in 1795 – 1798 has build the present Sri. Janakavalli Thaayar Sannidhi.

POPULATION STUDIES

1.07. GROWTH OF POPULATION

Madurantakam Town has a population of 29,100 as per 2001 census. The population of the town has shown an increase of 2440 over the decade. The growth of population of Madurantakam Town and decennial variation since the year 1941 are given in Table No.1

TABLE 1.01

POPULATION OF MADURANTAKAM TOWN

YEAR	POPULATION	VARIATION
1941	9720	
1951	9215	
1961	13968	51%
1971	18611	33.2%
1981	22259	19.6%
1991	26660	19.8%
2001	29100	9.15%

1.08. SEX RATIO

The total number of females per 1000 males has steadily increased during the previous decades 1991, 2001 year. Figures are well close to the state average figure of 972 females /1000 males. The decade-wise details are given in the table 1.02

TABLE 1.02

YEAR	MALE	FEMALE	FEMALE /1000 MALES
1981	11423	10836	948
1991	13693	13254	967
2001	14605	14495	992

1.09. LITERACY

As per 2001 Census 20873 (72%) of population were literates of which male population has accounted for 11615 (55.65%) and 9258 (44.35%) females

BIRTH AND DEATH RATE

	1999-2000	2000-2001
Births	2015	1791
Deaths	152	173

Birth rate increase 7% during the year 1999-2000 and 6% population for 2000-2001 were recorded. Death rate is 0.5% for 1999-2000 and 0.6% for 2000-2001.

1.10 LAND USE

Madurantakam Local Planning Area which is the Municipal Area itself extends over an area of 21.67 Sq.Km. out of which an extent of 189.61 Hectares are developed which constitutes 8.74% of the total area. The remaining 1977.39 Hec. constitutes undeveloped area, comprising of Agriculture lands, water bodies etc. The distribution of the existing land uses and the main land us classification are shown in the Table No.1.03

TABLE No..1.03

EXISTING LAND USE – 2001 OF MADURANTAKAM

Developed Area	Extent in Hec.	% of developed area	% of Total area
1. Residential	108.00	59.96	4.98
2. Commercial	14.67	7.74	0.67
3. Industrial	3.00	1.59	0.14
4. Educational	6.77	3.57	0.31
5. Public & Semi Public	5.83	3.07	0.27

6. Transport and Communication	51	51.34	27.07	2.37
Total Developed Area	189	189.61	100.00	8.74
UNDEVELOPED AREA				
7. Agricultural	1143	1142.84	57.62	52.59
8. Land under water	2025	834.55	42.38	38.67
9. Total undeveloped area		1977.39.0	100.00	-
Total		2167.00	100.00	100.00

A study of the physical structure of the town as it exists is essential for the preparation of future structures of the urban area and planning process must be carried out with a study of different land uses in the town and its vicinity which forms the planning area. Land Use Survey has been conducted by the Chengalpattu Regional Office during the year 2001. The existing pattern of land uses based on the zoning regulation has been incorporated and shown in existing land use Map.

Land under water occupied major portion of the town and the Madurantakam Tank alone occupies 728.88 Hectares of land in the town. Hydraulic particulars of the tank are given below:

Total length of the bund	:	12960 Feet
FTL of the Tank	:	101.84
MWL of the Tank	:	106.44
Top of bound 12'0"	:	118.44
Total Ayacut	:	2908 Acres
Water spread area at FTC	:	2231.48 Acres
Depth at Deep still Level	:	21.30 Feet
Capacity of the tank	:	609 MC Feet
Free catchments of the tank	:	69.80 Sq.miles
Combined Catchment of the tank	:	360 sq.miles
Length of Weir No.1	:	79'0"
Length of Weir No.2	:	725'0"

MADURANTAKAM HIGH LEVEL CHANNEL PROJECT

The project was partly completed in 1994. The bare details of the scheme is given below.

When flood comes, there is surplus water of 100 mcft over flowing, from Madurantakam tank and also to in fall of river Palar which goes unutilised to the sea. From the surplus water (Surplus water above full tank level) it is proposed to divert 430 Mcft of water through this scheme without affecting the existing irrigation system from the right bank of the Madurantakam Tank, to feed 30 tanks in Madurantakam and Cheyyur Taluks.

However enquiry's reveal no surplus water was let-out in the canal for the past 7 years.

1.11. RESIDENTIAL

The Residential Area of the Town is 108 Hec., Which constitute about 4.98% of the total area. Residential area in the town have developed around the famous Vaishnava Shrine Lord Kothandaramaswami Temple & Saiva Shrine Sri Venkatteeswarar Temple. The Development are continuous type with tiled road. Most of the houses are in semi pucca condition. Two detailed Development Plans are in consented stage.

Name of the two Detailed Development Plans.

1. Madurantakam Detailed Development Plan No. 1
2. Madurantakam Detailed Development Plan No. 2

Slum Population constitute nearly 6500 which is 22.33% of the total population. The following colonies exist as slums which have to be declared as slums which have to be declared as slum area.

- (i) Kattu Colony
- (ii) Motchery Colony
- (iii) Mambakkam Colony
- (iv) Peria Colony (Gandhinagar Colony)
- (v) Chinna Colony
- (vi) Sathur Colony
- (vii) Bunglaw Colony
- (viii) Vannakula Colony.

As per 1991 Census total number of houses in Planning Area is 6230, out of which 2700 are pucca, 700 are semi- pucca and 2830 are katcha. It is estimated that shortage of houses is in the order of 1200.

1.12. COMMERCIAL

Commercial area of the town occupies 14.67 Hec. and constitutes 0.67% of the total area. Important Commercial area of the town are along either side of National Highways, either side of Hospital Road and Theradi Street, 4. Cinema Theatres, 3 Nationalised Banks, 5 Hospitals, 2 lodges, 6. Co-Operative Societies, 3 Co-operative Banks 2 daily markets and one weekly market on Mondays. Madurantakam is one of the marketing centre, next to Chengalpattu and Kancheepuram Where paddy is marketed.

Madurantakam Town can be described as a market town with a large Hinter land / catchment area of Villages. Several Villagers comes to Madurantakam for trade and essential commodities at a distance of 25 k.m.) Monday weekly shandy at Madurantakam Town attracts & Trades a large Village population.

1.13. INDUSTRIAL USES

The industrial area occupies 3 Hectare, 0.14% of the Total Area. Government Transport Workshop, 12 Rice mills, one saw mill and five printing presses are the major industries in the town.

1.14. PUBLIC AND SEMI - PUBLIC

The public and Semi public uses mainly constitute in car Street and Kadapperi road locating the Government office like Taluk Office, Government Hospital, Court Complex, Municipal Office, P.W.D. Highways office. On National Highways and Telephone Exchange and One Micro wave Tower, Panchayat Union Office and Veterinary Hospital are located. Area occupied under this Heading comes 5.83 Hectares and it forms 0.23% of the total area.

1.15. TRANSPORT AND COMMUNICATION

The Area covers under this usage in the town is 51.34 Hec. and constitutes 2.37% of the total area. The main use under this head are roads, streets, lanes, Railway Station, Bus Stand etc., The main Transportation routes that traverse Madurantakam town are the Chennai Dindigul N.H.45, Chennai Trichy broad gauge & Metre gauge Railway line, Chennai – Pondicherry State Highways, Bus Stand is in the heart of town and Railway Station is 2 km. away from Bus stand Nearly 50 buses make local trips carrying approximate 8000 commuters from Madurantakam to various locations and vice-versa.

National Highways and State Highways are maintained by respective departments and that Madurantakam Municipality is maintaining a total length of 29.65 km of road. The details are given below :

Bitumenous road (TAR) Road	:	14.16 km
Gravel Road	:	0.35 km
Un-Surfaced road	:	3.98 km
Cement Concrete road	:	11.16 km
29.65 km		

With IDSMT loan assistance Bus Stand was improved with 25 bays of parking facilities

INFRASTRUCTURE FACILITIES

Infrastructure facilities denotes the service and facilities which are an integral part of the urban community.

The infrastructure facilities are housing, Transportation which can be categorised and separated and the remaining are sub-divided into 3 major types. They are (i) Institutional (2) Recreational and (3) Utilities and Services.

INSTITUTIONAL

1.16 EDUCATIONAL

The area covered under this use is 6.77 Hectare. There are 4 primary, 2 Higher Secondary School and one Sanskrit College are available in the town. Students goes to Melmaruvathur and Chengalpattu for higher and Technical Education. List of Educational Institutions in Madurantakam town is given below:

- I. Sanskrit College
- II. Sowbagmal Sowcar Government Girls Higher Secondary School.
- III. Government aided Hindu Higher Secondary School.
- IV. Gurupalani Gurukulam School.
- V. Sanit Joseph Matriculation School.
- VI. C.S.I. High School with play ground.
- VII. C.S.I. Middle School.
- VIII. Frobles Matriculation School.
- IX. Dr. V. Genguswamy Naidu Matriculation School.

1.17. MEDICAL

Government Hospital with an area of 2.02 Hectare and having a strength of 103 beds is located in Madurantakam Town. Maternity, Surgery, X-ray, Dental, Family Welfare, Siddha, Accident and Emergency facilities are available in the hospital. Average daily inpatient are 125 and out patient are 1200. There are four private Nursing Homes with a bed strength of 40 is also available in the town. There are 15 private clinics in the town. For intensive and advanced medical treatment, people goes to Pondicherry and Chennai which is 81 km of distance.

1.18. RELIGIOUS BUILDINGS

There are 23 temples in the town. Out of which Sri Kothandarama Swamy temple and Sri. Venkaateeswar Temple are the biggest temple with tanks, One C.S.I. Church, One Roman Catholic Church and Three mosques are located in the town.

1.19. LIBRARY

Municipality is maintaining a library which is located on Car Street. (Extent – 0.00.5 Hectares).

1.20. KALYANAMANDAPAM

There are six Kalyanamandapams in the town. The details are given below:

1.	Lakshmi Kalyanamandapam, G.S.T. Road, Extent	11 Cents
2.	Kowsalya Thirumanamandapam, Sannathi Street, Extent	9 Cents
3.	Durga Kalyanamandapam, Car Street, Extent	10 Cents
4.	Ayyanar Thirumanamandapam, Chunampet Road, Extent	32 Cents
5.	Muthulinga Thirumanamandapam, Car Street, Extent	12 Cents
6.	K.R.C. Thirumanandapam, Pillayar Koil Street, Extent	12 Cents

1. 21 RECERATIONAL FACILITIES

There are no notified parks and play fields in this Town. There are seven parks in approved layout which were gifted to Municipality and these park are maintained by the concerned local body.

PLAY GROUND AND OPEN SPACES

Madurantakam Municipality is not having any play ground, open space other recreational areas. The list of four Cinema Theatres are given below.

1.22. CINEMA THEATRES

- I. R.K. Theatres
- II. Alangar
- III. Natesa
- IV. Gayathri.

UTILITIES AND SERVICES

1.23. WATER SUPPLY

Main pumping station is located near killiyaur river bed which lies on the Northern side of the town. The drinking water for the town is collected from three infiltration galleris and is brought to the town through 20 mm cement pipes. There are seven O.H.T.'s and the total capacity is 6.20 lakh million litres. The distribution lines are 25 Km long. Water is also supplied from local wells through pumpsets. There are 1516 tap connections for houses and average daily supply per person approximately is 63 Liters. 197 public water taps are also provided in the town. A municipal water tanker with a 6000 lit. Capacity is supplying water where water supply pipe lines are not laid.

1.24. DRAINAGE

There is no under ground drainage system in Madurantakam Town. 3485 House in town are having septic tank facility.

1.25 PUBLIC LATRINES

There is one pay and use toilet in Bus stand.

1.26 COMPOST -YARD

About 2 tonnes of solid waste are generated every day in the town and they are transported by two mini-lorries and one cart. The Waste garbage are dumped in compost yard at Mambakkam which is having an area of 5.65.5 Hectares.

1.27 BURIAL GROUND

There are 12 burial grounds in Madurantakam local Planning area as per Revenue record and they are on community basis.

1.28. ELECTRICITY

There is a electrical sub-station in Madurantakam village with an area of 0.50.0 Hectares. Number of Street lights provided in the town are listed below:-

I.	Tube Lights	953
II.	Mercury Lights	28
III.	Sodium Lights	54
IV.	Total No. of Street Lights	1035

1.29. FIRE STATION

There is one Fire Station at Kadapperi Village in the town. The area is about 10 cents.

1.30. POLICE STATION

There is one Police Station at Kadapperi Village in the Town. The area is about 10 cents.

1.31. TELEPHONE EXCHANGE AND TELEGRAPH OFFICE

Telephone Exchange and Telegraph Office are located in G.S.T. Road. The extent of the Site is 30 cents.

1.32. POST OFFICE

A post office with an area of 3 cents is in functioning from a rented building.

1.33. VETERINARY HOSPITAL

A Veterinary hospital is functioning at G.S.T. Road. The area of the hospital is 10 cents.

1.34. PROJECT AND SCHEMES

- ◆ Under National Slum improvement scheme 2000 – 2001 an amount of Rs.12 Lakhs were spent for laying cement concrete roads and for providing sodium vapour lamps in slum areas.
- ◆ Under Tamil Nadu Urban Development projects for the year 1999 – 2000 and 2000 – 2001 an amount of Rs. 56,19,100/- was spent for laying 36 cement concrete roads in Madurantakam Town.
- ◆ Under State Development Scheme for the year 2001 – 2002 an amount of Rs. 2,64,630/- is proposed to be spent for constructing culverts at road junctions.
- ◆ **IDSMT SCHEMES IMPLEMENTED IN MADURANTAKAM.**

SCHEME	COST (RS.IN LAKHS)
Fish and mutton stall at Parthasarathy Street,	3.75
Construction of daily market in Hospital Road	5.65
Improvement to Bus Stand	54.00
Construction of Mandies at Chelliamman Car Street,	12.50
Construction of godowns in Eswaran koil	7.00
Total	82.90

Two Detailed Development Plans for Madurantakam Town namely Madurantakam Detailed Development Plan No.1, Madurantakam Detailed Development Plan No.2, are in consented stage.

CHAPTER - II

SCOPE FOR URBANISATION

2.01. LIMITATION DUE TO NATURAL FEATURES

Madurantakam Town is a flat terrain but there is physical barrier of area under water obstructing the future development on the western boundary of Madurantakam town is occupied by Madurantakam tank. The area of the tank is about 728.88 Hectares and it is the main source of irrigation. Broad gauge and Meter gauge railway lines and the National Highways Road H.N.45 are passing in the north south direction at the centre of town.

LIMITATION DUE TO MAXIMUM POPULATION

2.02. DENSITY PROPOSED

The present area of Madurantakam Local planning Area is 2167 Hectares and the population according 2001 census is 29100. The entire population is distributed over the Madurantakam local planning area. Overall density of the local planning area is 14 persons / Hectare. There is no limitation for urbanisation.

LIMITATION DUE TO ADMINISTRATION JURISDICTION

The present Development is confined only to local planning area. There is enough scope for urbanization with the local planning area itself and therefore there is no limitation due to administrative jurisdiction.

2.03. SCOPE FOR URBANISATION OF TOWN

Considering the above factors of limitation. Limitation for the Urbanisation of the Madurantakam town as such are very meagre. Therefore the spatial distribution of the various land uses are worked out taking into consideration of the project population for the year 2001 and various methods are worked out based on adopted standards.

The criteria adopted to assess the future spatial requirement for the proposed assigned population of 50,000/- in the year 2011 is that 79% of urbanisable area would be for residential, the remaining urbanisation area would be for other uses.

Based on the guidelines, urbanisable land required for various proposed and uses for Madurantakam local planning area is 2011 is given in Table No.2.1 and depicted in the proposed land use Map.

TABLE NO.2.1.
PROPOSED LAND USES - ANALYSIS

S.No.	Land Use	Existing in Percentage	Existing area in Hec	Total Allocated Hectares
1.	Residential	60.53	114.77	444.74.0
2.	Commercial	7.74	14.67	34.53.0
3.	Industrial	1.59	3.00	14.66
4.	Public & Semi Public	3.07	5.83	3.80
5.	Transport & Communication	27.07	51.34	51.34
6.	Total Developed Area	100.00	189.61	
7.	Detailed Development Plan No.1			89.02
8.	Detailed Development Plan No.2			66.07
9.	Agricultural			625.25
10.	Water bodies			834.55
	Total			2167.00

CHAPTER III

ANALYSIS AND PROPOSALS

THE FOLLOWING METHODS ARE GENERALLY ANALYSED IN CALCULATING THE FUTURE POPULATION

- ◆ Arithmetical increase method.
- ◆ Geometric ratio method.
- ◆ Second Degree Curve method.
- ◆ Graphical Method.

THE PROJECTED POPULATION AS PER THE METHODS ARE AS FOLLOWS:-

	Year 2001	Year 2011
1. Growth rate method	29100	38616
2. Arithmetic increase method	29100	33320
3. Graphical method	29100	34338

THE FOLLOWING POINTS WERE CONSIDERED FOR PROJECTION OF POPULATION

- ◆ The available transport net work will attract more migration.
- ◆ Electric Motor Unit (EMU) is proposed to be extended upto Melmaruvathur Railway Station (Via. Madurantakam Railway Station) which will result in more number of people migrating to Madurantakam Town.
- ◆ Urban population in Kancheepuram District has gone up giving a growth rate of 74.7% during 1971-1981 and 36.14% during 1981-1991.

Considering the above, projected population of the town is taken as 50,000/- for the year 2011.

3.02. CALCULATION OF PROPOSED LAND USE AREA

The present population of Madurantakam Town is 29100 and the future population of the town is 50000. Hence the difference of population i.e. 50000 – 29100 – 20,900/- is to be accommodated in the planning area i.e. in town. Assuming a density of 75 persons / Hectare, the land required for additional population would be 278 Hectares for residential use.

TRAFFIC AND TRANSPORTATION

National Highway 45 is passing in North – South direction across the town. commercial activities are developed on either side on the NH from Bus stand to Bye – pass junction, thus hindering free flow of traffic in this stretch of road. Efforts has to be made to evict temporary and permanent encroachments in this stretch.

Two major roads radiating from Madurantakam to nearby Chunampet town, and Marakkanam Town on East Coast road, other road to Thatchur and to Kadalur village on East Coast road are important road links. These two roads carries more volume of traffic. However these two roads are to be widened and strengthened to meet the future traffic needs.

Since one by-pass road is in existence on the western side of the town, on the Madurantakam tank bund. No other by-pass road is necessary for feature.

TRUCK TERMINALS

One Truck terminal is proposed for vans and trucks adjacent to by-pass road on the northern side of the Madurantakam Village in Survey Nos. 171, 172 210 part 212 part and 213 part Area 2.10.5 Hectare.

COMMERCIAL USE

The future requirement of Commercial uses arrived based on a standard of 4 Hec. per 10000 population. Commercial area thus arrived is 20 Hec. The present commercial area is 14.67 Hec. Hence an additional 5 Hec. are proposed. Commercial area is proposed to a depth of 30 m on either side of H.N.45.

One market is proposed on the southern side on the by-pass road.

INDUSTRIAL USE

No major industry is located in Municipal area or in vicinity of the town with the result the planning area is economically backward. There are 12 Rice mills, 1. Saw mill, 5 printing presses, 1. Government Transport workshop are in existence to an extent of 3 Hec.

With the standard of 10% of developed area as Industrial area, the area required for Industrial use would be 1 Hec. Additional 12.67 Hec. of land abutting N.H. is proposed for this use.

EDUCATIONAL USE

Standards adopted for educational use area calculation is 1 Higher Secondary School for 15,000/- population and one College for 80,000/- population.

Madurantakam town has two Higher Secondary Schools, two High Schools, two Matriculation Schools four Primary Schools in Municipal limits to cater for the educational purposes. for Higher education Melmaruvathur and Chengalpttu serves the needs.

Gurupalani Gurukulam educational trust has reserved an extent of 21 Hec. of trust lands for educational purposes only. Hence the above lands which falls in Mambakkam Village in Madurantakam town has been reserved for educational purposes. In addition to this 1.38.0 Hec. are reserved for education in Madurantakam Village.

PUBLIC AND SEMI-PUBLIC

Presently 5.83 Hec. of lands are occupied under this use. Additional 12.80 Hec in Mambakkam Village and 4.20 Hec. in Madurantakam Village (Total 1720 Hec) is reserved for this use.

Taluk office, Public Works Department, Tele-communication, Government Hospital Municipal Dispensaries and Parks are covered under this use.

WATER SUPPLY

Organised water supply system is available in the town. There are seven OHT's in the Municipal area and their capacity is 6.20 lakh million litres. The distribution lines are 25 Km. long. Water is also supplied from local wells through pump sets. There are 1516 public house connections and average daily supply per person approximately is 63 litres. 197 public water taps are provided in the town.

IMPROVEMENTS TO WATER SUPPLY

Improvement to water supply system by constructing additional OHT's in Municipal area is given below.

The schemes are already sanctioned by Government and construction of OHT's will commence in 2002.

1. OHT at Sannadhi Street,	Capacity 3,00,000 Liters
2. OHT at Anand Nagar	Capacity 2,00,000 Liters
3. OHT at Gurukkal Street	Capacity 2,00,000 Liters
4. OHT at Gandhi Nagar	Capacity 2,00,000 Liters
5. OHT at Mambakkam	Capacity 2,00,000 Liters
6. OHT at Sumangali Nagar	Capacity 2,00,000 Liters
7. OHT at Motcheri	Capacity 1,00,000 Liters

DRAINAGE AND SEWARAGE SYSTEM

There is no underground drainage system in Madurankam town. Scheme to be formulated and implemented with Government Grant/world bank assistance/ Municipal Urban Development Fund.

CONSIDERATION OF RELEVANT REPORT

Since no report have been prepared for this planning area regarding

- ♦ Traffic Operational plan
- ♦ Heritage Development Plan

The proposal have not been considered and does not incorporated in the Masterplan report.

CHAPTER – 4

REGULATION AND CONTROL MEASURES

All future development will be regulated and controlled in-accordance with the provisions contained in Tamil Nadu Town and Country Planning Act 1971. Zoning regulations prescribed under this Masterplan, Tamil Nadu Multi-storied and public Buildings rule 1973.

The rule and regulations of Consented Detailed Development Plans will prevail over the Master plan provisions.

ANNEXURE 1 (A)

GOVERNMENT OF TAMIL NADU

ABSTRACT

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

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms. No.1730

Dated the 24th July 1974.

1. D.O. Letter No. 28332 /MD/73-1, RD & LA , Dt. 7.3.73
2. From the Director of Town and Country planning, letter No. 10989073 MP/ Dt. 02.03.74.
3. From the Member – Secretary, Madras Metropolitan Development Authority, D.O. Letter No. 19831/274. ADP / Dt. 19.05.74

ORDER

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

1. Residential Use Zone.
2. Commercial Use zone.
3. Industrial Use zone.
4. Educational use zone.
5. Public & semi Public Zone
6. Agriculture Use zone.

of course the residential use zone has been further sub-divided into two categories namely.

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

The industrial use zone has been similarly sub-divided into three categories namely:-

- (a) Controlled Industrial Use Zone.
- (b) General Industrial use zone.
- (c) Special industrial and Hazardous use zone.

2. The Director has also stated that the Tamil Nadu Town and Country Planning act 1971, provides for the zoning of areas under section 17(1) and 20(2) through the Master Plans and detailed Development plans respectively. He has recommended that the draft zone regulation may be approved and communicated to the local Planning authorities for adoption as part of the Master Plan, proper Land use planning and control in addition to other regulatory measures and that as for the Madras Metropolitan Area a copy of the regulation may be sent to the Member-Secretary, Madras Metropolitan Development Plan with such modification may be necessary in consultation with him (the Director) and the Government.
3. A copy of the draft regulation was sent to the Member – Secretary Madras metropolitan Development Authority for his views. He has stated that the comprehensive and use proposals and zoning regulation for Madras Metropolitan Area are under preparation and that the suggestion of the Town planning Directorate will be considered and incorporated to the extent as may be necessary in the final proposal.
4. The Government have examined the Suggestion. They accept the views of the Member's Secretary, Madras Metropolitan Development Authority so far as it relates to the Madras Metropolitan Area and as for other Urban area of the State. the Government approve in principle the draft regulations submitted by the Director of Town and Country planning. The Director is requested to furnish copies of the draft zoning regulation to the local planning Authorities as soon as they are constituted.
5. The receipt of this order may be acknowledged by the Director of Town and Country Planning

(BY ORDER OF THE GOVERNOR)

M.M. RAJENDRAN
SECRETARY TO GOVERNMENT

APPENDIX

USE ZONE REGULATIONS

1. RESIDENTIAL USE ZONE

1. (a) Primary Residential Use zone.
2. (b) Mixed Residential Use Zone.

USE ZONE 1 (a) PRIMARY RESIDENTIAL USE ZONE

- a. All residential building including single and multifamily dwelling, apartment dwellings and tenements together with appurtenances pertaining thereto.
- b. Professional consulting offices of the residential and other incidental uses therefore.
- c. Petty shops dealing with daily essentials including retail provisions, soft drinks, cigarettes, newspapers, milk-kiosks, cycle repair shops and single person tailoring shops.
- d. Hair dressing saloons, Beauty Parlours.
- e. Nursery and Primary Schools.
- f. Taxi and Auto-ricksha stands; and
- g. Park and playfield.

USE ZONE 1 (b) MIXED RESIDENTIAL USE ZONE

- a. All uses permitted under Zone 1(a) i.e. Primary Residential use zone.
- b. Hostels and single person apartments.
- c. Community Halls, Kalyanamandapams, Religious buildings, welfare centres and Gymnasia.
- d. Recreation club, Libraries and Reading rooms.
- e. Clinics, Dispensaries and Nursing Homes.
- f. Government Municipal and other Instructional sub offices.
- g. Police Stations, Post & Telegraph offices, Fire Station and Electric Sub Station.
- h. Banks and Safe Deposit Vaults.
- i. Educational Institutions including Colleges. ✓
- j. Restaurants, Residential Hostels and other Boarding and lodging Houses.

- k. Petrol filling and service stations;
- l. Departmental stores or stores or shops for the conduct of retail business;
- m. Vegetable, Fruit, Flower, Fish, Egg and Meat shops;
- n. Bakeries and Confectioneries;
- o. Laundry, Tailoring and Goldsmith shops; and
- p. Cottage Industries permissible in residential areas under G.O. Ms.No.566/dt: 13.3.62

II. COMMERCIAL USE ZONE – USE ZONE 2.

USES PERMITTED

- a. All uses permitted in Use Zone 1(a) and 1(b) i.e. Residential use zones;
- b. All commercial and business uses including all shops, stores, market and uses connected with the display of merchandise, either wholesale or retail rent excluding exposures, obnoxious products and other materials likely cause health hazards;
- c. Business Offices and other commercial and financial institutions
- d. Warehouses, repositories and other use connected with storage or wholesale trade, but excluding storage of explosive or products which are either obnoxious or likely to cause health hazards;
- e. Cinemas, the theatres and other commercial entertainment centres;
- f. Research, experimental and testing laboratories not involving danger of fire, explosion or health hazards;
- g. Transportation terminals including bus stands, railway station and urbanised parking lots;
- h. Automobile repair shops and garages;
- i. Small industries using electric motors and exceeding 20 H.P. and / or employing not more than 25 workers, which are not noxious or offensive due to odour dust smoke, gas, noise or vibration or otherwise dangerous to public health and safety; and
- j. 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 Uses Zone
- b) General Industrial Uses Zone
- c) Special Industrial and Hazardous Uses Zone

USE ZONE III (a) CONTROLLED INDUSTRIAL USE ZONE

USES PERMITTED

- a. All commercial uses listed under use zone 1 (a) 1 (b) 2 i.e. residential and commercial use zones;
- b. Industries using electric power not exceeding 130 HP (LT maximum load) but excluding industries of obnoxious and hazardous nature by reason of odour, liquid effluent, dust smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity;

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

- c. Hotels, Restaurants and Clubs places for social inter course, recreation and worship and dispensaries and clinics; and
- d. Residential buildings for caretakers watchman and other essentials staff required to be maintained in the premises.

USE ZONE III (B) GENERAL INDUSTRIAL USE ZONE

USES PERMITTED

- 1. All commercial uses listed under Use Zone 1(a), 1(b), and 2 i.e residential and commercial use zones.
- 2. All industries without restrictions on the horse power installed or type of motive power used excluding those of obnoxious or hazardous nature by reason or odour liquid effluent, dust, smoke, gas vibration etc. or otherwise likely to cause danger or nuisance to public or amenity;
- 3. Hotels, restaurant 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 Zones 1 and 2 i.e. residential and commercial use zones;
2. All industries permissible in the Use Zone III(a) and III(b) i.e., the controlled and general industrial use zones;
3. All uses involving storage, handling, manufacture of processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and or which may be produce poisonous fume or explosion;
4. All use involving storage handling manufacturing or processing which involve highly corrosive toxic or noxious acids or other liquers or chemicals producing flames, fumes and explosive, posionous, irritant or corrosive gases;
5. All uses involving storage handling or processing of any material producing explosive mixtures of dust or which result in the division of matter into fine particles subject to a spontaneous ignition;
6. Processing or manufacturing anything from which offenssive or unwholesome smells arise;
7. Melting or processing tallow or sulphu
8. Starting handling or processing of manure, offal, blend, bone, rags, hides, fish, hems, or skins.
9. Washing or driving wool or hair;
10. Making fish oil;
11. Making soap, boiling or pressing oil, burning bricks, tiles, pottery or lime;
12. Manufacturing of distilling sago and artificial manure;
13. Brewin beer, manufacturing by distillation arrack or spirit containing alcohol, whether danctured or not;

14. In general, any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in the Use zone iii(a) and iii (b) i.e., controlled industrial and the general industrial use zones;
15. Hostel restaurants and club or places for social intercourse, recreation and worship or dispensaries and clinics and
16. Residential buildings for caretakers watchman and other essential staff required to be maintained in the premises.

IV. EDUCATIONAL USE ZONE – USE ZONE – 4

USES PERMITTED

1. Schools, Colleges and other higher education and Training institutions and the uses connected therewith;
2. All uses permitted in Use zone 1 (a) i.e. primary residential use zone;
3. Hotels and single person apartments
4. Recreation clubs, Libraries 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, Acquaria and Public Libraries;
3. Hospital, Sanitoria and other medical and public health institutions;
4. Harbour, Airport and Flying Club
5. Organised parkinglots and Bus and Taxi stand;
6. Parks, Playfields, Swimming pools, studio, Zoological Gardens, Exhibition Grounds, other Public and semi public Open spaces; and
7. All uses permitted in the Use Zones 1 (a) and (b) i.e., the residential use zones.

VI AGRICULTURAL USE ZONE – USE ZONE 6

USES PERMITTED

1. All agricultural uses;
2. Farm houses and buildings for agricultural activates
3. Rural settlements with allied uses
4. public and private Parks, Playfields, garden, caravan and camping sites and other recreational uses;
5. Dairy and cattle farms
6. Piggeries and poultry farms
7. Water tanks and reservoirs;
8. Sewage farms and garbage dumps;
9. Airports and broadcasting installation;
10. Forestry;
11. Cemeteries, crematoria and burning and Burial grounds;
12. Storing and drying of fertilisers;
13. Fish curing
14. Salt manufacturing;
15. Brick, tile or pottery manufacture;
16. Stone curshing and quarrying and
17. Sand clay and gravel quarrying.

ANNEXURE 1 (B)

GOVERNMENT OF TAMIL NADU

ABSTRACT

Master Plan for Madurantakam Local Planning Area – Consent of the Government to the Publication of notice of preparation of a master Plan – Accorded.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.508.

Dated: 23rd May, 1985

READ:

From the Director of Town and Country Planning, Lr.No.7963/85 – MP1/Dt. 19.3.85.

ORDER

Under sub-section (2) of section 24 of the Tamil Nadu and Country Planning Act, 1971 (Tamil Nadu Act 35 of 972), the Governor of Tamil Nadu hereby gives his consent to the Madurantakam Local planning Authority to the Publication of a notice under section 26 of the said Act, for the preparation of the Master Plan for Madurantakam Local Planning area.

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

(By order of the Governor)

M.RAGHUPATHY
Commissioner & Secretary to Govt.

/TRUE COPY/

OFFICE OF THE DIRECTOR OF TOWN AND
COUNTRY PLANNING,
Master Plans Division,
Chennai – 603 002
Dated ; 9.7.85.

Endt. No. 7963 / 85 / MPI

Copy of G.O.Ms.508 H & UD Department Dt. 23.05.85 is communicated.

sd/-
for Director of Town & Country Planning

To

1. The Executive Authority / Commissioner, Madurantakam LPA / Municipality, Municipal Office, Madurantakam.
2. The Deputy Director, Chengalpattu – South Arcot Region.
3. The Deputy Director, M.P.
4. Senior Deputy Director, DDP
5. Joint Director (BVJ & JVC)
6. Assistant Director MPI
7. Assistant Director (DDP) 1
8. Supervisors 1,2,3,4. (MP)
9. Draftsman II,1,2,3,4, (MP)
10. MP1, MP2
11. Stock file and spare – 10

ANNEXURE 1(C)

**HOUSING AND URBAN DEVELOPMENT
DEPARTMENT SECRETARIAT**
Chennai – 9
Letter No. 20355/UD4(2)/ 92 – 23
Dt.01.11.98

From

**Thiru.R.S. KANNAN, I.A.S.
JOINT SECRETARY TO GOVERNMENT.**

TO

**THE COMMISSIONER OF TOWN AND COUNTRY PLANNING,
Chennai – 2**

Sir,

Sub: Master Plan – Madurantakam Local Planning Area – Treated as dropped – Renewed Proposal called for in due course

Ref: 1. Your Lr. ROC.No.772/96, MPI, Dt: 26.05.97
2. Govt.Lr.No.20355/UD4.2/92 – 19, Dt.03.07.97
3. Your Lr.Roc.No.772/96, MPL, Dt: 18.09.98

I am directed to invite your attention to the reference cited and to state that requested in your letter 3rd cited the proposal already submitted to Government in respect of Master Plant for Madurantakam Local Planning Area as treated as dropped and I am to request you to send fresh proposals in due course.

2. The copies of Master Plans are returned herewith

Yours faithfully,

for JOINT SECRETARY TO GOVT.

/ True Copy /

ANNEXURE 1 (D)

GOVERNMENT OF TAMIL NADU

ABSTRACT

Local planning Authorities – Constitution – Notification under section 11(1) of Tamilnadu Town and Country Planning Act, 1971 in respect of Mettupalayam, Madurantakam and Tuticorin Local Planning Area – issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.M.S.No.1748

Dt.17th October 1975

ORDER

The appended Notification will be published in the Tamil nadu Government Gazette.

(By Order of the Governor)

T.V.VENKATARAMAN,
Secretary to Government

APPENDIX
NOTIFICATION

In exercise of the powers conferred by provision to sub-section (1) of section 11 of the Tamilnadu Town and Country Planning Act, 1971 Tamilnadu Act 35 of 1972 the Governor of Tamilnadu hereby declares the local authority of the local planning area specified below, to be the local planning authority for such areas, namely

- Mettupalayam
- Madurantakam and
- Tuticorin

/True Copy/

ANNEXURE 1(E)

COPY OF G.O.MS.NO. 632 RD&LA DT.5TH APRIL,1975

ABSTRACT

Local Planning Area – Madurantakam – Declaration Notification under section 10 (4) of the Tamilnadu Town and Country Planning Act 1971 – issued.

G.O.Ms.No.2657RD & LA Dt. 18.12.1974

ORDER:

A proposal notifying the intention of the Government to declare certain local areas forming a local planning area, a local planning authority, was published at page 29 of part II section 2 of the Tamilnadu Government Gazette dated 8.1.75 for general information as required under sub-section (3) of section 10 of the Tamilnadu Town and Country Planning Act, 1971 (Tamilnadu Act 35 of 1972) . No objection or suggestion having been received, the Government declare the local areas specified in column (3) of the Table in the Notification appended to this order to be a local planning area by the names specified in the corresponding entry in column (2) thereof.

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

(By Order of the Governor)

R. BALASUBRAMANIAN,
Secretary to Government.

To

THE DIRECTOR OF STATIONERY & PRINTING, MADRAS 1 FOR
Publication in the Tamilnadu Government Gazette

/True copy/forwarded by order;

sd/-Section Officer

NOTIFICATION

In exercise of the powers conferred by sub-section (4) of section 10 of the Tamil Nadu Town and Country planning Act, 1971 (Act.No.35 of 1972), the Governor of T.N. hereby declares the area comprising the revenue villages specified in col. (3) of the Table below which area within the jurisdiction of the Madurantakam-Municipality to be a local planning area thereof the same having been previously published as required under sub – section (1) of that Section.

THE TABLE

S.No	Name of LPA	Area forming the local planning area	No.& Name of revenue village
1.	Madurantakam	Municipal area consisting of	
		192 Madurantakam	215 Karunguli
		191 Kadaperi	214 Melavalam
		187 Mambakkam	193 Hanumanthakuppam

/true copy/

sd/- Section Officer

ANNEXURE 1(F)

GOVERNMENT OF TAMIL NADU ABSTRACT

Copy of G.O.Ms.No.2055 Rd & LA Dept.dt. 23.12.77

Abstract : Jurisdiction – Madurantakam Municipality – Exclusion of Karunguzhi area from the limits of Madurantakam Municipality – confirmation ordered.

READ : G.O.Ms.No. 1521 Rd & LA dt.20.09.77

ORDER

In the government order cited, a preliminary notification was issued declaring the intention of the government to exclude Karunguzhi area from the limits of the Madurantakam municipality. The Notification was published in an extraordinary issue to Tamilnadu Government Gazette part II-Section 2 dt. 22.9.77. The period of 6 weeks allowed for the receipt of objections and suggestions the proposal from the inhabitants of the Municipality expired on 2.11.77. No objection had been received against the above said proposals.

In the circumstances the exclusion of Karunguzhi area from the Jurisdiction of Madurantakam Municipality referred to in the Government order read above is hereby confirmed. The exclusion of the area will take effect from 1.1.78.

3. The appended notification, will be published, in English in the next issue of the Tamilnadu Government Gazette and in English and Tamil in the Chengalpattu District Gazette.

4. The Director of Translation, Chennai is requested to have the notification translated into Tamil and to forward the same to the collector of Chengalpattu immediately for publication in the Chengalpattu District Gazette.

5. The notification declaring formation of the excluded area as Karunguzhi Town Panchayat with effect from 1.1.78 under the Tamil Nadu Panchayat Act 1958 (Tamilnadu ACT XXXV of 58) will be issued separately. The Director of Rural Development, Chennai is requested to take necessary action in this regard.

(By order of the Governor)

K. CHOONALINGAM
Commr. & Secy. to Govt.

APPENDIX

NOTIFICATION

In exercise of the power conferred by sub-section (3) of Section 4 of the Tamil Nadu District Municipalities Act 1920. (Tamilnadu Act V of 1920) the Governor of Tamilnadu hereby excludes from the Madurantakam Municipality the local area comprising Karunguzhi Village w.e.f. the 1st January 1978.

/ True Copy /

ANNEXURE1(G)

GOVERNMENT OF TAMILNADU ABSTRACT

Local Planning Area-Madurantakam-declared under section 10 (b) of the Act-
Exclusion of villages in the Maduranthakam Local Planning Area- Notification under
section 10 (1) of the Act.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms No. 767

Dt. 8th September 1981

Read 1.G.O.Ms.No.632 Rd & LA dt.5.4.75

2. From the Director of Town and Country Planning

Ltr.Roc.No. 36047 /81 MP / dt.11.6.81,

ORDER

It is proposed to declare the intention of the Government to exclude the local areas specified in col. (3) of the table in the notification appended to this order, in the Madurantakam Local Planning Area already declared in the G.O, first read above. The appended notification will be published in English in the Tamilnadu Government Gazette and republished in English and in Tamil in the Chengalpattu District Gazette.

2. The Collector of Chengalpattu is requested to republish the notification in the District Gazette.

3. The director of Translation, Madras is requested to arrange to have the notification translated into Tamil and forward the translation urgently to the Collector of Chengalpattu with a copy to this Department.

4. The Collector of Chengalpattu is requested to report to Government the date of republication of the notification in the district Gazette.

(By Order of the Governor)

P. KANDASAMY,

Commissioner & Secretary to Government

/True Copy/

APPENDIX

NOTIFICATION

In exercise of the powers conferred by Sub-section (1) of section 10 of the Tamil nadu Town and Country Planning Act1971 (Tamilnadu Act 35 of 1972) the Government of Tamilnadu hereby declares his intention to exclude the areas specified below in the Maduranthakam Local Planing area and makes the following amendment to the Rural Development and Local Administration Department Notification No.II (2) Rul/1316/75/dated the 5th April 1975, published at page 189 in part II section 2 of Tamil Nadu Government Gazette, dated the 30th April 1975.

Notice is hereby given that this Notification will be taken into consideration under sub-section (4) of the said section 10 of the said Act on or after the expiry of two months from the date of the publications of this Notification in the Tamilnadu Government Gazette and that any objection or suggestion which may be received from any inhabitant or any local authority institution the said area with respect there to before the expiry of the period aforesaid will be duly considered by the Government of Tamilnadu. Objections and suggestions in writing, if any should be addressed to the Commissioner and Secretary to Government, Housing and Urban Development Department, Fort St. George, Madras-9

DRAFT AMENDMENT

In the said Notification in the Table in Column (3) the following entries shall be omitted namely:

"193. Hunmanthakuppam"

"214 Melvalam"

"215Karunguli"

P.KANDASAMY,
Commissioner & Secretary to Government

/True/copy/

ANNEXURE1(H)

GOVERNMENT OF TAMIL NADU

Housing and Urban Development Department

Secretariat, Chennai – 600 009,

Letter No. 34432 / UD4 –1/2001-2

Dated : 09.01.2002

From

THIRU. K. SELVARAJ, B.A.,
Deputy Secretary to Government,

To

The Special Commissioner of Town and
Country Planning , Chennai.2.

Sir,

Sub: Change of land use Maduranthkam LPA- Maduranthakam village –
S.No.1213/1-2.25 acres-Change of land use from agricultural use to
residential use-proposal.

Ref: 1.Govt.Lr.No.34432/UD4.1/2001-2,HUD Dept, dated 10.10.2001.
2. Your Lr. No.12783/2001-MP-1, Dt, 19.12.2001.

I am directed to invite your attention to the references cited and to state that in G.O.(Ms.) No.508 , Housing and urban Development Dept., dated 23.05.85, the Government, under section 24 of the Town and Country Planning Act, had accorded its consent to the Master Plan of the Maduranthakam Local Planning Area for its publication in the Tamil Nadu Government Gazette and leading newspapers, inviting objections and suggestions thereon. But , the final approval of the Government has not been obtained for the Master Plan so far. However, it has been informed that the Maduranthakam Municipality, in its resolution No.337, dated 30.07.98, has resolved to prepare a new draft plan, in view of the fact that the existing consented plan has been prepared 13 years back.

2. In as much as the final approval of the Government has not been obtained for the consented Master Plan of Maduranthakam Local Planning Area for the past 16 years and in as much as the Maduranthakam Municipality has already resolved to prepare a new draft plan in lieu of the consented plan, it is presumed that the draft master plan consented in G.O.(Ms.)No.508, Housing and U.D. dept., dt.23.05.85 has become inoperative. In other words, there is not even a consented Master Plan for the said Local Planning Area in view of efflux of time. such being the position, it is further Presumed that no orders need be passed at Government level on the request of Thiru . Saravanabhavanandham for change of land use and his request can be settled at the Head of Department level. This may be Clarified to the Government immediately.

Yours faithfully,

S. BAKTAVATSALU

For Deputy Secretary to Government

/True Copy/

ANNEXURE 1(I)

DETAILED DEVELOPMENT PLAN NO.1 (CONSENTED)

COMPRISING SURVEY NOS.

183 TO 201, 231 TO, 269, 359 Pt, 487, 961 to 980, 982 TO 1085, 1090, 1092, 1095, TO 1099 of Madurantakam Village and Survey Numbers 1, 2, 3 pt of Kadaperi Village

TOTAL EXTENT : 89.02.0 Hec.

DETAILED DEVELOPMENT PLAN NO.2 (CONSENTED)

COMPRISING SURVEY NOS.

1100 TO 1102, 1130 TO 1137, 1138A, 1138B, 1139A, 1139B, 1140 to 1144, 1145A, 1145B, 1146A, 1146B, 1147, 1148A, 1148B, 1149 TO 1152, 1166B, 1167A, 1170B, 1171A, 1172 TO 1183, 1486 AND 1487 of Madurantakam Village and Survey Numbers 3 pt, 7 TO 38, 41 and 43 of Kadaperi Village.

TOTAL EXTENT : 66.07.0 Hec.

ANNEXURE - 2
LANDS USE ZONING FOR
MADURANTAKAM LOCAL PLANNING AREA

COMPRISING SUERVEY NOS.,

MADURANTAKAM TOWN
S.NOS.1 TO 1492

V.NO; 187 MAMBAKKAM
S.NOS. 1 TO 201

V.NO.191 KADAPERI
S.NOS. 1 TO 55

ANNEXURE – 2
LANDS USE ZONING FOR
MADURANTAKAM LOCAL PLANNING AREA
VILLAGE NO 192 MADURANTAKAM

1. RESIDENTIAL USE ZONE

1(a) PRIMARY RESIDENTIAL USE ZONE

SURVEY NUMBERS

-Nil-

1(b) MIXED RESIDENTIAL USE ZONE

SURVEY NUMBERS

20, 22 TO 26, 54 TO 61, 70 TO 72, 222 TO 230, 270, 271, 273 TO 275, 296, 297, 299, 301, 302, 355 TO 358, 360, 361, 363, 364, 488, 489, 490, 492, 493, 503, 504, 505 (Except 505/2), 506, 507, 664, 702 TO 709, 730 TO 739, 741 TO 743, 744 Pt, 745 TO 749, 750A/1, 2A, 2B, 3, 750B, 751 Pt, 752, 766, 767, 768, 770 TO 773, 775 TO 778, 780, 782, 785 TO 788, 793 TO 795, 797 TO 800, 803, 823, 824A, 824B, 825 TO 828, 829A/2, 829B, 831 TO 837, 839B, 840, 841, 865, 866, 901 TO 907, 909, 910A, 910B, 911 TO 924, 925A, 925B, 926 TO 929, 931, 932, 934A, 934B, 939A, 939B, 940, 941B, 942, 943A, 943B, 946 TO 958, 960, 981, 1086, 1089, 1091, 1093, 1094, 1103 TO 1111, 1113 TO 1117, 1192 TO 1195, 1197 TO 1202, 1204 TO 1209, 1211, 1212 (Except 1212/1, 2A2, 3) 1213, 1214, 1216, 1218, 1230, 1231 Pt, 1232 Pt, 1233, 1235, 1237 TO 1240, 1242, 1243 (Except 1243/1), 1244 Pt, 1247, 1248, 1251, 1253, 1254, 1260 Pt, 1261 Pt, 1263, 1264, 1266 (Except 1266/1, 3), 1277 (Except 1277/2), 1280, 1282, 1285, 1309 Pt, 1331 Pt, 1335, 1373 TO 1384, 1388 TO 1393, 1395, 1396, 1407 TO 1412, 1413 Pt, 1414, 1415, 1421 TO 1425.

II. COMMERCIAL USE ZONE

SURVEY NUMBERS

37 TO 52, 63 TO 67, 69, 73 TO 76, 120, 127 (Except 127/1B), 128(Except 128/2), 129(Except 129/2), 130(Except 130/2B), 131/1A, 2A, 132(Except 132/2A2, 2D2, 3B2, 3C2, 3D2, 3E), 137/1A1, 1A2, 138/1A, 2A, 3A, 139/1A, 3A, 140 (Except 140/2B), 141 (Except 141/5A2, 5B2), 143 (Except 143/1B., 2B), 144, 168/2, 171, 172, 179/1B, 2B, 180Pt, 181Pt, 182/1, 2, 3, 4, 5B, 6B, 202, 204(Except 202/1A, 2A, 2B1), 205, 206(Except 206/1A, 3A), 207, 208/2, 210/1A, 2A, 211, 212/1A, 2B, 2C, 213/1A, 2A1, 2A3, 3, 215(Except 215/1A, 5A), 217 TO 221, 908, 941A, 1088(Except 1088/3), 1227(Except 1227/2), 1228, 1231Pt, 1232Pt, 1246, 1255, 1331Pt.

III. INDUSTRIAL USE ZONE

III. (a). CONTROLLED INDUSTRIAL USE ZONE

SURVEY NUMBER

750A/4, 751Pt, 829A/1, 1087, 1232Pt, 1257/4, 1262Pt, 1413Pt.

III. (b). GENERAL INDUSTRIAL USE ZONE

1269(Except 1269/1), 1270 TO 1272, 1288 TO 1293, 1295A, 1295B, 1296, 1298.

III. (c). SPECIAL & HAZARDOUS INDUSTRIAL USE ZONE

SURVEY NUMBERS

-Nil-

IV. EDUCATIONAL USE ZONE

SURVEY NUMBERS

-Nil-

V. PUBLIC & SEMIPUBLIC USE ZONE

SURVEY NUMBERS

33 TO 36, 1212/1, 2A2, 3, 1226, 1244Pt, 1257/1, 5, 1259, 1260Pt, 1331Pt.

VI. AGRICULTUREAL USE ZONE

SURVEY NUMBERS

1,2,4,6, 7, 8A, 8B,9A,9B,10, 11A,11B, 12 TO 19, 27TO 32, 81, 82, 85, 87 TO 119, 121 TO 126, 133 TO 136, 145 TO 158, 160 TO 164, 166, 167, 169, 173/2, 174 TO 177, 178/1A, 2,3A,4A,180Pt, 181Pt, 209/1A, 1B, 276 TO 290, 291A, 291B, 292, 293, 295, 303 TO 306, 308, 310, 311, 313, 315A(Except 315A/2), 317, 318, 319A, 319B, 320, 321, 322, 324, 328 TO 333, 334A,334B, 335A, 335B, 336 TO 345, 346A, 346B, 347A, 347B, 348 TO 350, 353, 354, 365 TO 372, 373A, 373B, 374 TO 376 378 TO 388, 390 TO 393, 395, 398, 400 TO 415, 417 TO 420 422 TO 465, 466A, 466B, 467A, 467B, 468 TO 472, 474 TO 480, 482 TO 484, 494 TO 501, 509 TO 512, 513A, 513B, 514A, 514B, 515 TO 527, 528(Except 528/2B), 529 TO 531, 532 (Except 532/1B), 533(Except 533/2), 534, 535, 536(Except 536/2B), 537, 538(Except 538/1B), 539, 540(Except 540/2), 541, 542, 543 (Except 543/2), 544 TO 563, 564 (Except 564/1B), 565(Except 565/2B), 566, 567,(Except 567/1B), 568, TO 572, 573 (Except 573/2A2), 574(Except 574/1A2), 575 TO 663, 665 TO 670, 672 TO 674, 676 TO 701, 710 TO 729, 740, 753 TO 755, 757 TO 765, 779(Except 779/2), 780, 781 (Except 781/6), 783(Except 783/2), 784 (Except 784/1), 789 TO 792, 801, 802Pt, 804 TO 809, 810 (Except 810/1B,2B,2C), 812(Except 812/1A,), 813 (Except 813/1), 815(Except 815/1B), 816 TO 818, 819(Except 819/1,3), 820 TO 822, 839A, 842 , 843(Except 843/2), 845 TO 861, 863(Except 863/6), 864, 868 TO 897, 899, 900, 930, 935 TO 938, 944, 945, 1119 TO 1126, 1128, 1129, 1153 TO 1165, 1166A, 1167B, 1168, 1169, 1170A, 1171B, 1184,1185, 1186A, 1186B,1187, 1188, 1189A, 1189B, 1190, 1191A, 1191B, 1215(Except 1215/1B), 1219, 1220,1221Pt, 1222Pt, 1223Pt, 1224, 1225Pt, 1229, 1257/2, 1258, 1273 TO 1276, 1279, 1281, 1284, 1286, 1287, 1294, 1297, 1300 TO 1304, 1306 TO 1308, 1309Pt, 1310Pt, 1311Pt, 1312Pt, 1313 TO 1320, 1322(Except 1322/2), 1323(Except 1323/1B, 2), 1324 (Except 1324/1), 1325(Except 1325/1), 1326 TO 1330, 1333, 1334, 1336, 1338Pt, 1339, 1340(Except 1340/1), 1341, 1342, 1343, 1344(Except 1344/9), 1345 TO 1372, 1385 TO 1387, 1397 TO 1406, 1416 TO 1420, 1426, 1427, 1430, 1431, 1432, 1435 TO 1462, 1464 TO 1470.

VII. WATER BODIES

SURVEY NUMBERS

3,5,21, 53, 62, 68, 80/1, 83, 84, 86, 159, 165, 168/1, 170, 173/1, 203, 294, 298, 307, 309, 312, 314, 316B, 323, 325, 326, 327, 351, 352, 362, 377, 389, 394, 396, 397, 399, 416, 421, 473, 481, 485, 486, 491, 502, 505/2, 508, 528/2B, 532/1B, 533/2, 536/2B, 538/1B, 540/2, 543/2, 564/1B, 565/2B, 567/1B, 573/2A2, 574/1A2, 671, 675, 756, 769, 774, 779/2, 781/6, 783/2, 784/1, 796, 802Pt, 810/1B, 2B, 2C, 811, 812/1A, 813/1, 814, 815/1B, 819/1, 3, 834/1A, 838, 843/2, 844, 862, 863/6, 867, 898, 933, 1088/3, 1112, 1218, 1127, 1252, 1262Pt, 1265, 1266/1, 3, 1268, 1269/1, 1277/2, 1278, 1283, 1299, 1305, 1322/2, 1323/1B, 2, 1324/1, 1325/1, 1332, 1337, 1338Pt, 1394, 1433, 1434, 1463, 1471.

VIII. ROADS & RAILWAYS

ROADS

SURVEY NUMBERS

77, 78, 79, 80/2, 127/1B, 128/2, 129/2, 130/2B, 131/1B, 2B, 132/2A2, 2D2, 3B2, 3C2, 3D2, 3E, 137/1B, 2, 138/1B, 2B, 3B, 139/1B, 2, 3B, 140/2B, 141/5A2, 5B2, 142, 143/1B, 2B, 178/1B, 3B, 4B, 179/1A, 2A, 180Pt, 181Pt, 182/5A, 6A, 204/1A, 2A, 2B1, 206/1A, 3A, 208/1, 209/2, 210/1B, 2B, 212/1B, 2A, 213/1B, 2A2, 214, 215/1A, 5A, 216, 272, 300, 315A/2, 315B, 316A, 359, 744Pt, 830, 959, 1196, 1203, 1210, 1215/1B, 1217, 1221Pt, 1222Pt, 1223Pt, 1225Pt, 1227/2, 1234, 1236, 1241, 1243/1, 1245, 1249, 1250, 1256, 1257/3, 1267, 1309Pt, 1310Pt, 1311Pt, 1312Pt, 1321, 1338Pt, 1340/1, 1343/2, 1344/9, 1428, 1429, 1478 TO 1483, 1491, 1492.

RAILWAYS

SURVEY NUMBERS

1472 TO 1477, 1484, 1485, 1488 TO 1490.

VILLAGE NO.187 MAMBAKKAM

I. RESIDENTIAL USE ZONE

I.(A). PRIMARY RESIDENTIAL USE ZONE

SURVEY NUMBERS

-Nil-

I. (b). MIXED RESIDENTIAL USE ZONE

SURVEY NUMBERS

11 TO 22, 24, 26, 53, 54(Except 54/2), 55 TO 58, 62 TO 68, 80 TO 89, 90(Except 90/2), 91, 96 TO 98, 99(Except 99/1), 103 TO 105, 123(Except 123/1,2,3), 126(Except 126/10), 128(Except 128/16A, 33), 131 (Except 131/1), 132(Except 132/2), 166 TO 169, 172 TO 178, 185 TO 187.

II. COMMERCIAL USE ZONE

SURVEY NUMBERS

-Nil-

III. INDUSTRIAL USE ZONE

III.(a). CONTROLLED INDUSTRIAL USE ZONE

SURVEY NUMBERS

-Nil-

III. (b). GENERAL INDUSTRIAL USE ZONE

SURVEY NUMBERS

-Nil-

III. (C). SPECIAL & HAZARDOUS INDUSTRIAL USE ZONE

SURVEY NUMBERS

-Nil-

IV. EDUCATIONAL USE ZONE

SURVEY NUMBERS

-Nil-

V. PUBLIC & SEMIPUBLIC USE ZONE

SURVEY NUMBERS

110, 112, 127/2, 135.

VI. AGRICULTURAL USE ZONE

SURVEY NUMBERS

1 TO 10, 28/1, 1A, 29(Except 29/1A1), 30, 31(Except 31/2), 32(Except 32/2), 33, 34, 35(Except 35/1B), 36 TO 52, 60(Except 60/1A), 61 (Except 61/1B1), 69 TO 71, 74(Except 71/1A, 1C), 75, 76, 77, 78 (Except 78/1B), 79, 92, 93 (Except 93/4), 94, 99/1, 106 TO 109, 111, 113, 114, 116, 117, 118(Except 118/1B2), 119(Except 119/1A1, 1C/2, 2), 123/1, 3, 124, 133, 134(Except 134/2A2), 136 TO 165, 179 TO 184, 188 TO 201.

VII. WATER BODIES

SURVEY NUMBERS

23, 25, 27, 28/2, 29/1A1, 31/2, 32/2, 35/1B1, 54/2, 59/2, 60/1A, 61/1B1, 72, 73, 74/1A, 1C, 78/1B, 118/1B2, 119/1A1, 1C2, 2, 120, 121, 122, 123/2, 125, 126/10, 127/1A, 1B, 1C, 128/16A, 33, 130, 131/1, 132/2, 134/2A2.

VIII. ROADS & RAILWAYS

SURVEY NUMBERS

59/1, 3, 90/2, 93/4, 95, 100, 101, 102, 115, 129, 170, 171.

VILLAGE NO 191 KADAPERI

I. RESIDENTIAL USE ZONE

1.(a). PRIMARY RESIDENTIAL USE ZONE

SURVEY NUMBERS

22/1

-Nil-

I.(b). MIXED RESIDENTIAL USE ZONE

SURVEY NUMBERS

3Pt, 4(Except 4/1,3,5,6), 5,6.

II. COMMERCIAL USE ZONE

SURVEY NUMBERS

-Nil-

III. INDUSTRIAL USE ZONE

III.(a). CONTROLLED INDUSTRIAL USE ZONE

SURVEY NUMBERS

4/1, 5,6

III.(b) GENERAL INDUSTRIAL USE ZONE

SURVEY NUMBERS

-Nil-

III. (c).SPECIAL & HAZARDOUS INDUSTRIAL USE ZONE

SURVEY NUMBERS

-Nil-

IV. EDUCATIONAL USE ZONE

SURVEY NUMBERS

-Nil-

V. PUBLIC & SEMIPUBLIC USE ZONE

SURVEY NUMBERS

40/9.

VI. AGRICULTURAL USE ZONE

SURVEY NUMBERS

39(Except 39/4,5,9), 40(Except 40/5, 9, 12), 42(Except 42/8), 44, 46, 48 TO 55

VII. WATER BODIES

SURVEY NUMBERS

4/3, 39/4,5, 40/5, 12, 42/8, 45, 47.

VIII. ROADS & RAILWAY

SURVEY NUMBERS

39/9.