SANKARANKOVIL

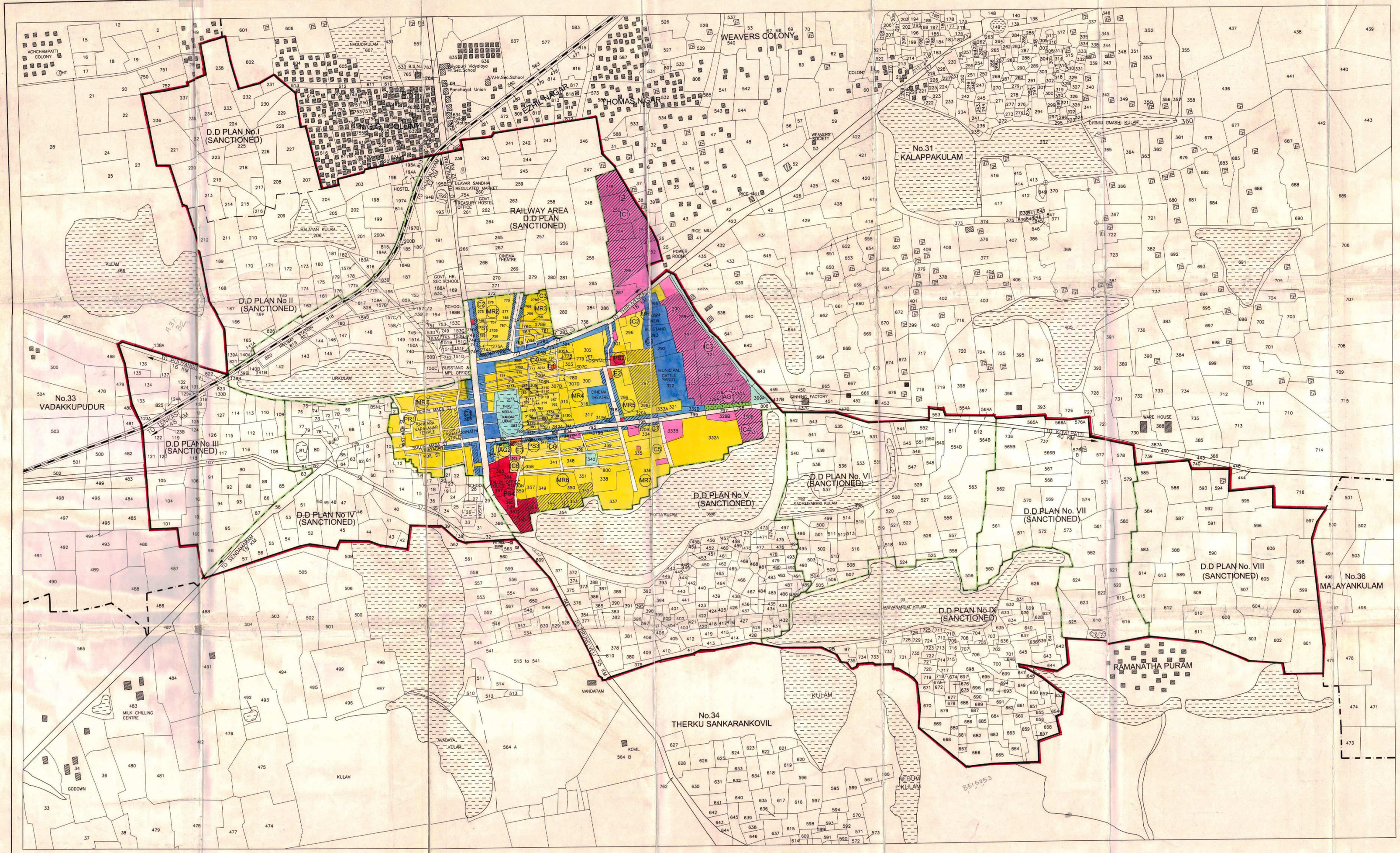
MASTER PLAN

(REVIEW APPROVAL)

SANKARANKOVIL LOCAL PLANNING AUTHORITY
TIRUNELVELI DISTRICT

DTCP

DIRECTORATE OF TOWN AND COUNTRY PLANNING
TIRUNELVELI REGION
GOVT. OF TAMIL NADU



SANKARANKOVIL LOCAL PLANNING AREA - MASTER PLAN

PROPOSED LAND USE - 2011

LEGEND

- L.P.A.BOUNDARY
- D.D.PLAN BOUNDARY
- ROADS
- RAILWAY LINE
- WATER BODIES

USE ZONE

	EXISTING	PROPOSED
I. RESIDENTIAL		
a. PRIMARY RESIDENTIAL (PR1)		
b. MIXED RESIDENTIAL (MR1 TO MR8)		
II. COMMERCIAL (C1 TO C7)		
III. INDUSTRIAL		
a. CONTROLLED INDUSTRIAL (IC1 TO IC6)		
b. GENERAL INDUSTRIAL (IG) - NIL		
c. SPECIAL INDUSTRIAL AND HAZARDOUS (IS) - NIL		
IV. EDUCATIONAL (E1 TO E3)		
V. PUBLIC & SEMI PUBLIC (PS1 TO PS4)		
VI. AGRICULTURAL (AG1 & AG2)		

EXECUTIVE AUTHORITY
SANKARANKOVIL LOCAL PLANNING AUTHORITY

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING
TIRUNELVELI REGION
TIRUNELVELI

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING
CHENNAI

ADDL. DIRECTOR OF TOWN AND COUNTRY PLANNING
CHENNAI

COMMISSIONER OF TOWN AND COUNTRY PLANNING
CHENNAI

COMMISSIONER & SECRETARY
HOUSING & URBAN DEVELOPMENT DEPT
GOVERNMENT OF TAMILNADU

SCALE DETAIL

0.4 0.3 0.2 0.1 0 0.1 0.2 0.3 MILES
0.8 0.6 0.4 0.2 0.1 0 0.1 0.2 0.3 0.4 K.M

N

OFFICE OF THE DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING
TIRUNELVELI REGION
TIRUNELVELI

DTCP

SANKARANKOVIL

MASTER PLAN

(REVIEW APPROVAL)

SANKARANKOVIL LOCAL PLANNING AUTHORITY
TIRUNELVELI DISTRICT

DTCP

DIRECTORATE OF TOWN AND COUNTRY PLANNING
TIRUNELVELI REGION
GOVT. OF TAMIL NADU

MP3

DIRECTOR
E7 AUG 2006

16888

12096/01

Abstract

Local Planning Area -- Master Plan for Sankarankoil Local Planning Area/Municipality -- Approval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 -- Accorded

Housing and Urban Development (UD4-2) Department

Dated: 14.7.2006

G.O.Ms.No.174

Read:

1. G.O.Ms.No. 315, Housing and Urban Development Department dated 10.8.98
2. From the Commissioner of Town and Country Planning Letter Roc.No.12096/2001/MP3 dated 29.4.2005.

.....

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 Sankarankoil Local Planning Authority/Municipality. The Commissioner of Town and Country Planning in his letter second read above has forwarded the modified master plan for the Sankarankoil Local Planning Area/Municipality and requested the government to accord approval to it under section 28 of the Tamil Nadu Town and Country Planning Act, 1971.

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

3. The following Notification will be published in
Nadu Government Gazette. The Commissioner of Tow
requested to ensure that the Notification is republished in th
12 and 15 of the Master Plan (Preparation, publication and s

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 30 of the Tam. 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 Sankarankoil Local Planning Area Municipality submitted by the Commissioner of Town and Country Planning.

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

(BY ORDER OF THE GOVERNOR)

R. Sellamuthu,
Secretary to Government.

To
The Works Manager,
Government Central Press, Chennai -79 (for publication of notification in the Tamil Nadu Government Gazette)
The Director of Town and Country Planning, Chennai-2.
The Commissioner, Municipal Administration, Chennai-5.
The Commissioner, Sankarankoil Municipality, Sankarankoil
- through the Director of Town and Country Planning, Chennai-2.
The Member-Secretary, Sankarankoil Local Planning Authority, Sankarankoil.
- through the Director of Town and Country Planning, Chennai-2.
The Regional Deputy Director of Town and Country Planning, Tirunelveli.
The Law Department, Chennai-9.
SF / SC . Copy for file.

/ forwarded by order /

S Banturatnam
Section Officer.
4-8-06

Reference Nos.

L.P.A.	:	3604/95/f1
Regional office	:	1979/95 TVLR 3
Commissioner of Town and Country Planning	:	39027/1994 CC DD (MP)

MASTER PLAN FOR SANKARANKOIL LOCAL PLANNING AREA

Consented in G.O.MS.NO.798 H&UD Department dt. 19-9-84	Approved in G.O.MS.NO. 851 H&UD Department Dt. 27-7-90
Modified Master Plan consented in G.O.Ms.No.315H&UD Department Dated 10.08.1978	Modified Master Plan Submitted For approval Vide resolution No. 314 Dated 29.10.2004.
Executive Authority Sankarankoil Local Planning Authority	Regional Deputy Director of Town and Country Planning , Tirunelveli-2
Deputy Director of Town and Country Planning (Master Plan) Chennai -2	Additional Director of Town and Country Planning. Chennai-2
Commissioner of Town and Country Planning, Chennai –2.	Secretary to Government, H & U.D. Department Chennai –9.

SANKARANKOVIL LOCAL PLANNING AUTHORITY

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 Sankarankoil Local Planning Area Municipality submitted by the Commissioner of Town and Country Planning.

The modified Master plan for the Sankarankoil Local Planning Area/Municipality with all its enclosures shall be kept open to the inspection of the public in the office of Sankarankoil Municipality during office hours.

Commissioner/Executive Authority
Sankarankovil Municipality/
Local Planning Authority

SANKARANKOIL LOCAL PLANNING AUTHORITY

MASTER PLAN

CERTIFICATE

SCRUTINISED AND CERTIFIED THAT

1. The boundary of Master Plan has been marked in red line in the plan and the area correspond to the Planning areas notified inclusive of the area of 10 Detailed Development Plans.
2. Reports and all the plans have been authenticated.
3. The Categorization in zoning map and the categorization in zoning regulation are tallied and found correct.
4. All the procedures prescribed in the Master Plan are followed (Preparation, Publication and sanction)

Executive Authority,
Sankarankoil Local Planning Authority
Sankarankoil

9/11

Regional Deputy Director of
Town and Country Planning,
Tirunelveli – 2.

19/11/04

PROFORMA

	Name of the Region	:	TIRUNELVELI
	Name of Local Planning Authority	:	Sankarankoil
I.	**Proposals:**		
1..	Letter No. and date of municipality proposals submitted to Regional Deputy Director for notification of L.P.A.	:	
2.	Letter No. and date of Regional Deputy Director in which proposals submitted to DT & CP.	:	
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.2053 RD & LA Dept. Dated. 20.09.1973.
5.	Publication details of the notification in TamilNadu Government Gazette.	:	
6.	Republication details in District Gazette (i) Tamil (ii) English		
7.	The G.O. details in which confirmation was ordered under section 10(4) of the Act.		G.O.Ms. No.671 RD & LA Dept. dated.16.03.1974.
8.	Publication details of the above said confirmation in Tamil Nadu Government Gazette.		
III.	**Constitution:**		
9.	The G.O.details in which authority was constituted U/S 11(3) of the Act.		G.O.Ms. No.650 and 651 RD & LA dated 08.04.1975.
10.	Publication details in the TamilNadu Government Gazette.		Page No. 199 Part II section 2 dated. 07.05.1975
IV.	**Consent:**		
11.	Extension of time granted for the preparation of persent and land building use map (upto date details) with C.No. and date to be entered here.		
12.	Resolution No. and date in which L.P.A adopted the present Land and Building use map.		

13.	Resolution No. and date in which L.P.A resolved to submit the master plan to Government for concern Section 24(2) of the Act (The Executive authority,R.D.D, DT & CP's letter Nos. and date in which the proposal submitted to Govt. should also to be noted against this col.)		Director of Town and Country Planning Letter No. 21816/83 MP1 Dated. 20.07.1984.
14.	The G.O details in which the Government Accorded Consent.		G.O.Ms. No.798 H & UD Dept. dated 19.09.1984.
V.	**Submission:**		
15.	Publication details of this notification Form No.1 in the TamilNadu Government Gazette.		Tamil Nadu Government Gazette Part IV Section I dated. 08.01.9186, page No. 10.
16.	Republication details in Form No.1 in District Gazette		District Gazette dated. 18.05.1986 Thinathanthi dated. 21.03.1986
17.	Date of submission of master plan to various Government Department.		Submitted to various Department vide. Letter No. 5088/84 A3 Dated. 21.03.1986.
18.	Date of submission of O & S to DT&CP advice (Letter No. and date of Commissioner and Regional Deputy Director in which O&S were sent to this office should be noted here.)		
19.	L etter No. and date which DT&CP has given advice on O&S		
20.	Resolution No. and date in which the L.P.A considered and approved the draft Master Plan.		Resolution No.1 Dated 21.03.1988.
21.	Submission of master plan to Government for final approval (Letter No. and date in which u/s 28 of the Act the L.P.A., R.D.D and DT&CP submitted the master plan to Government for final approval.		Director of Town and Country Planning, Chennai Letter No. 10013/1985 MP.4 dated.02.02.1989 & 28.11.1989.
22.	The G.O details in which Government accorded its approval.		G.O.Ms. No.851 H&UD Dept. dated. 27.07.1990.
VI.	**PUBLICATION:**		
23.	The Republication details of the approval G.O in the TamilNadu Government Gazette.		Part II Section 2 Page 479 dated. 22.08.1990.
24.	The Republication details of the approval G.O in the District Gazette.		Date.18.08.1991.
25.	The Republication of the approval G.O in the notice board of the office of the L.P.A.		Date.03.10.1991.
26.	The Republication of the approval G.O on the notice board of the office		

	District Collector concerned.		
27.	The Republication of the approval G.O on the notice board of the office of the Regional Deputy Director.		Date.03.10.1991.
28.	The Republication of approval G.O on the notice board of the Local Authorities compared in the area.		Date.03.10.1991.
29.	The Republication of the approval G.O in one or more leading daily newspapers circulating in the L.P.A.		Malaimurasu Dated. 06.11.1991.
VII	**REVIEW:**		
30.	Review details of Master Plan ordered by the Government		
30(i)	Resolution No. and date in which the LPA resolved to submit the Masterplan to Government for consent under section 24(2) of the Act. (The Commissioner RDD'S DT&CP's Letter Nos. and date in which the proposals submitted to Govt. should also be noted against this col.)		Resolution No. 15 Dated.22.11.1995. By LPA on 3604/95 F1 date. 14.12.1995. By RDD on 1979/95 Tvl.3 dated. 14.12.1995. By DTCP 39027/94 MP4. dated.
30(ii)	The G.O details in which the Government accorded consent.		G.O.Ms.No.315 H&UD (UD 4.2) Dept. dated. 10.08.1998.
	SUBMISSION:		
30(iii)	Publication details of this notification in Form No.1 in the TamilNadu Government Gazette.		Part VI section 1 Page 29 Date.26.01.2000
30(iv)	Republication details in Form No.1 in District Gazette.		Date.18.11.2000
30(v)	Date of Submission of master plan to various Government Departments which letter Nos.		
30(vi)	Date of submission of O&S to DT&CT fro advice (Letter No. and date of commissioner and Regional Deputy Director in which O&S were sent to this office should be noted here)		LPA Letter No.3604/95 F1 dated. 30.09.2003 RDD Letter No. 3509/98 TVLR3 dated. 16.04.2004.
30(vii)	Letter No. and date in which DT&CP has given advice on O&S		DT&CP Letter No. 12096/2001 MP3 dated.26.05.2004.
30(viii)	Resolution No. and date in which the LPA considered and approved the draft master plan.		Resolution No.314 dated.29.10.2004.
30(ix)	Submission of master plan to Government for final approval Letter No. and date in which u/s 20 of the act LPA, RDD andDT&CP submitted the master plan to Government for final approval).		i) LPA Letter No. 3604/95 ii) RDD Letter No. 1979/95

30(x)	The G.O details in which Government accorded its approval.		
	VARIATION:		
31	Publication details of draft variation notification proposed in the Tamil Nadu Government Gazette.		
32.	Publication details of draft variation notification proposed in the district Gazette.		
33	Republication details by the Local Planning Authority. As prescribed under reference 15 of master plan rules.		

Executive Authority
Sankarankoil Local Planning Authority.
Sankarankoil

Deputy Director of
Town and Country Planning,
Tirunelveli.2

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LIST OF MAPS

I. LOCATION MAP

II. EXISTING LAND USE MAP

III. PROPOSED LAND USE MAP

SANKARANKOIL MASTER PLAN

PREFACE :

Under the provisions of Town and Country Planning Act, 1971 a Master Plan was prepared for Sankarankoil Local Planning Area and the Government in their orders G.O.Ms.No.851, H&U.D. Department dated 27.07.1990 accorded approval under section 28 of the said Act. The approval of the Government was published in Tamil Nadu Government Gazette Part II Section 2 dated 22.08.1990.

According to Section 32(2) (b) of the Act, once in ever five years after the date on which the Master Plan for an area comes into operation, review of Master Plan has to be taken up and the modified Master Plan has to be submitted for approval of the Government. Since five years have completed after the Sankarankoil Master Plan has come into operation, the review of Sankarankoil Master Plan has been taken up.

The Master Plan for Sankarankoil Local Planning Area was prepared covering the entire area of the Municipality. Subsequently 10 Detailed Development Plans were prepared under the provisions of Town and Country Planning Act 1971, and also were approved under section 29 of the Act. The 10 Detailed Development Plans cover 1015.92 hectares i.e. nearly 80% of the town area and the proposals for the areas covered under Detailed Development Plan were retained and for the rest of the area that is 224.07 hectares of land, the usual methodology for Master Plan has been adopted.

The Modified Master Plan has been consented vide G.O.Ms. No. 315 H&UD Department Dated 10.08.1998 under the section 24(2) of the Act 1971.There is no objections received from public on the notification of

consent order published in Tamil Nadu Government Gazette and Daily news papers. The advise was received from Commissioner of Town and Country Planning, Chennai for submitting this master plan for sanction under section 28 of Act 1971.According to this instruction the Master Plan is submitted for sanction vide Resolution No. 314 of Sankarankoil Local Planning Authority Dated. 29.10.2004.

CHAPTER – I

SANKARANKOIL – A PROFILE

LOCATION :

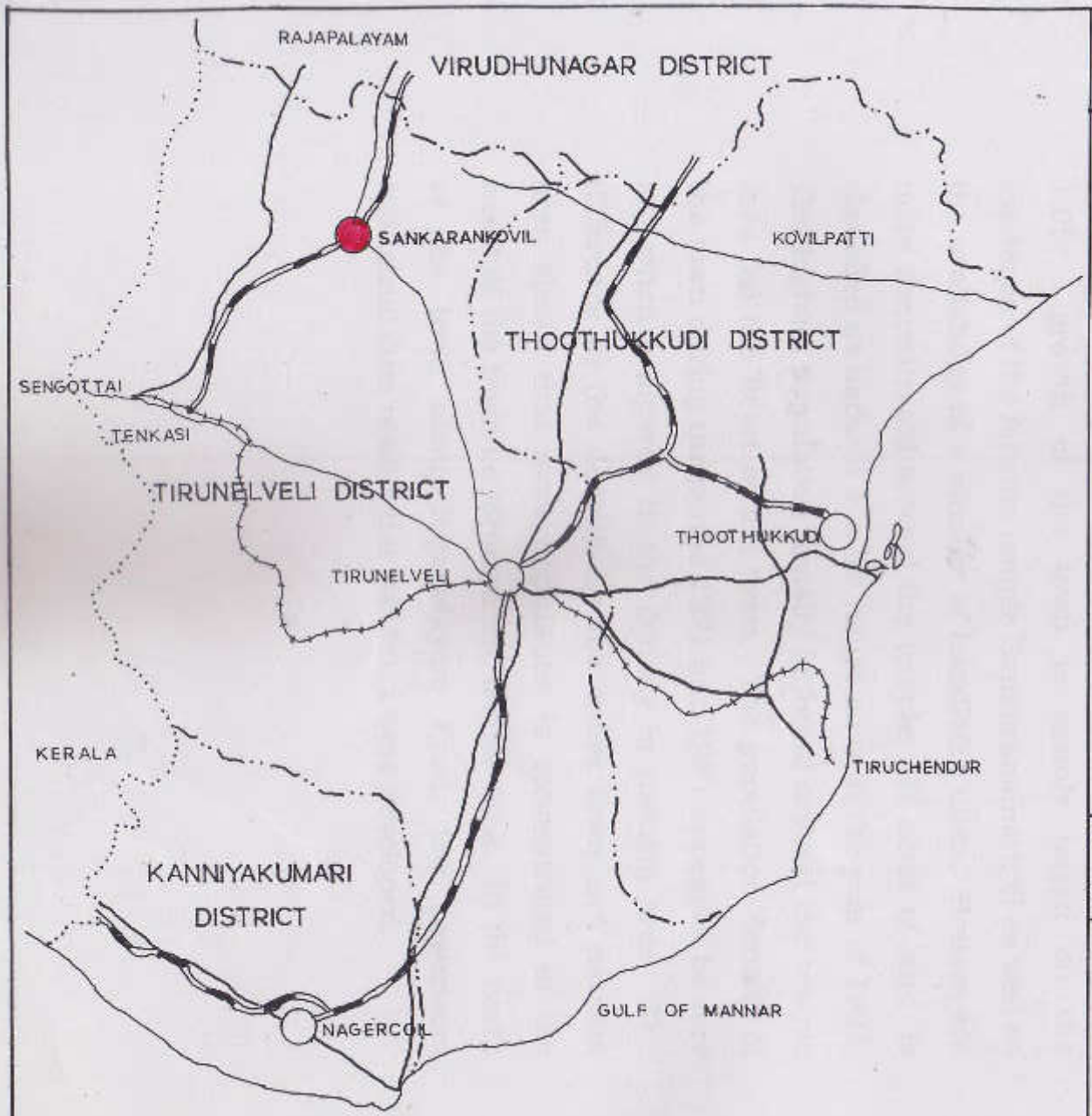
1.01. Sankarankoil is a second grade Municipal Town, located on the northern part of Tirunelveli District. It is one of the pilgrim centers in the southern part of TamilNadu State. It lies between 90° 9' and 90° 12' on the northern latitude and between 77° 31' and 77° 35' on the eastern latitude. It is situated 45 kms. South of Srivilliputhur, 19kms. west of Kalugumalai, 52kms. north of Tirunelveli, the District Headquarters town, and 14kms. east of Puliyangudi. The metre gauge railway line connecting Tenkasi and Virudhunagar passes through this town now which is being converted from Metre gauge into Broad gauge. Map No.1 shows the location of Sankarankoil Town.

1.02. The growth of Sankarankoil Town has a direct bearing on the location of the Sankaranaianar Temple. The temple was built by the King Ukkaramapandian in the first half of the 11th century. During the later half of the 12th century, the King Seramanpandian enlarged the temple.

1.03. The village was surveyed in the end of the 19th century and the village map was published in 1901.

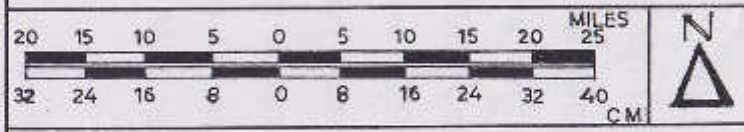
MAP NO.1

LOCATION MAP



LEGEND:

- STATE BOUNDARY
- DISTRICT BOUNDARY
- NATIONAL HIGHWAY
- OTHER ROADS
- RAILWAY LINE (M.G)
- RAILWAY LINE (B.G)
- SANKARANKOVIL



OFFICE OF THE DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING, TIRUNELVELI REGION

TIRUNELVELI-2

POPULATION GROWTH

1.04. The town was a Panchayat Board up to the year 1964, It was upgraded as a third grade Municipality on 01.04.1964 and again it was elevated as a second grade municipality on 31.11.1978. As per the 1981 census, the population of the town was 42,084 as against 32,994 as per the 1971 census. The increase in population between 1971 and 1981 accounted to 9090 i.e. 28% This shows that the town is growing rapidly when compared to the population growth of the Tirunelveli District. Table No.1 shows the population in various decades of the town.

1.05. growth of the town is mainly based on the existence of the famous temple Sankaranainarkoil as well as the availability of a number of handloom units. Houses are more concentrated around the temple. 87 acres of land is classified as natham 1.e. for house sites in the year of 1901. The highest population density is found around the temple area (ie) the heart of the town. The population density of the town during the period 1971 and 1981 appear to be very low when compared to the density in natham area. The difference in the density for the entire town and natham area shows that more population is concentrated in the heart of the town i.e. around the temple area. In the north of the town along Rajapalayam Road, few powerloom industrial cum residential buildings were developed.

1.06. The number of houses in 1971, 1981 and 1991 were 6406, 8417 and 13894 respectively. The size of household was 5.15 persons and 4.81 persons per household during 1971 and 1981 respectively.

TABLE –1

Population in Sankarankoil Town During 1941-1991

Year	Persons	Increases in Population	Variation
1941	16,923	--	--
1951	21,904	4,981	(+) 29.43
1961	24,088	2,184	(+) 09.97
1971	32,994	8,906	(+) 36.99
1981	42,084	9,090	(+) 27.55
1991	48,739	6,655	(+) 15.81

OCCUPATIONAL PATTERN

1.07. The occupational pattern of 1971 and 1981 census reveals that the secondary sector predominates other activities during 1971 and the tertiary sector dominates during 1981. Occupational pattern relating to the census 1971 and 1981 are given in the Table 2 below.

TABLE -2

Occupational Pattern in Sankarankoil Town 1971-81

Name of Category	1971			1981		
	Persons	% to total workers	% to total population	Persons	% to total workers	% to total Population
Primary sector	1995	15.40	6.00	2416	13.88	5.74
Secondary sector	5927	45.80	18.00	2876	16.51	6.83
Tertiary Sector	5038	38.80	15.30	12120	69.61	28.80
Total Workers	12960	100.00	39.30	17412	100.00	41.37
Non Workers	20034	--	60.28	24672	--	58.63
Total Population	32994	--	100.00	42054	--	100.00

1.08. The occupational pattern in the town clearly shows that there is not much difference between 1971 and 1981 census in primary sector. In the Secondary sectoral activities, the percentage of persons engaged in this category is reduced by 29.29% during 1971 to 1981, whereas the percentage to total workers in tertiary activities had increased by 31%.

EXISTING LAND USE

1.09. In order to assess the land use break-up of the town a land use survey was conducted in August 1995 and a land use map was also prepared as presented in Map 2. The existing land use break up of the town is given below in Table – 3.

TABLE –3

Land use break up in Sankarankoil Town 1995

Sl.No.	Uses	Developed areas in Hectares	% to the developed area	% to total area
1.	Residential	195.72.00	65.30	15.78
2.	Commercial	14.60.00	4.87	1.17
3.	Industrial	63.73.00	21.26	5.13
4.	Educational	12.53.50	4.18	1.00
5.	Public and Semi Public	13.15.50	4.39	1.06
	Total	299.74.00		
Undeveloped Area				
6.	Water bodies and roads	215.75.00	--	17.42
7.	Agriculture use (wet & dry)	724.51.00	--	58.44
	Total	1240.00.00	100.00	100.00

1.10. From the table it is seen that out of the total area of 1240 hectares of land, only 299.74.00 hectares of land constitutes the developed area, which works out to be 24.14% of the total area. The undeveloped area accounts to 940.26 hectares which works out to be 75.86% of the total area.

RESIDENTIAL USE

1.11. In the developed area, residential use dominates with 65.30% followed by industrial use with 21.26%, commercial use 4.87% public and semi public use with 4.39%, and educational use with 4.18%. The intensity of developments are almost around the temple Sankaranainarkoil. There are ribbon developments of residential use along the Tirunelveli – Rajapalayam Road. Due to the lack of road network, developments of the town are restricted considerably.

COMMERCIAL

1.12. The commercial activity of the town is concentrated in the centre of the town. The commercial activity is not well distributed. The commercial activities have concentrated around the temple. The commercial activities are divided as follows :

i. Wholesale Establishments
ii. Mandies
iii. Retail shops

1.13. This town has a service center serves for all the surrounding villages. The people of surrounding villages as and when they visit the temple on Fridays, procure their requirements from wholesale or retail shops. Apart from other agricultural produce of the surrounding villages chillies in huge quantities are purchased and stored in mandies and are exported outside. The mandies are situated in heart of the town. The mandies play a great role in commercial activities of the town as the export quality of chillies are also sold from the mandies.

1.14. In general the wholesale shops, mandies and shops are situated thickly in one area. This state of affairs creates traffic congestion in the town. Reorganisation of commercial centers is an urgent necessity for the town.

INDUSTRIES

1.15. Industrial growth in the town is significant when comparing to other uses in the town. The predominant industries in the town are handlooms. For the past two or three decades, handloom industries are in existence in the town. In view of the demand in cotton production, two ginning factories have come up here. Apart from 2000 power loom units at present, more than thousand families are engaged in handloom weaving also.

SERVICE INDUSTRIES

1.16. Service industries, like motor and tractor repairs, motor winding also exist in this town. The total number of workers engaged in this industries are about 6000.

TRANSPORTATION

1.17. The town is well provided with roads and rail facilities. The railway station is located 1.50km away from the temple. Sankarankoil Railway station is situated between Virudhunagar and Tenkasi broad gauge line. Railway traffic in the line is quite low.

1.18. This town is provided with major District roads and other District roads. The Puliyangudi Road, Thiruvengadam Road and the Kalugumalai Road are maintained by the Highways Department. The details of the roads maintained by the municipality are shown in the Table 4 below : **TABLE –4**

Details on road in Sankarankoil Town 1995

Sl.No.	Type of Roads	Length	% to total Length
1.	Cement Roads	4.700 Km	13.42
2.	Tar Road	16.161 Km	46.14
3.	Metal Road	8.284 Km	23.65
4.	Gravel Road	5.880 Km	16.79
	Total	35.025 Km	100.00

1.19. Traffic flow is comparatively high on the roads viz. Puliyangudi Road, Rajapalayam road, Kalugumali Road and Tirunelveli Road.

1.20. The bus stand is located on the northern side of the Municipal office. The number of buses passing through the bus stand is nearly 80 per day. In peak hours i.e. morning 9.00 to 10.30 and evening 4.30 to 6.00 nearly 15 buses are accumulated at a time in the bus stand. The present bus stand is capable of accommodating 10 buses at a time. A new bus stand at Thiruvengadam Road is newly constructed but not in operation.

1.21. Lorry traffic flow in the town is low during the day time and normal in the night time. Truck terminal is absent in the town. The main through fare (i.e) Rajapalayam – Tirunelveli Road is more congested and too narrow and hence a bye-pass road is necessary for the above stretch.

WATER SUPPLY AND DRAINAGE

1.22. Drinking water is supplied in this town through protected water supply system. Three overhead tanks are available. The capacity of the overhead tanks are designed only to cater to the requirement of 10,000 population, 2935 house connections and 99 street connections were given by the municipality. In general, drinking water supply is not adequate in the town. The present system requires improvements.

1.23. Underground drainage system is not available in this town. Sullage water is disposed off by using carts. To improve the present insanitary conditions prevailing in the Town atleast open surface drainage systems should be implemented in the streets.

COMMUNITY FACILITIES

EDUCATION

1.24. The details of educational facilities available in this town are given in the Table 5 below :

TABLE –5

Educational Facilities in Sankarankoil Town – 1995

Sl. No.	Type	No. of Institutions	Strength		Total
			Boys	Girls	
1.	Hr. Sec. School	2	1600	1283	2883
2.	High School	2	677	442	1119
3.	Middle School	8	1915	1065	3520
4.	Primary School	11	1670	1608	3278
5.	Nursery School	15	--	--	963
	Total	38			11763

1.25. The above table reveals that out of the total 38 educational institutions, 2 are higher secondary schools, 2 are high schools, middle schools account to 8 number's primary schools account to 11 and nursery schools 15 numbers. The total students strength is about 11763.

1.26. The population of the town as per the 1991 census was 48739, and to students population is 11763. This puts the percentage of student population to 24%. In general, 40% of the population, will be in the age group of 5 to 16. While applying this standard, the student population shall be around 19,000. But the actual strength is only 11763. Hence effective steps shall be taken to increase of educational institutions to absorb students.

MEDICAL

1.27. There are 8 medical institutions exists in the town to cater to the health needs of the town. Of them one is maintained by the Government and others by private. Totally about 92 beds are available in all the hospitals, General medicine, general surgery, child health, gyneaecology are the departments available now. More specialized departments with expansion of hospital buildings in the Government Hospital are necessary to cater to the needs of the future population.

READING ROOMS

1.28. Three major libraries are available for the public. One being run by the District Library Authority. One by the Sankaranainarkoil Trust and another by the Municipality.

PUBLIC RADIO

1.29. Public radios are installed in eight different localities for the use of the public.

ADMINISTRATIVE SET UP

1.30. The Government in their order G.O.Ms.No.363 dated 14.02.64 constituted the erstwhile Sankarankoil Panchayat Board into third grade Municipal Town. Later this small town was elevated to a status of second grade Municipal Town in G.O.Ms.No. 1740 dt. 13.11.78. This town has been divided into 24 election wards.

REVENUE AND EXPENDITURE

1.31. The revenue and expenditure of the Municipality were Rs. 1,15,95,140 and Rs. 1,11,47,921 during 1993-94 and 1994-1995 respectively.

LOCAL PLANNING AREA AND LOCAL PLANNING AUTHORITY

1.32. Sankarankoil Municipality has been declared as Sankarankoil Local planning Area under section 10(1) of the Town and Country Planning Act 1971 was notified in G.O.Ms.No.2057 RD&LA dated 20.09.73. The same Local Planning Area was confirmed under section 10(4) of Town and Country Planning Act 1971 in G.O.Ms.No.675 RD&LA dated 16.3.74. Sankarankoil Local Planning Authority was constituted under section 11(1) of the Town and Country Planning Act 1971 in G.O.Ms.No.650 and 651 RD&LA dated 08.04.75.

1.33. The Chairman, Members and Executive Authority of the Sankarankoil Municipality will be the Chairman, members and Executive Authority of the Sankarankoil Local Planning Authority.

I.U.D.P AND M.U.D.F. PROGRAMMES

1.34. The Sankarankoil Municipality has executed the following projects availing loan assistance under IUDP and MUDF.

I. IUDP

PROJECTS DETAILS

There is one project sanctioned under IUDP. The construction of a new bus stand at an estimated cost of Rs. 25 lakhs. The work has been completed .

II. MUDF

PROJECT DETAILS

Sl. No	Name of Project	Sanctioned amount in Lakhs	Present Stage
1.	Improvements to daily market	10.00	Project completed and put into use.
2.	Street lights	3.00	"
3.	Open surface drainage	3.20	"
4.	Improvement to burial ground	1.50	"
5.	Garbage disposal	7.00	"
6.	construction of new mofussil bus stand	25.00	"
	Total	49.70	"

CHAPTER 2

DEVELOPMENT POLICY

Economy of the Town

2.01 The economy of the town is mainly based on handloom industries. But owing to certain imbalances prevailing in the handloom markets, there is a tangible need to convert the handlooms into power looms. This may result in the mushroom growth of power loom industry in the vulnerable part of residential areas. Hence development of power loom industries may be controlled as may be necessary.

Road Development

2.02 The road pattern available since 1901 is still continuing in this town and no new inner link roads or bye pass road is formed. So proposals for formulating link roads and inner link roads are to be formulated.

Water supply

2.03 Apart from the temple area there is much scope for the development of residential colonies beyond the core of the town, in line with the other concommittant uses such as industrial and commercial activities. Non availability of adequate drinking water is one of the limiting factors of urbanisation. Therefore appropriate measures shall be thought of for augmenting drinking water supply system.

Land Value

2.04 Beyond the natham area the land value is considerably less. This is one of the favourable factors for the scope of urbanisation.

Commercial Activities

2.05 Sankarankoil is the market for export quality of chillies. This accelerates influx of floating population towards the town. The impact will be felt in the increase of additional Godown facilities and wholesale marketing facilities, which inturn increase the scope of urbanisation.

Fairs and festivals

2.06 More than 3 lakhs population will gather in the town during the Adi Tapasu festival, which will be celebrated during the month of July-August . Again about one lakh population will gather during the festival days viz. Chitra Thiruvizha, Thirukalyanam, Arudra festival and during yearly cattle fairs. The influx of more population will reflect in the need of more facilities such as boarding, lodging etc.

2.07 Developmental activities are active only in the northern area which consist of two survey numbers only. In the recent years significant spurt in commercial activities is seen. As seen from the population growth, it can be understood that the town is growing at an uniform space and that the under employment is more in the town where as unemployment is less considering the local population.

2.08 The objective is to optimise the use of lands and resources available, so that more employment opportunities can be generated and arrest further migration to major urban centres. It is necessary to promote handicrafts, cottage and rural industries, diary, poultry farms, employment in construction infrastructure facilities such as housing, roads buildings maintenance, irrigation works and trade and commerce are also possible.

Population forecast

2.09 The anticipated population for the town in he year 2011 was worked out by various methods at detailed below in table No.6.

Table – 6

Population estimates for Sankarankoil Town – 2011

S.No	Method	Estimated Population in 2011
1.	Geometrical method	74881
2.	Incremental increase method	63472
3.	Exponential curve method	76780
4.	Parabolic curve method	77512

2.10 The population arrived at by the geometrical method gives an average result and it is to be adopted for large cities which have reached their maximum level. Incremental method gives better results for old cities. Exponential curve method gives more population and as far as the Sankarankoil town is concerned the exponential curve method is considered more suitable and hence it is adopted. The population for 2011 is arrived as 76780 and it bas been rounded to 77000 for planning purposes.

Occupational Pattern

2.11 To estimate the future work force, the participation rate and percentage of works force in various sectors of economy are taken into consideration. The suggested occupational break up for the year 2011 is detailed below.

Table – 7

Estimated occupational pattern in Sankarankoil Town 2011

Sector	Percentage of workers in the total workers		
	1971	1981	2011
Primary	15.40	13.80	15.00
Secondary	45.80	16.51	18.00
Tertiary	38.80	69.61	67.00
Total	100.00	100.00	100.00

2.12 The ultimate population anticipated for the year 2011 is 77000. It is assumed that the working age group will constitute 60% of the population and thus the workers arrived are 46200. On this assumption, the anticipated work force in the town is given in table 8 below.

Table – 8

Economic activities of workforce anticipated in 2011

Economic activities	Proposed working Force % in 2011	No. of workers in 2011
Primary	15.00	6930
Secondary	18.00	8316
Tertiary	67.00	30954
	100.00	46200

2.13 It is further assumed that the entire work force shall be employed due to various socio economic considerations and in view of the fast growing power loom industries.

Land use requirements

2.14 The land use requirements are assessed by studying the existing land use pattern of the town. The percentage of land use break up proposed in the year 2011 is shown in Table 9.

Table – 9

Land use break up for Sankarankoil Town 2011

Sl.No	Use	Land use break up suggested percentage in developed area
1.	Residential	50
2.	Commercial	10
3.	Industrial	33
4.	Education	4
5.	Public and Semi Public	3

Assessment of requirement

2.15 The aim of the studies so far made is to design and prepare a development plan which will serve as a physical framework for regulating the future development of Sankarankoil town. A suitable design on scientific principles can help to create a health and hazardless environment, and it is the ultimate aim of this development plan.

CHAPTER -3

ANALYSIS AND ASSESSMENT

3.01 The analysis and assessment will be normally dealt in the following heads.

i. The plan period
ii. Assessment of future population
iii. Assessment of future land requirement
iv. Circulation pattern and land use

Plan Period

3.02 It is an accepted formula to fix up a period of 15 to 20 years. To assume and assess the future requirements 15 years is neither too short nor too long. Hence the plan period has been fixed as 15 years and the requirements are worked out for the year 2011.

Assessment of future population

3.03 The master plan proposal for Sankarankoil town is worked out to the town limit only. At present the population density varies from area to area. In the central area higher density is experienced and in the outer area the density is sparse. However taking into account of the charactertics of the town, the design population for the town for the year 2011 has been arrived by projecting the population using exponential curve method. As stated already the design population for the year 2011 is arrived as 77000 and the proposals are drawn up accordingly. Usually the area required for different land uses proposed for future population

will be worked out taking into account the population under various occupational sector, and the land use requirement for the entire town.

3.04 The master plan for Sankarankoil Local Planning Area was sanctioned by the Government in G.O.Ms.No. 851 H &UD Department dt. 27.7.90. 10 detailed development plans were prepared by the Sankarankoil Local Planning Authorities, and all the Detailed Development Plans were sanctioned by the Director of Town and Country Planning The details of the Detailed Development Plans are given in Table 10 below.

Table – 10

Details of Detailed Development Plan in Sankarankoil LPA 1995

S.No	Name of the D.D.Plan	Area in hectares	Details of sanction order/ consent order by DTCP
1.	No. I	60.31.32 Approved	Roc.No.19368/92 DP2 dt. 18.10.93
2.	No.II	86.62.72 Approved	54133/93 DP2/4.8.94
3.	No.III	78.53.12 Approved	32825/99 DP2/20.03.2000
4.	No. IV	76.50.72 Approved	38559/94 dt. 22.4.95
5.	No. V	134.79.82 Approved	38560/94 dt. 22.4.95
6.	No. VI	103.22.00 Approved	26352/92 dt. 3.2.94
7.	No.VII	83.38.88 Approved	41518/93 dt. 27.1.94
8.	No.VIII	94.75.00 Approved	33268/92 dt. 18.1.94
9.	No.IX	126.18.78 Approved	10296/94 dt. 31.3.94
10.	Railway area D.D.Plan	171.59.00 Approved	40564/86 dt. 15.3.89
	Total area	1015.92.56	

Proposed land use breakup for non Detailed Development Plan Area

3.05 Out of the total town area of 1240.00 hectares, 1015.92.56 hectares of land has been covered by the detailed Development Plans and hence the master plan land use proposals cover an area of only 224.07.44 hectares. Further the master plan area lies in the central part of the town where residential and commercial activities are concentrated. The proposed land uses are given in Map 3 and proposed land use break up is given below in Table 11.

Table –11

Proposed land use break up for Sankarankoil town (Nondetailed development plan area) – 2011

Sl.No	Land Uses	Area in Hect.	% to total Master Plan area
1.	Residential	106.31.94	47.36
2.	Commercial	25.36.00	11.32
3.	Industrial	49.01.50	21.88
4.	Educational	00.22.50	0.18
5.	Public and Semi Public	20.28.00	09.05
6.	Water bodies	8.50.00	3.57
7.	Roads	14.37.50	6.64
	Total	224.07.44	100.00

3.06 The overall proposed land use break up of Sankarankoil Town for the year 2011 is given in Table 12.

Table – 12

Proposed land use break up of Sankarankoil Town – 2011.

Sl.No	Land Uses	Extent (In hectares)	Percentage to the total area
1.	Residential	332.69.60	26.83
2.	Commercial	32.07.59	2.88
3.	Industrial	214.96.95	17.33
4.	Educational	14.04.50	1.13
5.	Public and Semi Public	32.98.82	2.66
6.	Agricultureal	331.14.64	26.69
7.	Water bodies	176.16.99	14.20
8.	Transportation	105.90.91	8.28
	Total	1240.00.00	100.00

FINANCE AND IMPLEMENTATION

3.07 The Master Plan proposed land use map indicate the developments such as residential areas, commercial areas, industrial areas. Different category of works shall be implemented by corresponding government departments or private agencies concerned. These developments shall be

regulated in accordance with the provision mentioned in the zoning regulations. The finance for the development shall be sought through the corresponding departments in their annual expenditure programmes or the Local Planning Authority may avail the financial assistance under MUDF and IUDP funds. The Local Planning Authority shall do the necessary base works and coordinating works for implementing the new proposals contemplated in this master plan.

CHAPTER IV-A

Zoning regulations and controlling of development

4.1 In order to implement the proposals contained in the master plan certain essential and important zoning regulations have to be framed and enforced.

4.2 Every development within the area covered by the Master Plan for Sankarankoil Local Planning Area shall conform to the regulations prescribed hereunder.

Proposed land use zoning are shown in the proposed land use map itself. The uses permissible under the various use zones are given separately in the Annexure – A as per the G.O.Ms.No. 1730 RD&LA dt. 24.7.74.

The uses permissible in various locations and its survey numbers are also given in the Annexure – B.

i. All lands and premises listed in the use zone 1(a) shall be deemed to be zoned under primary residential use zone (PR).

ii. All lands and premises listed in the use zone 1(b) shall be deemed to be zoned under mixed residential use zone (MR).

iii. All lands and premises listed in use zone II shall be deemed to be zoned under commercial use zone (C).

iv. All lands and premises listed in use zone III shall be deemed to be zoned under controlled industrial use zone (IC).

v. All lands and premises listed in use zone IV shall be deemed to be zoned under educational use zone (E).

vi. All lands and premises listed in use zone V shall be deemed to be Zoned under public and semi public use zone (PS).

vii. All lands listed in use zone VI shall be deemed to be zoned under agricultural use zone (AG).

CHAPTER IV –B

Sankarankoil Local Planning Authority – Master Plan

Planning Permission regulations

For the implementation of the plan by the Local Planning Authority zoning regulations are absolutely essential. The already approved zoning regulations by the Government in their G.O.Ms.No. 1730 Rural Development and Local Administration Department dt. 24th July 1974 and subsequent amendments to be made to this G.O. as given in the annexure and enclosed in the report shall apply for this local planning authority. The grant or refused of planning permission shall be as per above zoning regulations.

The notification issued under the Tamil Nadu District Municipalities Act 1920 delineating the areas for industrial use shall be allowed to develop as such except for the areas proposed for specific uses as contemplated in this Master Plan proposals for which the zoning regulations as in the appendix shall apply.

No person shall carryout any developments as defined in section 2(13) of the Town and Country Planning Act 1971 without the written permission of the Local Planning Authority.

Any site approval or planning permission for any development under these rules, regulations shall not absolve the applicant of his responsibility to get clearance of permission under other acts, rules.

While granting permission the Local Planning Authority may impose such restrictions and conditions as may be necessary under these rules.

No land premises or building shall be changed or put to a use not in conformity with the provisions of these rules.

In the case of areas comprised in a detailed development plan consented/approved under the Town and Country Planning Act 1971 the developments in these areas shall be in conformity with the detailed development plan and regulations as per the provisions contained in the respective detailed development plans.

Where for an area detailed layout plan of land development has been approved by the Local Planning Authority with the approval of Director of Town and Country Planning, the zone on such layout plan shall be applicable and the developments in the area shall be regularized according the rules subject to such conditions as may be prescribed in such layout conditions.

The permission for any layout shall be granted by local planning authority with the prior approval of the Director or his authorised officer subject to such conditions and regulations as may be stipulated by him.

The multistoried building shall be permitted only along roads, abutting the roads having a minimum width of 18m by the LPA with prior approval of the Director of Town and Country Planning subject to such conditions as may be prescribed by the Director of Town and Country Planning.

The layout sub divisions of land for building purpose shall be carried out only in accordance with the provisions as specified in the approved layout.

Development Charges

Every developer intending to develop an area shall obtain planning permission from local planning authority on payment of development charges at the rate fixed under the act and rules.

Variations

Any variation to the zoning regulations or variation to any of the clauses contained in the master plan regulations shall be effected as per the provision under section 32 of the Town and Country Planning Act 1971.

In so far as the lands included in the master plan, they shall be deemed to have been excluded from residential areas notified under section 89 of the Tamil Nadu Public Health Act 1939 and also from the Industrial areas notified under Tamil Nadu District Municipalities Act 1920 and the land and building users shall be regulated under the Town and Country Planning Act and development plans.

The land use schedule as given in Annexure – B is the final statement with respect to land use development irrespective of the colour indications as shown in the map which is only guidance.

For easy reference a number wise land use schedule has been prepared and given in Annexure-C.

Executive Authority
Sankarankoil Local Planning Authority
Sankarankoil.

Regional Deputy Director of
Town and Country Planning,
Tirunelveli.2

ANNEXURE - 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**

Read :

1. G.O.Lr.No. 28332/MD/73-1 RD&LA dt 7-3-73
2. From the Director of Town & Country Planning Lr. No. 10989/73 SM dt. 21-3-74.
3. From the Member secretary/ Madras Metropolitan Development Authority D.O.Lr.No. 1983/74-ADI dt 19-5-74.

ORDER:

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

1. Residential use zone
2. Commercial use zone
3. Industrial use zone

4. Educational use zone
5. Public and semi public use zone
6. Agricultural use zone

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

1. Primary Residential use zone and
2. Mixed residential use zone

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

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

2. 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) (g) through the master plans and detailed development plans respectively. He has recommended that the draft zoning regulations may be approved and communicated to the Local Planning Authorities for adopting as part of the Master Plan for proper land use planning and control in addition to other regulatory measures and that as for the Madras Metropolitan area, a copy of the regulations may be sent to the Member –Secretary, Madras

Metropolitan Development Authority for adoption as part of the Metropolitan Development plan with such notification as may be necessary, in consultation with him (the Director) and the Government.

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

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

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

/By order of the Governor/

MM. RAJENDRAN
SECRETARYTO GCVERNMENT

/TRUE COPY/

ANNUXURE – B

USE ZONE REGULATIONS

1(a) PRIMARY RESIDENTIAL USE ZONE (PR)

Uses Permitted:-

1. All residential buildings including single and multifamily dwellings, apartment dwellings and tenements together with appurtenances pertaining there to.
2. Professional consulting offices of the residents and other incidental uses there for.
3. Petty shops dealing with daily essentials including retail provisions, soft drinks, cigarettes, newspapers, milk kiosks, cycle repair shops and single person tailoring shops.
4. Hair dressing saloons and Beauty parlours
5. Nursery and Primary schools
6. Taxi and Auto rickshaw stands and
7. Parks and Playfields.
8. Storage of domestic cooking gas cylinders (Vide G.O.Ms.No.457H & UD Dept. Dated. 01.06.1989)

I(b) Mixed Residential use zone . (MR)

Uses Permitted

1. All uses permitted under use zone I(a) ie., Primary residential use zone.
2. Hostels and single person apartments.
3. Community halls, kalyana Mandapams, religious buildings welfare centres and gymnasia.
4. Recreation clubs, Libraries and Reading rooms.

5. Clinics, Dispensaries, and nursing homes.

6. Government, Municipal and other institutional sub-offices.

7. Police stations, Post & Telegraph offices, Fire stations and Electric sub stations.

8. Banks and Safe deposit vaults.

9. Educational Institutions excluding colleges.

10. Restaurants, residential hostels and other board and lodging houses.

11. Petrol filling and service stations.

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

13. Vegetable, fruit, flower, fish, 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 13.3.62.

II. COMMERCIAL USE ZONE –

Uses permitted

1. All uses permitted in use zone 1(a) and 1(b) (ie) residential use zones.

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

3. Business offices and other commercial and financial institutions.

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

5. Cinemas, Theatres and other commercial entertainment.

6. Research, experimental and testing laboratories not involving danger of fire, explosion or health hazards.

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

8. Automobile repair shops and garages.

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

10. Manufacturing and service establishments and commercial uses using electric motors not exceeding 50HP for use incidental to the commercial activities permissible in the zone. (As per the letter of joint Secretary to Government Housing and Urban Development Department, Chennai Letter No.120/96 UD IV (i) 93-4 dated 2.8.93 addressed to Director of Town and Country Planning, Chennai.)

III INDUSTRIAL USE ZONE

Use zone III(a) controlled Industrial use zone (IC)

Use permitted

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

2. Industries using electric power not exceeding 130HP (L.T maximum load) but excluding industries of abnoxious 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 that these industries may use steam, oil or gas power during periods of power shortage or failure.

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

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

USE ZONE III(b) GENERAL INDUSTRIAL USE ZONE:

Uses permitted

1. All commercial uses issued under use Zone 1(a) 1(b) and 2 ie. Residential and commercial use zones.
2. All industries without restrictions on the horsepower installed or type of motive power used excluding those of obnoxious hazardous nature by reason of odours liquid effluent dust smoke gas vibration etc. or otherwise likely to cause danger or nuisance to public health or amenity.
3. Hotels restaurants and clubs or places for social intercourses 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.

III© SPECIAL INDUSTRIAL AND HAZARDOUS USE ZONE:-

Uses permitted:

1. All cCommercial uses listed under use zones 1 and 2 ie. Residential and commercial use zones.

2. All industries permissible in the use zone III(a) and III(b) ie. Controlled and general industrial use zones.

3. All uses involving storage handling manufacture or processing of highly combustible or explosive materials

or products which are liable to burn with extreme rapidity and/ or which may produce poisonous fumes or explosion.

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

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

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

7. Melting or processing tallow or sulpur.

8. Storing handling or processing of manure offal blood bones rags hids fish horns or skin.

9. Washing or drying wool or hair.

10. Making fish oil.

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

12. Manufacturing or distilling sago and artificial manure

13. Brewing beer manufacturing by distillation arrack or sprit containing alcohol whether denatured or not.

14. In general any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in the use zones III(a) and III(b) ie. Controlled industrial and the general industrial use zones.

15. Hotels restaurants and clubs or places for social intercourse recreation and workship 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 (E) -

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) ie., primary residential use zone.

3. Hostels and single person apartments.

4. Recreation clubs, libraries and reading rooms and

5. Restaurants

V. PUBLIC AND SEMI PUBLIC USE ZONE (P.S) Use zone

Uses permitted

1. Government and Quasi Government offices

2. Art calleries, museums, acqaris and public libraries

3. Hospitals, sanitories and other medical and public health institutions

4. Harbour, airport, and flying club

5. Organised parking lots and bus and taxi stands

6. Parks, playfields, swimming pools, stadium, zoological gardens,exhibition grounds and other public and semi public open spaces and

7. All uses permitted in the use zones 1(a) and 1(b) ie., the residential use zones.

VI. AGRICULTURAL USE ZONE (AG)

Uses permitted

1. All agricultural uses
2. Farm houses and building for agricultural activities
3. Rural settlements with allied uses
4. Public and private parks, playfields, gardens, caravan and camping sites and other recreational uses.
5. Diary and cattle farms
6. Piggeries and Poultry farms
7. Water tanks and reservoirs
8. Sewage farms and garbage dumps
9. Airports and broad coasting installations
10. Forestry
11. Cemetries, 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 crushing and quarrying and
17. Sand, clay and gravel quarrying

LANDUSE SCHEDULE - ANNEXURE 'c'

USE ZONE :-

Comprising S.Nos. 1 to 830. SANKARANKOIL VILLAGE

1(a) Primary Residential Use (PR)

PR.1 S.No. 368 Pt.,

1(b) Mixed Residential Zone (MR)

MR.1 S.Nos. 368 Pt.,

MR.2 S.Nos.273pt., 274A pt ., 274B pt., 275 A pt., 275B pt., 276, 277pt., 368 pt.,

MR.3 S.Nos. 278 A pt., 278B pt.,

MR.4 S.Nos. 300 pt, 302 pt., 303, 304 pt., 305A, 305B part., 305C, 306A pt., 306B, 307A pt., 307B, 307C, 307D, 308A, 308B, 309, 310, 311A, 311B, 311C, 311D, 311E, 311F, 312A, 312B, 313A, 313B, 313C, 313D, 314, 315, 316pt., 317pt., 318pt., 342A pt., 343A pt.,

MR.5 S.Nos. 296 pt., 297 pt, 298, 299 pt., 301 pt., 320A pt., 321 pt.,

MR.6 S.Nos. 319 B pt., 337, 338, 339, 341, 342B pt., 342C pt., 343B pt., 344pt., 345pt., 346pt., 347pt., 348, 349, 350, 351, 352, 353, 354, 355, 357, 358, 359, 364 pt.,

MR.7 S.Nos. 332A, 334 pt., 335pt., 336pt.,

MR.8 S.No. 290 pt.,

II. Commercial use zone (C)

C.1 S.No. 368 pt.,

C.2 S.Nos. 273 pt., 274A pt., 274 B pt., 275A pt., 275B pt., 277 pt., 368 pt.,

C.3 S.Nos. 278 A pt., 278 B pt.,

C.4 S.Nos. 300 pt., 302 pt., 304 pt., 305B pt., 306A pt., 316 pt., 317 pt., 318 pt., 319A, 342A pt., 343A pt.,

C.5 S.Nos. 292, 293, 294, 295, 297 pt., 299 pt., 301 pt., 320A pt., 321 pt., 322, 332B, 333A.
C.6 S.Nos. 319B pt., 342B pt., 342C pt., 343B pt., 344 pt., 345 pt., 346 pt., 347pt.,
C.7 S.No. 334pt., 320B pt.,

III(a) Controlled Industrial use zone (IC)

IC. 1 S.Nos. 249, 250, 251, 252, 253, 254, 287, 288

IC.2 S.Nos. 296pt., 301 pt.,

IC.3 S.Nos. 290 pt., 291, 323,324,325,326, 328.

IC.4 S.Nos. 329B, 330B,331.

IC.5 S.Nos.320B pt., 333B, 334 Pt., 335 pt, 336 pt.

IC.6 S.Nos. 342B pt., 362.

III(b) General Industrial use zone:

NIL

III© SPECIAL INDUSTRIAL AND HAZARDOUS USE ZONE:-

NIL

IV.Educational use Zone (E)

E.1 S.No. 307Apt,

E.2 S.No. 299 pt.,

E.3 S.No. 346 pt.,

V. Public and semi public (P&S)

PS.1 S.No. 274B pt.,
PS.2 S.No.297 pt., 320A pt.,
PS.3 S.No. 346 pt.,
PS.4 S.No. 356,360,361,363,364 pt., 365.

VI. Agriculture use zone (AG)

AG.1 S.Nos. 329A, 330A.
AG.2 S.No. 346 pt.,

WATER BODIES

S.Nos. 289, 327, 340, 368 pt., 369A.

TRANSPORTATION

S.Nos. 152PT., 366, 367, 368pt., 738, 755, 756, 757,758, 759, 760, 761,762,763,764, 765, 766, 767,768,769,770, 771,772, 773, 774, 775 , 776, 777, 778,779, 780,781, 782,783, 784, 785, 786, 787,788, 789,790,791, 792, 793, 794, 795, 796, 797, 798,799, 800,801, 802, 803, 804, 805, 806, 807, 808, 826

DETAILED DEVELOPMENT PLANS.

DETAILED DEVELOPMENT PLAN NO.1(comprehensive variation approved)

S.Nos. 207, 208, 213, 214, 215PT., 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237 and 238 of Sankarankoil Village.

DETAILED DEVELOPMENT PLAN NO.2(APPROVED)

S.Nos. 139A,140A, 141A, 157A,161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177A, 178, 179, 180, 181, 182, 183A, 184A, 194A, 195A, 196, 197A, 198, 199, 200, 201, 202, 203, 204, 205, 206, 209, 210, 211, 212, 215 pt., of Sankarankoil Village.

DETAILED DEVELOPMENT PLAN NO.3 (APPROVED)

S.Nos. 83, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110,111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123A, 123B, 124A, 124B, 125,126,127, 128, 129, 130A, 130B, 131A, 131B, 132, 133, 134, 135, 136, 137, 138A, 138B, 822, 823, 824, 825 of Sankarankoil Village.

DETAILED DEVELOPMENT PLAN NO.4. (APPROVED)

S.Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35,36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49,

50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66,67, 68, 69, 70, 71, 72, 73, 74,75,76,77, 78, 79, 80, 81, 82, 84 and 739 of Sankarankoil Village.

DETAILED DEVELOPMENT PLAN NO.V (APPROVED)

S.Nos.369B, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410,411, 412, 413 to 489, 491, 492, 493, 494, 497, 809, 810 of Sankarankoil Village.

DETAILED DEVELOPMENT PLAN NO.VI (APPROVED)

S.Nos. 490, 495, 496, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554A, 554B, 555 to 559, 563, 564A, 564B, 811, 812 of Sankarankoil Village.

DETAILED DEVELOPMENT PLAN NO.VII (APPROVED)

S.Nos. 560 to 562, 565A, 565B, 566A, 566B, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576A, 576B, 577, 578, 579, 580, 581, 582, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 736,737 of Sankarankoil Village.

DETAILED DEVELOPMENT PLAN NO.VIII (APPROVED)

S.Nos. 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605,606, 607, 608, 609, 610, 611, 612, 613, 614, 615 of Sankarankoil Village.

DETAILED DEVELOPMENT PLAN NO.IX (APPROVED)

S.Nos. 97, 98, 99, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734,735 of Sankarankoil Village.

RAILWAY AREA DETAILED DEVELOPMENT PLAN (APPROVED)

S.Nos. 139B, 140B, 141B, 142, 143, 144, 145, 146, 147, 148, 149, 150A, 150B, 150C, 151A, 151B, 151C, 151D, 151E, 151F, 151G, 152 pt., 153A, 153B, 153C, 153D, 153E, 154, 155, 156, 157B, 157C, 158/1, 158/2, 159A,159B, 160, 177B, 183B, 184B, 185, 186, 187, 188A, 188B, 189, 190, 191, 192, 193, 194B, 195B, 197B, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269,270, 271, 272, 279, 280, 281, 282, 283, 284, 285, 286, 368pt., 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 813, 814, 815, 816, 817, 818, 819, 820, 821, 827, 828, 829, 830 of Sankarankoil Village.

Executive Authority
Sankarankoil Local Planning Authority
Sankarankoil.

Regional Deputy Director of
Town and Country Planning,
Tirunelveli.2

Tamil Nadu Gazette Publication page No. 556
Part II Sec. I October 3, 1973.
Copy of:

Government of Tamil Nadu
Abstract

Local Planning Area – Sankarankoil – Declaration of Local Planning Area under section 10(1) of the Town and Country Planning Act 1971 – Preliminary notification issued.

RURAL DEVELOPMENT & LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms. No. 2057 Dated: 20.09.1973

Read

From the Commissioner, Sankarankoil Municipality
Letter 4733/77/A3 dated 2.8.73

ORDER :

It is proposed to declare the local areas specified in column (3) of the notification appended to this order forming a local planning area mentioned in the corresponding entry in column (2) there of to be a local planning area and to constitute for such local planning area a local planning authority. They appended notification will be published in English in the Tamil Nadu Government Gazette and republished in English and in Tamil in the Tirunelveli District Gazette.

2. The collector of Tirunelveli is requested to republish the notification in the District Gazette.

3. The Director of Translation, Madras is requested to arrange to have the notification translated into Tamil and forward the translation urgently to the collector.

4. The collector of Tirunelveli is requested to report to Government the date of republication of the notification in the District Gazette

/By order of the Governor/

C.G. Rangabashyam
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 Act 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby declares his intention to specify the local areas specified in column(3) of the table before to be a local planning area with the name specified in the corresponding entry in column (2) thereof.

Notice is hereby given that this notification will be taken into consideration again under sub-section (4) of the said section 10 on or after the expiry of two months from the date of publication of this notification in the Tamil Nadu Government Gazette and that any objection or suggestion which may be received from any inhabitant or any local authority or institution in the said local area with respect thereto before the expiry of the period a aforesaid will be, duly considered by the Government of Tamil Nadu. Objections and suggestions in writing, if any, should be addressed to the Secretary to Government, Rural Development and Local Administration Department, For St., George, Madras – 9.

THE TABLE

Sl.No	Name of Local Planning Area	Area forming the local planning area
		No. & name of revenue village
1	2	3
1.	Sankarankoil	32 Sankarankoil

/True Copy/

Copy of:

Government of Tamil Nadu
Abstract

Local Planning area – Sankarankoil – Declaration Notification under section 10(4) of the Tamil Nadu Town and Country Planning Act 1971 – Issued

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Rural Development and Local Administration Department

G.O.Ms.No. 675 Dated :16th March 1974
Read :
G.O.Ms.No. 2057, RDLA dated 20.9.73

ORDER :

A proposal notifying the intention of the Government to declare certain local areas forming a planning area, a local planning authority, was published at page 556 of Part II section 1 of the Tamil Nadu Government Gazette dated 31.10.73 for general information as required under sub-section (3) of section 10 of the Tamil Nadu Town and Country Planning ACt 1971 (Tamil Nadu ACt 35 of 1972) No 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 name specified in the corresponding entry in column (2) thereof.

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

/By order of the Governor/

C.G. Rangabashyam
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 Act 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby declares his intention to specify the local areas specified in column(3) of the table before to be a local planning area with the name specified in the corresponding entry in column (2) thereof.

Notice is hereby given that this notification will be taken into consideration again under sub-section (4) of the said section 10 on or after the expiry of two months from the date of publication of this notification in the Tamil Nadu Government Gazette and that any objection or suggestion which may be received from any inhabitant or any local authority or institution in the said local area with respect thereto before the expiry of the period a aforesaid will be, duly considered by the Government of Tamil Nadu. Objections and suggestions in writing, if any, should be addressed to the Secretary to Government, Rural Development and Local Administration Department, For St., George, Madras – 9.

THE TABLE

Sl.No	Name of Local Planning Area	Area forming the local planning area
		No. & name of revenue village
1	2	3
1.	Sankarankoil	32 Sankarankoil

Tamil Nadu Gazette Notification – Page No. 190
Part II Section 2 – Madras Wednesday 7,1975.

Copy of:

Government of Tamil Nadu
Abstract

Local Planning Authorities – Constitution - Notification under section 11(1)) of the Tamil Nadu Town and Country Planning Act 1971 – Issued

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Rural Development and Local Administration Department

G.O.Ms.No. 650 Dated :8th April 1975

ORDER :

The appended notification will be published in the TAMIL NADU GOVERNMENT GAZETTE.

/By order of the Governor/

R.Balasubramanian
Secretary to Government

/true copy/

APPENDIX
NOTIFICATION

In exercise of the powers conferred by proviso to sub-section (1) of section 11 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1973) the Governor of TamilNadu hereby declares the local planning authority of the local planning area specified below to be the local planning authority for such areas.

49. Colachel
50. Kuzhithurai
51. Padmanabhapuram
52. Kanniyakumari
70. Kadayanallur
71. Kovilpatti
72. Puliyankudi
73. Sankarankoil
74. Shencottah
75. Tenkasi
76. Courtallam
77. Tirunelveli

/true copy/

copy of:

ABSTRACT

Master Plan for Sankarankoil Local Planning Area – Consent of the Government to the publication of notice of prepartion of Master Plan – accorded

---

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 798 Date : 19.9.84
Read:

From the Director of Town and Country Planning Lr. Roc. No. 21816/83 MP1 dated 20.7.84

ORDER:

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

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

/By order of the Governor/

OM.Kumar
Secretary to Government

/true copy/

Copy of:

GOVERNMENT OF TAMIL NADU
ABSTRACT

Master Plan for sankarankoil Local Planning Area – Approval under section 28 of Tamil Nadu Town and Country Planning Act, 1971 - Accorded

---

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 851 Date : 27th July 1990
Read:

1. Go.Ms.No. 798, Housing and Urban Development, dated 19.09.84.
2. From the Director of Town and country Planning, Lr. Roc. No. 10013/85/MP4 dated 02.02.89 and 28.11.89

Read also :

3. G.O.Ms.No. 909, Housing and Urban Development dated 08.09.89.

ORDER:

In G.O. Ms. No. 798 Housing and Urban Development Department, Dated 19.09.84 the Government have accorded consent to the publication of notice of preparation of Master Plan for Sankarankovil Local Planning Area.

2. Under section 28 of Town and Country Planning, Act 1971(Tamil Nadu 35 of 1972), the Governor of Tamil Nadu hereby approves the Master Plan for Sankarankoil Local planning area submitted by the Director of Town and country planning with such modifications so as to permit the installation of machineries upto 15 H.P in the mixed residential use zone for power looms only. The delay of 1143 days in the preparation of Master Plan and convening a meeting of the Local Planning Area is hereby condoned. Copies of the Master Plan for Sankarankoil Local Planning Area as approved by Government are communicated to the Director of Town and Country Planning.

3. The following notification will be published in the Tamil nadu Government Gazette.

NOTIFICATION

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

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

/By order of the Governor/

C. Chellappan,
Secretary to Government

To
The works manager,
Government Central Press, Madras –79.
(for publication of the notification in Tamil Nadu Government Gazette)
The Director of Town & country planning, Madras – 2 (W.e)
The Regional Deputy Director of Town and Country Planning, Tirunelveli Region, Tirunelveli.
The Director of Municipal Administration, Madras – 5.
The Commissioner, Sankarankoil Municipality.
Sankarankoil through DT&CP.
The Member secretary, Sankarankoil local planning authority, Sankarankoil through D.T. & CP.

/Forwarded by order/

Sd/-
Section officer,

/true copy/

Copy of:-

Letter No.69759/UDIV(2) /89/11 dated 22.06.1992 from the Secretary to Government, Housing and Urban Development Department, Madras-9. addressed to the Director of Town and Country Planning, Madras-2.

*****

Sir,

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

Ref:- 1. G.O. Ms. No. 1730, Rural Development and Local Administration, dated 24.7.74.
2. From the Director of Town and Country Planning Letter Roc.No.40747/89/MP2, Dated 06.11.1989.
3. From the Member Secretary, Madras Metro Polition Development Authority, Lr.No.CCC/1345/90 dated 07.09.1990.

*****

In the Government order first cited, the Government approved in principle the draft zoning regulations submitted by the Director of Town and Country Planning. In this letter second cited, the Director of Town and Country Planning has suggested certain changes to the use zones and requested that suitable amendments to accept the suggestion of the Director.

2. The following amendments are issued to G.O.Ms. No.1730, Rural Development and local Administration, dated 24.07.1974.

AMENDMENTS

In the Government Order, in the Appendix,

1. Under the heading " I Residential use Zone" under the Sub-heading "Use-Zone I. (b) Mixed Residential use Zone", under the item "Uses permitted" in item 10 for the expression " Restaurants, Residential Hotels and other Board and Lodging Houses" the expression " Restaurants without residential accommodation eating and catering houses and lodging houses for less than twenty occupants" shall be substituted.
2. Under the heading " II Commercial use zone Use Zone 2" under the item " Uses Permitted" after item 10 and the entries relating thereto the following item and the corresponding entries shall be added, namely:-

   II. " Restaurants with or without boarding and lodging houses, Star Hotels and Non-Star Hotels"

Yours faithfully,
Sd/-
For Secretary to Government

//True Copy//

GOVERMNENT OF TAMILNADU

ABSTRACT

Master plan-Sankarankoil local planning area-Consent of the Government to the publication of a notice of the preparation of the modified Master plan-Accorded.

HOUSING AND URBAN DEVELOPMENT (UDIV.2) DEPARTMENT

G.O. Ms. No.315 Dated 10.08.1998

1.G.O.Ms. No.851, Housing and Urban Development, dated 27.07.1990

2. From the Director of Town and Country planning Letters Roc.No.38741/95MP1, dated 23.02.1996 and 01.09.1997 and Lr.Roc.No.40449/97 MPA 1, dt. 23.03.1998

****

ORDER:-

In the Government order first read above, the Government accorded approval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35.of 1972) to the master plan for the Sankarankoil local planning area and the same was published in the Tamil Nadu Government Gazette, dated the 22nd May 1991. 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 modifications in such plan wherever necessary and submit the modified plan for the approval of the Government.

2. In his letters second read above, the 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 Sankarankoil 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 Sankarankoil local

planning area, in consultation with the Regional Deputy Director of Tirunelveli after taking into account of the latest developments and actuals at site. The Director of Town and Country Planning has requested the Government to accord consent to the modified master plan of the Sankarankoil local planning area.

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

4. The draft modified master plan for the Sankarankoil local planning area as consented to by the Government under sub-section(2) of 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 specified in the said Act and in the Master plan (preparation, publication and sanction) Rules are strictly adhered to by the Sankarankoil 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)

P.BASKARADOSS,
SECRETARY TO GOVERNMENT.

To
The Director of Town and Country Planning , Chennai.2.
The Commissioner, Sankarankoil Municipality, Sankarankoil
The Collector of Tirunelveli District, Tirunelveli.
The Commissioner of Municipal Administration, Chennai.5
The Member-Secretary,
Sankarankoil Local Planning authority (Through' DT & CP)
The Regional Director of Town and Country Planning,
Tirunelveli Region, Tirunelveli.
The Law Department, Chennai.9
Sf/Sc.

FORWARDED /BY ORDER

Sd/xxx
SECTION OFFICER.

Copy of :

ABSTRACT

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

INFORMATION TECHNOLOGY DEPARTMENT

G.O.Ms.No.2 Dated :- 01.04.2002

Read:

1. G.O.Ms. No.7, information Technology department, dated 12.02.2001.
2. From Tvl. Reliance Infocom Limited, Chennai, letter Ref.No.2375/IT/2001-2002 dated 29.01.2002.

ORDER:-

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

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

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

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

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

ii) Availability of space of 4.5 Mtrs x4.5 Mtrs.

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

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

v) Permission may be given on non-exclusive basis

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

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

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

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

x) Appropriate rent shall be charged from such company.

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

5.This order issues with the concurrence of Housing & Urban development, Revenue and Public Works departments.

(BY ORDER OF THE GOVERNOR)

(Sd.) VIVEK HARINARAIN

SECRETARY TO GOVERNMENT.

//TURE COPY//

Copy of :-

Information Technology Department,
Secretariat, Chennai-600 009.

Letter No.237/IT/2002-7 Dated : 18/09/2002.

From

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

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

Sir,

Sub:- IT Department – Base Transreceiver Station Towers Installation –Exemption from side set back rules- Orders issued – amendment to paras 4 & 5 of G.O.Ms. No.2, IT Dept., dated 01.04.2002.

Ref:- 1. G.O.Ms. No.2, IT Department, dated 01.04.2002,
2. From the reliance Infocom Limited letter No. BTS/IT/RA/1018/2001-2002, dated 04.04.2002.
3. From the Special Commissioner of Town and Country Planning letter No, 13287/2002 BAI, dated 30.05.2002 & 03.06.2002
4. From the Member Secretary, CMDA letter No.C3/18815/2000, dated 06.06.2002.

5. From the Director of Municipal Administration
RoC.No.43829/2002/TPS, dated 23.07.2002.

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

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

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

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

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

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

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

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

3. The Municipal Administration and Water Supply Department and Rural Development department are directed to issue necessary orders exempting under Tamil nadu District Municipalities Building Rules and Multistoried and public building Rules 1973, under

4. G.O.164 MAWS Department, dated 15.6.1994 and G.O.Ms. No.2 MAWS department dated 30.1.1997 against restricting the height of the Building/ structures/BTS Towers within the Heritage Towns and under G.O.Ms.No.1730 RD&LA department dated 24.7.1974 allowing the BTS Towers in all the land use Zones.

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

Yours faithfully,
Sd/ T.Anwer Basha,
For Secretary to Government

Copy to:
1.The Managing Director,
ELCOT, No.692, Anna Salai,
Nandanam, Chennai – 600 035.

2.The Principle Accountant General (A&E),Chennai – 18.
3.The Acountant General (Audit), Chennai – 6/35.
4.The Secretary-II to Chief Minister, Chennai.9.
5.The Senior P.A to Hon'ble Minister (law & IT), Chennai.9
6.The National Informatic Centre, Chennai.9
(for hosting in Government Website)
Sf/Scs.

// True Copy //

Copy of:-

GOVERNMENT OF TAMILNADU
ABSTRACT

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

HOUSING AND URBAN DEVELOPMENT(UD4.2) DEPARTMENT

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

READ:-

1. G.O.(Ms)No. 1730, Rural Development and Local Administration Department, dated 24.07.1974.
2. G.O.(Ms) No. 2, Information and Technology Dept. dated 01.04.2002.
3. Government Lr.No.237/TST/2002-2, Information Technology Dept., dated 09.05.2002.
4. From the Special Commissioner of Town and Country Planning Lr.Roc.No.13287/2002/BAI, dated 03.06.2002 and 17.07.2002.
5. Government Lr.No.237/IT/2002-7, Information Technology Department dated 18.09.2002.

ORDER:

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

2. Subsequently, in the Government letter third read above, the Information Technology Department has further clarified that the exemption given in G.O.(Ms.) No.2, dated 01.04.2002 will be

applicable not only for the Base Transreceiver Station Towers to be installed on roof top or on the ground of Premises and buildings belonging to Government of Tamilnadu but also for the Base Trans receiver Station Towers to be installed on private land buildings.

3. In the letter fifth read above, the information Technology Department while issuing certain amendments to paras 4 and 5 of Government Order second read above has directed Municipal Administration and Water Supply Department and Rural Development Department to issue necessary orders exempting under Tamilnadu District Municipalities Building Rules and Multi stored and Public Buildings Rules 1973 under G.O.(Ms) No.22 Municipal Administration and Water Supply Department, dated 15.06.1991 and G.O.(Ms) No.22, Municipal Administration and Water Supply Department dated 30.01.1997 against restricting the higher of the Buildings/structures / Base Trans Receiver Station Towers within the Heritage Zone of the Heritage Towns and under G.O.(Ms) No.1730, Rural Development and Local Administration Department dated 24.07.1974 allowing the Base Trans Receiver Station Towers in all the land use Zones.

4. As regards the issue of allowing of Base Trans Receiver Station Towers in all the land use zones, the Special Commissioner of Town and Country Planning in his letter fourth read above has reported that as per the Government Order first read above only permissible uses specified in each use zone as per the Master Plan can be permitted. He has requested that since there is no provision at present in the Master Plan for permitting the Base Trans receiver Station Towers, a separate Government order for permitting Base Trans Receiver Station Towers in all use zone in the master plan may be issued by the Government.

5. The Government after careful examination accept the proposal of the Special Commissioner of Town and Country Planning and accordingly direct that the installation of Base Transreceiver station Towers shall be permitted in all the land use zone in the master plan.

(BY ORDER OF THE GOVERNOR)

(Sd.) LAL RAWNA SAILO,
SECRETARY TO GOVERNMENT

To

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

The Member Secretary, Chennai Metropolitan Development Authority,

All Local Planning Authorities/New Town Development Authority, (Through Special Commissioner of Town and Country Planning)

The Information Technology Department Rural Development Department/Municipal Administration and Water Supply Department, Chennai-9

The Private Secretary to Government, Chennai –9.

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Copy of:-

GOVERNMENT OF TAMILNADU
ABSTRACT

Information Technology-Installation of Base Tranreceiver Sation Towers by Telecommunication Companies-Exemption under Tamil Nadu District Municipalities Building Rules 1972 and Multi storeyed and Public Building Rules, 1973 – Orders-Issued.

MUNICIPAL ADMINISTRATION & WATER SUPPLY (MAWS)DEPARTMENT

G.O.(Ms)No.177 Dated :- 17.12.2002

READ:-

1. G.O.Ms. No2, Information and Technology Department dated 01.04.2002.
2. From the Special Commissioner of Town and Country Planning Lr. Roc.No.13287/2002/BAI/dated 30.05.2002.
3. From the Director of Municipal Administration, Lr.Roc.No.43829/2002/TP-3 dated 23.07.2002.

ORDER:

In the G.O. first read above, as amended Government letter fourth read above, Government have accorded permission to licensed telecom companies to install base Trans receiver Station Towers, equipment room and generator room on rooftop or on the ground of premises and buildings belonging to Government of Tamil Nadu /Quasi Government/Public Sector Undertaking /Local Bodies/Private Lands and Buildings subject to certain terms and conditions mentioned therein.

2. The Special Commissioner of Town and Country planning sought the Clarification of Government on the exemption of BTS towers from TamilNadu District Municipalities Building Rules and Multi storied and Public Building Rules,1973 and height restriction in respect in respect of heritage towns. The Director of Municipal Administration has also requested the Government to issue necessary orders in this regard.

3. The Government after careful examination grant exemption to BTS Towers constructed by Telecom Companies, from the Tamil Nadu District Municipalites Buildings, Rules 1972 and

Multistoried and Public Building Rules, 1973, subject to the conditions imposed in the G.O. and letter first and fourth read above. However, the exemption granted above is subject to the height restrictions in heritage towns ordered in respect of the Madurai Corporation in G.O.(Ms.)No.164,MA &WS., 16.06.1994 and in respect of other heritage towns inG.O.(Ms.) No.22, MA &WS., dated 30.01.1997.

(ORDER OF THE GOVERNOR)

(Sd.) L.N.VIJAYARAGAVAN
SECRETARY TO GOVERNMENT.

To
The Special Commissioner of Town and Country Planning, Chennai-2.
The Commissioner of Municipal Administration,Chennai-5
The Director of Town Panchayats, Chennai –108.
The Member Secretary, CMDA, Chennai-8
The Commissioner, Corporation of Madurai/ Coimbatore/ Trichy/ Tirunelveli/ Salem.
All Regional Directors of Municipal Administration.
All Assistant Director of Town Panchayats(Zones)
All Municipal Commissioners(Through Commissioner of Municipal Administration)
Copy to : Information Technology Department, Chennai-9 Housing and Urban Development Department, Chennai-9.

// TRUE COPY//

Copy of:-

GOVERNMENT OF TAMIL NADU
ABSTRACT

Land use Zoning - Master Plan Locational restriction software units – Removal – orders – issued.

Housing and Urban Development (UD IV(2) Department
G.O.Ms.No.260.

Dated the 29.10.2002

1. G.O. Ms. No.1730 Rural Development and Local Administration and Acquisition Department dated 24.07.1974.
2. G.O.(Ms.) No.300, IMD (ME2) dated 03.11.1997.
3. From the Special Commissioner of Town and Country Planning Is order 6336/2002/T dated 13.03.2002.

ORDER:

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

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

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

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

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

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

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

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

2. In the G.O. second read above While announcing the information Technology Industrial Policy. It has been ordered that there will be no Locational restriction for setting up units exclusively engaged in Soft ware Development and Training .

3. In his letter third read above, the Special Commissioner of Town and Country Planning has reported that Software units exclusively engaged in software development and training, are considered to be non conflicting uses and therefore there will be no locational restriction for setting up of these units in any land use classified, except those lands reserved for special and

hazardous and agricultural land use in the Master Plan, in line with the provisions of amended development control rules of Chennai Metropolitan Development Authority, and that the information technology industries also should not be permitted in areas prohibited, Heritage site, Airports, Burial ground, quarry sites, railway properties etc. The special Commissioner of Town and Country Planning has now requested the Government to effect changes to G.O.(Ms.) No.1730 RD&LA Dept, dated 24.07.1974 accordingly.

4. The Government after careful consideration accept the request of the special Commissioner of Town and Country Planning and effect changes to the terms laid down in G.O.(Ms) No.1730, RD&LA Dept., dated 24.07.1974 to the effect that units exclusively engaged in Software development and training be permitted to all land uses . viz., residential (Primary, and Mixed residential) Commercial, Public and Semi-public, educational, industries (controlled and general industries) eccept those lands that are earmarked for special and hazardous industries and agricultural land use in the Master Plan.

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO

SECRETARY TO GOVERNMENT.

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