



481

GOVERNMENT OF TAMILNADU  
ABSTRACT

03953

9874/03

Master Plan - Vaniyambadi Local Planning Area - consent of the Government to the Publication of a notice of the preparation of the modified Master Plan - Orders - Issued.

HOUSING AND URBAN DEVELOPMENT (UD4.2) DEPARTMENT

G.O.Ms.No.25

Dated 07.02.2005.

READ:

1. G.O.Ms.No.135, Housing and Urban Development Department, dated 07.02.90.
2. From the Commissioner of Town and Country Planning, Letter Roc.No. 9874/2003/MP1. dated 07.10.2004.

==

ORDER:

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

2. The Commissioner of Town and Country Planning in his letter second read above, has stated that by virtue of the provisions contained in clause (b) of sub-section (2) of section 32 of the said Act, the Vaniyambadi Local Planning Authority has reviewed the existing master plan for that planning area on its own accord and prepared a draft modified master plan for the Vaniyambadi Local Planning Area after taking into account of all the latest developments and future requirements. The Commissioner of the town and country Planning has requested the Government to accord consent to the draft modified master plan of the Vaniyambadi 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 Vaniyambadi Local planning authority to the publication of notice under section 26 of the said Act, for preparation of modified master plan for Vaniyambadi Local planning area.

4. The draft Modified Master Plan for the Vaniyambadi Local planning area is consented to by the Government under sub-section (2) of the section 24 of the said Act, is returned to the Commissioner of Town and Country Planning, and he is requested to acknowledge its receipt. The Commissioner of Town and Country Planning is requested to ensure that the various requirements specified in the said Act and in the Master Plan (Preparation, Publication and Sanction) Rules are strictly adhered to by the Vaniyambadi Local



(BY ORDER OF THE GOVERNOR.)

LAL RAWNA SAILO,  
SECRETARY TO GOVERNMENT

To:  
The Commissioner of Town and Country Planning, Chennai. 2.  
The Commissioner of Vaniyampadi Municipality, Vaniyambadi.  
The Collector, Vellore District, Vellore.  
The Commissioner of Municipal Administration, Chennai. 6  
The Member Secretary, Vaniyampadi Local Planning Authority. (through C.T.C.P. Chennai 1.2  
copy to:  
The Law Department, Chennai. 9.  
sl/sc

Forwarded by order

Section Officer.


Regional Office : Vellore Region  
Reference No. : 896 / 03 VR 3  
Directorate of Town and  
Country Planning Reference No. :


**MASTER PLAN FOR VANIYAMBADI LOCAL PLANNING AREA  
(REVIEWED)**

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Consented in Resolution No. 23  
Dated 25-06-04

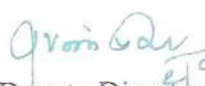
Of the Vaniyambadi  
Local Planning Authority

  
Member Secretary  
Executive Authority  
Vaniyambadi Local Planning  
Authority

  
Deputy Director of Town and  
Country Planning, (Master Plan)  
Chennai-600 002.


Consented in  
G.O.Ms.No.

H&UD Department,  
Dated.

  
Deputy Director of  
Town & Country Planning,  
Vellore Region, Vellore - 1.

  
Additional Director of 26/10  
Town & Country Planning.

  
Commissioner Of  
Town & Country Planning.

  
Secretary to Government,  
Housing and Urban Department,  
Government of Tamil Nadu.

# VANIYAMBADI MASTER PLAN (REVIEW)

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# VANIYAMBADI MASTER PLAN (REVIEW)

## CHAPTER – I

### TOWN AND ITS SETTING

- 1.1.1. Vaniyambadi Town is one of major Industrial center in Vellore District. Vaniyambadi Town is located along National Highways No.46 Madras to Bangalore Road. It is at a distance of 67Kms Southwest of Vellore. This town is well connected with adjacent towns Ambur, Vellore, Tirupattur, Krishnagiri, Dharmapuri etc., The location of the town is shown in Map No.1.
- 1.1.2. The Madras – Bangalore broad gauge Railway line traverses in the middle of the town. The railway station is at the core of the town. National Highways and the railway track are parallel to each other.
- 1.1.3. River “Palar” enters the town on the Western side and flows along the Northern border of the town. It divides the town into three parts. “Elagiri Hill” is located on the Southwest direction and is at a distance of 5Kms from the town. The town is having a slope from Southwest to Northeast.
- 1.1.4. The important types of soil that are found in and around Vaniyambadi are black loam, red loam and red sand.

### LOCAL PLANNING AREA NOTIFICATION

Vaniyambadi Local Planning Area was notified under section 10(1) of Town and Country Planning Act 1971 wide G.O.Ms.No.2001 RD&LA dated 20.9.73 and it was confirmed under section 10(4) of Town and Country Planning Act in G.O.Ms.No.626 RD&LA dated 16.3.74. The Local Planning Area was constituted under section 11(1) of Town and Country Planning Act 1971 wide G.O.Ms.No.651 RD&LA dated 8.4.75. The Master Plan of Vaniyambadi Local Planning Area was prepared and consent have been accorded by the Government.



wide G.O.Ms.No.1021 dated 3.10.85 Housing and Urban Development and the same has been approved wide G.O.Ms.No.135 dated 7.2.90 Housing and Urban Development Department.

As per section 32(2)(b) of T&CP Act 1971 the Master Plan can be reviewed once in five years. Accordingly fresh surveys were conducted and particulars collected and the Review Master Plan for Vaniyambadi Town is prepared.

## **CHAPTER – II**

### **LOCATION**

Vaniyambadi is situated between 78° – 35' and 78° – 38' North latitude and 12° – 42' East longitude and at a distance of about 67Km Southwest of Vellore on the Ranipet – Krishnagiri National Highways No.46. The town has an average elevation of 351.31 metres above M.S.L.

### **MUNICIPAL ADMINISTRATION**

Vaniyambadi Municipality was constituted on 1.4.1886. The town limit comprises part of villages viz. Govindapuram, Amburpet, Vaniyambadi and Devasthanam. The extent of the town is 8.913 Sq.Km (891.324 hectares) as per revenue records. The municipality was upgraded from grade III status to grade II on 1.4.1966 (G.O.Ms.No. RD&LA 1181, dt 7.5.1966). The town limit was extended by including Survey Nos. 15, 24 to 35, 41 and 42 of Amburpet village in Valayampattu Panchayat covering an extent of 0.53 Km (G.O.Ms.No. 195 RD&LA Dept, dt 9.2.84). The present area of the town as per revenue record is 954.2031 Hectares. Vaniyambadi town is the headquarter of Vaniyambadi taluk.

The town was re-surveyed in the year 1993. Subdivisions were incorporated in the existing survey numbers. Vaniyambadi town consists of 97 wards and 160 Blocks. The details are given below.

Ward	Blocks
A	13
B	27
C	27
D	16
E	22
F	32
G	23

### **CHAPTER - III**

#### **POPULATION**

#### **GROWTH OF POPULATION**

Vaniyambadi Town had a Population of 59,107 in the year 1981, 72,428 in the year 1991, and 85,459 in the year 2001 as per census. The population of the town has shown an increase of over the decade 1981 – 2001. The growth of population of Vaniyambadi town and decennial variation since the year 1911 are given in the table.

**TABLE NO 3.1**  
**GROWTH OF POPULATION SINCE 1911**

Year	Population	Variation	% Variation
1911	20406	-	-
1921	20090	316	1.55
1931	22940	2850	14.18
1941	31281	8341	36.44
1951	38712	7431	23.75
1961	42048	3336	8.62
1971	51810	9762	23.18
1981	59107	7312	14.66
1991	72428	13321	22.55
2001	85459	13031	17.99

### SEX - RATIO

The sex ratio of the population of Vaniyambadi town is given in the table.

**TABLE NO.3.2**

#### **SEX RATIO**

Year	Population	Male	Female	Female/1000 Males
1911	20406	9205	11201	1217
1921	20090	9283	10807	1165
1931	22940	10834	12106	1113
1941	31281	15241	16043	1053
1951	38712	18693	20019	1071
1961	42048	20779	21269	1023
1971	51810	25956	25854	996
1981	59107	29389	29718	1011
1991	72428	35850	36578	1020
2001	85459	42559	42990	1008

2011 95426 47228 48184 14 1020

Source: Census of India and Statistical Department.

The ratio of females/thousand males decreasing from 1921 to 1971 and shows slight increase from 1981.

### LITERACY

It is seen from 2001 Census that male literates are 36.5% and female literates are 31.9% of total population.

The growth of literacy of Vaniyambadi is given in table below. There has been steady increase in literacy rate from 1951 to 2001.

**TABLE NO.3.3**  
**MALE FEMALE LITERACY**

Year	Total Population	Total Literates	Total % Population	Male Population	% to total Population	Female Population	% to total Population
1951	38712	13515	34.91	9299	24.02	4216	20.89
1961	42048	20969	49.87	12468	29.69	8501	20.22
1971	51810	27705	53.49	15654	30.2	12051	23.29
1981	59107	32688	55.30	18843	31.9	13845	23.42
1991	72428	42240	58.30	23503	32.45	18737	25.90
2001	85459	58385	68.30	31158	36.50	27227	31.90

Source: Statistics Department, Vellore.

### OCCUPATIONAL PATTERN

The following table gives the Occupational Pattern of Vaniyambadi Town for the year 1991 and 2001.

**TABLE NO.3.4**  
**OCCUPATIONAL PATTERN OF VANIYAMBADI TOWN 1991, 2001**

	1991		2001	
Cultivators	210	0.30%	154,154	0.18
Agricultural Labourers	205	0.30%	95	0.11
Livestock, Forestry, Fishing, Hunting	53	0.07%		
Mining and quarrying	26	0.04%		
Manufacturing, Processing, Servicing and repair in House hold industry	795	1.10%	972	1.14
Manufacturing, Processing, Servicing and repair in other than House hold industry	7009	9.70%	23540	27.54
Construction	807	1.11%		
Trade and Commerce	6234	8.61%		



	1991		2001	
Transport, Storage and Communication	1068	1.47%		
Other Services	3696	5.10%		
Marginal workers	69	0.09%	569	0.66
Non workers	52256	72.15%	60698	71.02
Total workers	20172		24761	

## CHAPTER – IV

### LAND USE

#### LAND USE ANALYSIS (EXISTING)

The Vaniyambadi Town covers an extent of 954.2031 Hectares of this 446.457 Hectares are in urban use and 507.7461 Hectares are in non-urban use consisting of agricultural wet, dry lands and Palar River. This 46.79% of total area are under urban use and 53.21% to total area are under non-urban use. Available dry land for future urban use is 182.0087 Hectares or 19.07% to total area. All land under water bodies are occupied by river, coconut toppu and other agricultural activities are grown in wet land.

#### LAND USE BREAK-UP 1984 (APPROVED MASTER PLAN)

Land use break of Vaniyambadi Local Planning Area as per the approved Master Plan 1990 is given in table.

**TABLE NO.4.1**  
**EXISTING LAND USE BREAK-UP OF VANIYAMBADI AS PER**  
**APPROVED MASTER PLAN 1990 (BASE YEAR 1984)**

Sl.No.	Land use	Extent in Hectares	% to total developed area/undeveloped area	% to total area of the town
1.	2.	3.	4.	5.
I	<b>Developed Area</b>	212.327	63.18	22.48
1.	Residential			
2.	Commercial			
3.	Industrial			
4.	Educational			
5.	Public, Semi public & Parks			
	Total Developed Area	336.018		
II	<b>Undeveloped Area</b>	317.858		33.66
	Agriculture			
	Wet			
	Dry			
	River			
	Total Undeveloped Area	608.308		
	Grand Total	944.326		100.00

Note:

q. 46

Actual calculation as per existing land use map of Approved Master Plan 1990 (Base Year 1984).

#### EXISTING LAND USE BREAK-UP

The Existing land use break-up based on the land use survey conducted during 2003 for Vaniyambadi Local Planning Area is given in Table No. 4.2

**TABLE NO.4.2**  
**EXISTING LAND USE**  
**BREAK-UP OF VANIYAMBADI - 2003**

Sl.No.	Land use	Extent in Hectares	% to total developed area/undeveloped area	% to total area of the town
1.	2.	3.	4.	5.
<b>I</b>	<b>Developed Area</b>	312.5342	70.100	32.75
1.	Residential			
2.	Commercial			
3.	Industrial			
4.	Educational			
5.	Public & Semi public			
	Total Developed Area	446.4570	100.00	
<b>II</b>	<b>Undeveloped Area</b>	142.1735.5	28.00	14.90
	Agriculture			
	Wet			
	Dry			
	Land under water			
	Total Undeveloped Area	507.7461	100.00	100.00
	Grand Total	954.2031		

Note: Road area is included in Residential use. Railway area is included in Commercial use.

#### COMPARISON IN LAND USE

A comparative land use break-up between 1984 and 2003 in Vaniyambadi Local Planning Area are given in Table No.4.3. At present the area developed is 446.4570 Hectares, which constitutes about 46.79% of the total area. At an earlier study in 1982 revealed that 336.018 Hectares brought under developed areas.

which is about 35.58% to the total area of the town. Nearly 110.34 Hectares of the total area has developed during the last years.

**TABLE NO. 4.3**  
**COMPARATIVE LAND USE BREAK-UP BETWEEN 1984-2003**

Sl. No	Land use	Master Plan – 1990 Base year – 1984			Existing land use 2003		
		Extent in Hectare	% to Developed Area/Undeveloped Area	% to Total Area of the town	Extent in Hectare	% to Developed Area/Undeveloped Area	% to Total Area of the town
I	Developed Area						
1.	Residential	212.327	63.18	22.48	312.5342	70.00	32.75
2.	Commercial	21.885	6.51	2.32	38.7480	8.68	4.06
3.	Industrial	46.307	13.78	4.90	49.3273	11.06	5.17
4.	Educational	20.009	5.95	2.10	27.0745	6.06	2.84
5.	Public, Semi Public & Parks	35.490	10.58	3.79	18.7730	4.20	1.97
	Total Developed Area	336.018			446.4570		
II	Undeveloped Area						
	Agriculture	317.858		33.66	142.1735.5	28.00	14.90
	Wet						
	Dry	108.545		11.49	182.0087.5	35.85	19.07
	River	181.905		19.26	183.5638	36.15	19.24
	Total undeveloped area	608.308			507.7461		
	Grand Total	944.326	100	100	954.2031		100

### RESIDENTIAL USE

Broad gauge Railway line Madras to Bangalore passes through the middle of the town dividing into two parts. Old settlements with dense development have taken place. In many parts road width is 15 feet only. At present residential zone constitutes (including its own roads) about 312.5342 Hectares or 32.75% of the total area.



total area of the town. In earlier land use survey in 1984 it is found that 212.33 Hectares i.e. 22.48% of the total area of the town come under this use.

### **COMMERCIAL USE**

The important Commercial area of the town are mainly concentrated around National Highways, Khaderpet Jinnah road, Majid Malang Road, Bazaar Street, Abdul Wahab Street, Flower Bazaar Road, Mohammed Ali Bazaar.

There is a weekly shandai on Saturdays with an extent of 2.7 Hectares and daily market with an extent of 2.02 Hectares.

Apart from the retail, Wholesale Commercial area there are number of Commercial organizations promoting business and commerce. There are 7 Nationalised Banks and two Co-operative Banks and 7 Cinema Halls and 6 Kalyanamandapams besides private Commercial Offices.

Total area under the commercial use works out to be 38.7480 Hectares, which constitutes about 8.68% of the total developed area and 4.06% of the total area of the town. Earlier in 1984 as per approved Master Plan the land made commercial use was 21.885 Hectares i.e. of the developed area.

### **INDUSTRIAL USE**

Tanneries are the backbone of Industrial growth of this town. Area under Industrial use is 49.3273 Hectares, which constitutes about 11.06% of total developed area and 5.17% of the total area of the town. Earlier study revealed that 46.307 Hectares which is about 13.78% of the total developed area and 4.90% of the total area of the town.

### **EDUCATIONAL USE**

The area under educational use is 27.0745 Hectares, which constitutes 6.06% to the total developed area and 2.84% of the total area of the town. In 1984 the area under educational use was 20.009 Hectares.

## PUBLIC AND SEMI PUBLIC USE

Public and Semi Public uses are grouped under as follows.

- i. Administrative Offices such as Government and Quasi Government Offices, Trust Office, Office of the local authorities and court etc.,
- ii. Health facilities like Hospitals, Dispensaries and Nursing Home. The total area under this works out to 18.7730 Hectares, which constitutes about 4.20% of the total developed area and 1.97% of the area of the town.

## AGRICULTURE

This comes under the category of undeveloped area, wet land 142.1735 Hectares, dry land 182.0087 Hectares and water body Palar River 183.5638 Hectares total area under agriculture is 324.1822 Hectares, which is 33.97% of total area of the town. Earlier 608.308 Hectares were under agricultural use, which was 64.41% of the total area of the town.

## CHAPTER – V

### RESIDENTIAL DEVELOPMENTS

#### HOUSING

70% of the total developed area of Vaniyambadi Local Planning Area is under residential use. As per 2001 Census there were 14013 houses and 15921 households, which had a population of 85459.

TABLE NO.5.1  
SALIENT FEATURES OF HOUSING 2001

Sl. No.	Details	Features
1	Population	85459
2	No. of occupied houses	14013

Sl. No.	Details	Features
3.	No. of households	15921
4.	Occupancy rate	0.88
5.	Average household size	5.36
6.	Persons / house ratio	6.09
7.	Shortage in houses	1908

Source: Census of India

The Municipality has issued building license for 240 buildings in 2001 – 2002 year.

### SLUMS

There are 10 notified slum areas, which are listed below with their population.

Sl. No.	Area	Population
1.	Abdul Wahab street, Periapettai	842
2.	Kamarajapuram	1303
3.	Thirumancholai, Pudur	1447
4.	Periar Nagar, Pudur	859
5.	Ambalan street, Govindapuram	1353
6.	Konamedu, Khaderpet	4803
7.	New Delhi, Khaderpet	2369
8.	Dharjipet, New town	366
9.	Jeeva Nagar, New town	1417
10.	Nethaji Nagar, New town	7659

There are 3 more non-notified slum areas, which are listed below:

Sl. No.	Area	Population
1.	Scavengers quarters	896
2.	Sattar Colony	446
3.	Trickkarai Pudur	600

## **DETAILED DEVELOPMENT PLANS**

There are 7 sanctioned Detailed Development Plans in Vaniyambadi town. The names of the Detailed Development Plans along with their extent are given below in Table No.5.2.

**TABLE NO.5.2**

<b>Sl. No.</b>	<b>Name of the D.D. Plan</b>	<b>Extent in Acres</b>
1.	Sanctioned D.D.Plan No. 6.	161.12
2.	Sanctioned D.D.Plan No. 7	170.93
3.	Sanctioned D.D.Plan No. 8	38.02
4.	Sanctioned Pudur West D.D.Plan	71.86
5.	Sanctioned Pudur East D.D.Plan	90.229
6.	Sanctioned Gandhinagar South West D.D.Plan	15.77
7.	Sanctioned Muslimpur North D.D.Plan	15.29

The area covered under D.D.Plan covers about 51.05% of the total developed area

## **CHAPTER – VI**

### **INDUSTRIES**

Tanneries occupy the Maximum Industrial area. The area under Industrial use is 49.3273 Hectares, which constitutes about 11.06% of the total developed area and 5.17% of the total area of the town. As per 2001 census the total workers are 25081

According to Municipal record there are 77 tanneries, 9 flourmills. Engineering Industries in Vaniyambadi town



Supreme Court has given orders in the judgement in writ petition (c) NO. 914 of 1991 that

1. No new polluting Industry shall be permitted to setup within one K.M. from the embankment of water resources.
2. In respect of existing Industries they have to set up GTP or individual pollution control devices on the specified date and also to obtain consent of TNPCB for operation.

No new Tanneries have come up after the judgement and many tanneries have also been closed for want of setting up individual pollution control devices.

In view of the above and also to save the tanneries from closure Tamil Nadu Government has formulated a common effluent treatment for the tanneries already existing. The funding, which was adopted for the construction of common effluent treatment plant, was given below:

Government of India contribution	----- 25%
Tamil Nadu Government (TALCO) contribution	----- 25%
Owners contribution	----- 10%
Through Bank loans	----- 40%

A common effluent treatment plant was constructed North of Vaniyambadi Town limit in Valayampattu Village. This treatment plant is under the Tamilnadu Pollution Control Board control. Two more treatment plants are under construction outside Vaniyambadi Town limit at Valayampattu and Perumalpartu.

Even though certain areas were earmarked for Industrial location in the earlier Master Plan the Industrial development has not taken place due to the above said factors. One co-operative Sugar Mill was also closed

## CHAPTER – VII

### TRADE AND COMMERCE

Commercial activity in Vaniyambadi Town is well established. One weekly market and one daily market and regulated market are functioning in the town.

Agricultural products arriving from the surrounding villages are transacted here. All types of commercial activities like retail business of all kinds such as textile, showroom, leather goods, furnishing shops, automobile and retail medical shops, lodges are come up in the town. As per Municipal record 3697 electric connections for commercial use have been given in the town.

Leather goods are the important commodities manufactured. There are six nationalized Banks besides Vaniyambadi Town. Co-operative Bank, Vellore Central Co-operative Bank, two Agricultural Credit societies & one thrift credit society is functioning in this town.

## CHAPTER – VIII

### INFRASTRUCTURAL FACILITIES

#### INTRODUCTION

Infrastructure facilities denote the services and facilities, which are an integral part of an urban community. They are sub-divided into three major type viz Institutions, Recreational and utilities and services.

#### INSTITUTIONAL

Institutional chapter has dual purpose to describe the present provision of education and health in the planning area and to consider the implications for the future of population envisaged by the survey

## **SOCIAL INFRASTRUCTURE**

### **EDUCATION**

There are six higher secondary and high school, six middle schools and 18 primary schools in the town. Playground facilities are available in the six higher secondary and high schools in the town.

### **HIGHER EDUCATION**

There is Islamiah College with playground and Islamiah Womens College in the town.

### **PROFESSIONAL EDUCATION**

Private, Islamiah ITI and four computer centers are functioning in the town. One private Engineering College is functioning on Tirupattur road 3Km from the town limit.

### **HEALTH CARE FACILITIES**

In Vaniyambadi Town one Government Hospital is located in T.S.No. 11/1, 11/2 & 12, Block No. 9, Ward No: F. The bed strength is 112 catering to 100 inpatients and 200 outpatients per day.

There are 17 Private Nursing Houses with bed strength of 30 and two maternity centers are available in the town.

One Veterinary Hospital is in the town. Nearly 20 animals are treated everyday.

### **SOCIO CULTURAL FACILITIES**

There are 6 Kalyanamandapams, which includes one Municipal Kalyanamandapam in the town.

## **LIBRARY**

Local library authority of Vellore District is maintaining a branch library in the town.

## **RECREATIONAL FACILITIES**

There are 6 notified parks and 9 playgrounds in the town. The details are listed in the Table No.8.1

## **CINEMA THEATRES**

Cinema is only the major recreational facility available in the town. There are 7 permanent cinema theatres functioning in the town, which attracts people from the town and vicinity.

## **UTILITIES AND SERVICES**

The important utilities and services are Water supply, sewage disposal, drainage, electric power supply, petrol pumps, and LPG godown.



## WATER SUPPLY

Vaniyambadi Municipality has started to supply protected water supply from 1977. For this project Municipality has borrowed from LIC an amount of Rs.43.71 Lakhs and Rs.4.77 lakhs from Government. The project was taken up and computer by the Tamilnadu Water Supply and Drainage Board.

The head works are located at Kodaiyangi in Palar River. 50HP Turban pumping machines were provided for 3 wells in the palar river. Pumping station with 20 HP power at New town, 10HP pumps at Muslimpur and Pudur are located and 5.5Km length water pipe line from Kodaiyangi to the above pumping stations were laid.

Total 38.5 Km length of distributory pipe lines were laid. The following are the connections issued by Municipalities.

Domestic connections	-----	6067
Non domestic connections	-----	143
Common taps	-----	144
Total connections	-----	6354

Under a JUDP Scheme an amount of Rs.55.47 lakhs were given to Tamil Nadu Water supply and Drainage Board to set up a well with a 20HP motor at Vadakkupattu to an additional Head work and 5.7Km length of pipe line was laid and connected with the main head work station at Kodaiyangi.

There are 26 Public wells out of which public uses 5 public wells. There are 155 deep bore wells in the town

Due to drought condition only 35 lit/day/person were supplied in the year 2003.

There are 3 Overhead Water tanks with a capacity of 400, 100

## DRAINAGE

There is no underground drainage system in the town. There is a pucca open drain to a length of 29Km and Kutchha open drain to a length of 11Km.

The drain water is let off at various points in Palar River.

## SOLID WASTE DISPOSAL

Daily 8.5 M.T solid wastes are generated in the town. They are removed by using one lorry, two mini lorries, and one tractor with trailer, 8 tri-cycles and 10 bullock carts.

The solid waste is dumped in the Municipal owned compost yard, which is near the Madras – Bangalore road. The total extent of compost yard is 3.90 Acres.

## PETROL PUMPS

There are two petrol pumps and one LPG godown in the town.

## ELECTRIC POWER SUPPLY

Municipality has provided the streetlights, which are listed below:

Tube lights (4 x 40 w)	= 2051
Mercury	= 30
Sodium	= 219
	-----
Total	2300
	-----

There is one sub station and 83 transformers within the town limit. According to Municipal records Electrification connection given is as follows:

1. Domestic connection	15411
2. Industrial connection	190

3. Commercial connection	3697
4. Road lighting	2300
5. Agriculture	946

### **COMMUNICATION**

There is one BSNL micro tower and 4 private micro towers in the town.  
Total number of telephone connections given is 7706.

### **POLICE STATION**

There are two police stations (Town and Rural) in the town.

### **FIRE STATION**

There is one fire station in the town.

### **BURIAL GROUND**

There are 10 burial grounds in the town, which are located in the following places:

1. New town
2. Perumalpettai
3. Govindapuram – 2
4. Kamarajapuram – 2
5. Periapettai
6. Chennampettai
7. Pudur – 2

### **TRAFFIC**

In the final report for Traffic operational and Management plan for Vaniyambadi town, the following proposals were suggested.

1. Improvement to C.L.road and Malang road.

#### Improvements Suggested:

Carriage way strengthening, providing footpaths on both sides, side drains (both sides) junctions improved works for the above roads (Road width (Row) is 6.8 and 9.5 only).

2. Improvements to NH Urban link.
3. Completion of NH Bye-pass
4. New link road across Palar River in North Vaniyamabadi.
5. RUB/ROB at college road railway gate.
6. Truck terminal.
7. RUB at Pudur gate.

Under P.M's golden quadrilateral Scheme NH 46 Madras – Bangalore National Highway is being widened for 4 lines road (200feet width). Under this proposal NH Bye-pass for Vaniyambadi is under progress and is expected to be completed by December 2004.

The proposed new link road across Palar River in North Vaniyambadi largely falls outside the Vaniyambadi town limit.

Site location suggested for truck terminal in TOMP report is falling outside Vaniyambadi town limit.

#### **BUS TRANSPORT FACILITIES**

The existing bus stand is located opposite the C.L.road on the eastern side of NH 46 adjacent to the railway station. This is a major boarding/alighting point for all the intercity bus services, which pass through the town. Each day 286 buses operate in and out of Vaniyambadi. About 10% of these originate and terminate at the Vaniyambadi bus stand.

The existing bus stand constructed under IDSMT Project at a cost of Rs.8.45 lakhs has 8 bays, which is not sufficient. Hence New Bus Stand is proposed near the NH Bye-pass. Already a subject was placed in the Municipal Council regarding acquisition of land for New Bus Stand.



**TABLE NO. 8.1.**  
**DETAILS OF PARKS AND PLAYGROUNDS**

S.No.	Name of the Park, Play-field and Open space	Location Ward division & T.S.No.	Extent in Sq.ft.	Ownership	Existing Usage & condition.	Accessibility	Suitability	Upkeep and Maintenance. In Rs. per annum. (9)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	<b><u>PARKS</u></b>							
1.	Municipal Office Park.	Ward - E Block - 14 T.S.No. 19	21,780	Municipal Council	Park	Accessible	Suitable	50,000/-
2.	Neyvasal Abdul Wahab Sahib Women's Park.	Ward - G Block - 14 T.S.No. 3	30,666	Municipal Council	Park	Accessible	Suitable	10,000/-
3.	Konamedu Park	Old T.S.No. 59/part Approved Layout	722	Municipal Council	Park	Accessible	Suitable	25,000/-
4.	Teachers Colony Park, Khaderpet.	Ward - E Block - 1 T.S.No. 24/1 part.	12,000	Municipal Council	Park	Accessible	Suitable	40,000/-

S.No.	Name of the Park, Play-field and Open space	Location Ward division & T.S.No.	Extent in Sq.ft.	Ownership	Existing Usage & condition.	Accessibility	Suitability	Upkeep and Maintenance. In Rs. per annum.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
5.	Park Bharmachari Street Extension, Gandhi Nagar.	Ward - C Block - 17 T.S.No. 2, 3, 4/1	16,614	Municipal Council	Park	Accessible	Suitable	40,000/-
6.	Park Kanniyamman koil Extension. Periapettai.	Ward - B Block - 26 T.S.No. 10/part and 11/part	11,000	Municipal Council	Park	Accessible	Suitable	40,000/-
	<b><u>Play-fields</u></b>							
7.	Muslim Boys Higher Secondary School.	Ward - C Block - 19 T.S.No. 44	32,770	Vaniyambadi Muslim Educational Society	Play-field	Accessible	Suitable	Maintained
8.	Muslim Boys Higher Secondary School.	Ward - C Block - 19 T.S.No. 64	25,711	Vaniyambadi Muslim Educational Society	Play-field	Accessible	Suitable	Maintained
9.	Hindu Higher Secondary School.	Ward - C Block - 10 T.S.No. 3/2	25,475	Hindu Higher Secondary School.	Play-field	Accessible	Suitable	Maintained
10.	Hindu Higher Secondary School.	Ward - C Block - 10 T.S.No. 5	45,241	Hindu Higher Secondary School.	Play-field	Accessible	Suitable	Maintained

S.No.	Name of the Park, Play-field and Open space	Location Ward division & T.S.No.	Extent in Sq.ft.	Ownership	Existing Usage & condition.	Accessibility	Suitability	Upkeep and Maintenance. In Rs. per annum.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
11.	Hindu Higher Secondary School.	Ward - C Block - 10 T.S.No. 6	43,773 ✓	Hindu Higher Secondary School.	Play-field	Accessible	Suitable	Maintained
12.	Hindu Higher Secondary School.	Ward - C Block - 10 T.S.No. 7	19,855 ✓	Hindu Higher Secondary School.	Play-field	Accessible	Suitable	Maintained
13.	Concordia Higher Secondary School, Pudur.	Ward - F Block - 13 T.S.No. 8	2,64,646 ✓	Concordia Higher Secondary School.	Play-field	Accessible	Suitable	Maintained
14.	Muslim College, Vaniyambadi.	Ward - G Block - 7 T.S.No. 15	8,69,389 ✓	Vaniyambadi Muslim Educational Society	Play-field	Accessible	Suitable	Maintained
15.	Muslim College, Vaniyambadi.	Ward - G Block - 9 T.S.No. 2	2,33,724 ✓	Vaniyambadi Muslim Educational Society	Play-field	Accessible	Suitable	Maintained

**Part – II**  
**CHAPTER - IX**  
**PROPOSED DEVELOPMENT**

**9.1. FUNCTION AND ECONOMIC BASE**

To plan for various types of land use and assess the prospective needs for different kinds of urban amenities like housing water supply, educational and recreational facilities and other services. It is essential to know the magnitude of population, which probably will be contained within Vaniyambadi Local Planning Area.

**9.2. POPULATION**

The population of Vaniyambadi Local Planning Area based on past growth trend is projected for the planning period (10Years) by different methods and given in table No.9.1.

**Table No.9.1**

**Projected population for Vaniyambadi Local Planning Area by 2011.**

Area	Arithmetical Progression method	Geometrical Progression method	Incremental Increase method
2011	96312	102089	97402
2021	107165	121956	109345
2031	178018	145688	121288

On the basis of the projections presented in table no.9.1 it may be that in 2011 population of Vaniyambadi LPA will be within the range of 1,00,000 and in 2021 it will be about 1,20,000 and in 2031 expected about 1,45,000. Hence the designed population for Vaniyambadi Local Planning Area is taken as 1,00,000 and projections are made accordingly.

**9.3. PLANNING PROBLEMS**

The approach to future economic programme will be through provisions of the required levels of employment. To plan various types of land use to assess the



**TABLE NO. 9.2.**  
**PROPOSED LAND USE 1990 (BASE YEAR 2001)**

Sl. No.	Use Zone	Area in Hectares	Percentage to developed Area
I	<b><u>Developed Area</u></b>		
1.	Residential	360	60.00
2.	Commercial	50	8.00
3.	Industrial	90	15.00
4.	Educational	40	7.00
5.	Public and Semi Public	60	10.00
6.	Parks & Open Spaces	-	-
	Total	600	100.00

TABLE NO.9.3

**PROPOSED LAND USE PATTERN FOR VANIYAMBADI TOWN 2011**

Sl. No.	Use Zone	Area in Hectares	Non Scheme Area % to Developed Area / Undeveloped Area	Percentage to total area	Scheme Area in Hectare	% to Developed area	Total Area	%
1.	Residential	208.5696	61.10	28.72	177.3500	82.92	385.9196	69.50
2.	Commercial	36.9623	10.83	5.09	6.9400	3.24	43.9023	7.91
3.	Industrial	77.4507	22.69	10.67	2.1400	1.00	79.5907	14.33
4.	Education	9.9845	2.92	1.38	17.0900	7.99	27.0745	4.88
5.	Public and Semi Public	8.3930	2.46	1.16	10.3800	4.85	18.7730	3.38
	Total Developed Area	341.3601	100.00	47.02	213.9000	100.00	555.2601	100.00
	Agriculture							
	Wet	84.1419	21.87	11.59	-	-	84.1419	-
	Dry	118.0773	30.69	16.26	13.1600	92.81	131.2373	-
	River	182.5438	47.44	25.13	1.0200	7.19	183.5636	-
	Total Undeveloped Area	384.7630	100.00	52.98	14.1800	100.00	398.9430	-
	Grand Total	726.1231		100.00	228.0800		954.2031	

prospective needs for different kinds of urban requirements, it is of importance to know the magnitude of population.

#### **9.4. OCCUPATIONAL PATTERN**

There are 27.85% and 28.47% of workers in Vaniyambadi LPA during 1991 and 2003. The absolute figures are 20172 and 24761. Considering the trend 30% the total population is estimated as the work free coverable during the plan period. Hence the plan emphasis as to accommands the 30000 work for the within Planning Area.

#### **9.5. ASSESSMENT OF LAND FOR VARIOUS USES**

Requirement of land for the various urban uses have to be calculated taking into consideration of the needs of the population and of the past experience.

9.6.

In the approved Master Plan (1990) a total of 944.32 Hectares (base Year 1984) has been allotted to different uses for the Planning period 2001 and same is given in Table No.9.2.

9.7.

For assessing the spatial requirements of the Land for the proposed population 1,00,000 in 2011 of Vaniyambadi Local Planning Area, the criteria is that 60-70% of the urbanisable area would be for residential use and remaining 30 to 40% for other in the uncommitent uses.

9.8.

Among undeveloped area of 384.7630 Hectares the wet lands, irrigated dry land, land under water, has been retained as undeveloped area and dry land alone can be taken up for future development requirements for the Plan period 2011.

9.9.

The land allocation has been made considering the above criteria and trend of development. The details of the land use proposed are shown in Table No.9.3. In the case of Sanctioned Detailed Development Plan area the land use have been retained as in Detailed Development Plan.

#### **9.10.1. RESIDENTIAL USE**

Therefore proposed that gross residential density of 225 persons/ Hectares should from the basic calculations the residential space requirements for the purpose of the Master Plan. Residential comes under mixed zone which includes all uses permitted parks, schools, temples, commercial etc.

The land under this use at present is 312.5342 Hectares (including roads lanes). To accommodate the anticipated population 2011, the land under this use has been increased 385.92 Hectares i.e. 69.5%.

#### **9.10.2. COMMERCIAL**

The Commercial use, which includes should have markets. Wholesale Shops, Offices occupies 38.7480 Hectares. Now allocation for commercial area, has been increased 43.90 Hectares i.e. 8% of developed area during the Plan Period.

#### **9.10.3. INDUSTRIES**

Tanneries are the backbone of Industrial growth of this town. The total extent of land under industrial use is 49.3299 Hectares. Besides tanneries and leather Industry. there are about 35 industries of food and food products, Service Industries and Sugar mill. Industries occupy more area i.e. 14% and it is above average. Majority of tanneries are situated in Block Nos. 2, 3, 4, 5, 8 of Ward C, Block Nos.1, 2, 4 of Ward E, Block Nos.26, 27 of Ward F, Block No.1 of Ward G. The area has been increased to 79.59 Hectares during the plan period to 2011. i.e. 14% of developed area.



#### **9.10.4. EDUCATION**

At present the town is having 6 Higher Secondary Schools and high school, 6 middle schools and 18 primary schools in the town for the present population. The land occupied this use 20.0745 Hectares. This is 5% to total developed area of the town. The present 2 colleges itself is sufficient for future population. Hence no additional area is proposed.

#### **9.10.5. PUBLIC AND SEMI PUBLIC**

An extent of 18.77 hectares is reserved for public and semi public uses. This area will accommodate public office and medical institutions.

#### **9.10.6. AGRICULTURAL USE**

An extent of 84.19 Hectares is retained as agricultural use zone. This area includes all wet lands, part of dry irrigated lands, compost yards, burial grounds etc.

**Part – III**  
**CHAPTER – X**  
**PROJECTS AND IMPLEMENTATION**

**10.1. PROJECTS AND IMPLEMENTATION**

For successful implementation of any plan phasing of Plan is necessary. The following projects have been identified for the Plan period 2011. These projects have to be implemented in a phased manner. This is only an indication detailed design and financial aspects have to be worked and at a time of finalisation of projects.

**10.2. RESIDENTIAL DEVELOPMENT**

Vaniyambadi is one of the major tannery centers in North Arcot District. Most of the tanneries are located northern side of this town in either side of cutcheri road. The old settlement like Fort and Amburpet are thickly populated area of this town. New settlements like Muslimpur and Gandhi Nagar are low-density area of the town. Residential development is 69% of have been proposed for residential developments. The residential uses proposed in the 7 Detailed Development have to be implemented according to the demand.

**10.3. HOUSING**

Housing stock of Vaniyambadi town during the year 2001 is 14013. These provide shelter in 85459 Persons. According to Vaniyambadi administrative report 2001 – 2002 tax assessed houses are 12938 only three co-operative housing societies involved for construction of houses in the town. At present there is ten and three non notified slum in this town. These slums can be taken up for implacement made the shelter up gradation programme.

#### **10.4. INDUSTRIES**

Tanneries are the backbone of industrial growth of this town. The total extent of land under industrial use is 49.3273 Hectare. Besides about 77 tanneries and leather industry, there are around 35 industries, food and food products, service industries and sugar mill. Bulk of tanneries is situated in Block Nos. 2, 3, 4, 5, 8 of Ward C, Block Nos. 1, 2, 4 of Ward E, Block Nos. 26, 27 of Ward F, Block No.1 of Ward G. The most of the hazardous noxious Industries are not permitted further and uncontrolled industries allowed in the proposed industrial area.

#### **10.5. TRANSPORT**

It is proposed to take up the improvement of major roads by removing all encroachments. The possibility of widening of existing congested section may be studied and widening of this road will be help to relieve congestion.

The major bottle necks in the transport system apart from the heavy congestion in the central area can be classified with the following categories.

1. The sufficient width of carriage on right of way on roads or improper utilization of the right of way.
2. Bad alignment of roads or improper utilization of the right of way.
3. Grade crossings of road and railways without a subway or over bridge.
4. Inadequate parking space for public vehicles and carts.
5. Improper causeway.

The National Highways comes under all categories mentioned above.

Operation research group Chennai has prepared a report on Traffic Operational and management Plan for Vaniyambadi Town. They suggested the following traffic improvement schemes for Vaniyambadi Town.

#### **SHORT TERM PROJECTS**

1. Traffic regulation plan for the C.L Road and Malang road.
2. Road improvement plan N.H Urban link.
3. Completion of N.H Bye pass road.

4. Construction of New road link and bridge across Palar river branch in North Vaniyambadi.
5. RUB/ROB at College road and Railway gate.
6. Truck terminal.

### **LONG TERM IMPROVEMENTS**

1. ROB at Pudur Railway gate.

Short term projects completed except RUB/ROB at College road Railway gate and the site selection of the project Truck terminal.

The long term project RUB at Pudur Railway gate has to be implemented.

In the Master Plan proposals the following projects suggested for improvement.

### **ROADS FORMED BY LPA**

1. New link road of 40' width road from NH 46 to Palar River which connects Konamedu Ambedkar Statue to teachers Nagar Bridge.
2. Link road of 40' wide from NH 46 road to Palar River which road from Pudur West Boundary of the Periapettai Dharmaraja Kovil Palar.
3. Road link of 40'0" width road from Periapettai Over head water tank to Chennampettai sirupalam and also proposed to form 40' wide road in the northern side of Palar.
4. Road link of 40' width road from Dharmaraja Kovil junction to Municipality Sandy Bridge on Palar south boundary.

### **NEW BUS STAND**

In sanctioned Pudur Detailed Development Plan existing use in Agriculture Ward F, Block No.12, S.F.Nos. 20/1B, 21/3, 23/26, 27, 28, 29. Total extent of 5.40 Acres in the area a New Bus Stand is proposed.



#### **10.6. COMMERCIAL**

The general market has been proposed in Ward F, Block No.12, and Surveys Field Nos. 4/2, 5/1 with an extent of 4.2 Acres in sanctioned Pudur Detailed Development Plan, which the area is in Agricultural use.

#### **10.7. UTILITIES AND SERVICES**

There is a good water supply scheme commenced on 1974. Now improvement in that scheme is under process and should complete water supply lying of distribution system and construction for the newly developing areas can be undertaken at the appropriate time based on the need.

#### **10.8. DRAINAGE**

There is no underground drainage system in the municipality with the result most of the drainage of open masonry with some kutchha.

#### **10.9. LOW COST SANITATION PROGRAMME**

The on going low cost sanitation programme may be extended to the incoved houses. The public dry latrines be improved under low cost sanitation is under proposal but not yet sanctioned.

Night soil and rubbish are removed by carts and manual. The compost depot located in Vaniyambadi Village with extent of 6 Acres 45 Cents along National Highways. The surface keep method is adopted in this compost yard.

Encroachment in Palar River and improper drainage spoil in the town atmosphere. Hence these may be rectified.

#### **10.10. PARK, PLAY FIELD AND OPEN SPACE**

The space like park, open spaces and children play space etc. that are gifted by private developers, hence to be improved and maintained by the local body.

Adopting a standard of 0.4 hectares of open space per 1000 Population of healthy development. For the anticipated population of 1,00,000 for the year 2011 required open space is about 40 Hectares. The shortage in open space locally if has not been felt as shortage by the land available under as play fields and about 35 Acres of (10.4Hectare) Palar poramboke land is available in the town.

#### **10.11. LOCAL PLANNING AUTHORITY FUNCTION**

The Local Planning Authority shall control and regulate the developments in the Local Planning Area as per uses provided in the Master Plan. The Local Planning Authority shall be giving planning permission as per section 19 of town and country planning.

#### **10.12.**

The Local Planning Authority or Local body shall carry out cause for carry all projects maintained in the plan.

#### **10.13.**

For the purpose of implementing projects mentioned in the plan and also for the general urban planning and development and for implementing and such planned development the Local Planning Authority shall avail loans and grants from Government of TamilNadu and Government recognized bodies and shall implement the projects works either by itself or recognized respective projects.

## Part – IV

### CHAPTER – XI

#### DEVELOPMENT REGULATIONS AND ZONES

##### Permissions and Zones

In order to implement the proposals contained in the Master Plan, certain essential zoning regulations will have to be framed and enforced. Accordingly it has to be enforced by Local Planning Authority while granting planning permissions under section 49 of Town & Country Planning Act-1971. The Local Planning Area have to be divided into the following use zones as directed by Government in G.O.Ms.No.1730, RD & LA., Department, dated 24.7.74.

1. Residential use zone.
2. Commercial use zone.
3. Industrial use zone.
4. Educational use zone.
5. Public and Semi public use zone.
6. Agriculture use zone.

##### Use zones and uses permitted

The use zones and uses permitted are given in G.O.Ms.No.1730, RD & LA, Department, dated 24.7.74. Annexure – A with suitable modification.

The Survey Numbers comprised in the use zones along with their extent are given in the Annexure-B. The extent given in respect of part survey numbers is only approximate.

The zoning regulations have been prescribed as part of this master plan and all the developments within the planning area shall be in conformity with the zoning regulations and the planning permissions shall also be regulated accordingly by Local Planning Authority.

In respect of areas covered under sanctioned Detailed Development Plans, the land, building use, the set back requirements, plot coverage, density, zoning regulations etc., shall be in accordance with the provisions of the Detailed Development Plans. The survey has been comprised in the sanctioned Detailed Development Plans are given in the Annexure-C.

Copy of

**GOVERNMENT OF TAMIL NADU**

**ABSTRACT**

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

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**RURAL DEVELOPMENT AND LOCAL ADMINISTRATION  
DEPARTMENT**

G.O.Ms.No. 1730

Dated the 24<sup>th</sup> July, 1974

Read:

1. Government Letter No.28332/MD/73-1, RD&LA., Dt. 7-3-73.
2. From the Director of Town & Country Planning, letter No.10989/73/SM dated: 21-3-74.
3. From the Member Secretary, Madras Metropolitan Development Authority, D.O. Letter No. 1983/74 AD.P Dt. 19-5-74.

**ORDER**

-----

The Director of Town and Country Planning submitted draft zoning regulations on use of land and building particulars in urban areas. These regulations list out 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 area may be divided in to 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 and
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 adoption as part of the Master Plan for proper land use planning and control in addition to other regulatory measures, and that as for the Madras Metropolitan Area, a copy of the regulations may be sent to the Member Secretary, Madras Metropolitan Development Authority for adoption as part of the Metropolitan Development Plan with such modification 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 has examined the suggestion. They accept the views of the Member Secretary, Madras Metropolitan Development Authority so far as it relates to the Madras Metropolitan Area and, as for other urban areas of the state, Government approve in principle, the draft zoning regulation submitted by the Director of Town and Country Planning. The Director is requested to furnish copies of the draft zoning regulations to the Local Planning Authorities as soon as they are constituted.

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

**(BY ORDER OF THE GOVERNOR)**

**M.M.RAJENDRAN**  
**SECRETARY TO GOVERNMENT**

/ TRUE COPY /