

COPY OF

GOVERNMENT OF TAMIL NADU

ABSTRACT

Master Plan for Gudiyatham 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.229

Dated: 19th February, 1991

RE: 1.

1. G.O.Ms.No.689, Housing and Urban Development Dept., dated 31.3.83
2. G.O.Ms.No.909, Housing and Urban Development Dept., dated 8.9.89
3. From the Director of Town and Country Planning, letter Rec.No.6712/89 MP1 dated 20.3.90.

ORDER:

In G.O.Ms.No.689, Housing and Urban Development Department dated 31.3.83, the Government have accorded consent to the publication of notice of preparation of Master Plan for Gudiyatham Local Planning Area.

2. Under Section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves the Master Plan for Gudiyatham Local Planning Area submitted by the Director of Town and Country Planning. The delay of 1935 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 Gudiyatham 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 (1) of section 30 read with section 20 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 for the Master Plan of Gudiyatham Local Planning Area submitted by the Director of Town and Country Planning, in his letter Rec.No.6712/89-MP1 dated 20.3.90.

p.t.o.

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

(BY ORDER OF THE GOVERNOR)

L.K. TRIPATHY  
SECRETARY, TO GOVERNMENT

/true copy/

Office of the Director of Town  
Country Planning,  
Master Plan division,  
807, Annasalai, MADRAS-600 002

Endt.No.6712/85/MPA1      Dated: 11.5.91

Copy of G.O.Ms.No.229 H&UD dated 19.2.91 is communicated

~~FOR DIRECTOR OF TOWN AND  
COUNTRY PLANNING~~

To

The Executive Authority/Commissioner, Gudiyatham Mpty  
The Deputy Director, Vellore Region  
The Deputy Directors of DP and Building divisions  
Additional Director/all Joint Directors  
Assistant Directors of MP and DP divisions  
All Supervisors of MP division  
MP1, MP2, MP3, MP4,  
Stock file,  
Spare-10.

ANNEXURE-A.

REFERENCE No: 4918/84 2026-4

REGIONAL OFFICE :-

DIRECTORATE OF TOWN & COUNTRY PLANNING.

OF MASTER PLAN FOR GUDIYATHAM LOCAL PLANNING AREA.

APPROVED IN G.O.M.S. No: 689

& U.D. DEPARTMENT DATED: 31-3-83.

APPROVED IN RESOLUTION No: 1

PASSED 27.5.86 of the


Gudiatham local planning Authority.

Approved in G.O. No.: 229

H & U.D. Dated: 19.2.91


  
Executive Authority/Member  
Secretary

  
Regional Deputy Director  
Town & Country planning

  
Joint Director (T & C.P)  
for plan.

  
Joint director (T & C.P)

  
Secretary of (T & C.P)

  
Commissioner & Secretary  
Secretary to Government

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## CHAPTER I

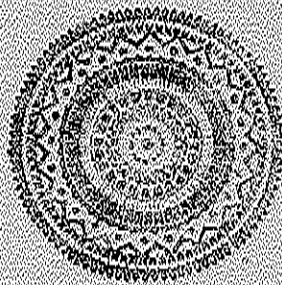
### INTRODUCTION

1.01 With the attainment of Independence and the consequent policy of Government of India to evolve national plans for the economic progress of the country, there was a steady growth of the Industrialisation and rapid urbanisation. The implementation of many of the projects under the Five Year Plans unilaterally, without references to the repercussions they have on physical developments in Urban and Rural Areas, has resulted in a lopsided development. They have not only failed to maximise the benefit accruing from them, but have in a certain measure caused injury to development.

1.02 The Directorate of Town <sup>and Country</sup> Planning has evolved a programme for preparation of Master Plans for all Local Planning Areas in the Tamil Nadu, under Tamil Nadu Town and Country Planning Act 1971.

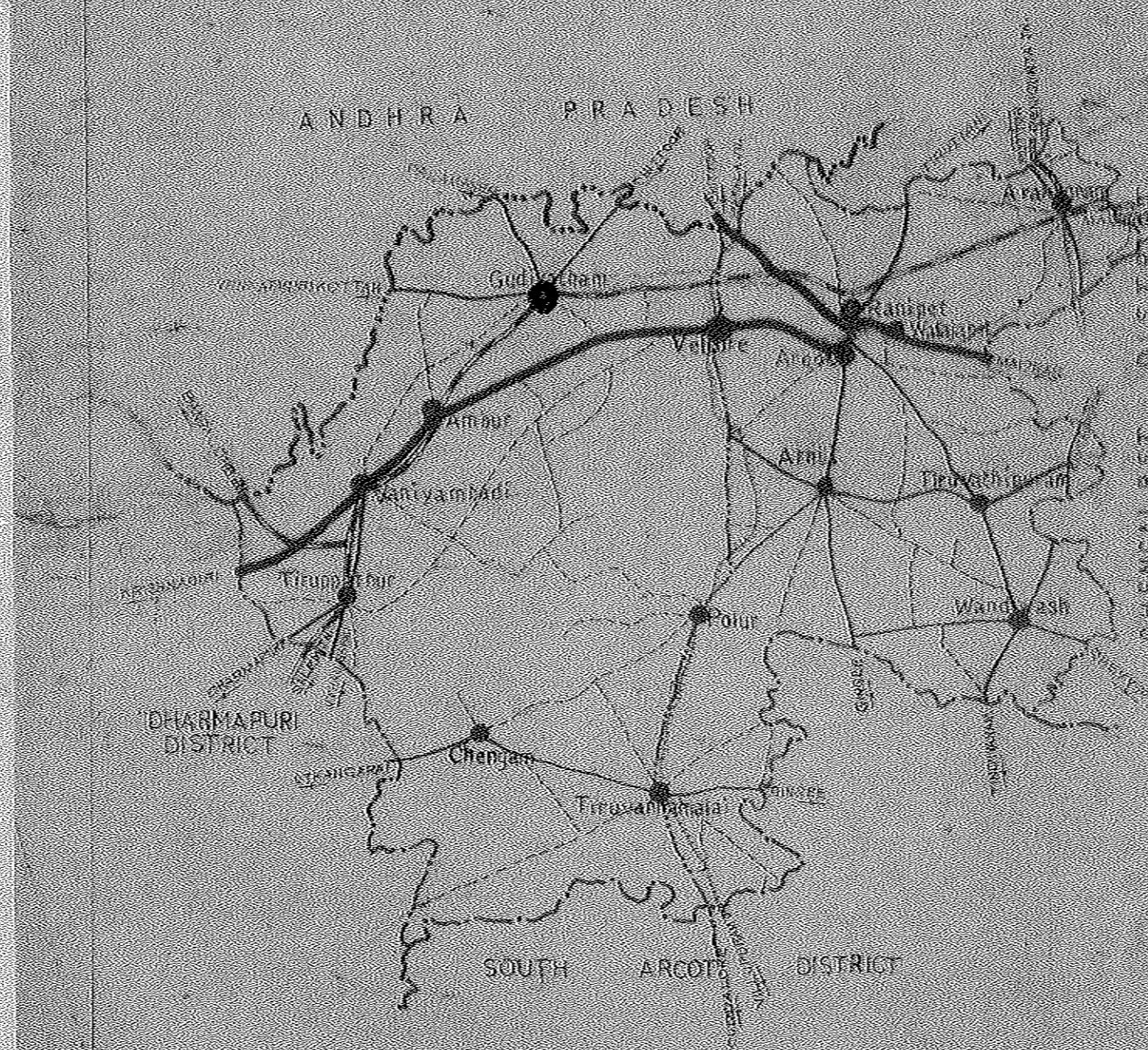
1.03 The Master Plan will laydown in broad outline the proposals for the organised development of the Urban areas and their surroundings, showing there in the manner in which the land is to be utilised for residential, industrial, commercial and other purposes, the communication lines to be built or improved, the manner in which the population will be distributed and the amenities and services required in the urban area.

1.04 Gudiyattam is one of the Town selected in North Arcot Region for preparation of such development plan to control and regulate its growth. This department has undertaken necessary surveys and collected data from various sources and a draft Master Plan has been prepared for the year 2001.











# NORTH ARCOT DISTRICT

## LOCATION MAP



### LEGEND

-  STATE BOUNDARY
-  DISTRICT BOUNDARY
-  NATIONAL HIGHWAYS
-  STATE HIGHWAYS
-  MAJOR DISTRICT ROADS
-  OTHER DISTRICT ROADS
-  RAILWAY LINE BROAD GAUGE
-  RAILWAY LINE METRE GAUGE



SCALE: 1CM=10KM

Directorate of Town & Country Planning

GOVERNMENT OF TAMILNADU

## CHAPTER 2

### GROWTH OF THE TOWN AND SITE CHARACTERISTICS

#### LOCATION

2.01 Gudiattam town is situated at 12.57' northern latitude and 78.52' eastern longitude. Gudiattam is an important urban centre next to Vellore Town in North Arcot Region. The Town is at a distance of 32 K. ms west of Vellore-Chittoor Town of Andhra Pradesh and is about 40 K. ms north east of Gudiattam.

2.02 The Town is connected by Mass rapid system with Vellore, Chittoor, Madras Thiruthani etc.

2.03 There is a famous temple in the town known as "Balasathuleeswarar Temple" which is believed to have been built by later cholas in the twelfth century A. D. The Town has been grown around the temple and there was a population of 18,747 with six suburbs in the year 1891.

#### MUNICIPAL ADMINISTRATION

2.04 Gudiattam Municipality was constituted in the year 1896. This local body has been up graded into a first grade Municipality in the year 1973. The revenue villages included in the Municipality are pitchanur, kondasamudram and sedukkarai and the extent of the local planning Area which comprises of Municipal limit is 4.77 sq K. ms.

2.05 Temperature: Being situated at 270 metres above m.s.l., Gudiattam town has a dry and hot climate.

2.06 Rainfall: The average annual rainfall is 920 mm in the town.

2.07 Soil: The soil of the town is constituted with gravel clay mixed with sand soft rock. The eastern portion of the town has soft rock and red soil. There is an hillock called "Sedukkarai hill" in this portion. The central portion of the town is formed mainly with gravel and sand. In the western and Southern sector, the predominant soil is clay mixed with sand. The northern portion of the town is formed with hillocks and reserved forests pure sand is to be found predominant along the beds of river Kavyandrya, which traverse through the centre of the town.

POPULATION STUDIES :

Population Growth of the town :

3:01 The growth of population of the town for the past few decades is shown below :

Year	Population	<del>increase</del> Persons	Variation in percentages
1901	21,335		
1911	23,300	2065	9.63
1921	22,803	-587	2.08
1931	24,688	1885	8.26
1941	32,671	7983	32.33
1951	45,667	12996	39.77
1961	50,384	4717	10.32
1971	63,007	12623	25.07
1981	74,408	11401	18.07

3:02 There has been wide fluctuation in the population growth during the past eight decades. The total increase of population over eight decades is 52,877 i. e., 143.78% increase from 1901 to 1981. There is found to be rapid increase in Town population since 1931. This may be due to the establishment of large numbers of small scale industries such as match works, beedi works, handlooms etc.,

Age composition :

3:03 The age wise break up of population of Gudiyatham town during the year 1971 is shown below:

Sl. No.	Age group	Total persons	%ge to Total persons
1.	0-14	24,001	38.09
2.	15-19	6,186	9.81
3.	20-24	5,687	9.00
4.	25-29	4,865	7.72
5.	30-39	7,994	12.61
6.	40-49	6,499	10.23
7.	50-59	4,130	6.60
8.	60 +	3,745	5.94
Total		63,007	100.00



It is observed from the above that the age group of 0-14 constitute more percentage among other age-groups

Literacy :

3.04 The literate persons in the town and their break up in decade wise are shown below :

LITERATES

Year	population	Total Literates	% of Literates to total population	Males	% ge of Males to total population	female	% ge of Females to total population
1951	45,667	13,305	29.68	29,687	10.037	3,528	7.70
1961	50,384	18,384	36.48	36,48	12,654	5,730	11.37
1971	63,007	31,428	49.88	49.88	20,216	11,212	17.79

3.05 It is observed from the above that there is a positive increase of percentage of literates to the total population i.e., from 29.68 to 49.88 from the year 1951 to '71 respectively. Out of the total male population in 1971, the male literates works out to 59.57% where as the female literates works out to 36.09% of the total female population.

Sex Ratio :

3.06 The sex ratio of the population of Gudiyatham town is shown below and it is observed that the ratio of females to thousand males has decreased from 989 to 979 during the decades 1961 to 1981.

Year	Males	Females	Females-/1000	Males
1961	25331	25053	989	
1971	31945	31062	972	
1981	37594	36814	979	

Contd.

### Employment Structure :

3.07 The occupational break up of the working population in the year 1971 for the town is shown below :

Sl. No.	Occupation	Total workers	%ge to total workers	No. of Male workers	%ge to total population	No. of female workers	Percentage to total population
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Agriculture	1861	9.05	1278	2.03	583	0.93
2.	Mining and Quarrying	5	0.02	5	0.01	—	—
3.	Household Industries	5051	24.58	3769	5.98	1282	2.03
4.	Manufacturing other than household Industry	6351	30.80	5171	8.21	1180	1.87
5.	Construction	332	1.62	317	0.50	15	0.02
6.	Trade and Commerce	3221	15.67	3077	4.89	144	0.23
7.	Transport and Communicaties	1241	6.04	1142	1.81	99	0.16
8.	Other services	2439	12.12	1949	3.09	540	0.86
	Total	20551	100.00	16708	26.52	3843	6.10

3.08 In 1971 the total working force is 20,551 out of the total population of 63,007. The participation rate is 32.62% to the total population. It is seen that the occupation under secondary sector is more predominant than primary and tertiary sectors.

3.09 The prime economic activities of the town is in secondary sector, which includes manufacturing and household industries. This is due to the concentration of match factories, bead works and handloom weaving and textile mills. The occupation under tertiary sector such as trade and commerce, Services and transport and communication is the next predominant activity as the town is the head quarter of Gudiyatham Taluk in the North Arcot District.

3.10 Male participation is higher in all sectors of employment. The percentage of male workers is 81.39 to the total workers and the remaining 18.61% workers are females.

### Population density :

3.11 The Gudiyatham town covers an extent of 477.08 hectares and out of which 237.91 hectares is the developed area. The population of the Gudiyatham town according to 1981 census is 74408. The over all and gross densities worksout to 155 and 300 persons per hectare respectively.

Sl. No.	Use	Area in hectares	Percentage to total area
2.	Commercial	13.38	2.80
3.	Industrial	27.53	5.77
4.	Education	3.57	0.80
5.	Public and Semi Public	19.64	4.10
6.	Agriculture	239.17	50.10
Grand total		477.08	100.00

Ownership of Land:-

4.05 Out of the total incorporated area of 477.08 hectares, 37.81 hectares i.e., 7.93% of the total incorporated area of the town is owned by the Municipality which constitute mainly land under roads, Municipal School etc., The land owned by the Government is 84.76 hec. i.e., 17.76% of the total incorporated area which comprises of waste land and public buildings etc. The private land in the town is 354.51 hec. i.e., 74.31% of total incorporated area.

Sl. No.	Ownership	Area in hectares	percentage to total area
1.	Government	84.76	17.76
2.	Municipal	37.81	7.93
3.	Private	354.51	74.31

Land Value

4.06 ~~The maximum and minimum values of land per hectare in the various revenue wards of Gudiattam town are collected and furnished.~~

Gudiattam Town:

(A) Residential:-

4.06 As already stated the area under residential use in the town is 173.79 hec., which is 72% of the developed area. According to 1971 census the total housing stock of the town is 8,732 for accommodating 12,017 households.

4.07 *The average housing density is 63 houses/hectare. The highest density of 83 houses/hectare is at Ward No. 44, the lowest being 25 houses/hectare.*

4.08 It is observed that the family density varies from 65 to 99 families per hectare which is above average.

(B) Commercial

4.09 The town's commercial activities are grouped under following three major classifications namely :-

- i) Retail shops.
- ii) Wholesale trading centres and
- iii) Commercial offices and firms.

CHAPTER-5.

TRANSPORTATION STUDIES:-

5.01 The studies with regard to transportation would seek to establish the relative connections of this town with the rest of the hinterland on one hand and to provide facilities for internal circulation system on the other. Roads are the only transportation system available in the town. There is no railway line traversing through this town. The present Gudiyatham Railway Station is situated on Pallikonda road in Veppur village about 5-Kms east of the town, on the Madras-Cochin broad gauge line.

ROADS :-

5.02 Roads in this town may be classified under two broad heads namely :-

i) Arterial roads linking the town with the other towns viz., Major District roads and other District roads.

ii) The road networks for the circulation within the town.

5.03 Major District roads that radiate from the town are -

- a) Pernampet road
- b) Palamaner road
- c) Katpadi road.
- d) Chittoor road
- e) Pallikonda road

5.04 The Other District road which radiate from this town is Melnatti road.

5.05 The Pernampet road, Palamaner road, Katpadi road and Pallikonda road converged at a junction near the eastern boundary of the town. The Pernampet road radiates towards the western direction from this junction through busterminal and crosses the Kavundinya river by a bridge. The Palamaner road radiates towards north-west forming a junction with Chittoor road at the northern boundary of the Municipal limit. The Katpadi road radiate towards north-east through Thirumagal Textile Mill. The Pallikonda road radiates towards south-east through the foot of Sedukkarai hill and the Rajeswari Textiles Mills. The Melnatti road traverses the town from south and joins with Pernampet road.

5.06 These are the important main roads responsible for the general development of the town in all directions. The Central core (Dharnampet Bazaar) of the town and a stretch (Thalsayatham Bazaar) is Southern portion of the town are highly congested to take heavy traffic. The general pattern of the town and the non-availability of bye-pass roads makes it difficult for through traffic to avoid passing through narrow stretches and congested areas of the town.

5.07 The table below gives length of roads according to the type of roads with in the town.

Sl. No.	Classifications of roads	Length of road in Kms
1.	Major District roads	8.2
2.	Other District roads	0.7
3.	Other roads maintained by the Municipality	33.2
	<b>Total</b>	<b>42.1</b>

5.08 The length of roads under various type of surface are shown below :-

Sl. No.	Type of surface	Length of roads in K. M.
1.	Cement concrete surface	0.2
2.	Black topped surface	15.9
3.	Metalled road (W. B. M.)	9.2
4.	Unmetalled road	16.8
Total length of all roads		42.1

5.09 : **TRAFFIC VOLUME** :- It is seen from the Traffic Survey that the intensity of traffic is relatively more Palamaner road, Katpadi road, Pallikonda road, Pernampet road, Melpatty road Hospital road, Veerabadra Maistry street, Causeway, Kosa Annamalai Street, J. K. Chetty Street and Anjuman Street.

5.10 The Cycle traffic is found to be intensive on the Katpadi road, Hospital road, Pernampet road, J. K. Chetty Street, Kosa Annamalai Street, Saniyer Street, Melpatti road and Gandhi road. Cycle is the common mode of transport just as in any other small or medium size towns.

5.11 The peak-hour traffic is between 9 and 10 A. M. daily

#### MASS TRANSPORTATION :-

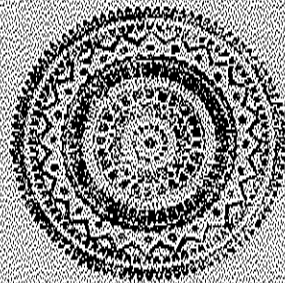
5.12 As regards to the Public Passenger transport system in Gudiyatham town it is well connected with surroundings rural areas by a number of bus transportation services. The town is also connected to various important towns such as Vellore, Ambur, Tiruppattur, Pernampet, Arni, Arcot etc., of this state and Chittoor, Palamaner of Andhrapradesh. It is seen that about 409 trips and 22,500 passengers come or pass through Gudiyatham town in a single day.

5.13 Taxis are available within the town and for travel to Gudiyatham Railway Station. In addition to these, there are other mode of Public transport like cycle-rickshaws and Jutkhas that cater to local needs of the people.

#### TRANSPORT :-

##### Transport Terminals and Parkings :-

5.14 There is one Municipal Bus Stand in Gudiyatham town on the Pernampet road, opposite to Municipal Office and the available space is very limited. There is no area reserved at present for parking taxis, lorries or jutkhas etc., and road side parking is prevalent. Thalayatham and Dharnampet Bazaar are the places of traffic congestion mainly due to non-availability of parking spaces in this area.



PLANNING PROBLEMS AND PHYSICAL CONSTRAINTS AFFECTING DEVELOPMENT :

Planning Problems of the Town :

- 6.01 Because of unplanned physical development of the town through years of growth, the town has accumulated a number of planning problems to be rectified in order to achieve a healthy and beautiful environment.
- 6.02 The details of the problems are summarised as follows :-
- 6.03 The existing different use zones of the towns such as residential, commercial, industrial, public and semipublic etc., have been quite haphazard and non conforming. Further there is no notified residential areas or industrial areas in the town and this encourages non conforming uses to develop in different parts of the town.
- 6.04 The development of the town occurred mainly along the major through fares of the town. Due to this radial ribbon development it is observed that about 50% of the extent of the town is undeveloped in various pockets and in between the main roads.
- 6.05 It is seen that the town has been physically divided <sup>into</sup> ~~into~~ two by the river Kavundinya traversing through the centre of the town with Major development on the northern part of the river as the main roads such as Katpadi road, Vellore road, Chittoor road and Palamaner road radiates on northern part of the town. Only a causway has been in existence to connect northern and southern part of the town for a long time and decade ago a new bridge has been constructed.
- 6.06 In the town the land owned by Government, Municipality and other public sectors is about 25% of the total extent of the town. These lands owned by public authorities have already been utilised for the construction of roads, public buildings etc and the land still available for development is very negligible.
- 6.07 The weekly shandy area located in the town is lacking in service facilities. Further there is no organised space for parking the bullock carts and other slow moving vehicles going over to shandy.
- 6.08 The present daily market for vegetable and other consumer goods is inadequate and requires more spaces for its efficient functioning.
- 6.09 It is observed that match making and beedi factories are spread all over the town. As the industries are of household nature it attracts all age group including school age children. In order to discourage school age children to participate in the household industries, these industries can be grouped in a separate zone and has to be located outside the residential zone. Further the chemicals used in the match making industries are harmful to the residents of the area.
- 6.10 Many public offices in the town are located in private buildings in the midst of residential areas. Hence there is a need for organising a public building complex outside the residential areas.
- 6.11 The space available for the existing Government hospital is inadequate and the expansion is restricted.
- 6.12 There is one dispensary maintained by the E. S. I., in the town. As 64% of the working population of the town are engaged in the industrial activities both manufacturing and household sectors, there is a need for a full fledged E. S. I., hospital with bed facilities.

6.13 The Major and other District roads traverses in the town are narrow in different stretches and their scope of widening is limited.

6.14 The narrow widths of roads at Phalayatham Bazaar and Dhannampet Bazaar creates traffic bottleneck.

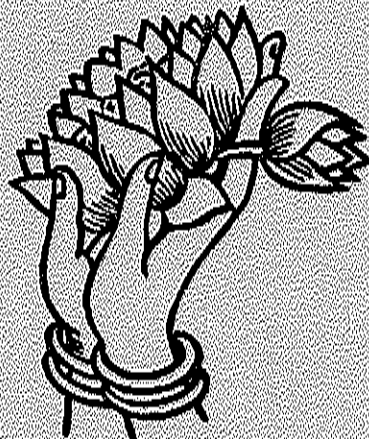
6.15 The space available for the existing bus terminal is inadequate and congested to accommodate the incoming and out going buses.

Physical constraints affecting Development :

6.16 Physical constraints and trend of development in the town are guiding factors in designing the development of any town. In Gudiyatham planning area they have been identified by the following factors.

- (i) Topographical features such as hillocks and undulated areas, water-bodies including rivers and streams, reserved forests etc ,
- (ii) Agriculturally valuable and such as land under wet crops, land under multiple crops etc.,
- (iii) The present trend of development.

6.17 From the sieve map it can be concluded that the expansion in eastern direction and to certain extent in the northern direction of the town is desirable as most of the lands are under dry lands.



## CHAPTER-7.

### POPULATION ESTIMATE & FUTURE WORKING FORCE :-

7.01 The population has been projected for the year 2001 based on the Census data available upto the year 1981 is 1.11 lakhs and planned population is 1.00 lakh.

#### Estimation of the working force :-

7.02 The approach to future economic Programme will be through provisions of the required levels of employment. The economic activities of the town depends on various factors and mainly due to the existing traditional employment in the town and the suggested functional characteristics of the town depending upon the regional physical setting.

7.03 Gudiyatham is mainly cottage industrial town along with a trade centre. The cottage industries predominant in the town are matches, beedi, handloom weaving and its allied industries.

7.04 The major manufacturing industries which have been established in the town are two units of textile mills which employ about 1,500 persons. Employment under services is another major activity in this town as it is a taluk head-quarter with its administrative offices located in the town. It is observed that few cottage industries are located sparsely in the vicinity villages.

#### Assessment of the working force in 2001.

7.05 It is assumed that the present trend of activities will accelerate with the economic growth of the state under various Plan schemes and provide full employment opportunities. As per 1971 census the workable population in the age group of 15-59 forms 55.9% of the total population. But it is observed that only 32.6% of the total population are now under employment. Hence there is a gap of 23.3% to be bridged up for the full employment of the entire workable age group.

7.06 In practice a portion of females and males in the workable age group will be engaged in household activities and collegiate education. Hence the employable population in the age group of 15-59 for the year 2001 can be safely assumed as 40% from the existing value of 32.6% providing suitable allowance for future employment, due to Five Year Plans and State Plans for economic growth of the region.

Therefore the anticipated total workers will be 40000.

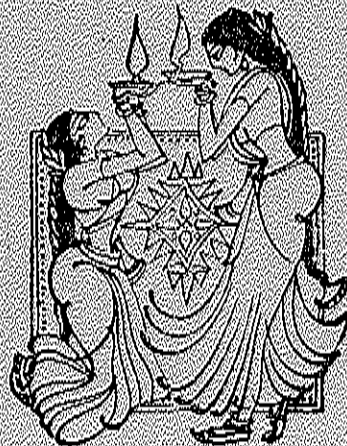


Break-up of the working force :

7.07 The estimated working force of 40,000 has to be distributed among various economic activities in order to assess the land requirement for each functions and to provide land for the same in the Master Plan.

The anticipated break-up of working force in 2001 is given below:

Sl.No: Economic Activity	% to the total workers		No. of workers in 2001
	Existing 1971	Anticipated 2001	
1. Industry	57.1	60.0	24000
2. Trade	15.6	16.0	6400
3. Transport	6.0	6.0	2400
4. Services	12.2	16.0	6400
5. Agriculture	9.1	2.0	800
Total	100.0	100.0	40000



CHAPTER-8

ASSESSMENT OF LAND REQUIREMENT :

8.01 Assessment of land requirement for various uses of the future Gudiyatham urban area is made based on the study of existing land-use pattern of the Local Planning Area and the future economic growth suggested for full employment of the workable population.

Residential :

8.02 The Residential area to accommodate the future population of 1.00 lakhs of the town has been worked based on average gross density of 435 persons for hectare, ~~but~~ assuming a gross density of 400 persons per hectare and an extent of 250 hectares will be required for residential use. This includes the roads. The existing percentage of residential use in Gudiyatham is 36%. Hence for design purposes the residential use can be safely assumed as 60% of the urban uses. Thus the extent of the 300 hectares assessed for residential use is the 60% of the total extent of the urban use.

Commercial :

8.03 The commercial activity in the town at present is distributed in two distinct areas called Dharnampet Bazaar near Robinson Tank and Thalayatham Bazaar. The present land use of the town shows that 2.8% of the town is under commercial use. The above figures includes the local shop and other petty shops also. In the draft master plan proposals only major commercial use in the town of the higher level of activity in the town is normally indicated. Hence 5% of total extent of urban area is assumed for design proposes for the commercial use. Thus area under future commercial is assessed as 25 hectares.

Industrial :

8.04 The occupational breakup of the working population of the town reveals that the Industrial sector is the major economic activity engaging 57.2% of the total working force in it. The present land use break-up for the industrial sector is 5.77% of the town. As regards to Gudiyattam the high percentage of 5.77% is due to the fact that the area under household and cottage industries such as match, beedi works etc., is added on to the manufacturing industries, textiles etc., and other engineering industries. Hence for the purpose of design 10% ~~of~~ <sup>over</sup> the town can safely be assumed for the proposed industrial use of Gudiyatham. Thus an extent of 50 hectares has been assessed for the future industrial use of the town.

Education :

To meet out Higher Secondary School and High Schools needs of future populations 5% of the land reserved for this purpose that is 25 hectares.

Public and Semi Public :

8.05 The present land use breakup of the developed area of the town indicates a percentage of 4.1 for the public and semi public use of the town. However for design purpose 15% of the total extent of urban area is assumed for public and semi public uses like Hospital, Government Offices Compost yard, sewage farm, Bus stand etc., as Gudiyatham is the head-quarter town of Gudiyatham Taluk. Thus an extent of 75 hectares is assessed for public and semi public use.

Land Use 2001 (ASSESSED)

Use	% age	Area in hectares.
Residential	60%	300
Commercial	5%	25
Industrial	10%	50
Public and Semi public	15%	75
Education	5%	25
Non Urban use	5%	25
<b>Total</b>	<b>100</b>	<b>500</b>

CHAPTER-9

DISCRIPTION OF THE PLAN

9.01 The word "Plan" here refers to the proposed landuse plan, wherein the various landuse assessed in chapter 8 to meet the requirement of future urban area of Gudiyatham town in the year 2001 is depicted. Suitable location of various land uses of residential, industrial, commercial etc., have been examined with reference to each other and to the present corridors of expansion of the town.

9.02 The plan indicates different use zones and the manner in which the respective zones are interconnected with the object of yielding optimum benefits for its citizens. Further the different use zones are inter linked by a net work of road transportation for ensuring smooth and efficient circulation.

9.03 The land required for various uses to the future Gudiyatham Local Planning Area have been assessed in chapter 8 to the total extent of 500 hectares.

9.04 For the sake of design purposes Gudiyatham urban area has been divided into fourteen planning units. Each planning unit indicates the details of zoning such as residential, commercial, industrial etc.,

9.05 A proposed land use plan for the year 2001 has been prepared for the Local Planning Area for the population of about 1.00 lakhs and the major landuse zones have been shown in map annexed to the report. The details of land use under different heads such as residential, commercial industrial etc., and their salient features have been discussed in the succeeding paragraphs.

A) Residential

9.06 The residential area required for entire town has been divided into <sup>23</sup> viable planning units to promote social cohesiveness among and to support the community facilities. They are primary and mixed Residential uses.

B) Commercial :-

9.07 The major business and commercial areas to serve the town level requirements are located at 12 planning unit indicated in the plan. The extent of major commercial area proposed for the urban area is 25 hectares.

C) Industrial :-

9.08 The major economic activity of the urban area should be under industrial sector which is evident from the anticipated break-up of working force in 2001 stated in chapter 6. About 30,000 persons will be engaged in industrial sector in 2001 out of the total anticipated 40,000 workers, the note-worthy industries in Gudiyatham are two textile mills only. There are number of units of household industries such as match, beedi etc. There is ample scope for the development of above manufacturing and household industries in Gudiyatham. Further there is scope for establishments of agro based industries.

D) Education :-

9.09 Attached to hostel area is assigned for Higher Secondary School purposes. Other <sup>Plan</sup> this no fresh areas are proposed for this purpose.

E) Public and Semi Public :-

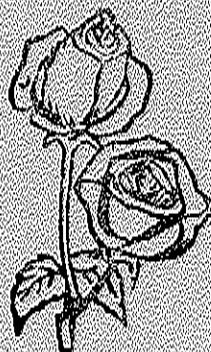
9.10 The Plan contemplate the specific identification of Public and Semi Public use zone for the town level requirements in medical and other administrative institutions. In residential areas have been set apart for the public and Semi-public use required at the neighbourhood level such as primary and secondary schools, health centres, dispensaries, community halls, cultural institutions etc. The extent of major public and semi-public use provided in the plan is 75 hectares i.e., 15 % of the Gudiyatham urban area.

F) Transport and Communication :-

9.11 The present net work of circulation has been studied with reference to the existing flow of traffic and bottlenecks. The alignment of the arterial roads entering the town from vellore, Katpadi, Palamaner, Chittoor and Pernampet have been retained with suitable modifications. They are interlinked with ring roads and inner circulation so designed for proper and efficient functioning of the various land-uses in the Urban arer.

9.12 It is suggested to shift the existing bus stand to a more convenient place near Municipal Travelers Bungalow as the existing one is more cramped with no scope for expansion.

9.13 A new bridge is proposed in the western end of the town on pornambet road across the river Kavundmya river.



## CHAPTER 10

### Plan Implementation:—

10.01 Implementation of the Plan involves two aspects viz "Planning Control" and "Development". The word "Planning control" here envisages the constitution of "Planning Authority" viz, Local Planning Authority which will have control over the entire Planning area viz., Gudiyatham Local Planning Area and to have control on the overall physical developments contemplated in the Plan. Similarly the word "Development" here is much restricted because it refers to only the development of certain specified areas to be required by the Local Planning Authority.

### Authority for Development:—

10.02 As stated earlier, Local Planning Authority has constituted according to the Tamil Nadu Town and country Planning Act 1974, for Gudiyatham will have statutory powers to implement the provision made in this plan, perhaps with certain modification as circumstances may demand at the time of implementation. The Local Planning Authority shall have to prepare detailed sectoral development plans to fit within the frame-work of the Master Plan for the purpose of implementation.

10.03 Zoning regulation has approved by Government in G. O. M. S. No. 1730 RD & LA department dt. 24-7-1974, enclosed in Annexure 'A' for effective control of physical development and this should be strictly adhered to. The existing land ~~was~~ <sup>is</sup> permitted to continue and reconstruction of building will be permitted to satisfy the building rules under G. O. 1009 RD and LA dt. 19-5-72 and other detailed Development plans. The Authority will also under-take the development of certain of the residential zones, commercial zones, widening of certain existing roads and formation of certain new roads by acquisition apart from other Departments of Industries and commerce, Highways, Public works Department and Tamil Nadu Water supply and Drainage Board.

### Phasing:—

10.04 All the development proposals suggested in the plan may not have the same urgency to implement at a time as they will have relevance in the context of population growth according to the period. The implementation of various proposals of the plan has therefore been suitably phased according to the requirement the period.

10.05 Based on the population estimate, the programme of development has been phased into two viz., 1st phase for the period up to the year 1991 and second phase upto the year 2001 for the plan implementation.

### Phase I: 1971 to 1991

#### Residential:—

10.06 By 1991 the population is expected to grow in full in Planning Units of the estimated population in Planning. The residential areas to accommodate the anticipated population has to be developed during this phase.

#### Commercial:—

10.07 The prevailing business and commercial areas in planning unit continue and its growth will be regulated according to the Plan. In addition about 50% of major commercial area in the proposed town centre has to be developed in unit no as indicated in the phasing map to meet the future requirements of the Gudiyattam Urban area during the 1st Phase.

Industrial :—

10.08 Since Small Scale or Medium type of Industries are expected to come up by near future no area is ~~here~~ marked for industrial purposes.

Public and Semi Public :—

10.09 Retaining the existing public office complex site except building replaced by **Multi** storied office complex.

Bus terminal and parking area :

10.10 The proposed new bus terminal in planning unit No. and the planning unit <sup>FB</sup> will be taken up during this phase for development.

Road Bridge :—

10.11 The new bridge over river Kavundga proposed at the western end of town will be constructed during this phase.

Utilities and services :—

10.12 Water Supply — The works required to augment the water supply for the population of 1 lakh will be taken up.

Drainage :

10.13 An extent of 15 hectares is allocated for sewage farms and rubbish depot and these areas are to be suitably selected by the Local Planning Authority outside the urban limit. The works required for proper disposal will be taken up.

Phase II : 1991 to 2001

Residential :

10.14 Planning units are to be developed during this phase so as to provide for the ultimate population in the Plan.



GUDI VATHAN LOCAL PLANNING AREA

S.No.	Zoning Number	Boundary Details	Ward No.	Block No.	Comprising Town Survey Numbers	
1	2	3	4	5	6	
PR <sub>1</sub>	North:	Southern boundary of MR <sub>1</sub>	1	3	T.S. Numbers 269 to 304	
	South:	Northern boundary of Ward No. 13 Block No. 13			T.S. Numbers 305 to 396	
	East:	Western edge of MR <sub>1</sub> AI and B <sub>2</sub>		4		
	West:	Town Boundary.				
PR <sub>2</sub>	North:	Town Boundary and southern boundary of PR <sub>1</sub> and MR <sub>2</sub>	3	13	-do- 975 to 1104	
	South:	Bodipet Road and Southern boundary of Ward No. 3, Block No. 1		13	-do- 1106 to 1144	
	East:	Eastern boundary of Ward No. Block 13		14	-do- 1145 to 1152, 1158 to 1165 and 1166 to 1179	
	West:	Town Boundary		15	-do- 1180 to 1270	
PR <sub>3</sub>	North:	Northern boundary of Ward No. Block No. 10	3	10	7 657 to 782	
	South:	Goudanva River				
	East:	Eastern boundary of Ward No. Block No. 10 and Block No. 11		11	-do-	783 to 804, 806 to 809 and 822 to 975.
	West:	Eastern boundary of PR <sub>2</sub>				
PR <sub>4</sub>	North:	Town Boundary	1	1	-do- 1 to 30	
	South:	Southern boundary of Ward No. 1 Block No. 8 Ward No. 2, Block No. 2			-do-	731 to 905
	East:	Town Boundary and Eastern boundary of Ward No. 2, Block 2.		2	1	-do- 1 to 36
					2	-do- 37 to 185.

PR 5 North: Town Boundary  
South: Northern Boundary of Ward No. 2  
Block No. 5  
East: Town Boundary  
West: PR 4

S.F. Nos. 232, 234 and 235  
of Pichanor Village

PR 6 North: Town Boundary  
South: Southern boundary of S.F. No. 169  
East: Eastern boundary of S.F. No. 169  
West: MR 5

S.F. No. 169 of Pichanor  
village.

PR 7 North: Southern Boundary of Land IR 6 P<sup>I</sup>  
South: Town Boundary  
East: Town Boundary  
West: MR 5

S.F. Nos 137, 144 to 149 and  
171 to 174 of Konda  
samgram village

S.F. Nos. 148 and 160 to 165  
of Pichanor village

PR 8 North: Southern boundary of MR 5, C 6, E 1  
and Town Boundary PR 9  
South: Town Boundary AT 5  
East: Town Boundary  
West: Boundary of PR 10 and P 6

S.F. Nos. 1, 2, 17 (pt), 18, 22, 20, 77, 83 pt,  
84 to 92, 124 to 134, 270, 93 pt, 94, 95  
169 to 175, 197 to 214, 221, 196 pt,  
to 250, 251 to 256,  
257/1 and 257/2 of  
Chedukarai village.

S.F. Nos. 185, to 189, 213 and  
218 to 221 of Kondasamud  
ram village



PR 9	North: Town Boundary South: Town Boundary and I 2 PR 8 East: Town Boundary West: Town Boundary and PR 8			S.F. Nos of 5 and 10 to 12 of Chedukerali village
PR 10	North: P 6 South: Southern Boundary of Ward No 3 Block 4 East: PR 8 West: Eastern boundary of MR 6	3	4	196 to 197, 198 pt, T.S. Nos. <del>192 (190) and 193 to</del> 200 pt, 202
PR 11	North: Northern boundary of Ward No. 5, Block 9 South: Town Boundary and Northern bound- ary of PR 12 East: Western boundary of P 7 and Town boundary. West: Eastern boundary of PR 12 and MR 9	5	9	T.S. Nos. 666 to 708
PR 12	North: Southern boundary of MR 9 and PR 11 South: Town Boundary East: Town Boundary West: Eastern boundary of MR 8 and PR 13	5	11	T.S. Nos 781 to 820
		5	14	T.S. Nos. 886 to 925

PR 13	North	Southern Boundary of MR 8	5	1	T.S. Nos. 1 to 73
	South	Town Boundary			
	East	Eastern Boundary of Ward 5, Block No. 13	5	13	T.S. Nos. 841 to 885
	West	Eastern boundary of PR 14			
PR 14	North	Southern Boundary of ward No. 3, Block No. 16	4	1	T.S. Nos. 1 to 10
	South	Town Boundary			
	East	Eastern Boundary of Block Nos. 6, 7, and 8 of Ward No. 4		2	T.S. Nos. 12 to 95
	West	Town Boundary		3	T.S. Nos. 96 to 212
				4	T.S. Nos. 213 to 230
				5	T.S. Nos. 285 to 304
				6	T.S. Nos. 305 to 329
				7	T.S. Nos. 330 to 434
				8	T.S. Nos. 435 to 523
				10	T.S. Nos. 611 to 653
				11	T.S. Nos. 654 to 758
				12	T.S. Nos. 759 to 914.

MIXED RESIDENTIAL

MR <sub>1</sub>	North: Town Boundary South: Southern Boundary of Ward No. 1 Block No. 2 East: Eastern Boundary of Ward No. 1 Block No. 2 West: Town Boundary and Eastern boundary of PR <sub>1</sub>	1	2	T.S. Nos. 82 to 288
MR <sub>2</sub>	North: Southern boundary of MR <sub>1</sub> and P <sub>1</sub> South: Southern Boundary of Ward No. 1 Block No. 6 East: Eastern Boundary of Ward No. 1 Block No. 8 and C <sub>1</sub> West: Eastern boundary of PR <sub>1</sub> and P <sub>1</sub>	1	5 6	T.S. Nos. 398 to 466 and 475 to 496 T.S. Nos. 501, 502, 506 to 620 and 632
MR <sub>3</sub>	North: Southern Boundary of PR <sub>4</sub> South: Northern boundary of C <sub>2</sub> East: Eastern boundary of Ward No. 1 Block No. 7 West: Eastern boundary of C <sub>2</sub>	1	7	T.S. Nos. 643 to 645, 660, 651, 654, 657, 659, 661 to 719
MR <sub>4</sub>	North: Southern boundary of MR <sub>2</sub> and C <sub>4</sub> South: Southern boundary of Ward No. 3 Block No. 6 East: Eastern boundary of ward No. 3, Block No. 2 Block No. 3, and Block No. 6, C <sub>5</sub> , C <sub>2</sub> , and C <sub>4</sub> West: Western boundary of ward No. 3, Block Nos. 6, 7, 8 and 9.	3	2 3 6 7 8 9	T.S. Nos. 29 to 31, 33 to 37, 40, 49, to 112, 117 to 130, 131pt. T.S. Nos. 148 to 176 T.S. Nos. 304 to 452 T.S. Nos. 453 to 510 T.S. Nos. 519 to 590 and 592 T.S. Nos. 607 to 613, 615, 616 618 to 656.

MR 5 North: Northern boundary of Ward No. 2, Block Nos. 3, 4 and 5 2 3  
 South: Southern boundary of Ward No. 2, Block No. 10 C11, I5, and P4 4  
 East: Eastern boundary of Ward No. 2 Block Nos. 9 and 10 5  
 West: Western boundary of Ward No. 2, Block Nos. 3, 7 and 8 6  
 T.S. Nos. 186 to 284 ✓  
 T.S. Nos. 285 to 409 and 1220 to 1240 ✓  
 T.S. Nos. 410 to 417, 418 Pt and 421 to 424 ✓  
 T.S. Nos. 425, 426, 427 Pt and 428 to 613 ✓  
 T.S. Nos. 614 to 630, 1319 to 1338 ✓  
 T.S. Nos. 681 to 702, 704 to 756, 759 to 821, 1330 to 1384 and 1438 ✓  
 T.S. Nos. 838 to 956 and 1385 to 1429 ✓  
 T.S. Nos. 967 to 990, 994/1 995/1, 996/2, 999 to 1049 and 1050 Pt. ✓

MR 6 North: Northern Boundary of Ward No. 3 Block No. 5 3  
 South: Southern boundary of Ward No. 3 Block No. 5 5  
 East: P6 and P10  
 West: MR4 and C5  
 T.S. Nos. 203 to 303 ✓

MR 7 North: W, I3 and P4 4  
 South: Southern boundary of Ward No. 4 Block No. 9 9  
 East: E5, I3 and C10  
 West: Western boundary of Ward No. 4, Block No. 9  
 T.S. Nos. 524 to 527, 530 Pt, 535 Pt, 540, 541 Pt, 542 Pt 805 to 812, and 821 to 912 ✓

MR<sub>8</sub> North- Northern boundary of Ward No. 5  
 Block Nos. 2 and 12 5 2 T.S.Nos. 74 to 189  
 South- Southern boundary of Ward No. 5  
 Block Nos. 2 and 12 12 T.S.Nos. ~~821~~ 821 to ~~848~~ 840  
 East- Eastern boundary of Ward No. 5,  
 Block No. 12  
 West- Western boundary of Ward No. 5,  
 Block No. 2

MR<sub>9</sub> North- Northern boundary of Ward No. 5  
 Block Nos. 4, 5, 6 and 8 5 4 T.S.Nos. 231 to 256, 259,  
 260 Pt and 261 Pt  
 South- Northern boundary of PR 12 6 T.S.Nos. 265 to 417  
 East- Western boundary of PR 11. 6 T.S.Nos. 418 to 513  
 West- Eastern boundary of C<sub>7</sub> 7 T.S.Nos. 514 to 535  
 8 T.S.Nos. 536 to 666  
 10 T.S.Nos. 713 to 779.

C O M M E R C I A L  
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C <sub>1</sub>	North:-	southern boundary of MR <sub>1</sub>	1	5	T.S.Nos. 467 to 474		
	South:-	Northern boundary of MR <sub>2</sub>				6	T.S.Nos. 497 to 500, 503 to 505 and 621 to 631
	East:-	MR <sub>3</sub>					
	West:-	Eastern boundary of MR <sub>2</sub>					
C <sub>2</sub>	North:-	southern boundary of MR <sub>3</sub>	1	7	T.S.Nos. 635 to 642, 646 to 649		
	South:-	C <sub>3</sub>					652, 653, 655, 656, 658 to 660, 720 to 725.
	East:-	Western boundary of MR <sub>3</sub>					
	West:-	Eastern boundary of C <sub>1</sub>					
C <sub>3</sub>	North:-	Northern boundary of Ward No.3, Block No.1	3	1	T.S.Nos. 1, 2 Pt, 3 to 17		
	South:-	Northern boundary of C <sub>4</sub>					
	East:-	Western boundary of Block No.7 of Ward No.2 P3.					
	West:-	Eastern boundary of AI <sub>2</sub> and MR <sub>2</sub>					
C <sub>4</sub>	North:-	southern boundary of C <sub>3</sub>	3	2	T.S.Nos. 18 to 22, 41 to 48, 113 to 116, 131 (P0)		
	South:-	Northern boundary of MR <sub>4</sub>					
	East:-	Western boundary of MR <sub>5</sub>					
	West:-	Eastern boundary of MR <sub>4</sub>					

C5 North: southern boundary of MR 4  
South: Northern boundary of MR 6 & P6  
East: Western boundary of P4 & MR 5  
West: Eastern boundary of MR 4

3

3

T.S. Nos. 32, 38 and 40 ✓  
T.S. Nos. 132 to 147 & 177 to 189 ✓

C6 North: southern boundary of P4 & E1  
South: Northern boundary of PR 3  
East: Western boundary of E1  
West: PR 3

2

8

T.S. Nos. 822 to 824, 825 (pt) & 757 ✓

C7 North: Northern boundary of Block No. 4  
of Ward No. 5  
South: Southern boundary of Block No. 4  
Ward No. 5  
East: Western boundary of MR 9  
West: Western boundary of Block No. 4 of  
Ward No. 5

5

4

T.S. Nos. 211 to 224, to 230, 257  
258, 260pt, 262 pt, 263 & 264 ✓

C 8	<p>North:- Northern boundary of Block No. 9 of ward No. 4</p> <p>South:- Northern boundary of Pennambut Road</p> <p>East:- Eastern boundary of Block No. 9 of ward No. 4</p> <p>West:- Eastern boundary of I<sub>3</sub></p>	4	9	T.S. Nos. 537 to 539, 551, 552 and 554 to 567.
C 9	<p>North:- Northern boundary of Block No. 3 of Ward No. 5</p> <p>South:- Southern boundary of Block No. 3 of Ward No. 6</p> <p>East:- Eastern boundary of Block No. 3 of Ward No. 5</p> <p>West:- Western boundary of Block No. 3 of Ward No. 5</p>	5	3	T.S. Nos. 190 to 210
C 10	<p>North:- I<sub>3</sub>, MR<sub>7</sub> and AI<sub>4</sub></p> <p>South:- Northern boundary of MR<sub>7</sub> and Pennambut road.</p> <p>East:- Western boundary of Block No. 3 of ward No. 5 and I<sub>3</sub></p> <p>West:- Eastern boundary of MR<sub>7</sub>, I<sub>3</sub> and B<sub>5</sub></p>	4	9	T.S. Nos. 537, 538, 539 Pt, 568 to 576, 803 and 804 Pt
C 11	<p>North:- South of R<sub>5</sub></p> <p>South:- North of MR<sub>5</sub></p> <p>East:- West of R<sub>5</sub></p> <p>West:- East of E<sub>1</sub></p>	2	8	T.S. No. 333 Pt T.S. Nos. 1046/1, 1046/2, 1046/3, 1046/4, 1046/5, 1046/6 and 1048
C 12	<p>North:- South of MR<sub>5</sub></p> <p>South:- Northern boundary of Katpadi road</p> <p>East:- Eastern boundary of Block No. 6 of ward No. 5</p>	2	6	T.S. Nos. 427 Pt



INDUSTRIAL ( CONTROLLED)

I <sub>1</sub>	<p>North:- Town Boundary            South:- Northern edge of Katpadi road            East:- Town Boundary            West:- Town Boundary</p>			<p>S.F.Nos. 144, 146 and 147 of Pichanoor village            S.F.Nos. 120 and 121 of Kondamudram village</p>
I <sub>2</sub>	<p>North:- southern edge of Vellore road            South:- Town Boundary            East:- West of PR 9            West:- East of PR 9</p>			<p>S.F.Nos. 15, 16, 17(Pt) and 23 to 25 of Sedukkara village.</p>
I <sub>3</sub>	<p>North:- south of A<sub>14</sub> Goddarda River            Pernambut road.            South:- Northern edge of Pernambut Road and MR<sub>7</sub>            East:- West of C<sub>8</sub> and C<sub>9</sub>            West:- East of C<sub>10</sub> and MR<sub>7</sub></p>	4	9	<p>T.S.Nos. 541 Pt, 542 Pt, 543, 548 pt, 550, 577 to 580, 791 to 799, 804 Pt. and 813 to 820</p>
I <sub>4</sub>	<p>North:- south of E<sub>2</sub> and MR<sub>5</sub>            South:- Northern edge of Katpadi road            East:- West of MR<sub>5</sub>            West:- East of Palamaner road.</p>	2	5	<p>T.S.No. 420</p>

E D U C A T I O N A L

E1 North : South of P5 and MR 5  
South : North of PR and C6  
East : West of C 11 & MR 5  
West : East of C6 & P4

2 8

T.S.Nos. 758, 825pt, 830, 831.  
833 pt

E2 North : South of MR 5  
South : North of I 4  
East : West of MR 5  
West : East of Palamaneri road

2 5

T.S.Nos. 418 (pt) 419

E3	North:- North of Block No. 8 of Ward No. 3 South:- North of MR4 East:- West of MR4 West:- East of PR3	3	8	T.S. Nos. 591 and 593 to 606
E4	North:- southern boundary of Block No. 10 South:- North of PR3 East:- western boundary of MR4 West:- East of PR3	3	11	T.S. Nos. 805, 810 and 811 to 821
E5	North:- south of AT4 South:- Northern boundary of Pernambuco Road East:- West of C10 West:- East of PR14	4	9	T.S. Nos. 528, 529, 530 (PT) 535 (PT) and 536
E6	North:- PR4 South:- PR14 East:- PR14 West:- PR14	4	4	T.S. No. <del>230</del> 240

PUBLIC PURPOSE

P <sub>1</sub>	<p>North- south of G<sub>3</sub></p> <p>South- southern Boundary of Block No. 1 of ward No. 3</p> <p>East- West of MR<sub>5</sub></p> <p>West- East of G<sub>3</sub></p>	3	1	T.S.No. 2 / 3
P <sub>2</sub>	<p>North- south of MR<sub>5</sub></p> <p>South- North edge of Katpadi road</p> <p>East- West of B<sub>1</sub></p> <p>West- East of G<sub>5</sub></p>	2	8	T.S.No. 703
P <sub>3</sub>	<p>North- southern edge of Katpadi road</p> <p>South- Vellore Road</p> <p>East- Western boundary of Block No. 10 of ward No. 2</p> <p>West- East of MR<sub>5</sub></p>	2	8	T.S.No. 827 to 829, 835 and 837
P <sub>4</sub>	<p>North- southern edge of Vellore Road.</p> <p>South- North of PR<sub>10</sub></p> <p>West- West of PR<sub>8</sub></p> <p>West- East of MR<sub>6</sub></p>	3	4	T.S.No. 152 ( P 0 )

P 5 North:- Northern boundary of Block No.9  
of Ward No.5  
South:- North of PR 11  
East:- Town Boundary  
West:- East of PR 11

5 9 T.S.Nos. 709 to 712

P 6 North:- Town Boundary  
South:- North of PR 9  
East:- Town Boundary  
West:- East of PR 9

S.F.Nos. 8, and 9 of Chedu  
karai village

P 7 North:- Town Boundary  
South:- Northern boundary of Katpadi Road  
East:- Town Boundary 4 I 1  
West:- East of PR 6

S.F.Nos. 157, 158 and 175 of  
Pichanoor village

P 8 North:- South of PR 8  
South:- Town Boundary  
East:- West of PR 8  
West:- East of PR 8

S.F.Nos. 176 to 196 of  
Chedukkarai village.

P 9 NORTH :- TOWN BOUNDARY  
SOUTH :- NORTHERN BOUNDARY OF KATPADI ROAD.  
EAST :- WEST OF I  
WEST :- EAST OF PR 6.

S.F.No. 2 pt, 9 pt of  
KONDASAMUDRAM VILLAGE

P 10 NORTH :- SOUTHERN BOUNDARY OF RING ROAD.  
SOUTH :- TOWN BOUNDARY  
EAST :- WESTERN BOUNDARY OF BALLEKHONDA ROAD  
WEST :- EAST OF PR 8.

S.F.No. 157 pt, 158 pt, & 175 of  
PICHANOR VILLAGE.

A G R I C U L T U R A L

AI1	North- southern boundary of Block No. 2 of ward No. 1 South- North of MR <sub>2</sub> East- West of MR <sub>2</sub> West- Eastern boundary of Block No. 4 of Ward No. 1	1	5	T.S.No. 397
AI2	North- South of MR <sub>2</sub> South- North of MR <sub>4</sub> East- West of C <sub>3</sub> West- East of MR <sub>2</sub>	3	9	T.S.Nos. 614 and 617
AI3	North- PR <sub>2</sub> South- Gondanva Nadhi East- Western boundary of Block No. 12 of Ward No. 3 West- Gondanva Nadhi	3	13	T.S.No. 1105
			14	T.S.No. 1153 to 1157
			15	T.S.No. 1271
AI4	North- Gondanva Nadhi South- MR <sub>7</sub> , B5, C <sub>10</sub> , and I <sub>3</sub> East- I <sub>3</sub> West- MR <sub>7</sub> and Gondanva Nadhi.	4	9	T.S.Nos. 531 to 534, 535 Pt. 543 Pt., 544 to 547, 548 Pt. and 549.



Copy of

GOVERNMENT OF TAMIL NADU  
ABSTRACT

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

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G. O. Ms. No. 1730

Dated the 24th July 1974

Read :

1. D. O. Lr. No. 28332/MD/73-IRD & LA dt. 7-3-1973.
2. From the Director of Town and Country Planning Lr. No. 10989/73-SM dated 21-3-1974
3. From the Member Secretary, Madras Metropolitan Development Authority, D. O. Lr. No. 1983/74-ADI dated 19-5-1974.

ORDER

The Director of 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 adoption 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 have examined the suggestion. They accept the views of the Member Secretary, Madras Metropolitan Development Authority so far as it relates to the Madras Metropolitan Area and, as for other Urban areas of the State, the Government approve in principle, the draft zoning <sup>regulation</sup> submitted by the Director of Town and Country Planning. The 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 //

ANNEXURE I  
LAND USE ZONE REGULATIONS

(as appended in G.O.Ms.1730 RD&LA dated 24-7-1974)

I. RESIDENTIAL USE ZONE

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

Use Zone I (a) Primary Residential Use Zone

Uses permitted :

1. All residential buildings including single and multi family dwellings, apartment dwellings and tenements together with appurtenances pertaining thereto;
2. Professional consulting offices of the residents and other incidental uses therefor;
3. Petty shops dealing with daily essentials including retail provisions, soft drinks, cigarettes news papers, milk-kiosks, cycle repair shops and single person tailoring shops;
4. Hair dressing saloons and Beauty Parlours;
5. Nursery and primary schools;
6. Taxi and Auto-rickshaw stands; and
7. Parks and Play fields

Use Zone I (b) Mixed Residential Use Zone

Uses permitted

1. All uses permitted under use Zone I (a) i.e. primary Residential use Zone;
2. Hostels and single person apartments;
3. Community Halls, Kalyana Mandapams, Religious buildings, welfare centres and Gymnasias;
4. Recreation Clubs, Libraries and Reading Rooms;
5. Clinics, Dispensaries and Nursing Homes;
6. Government, Municipal and other Institutional Sup-offices;
7. Police Stations, Post and Telegraph Office, Fire Stations and Electric Sup-station;
8. Banks and Safe Deposit Vaults;
9. Educational Institutions excluding Colleges;
10. Restaurants, Residential Hotels and other Boarding and lodging Houses;
11. Petrol filling and service Stations;
12. Departmental stores or shops for the conduct of retail business;
13. Vegetables, Fruit, Flower, Fish, Eggs and Meat shops;
14. Bakeries and Confectionaries;
15. Laundry, Tailoring and Gold Smith Shops; and
16. Cottage industries permissible in residential areas under G.O.Ms.No. 565 dated 13-3-62

II.

COMMERCIAL USE ZONE—USE ZONE 2

Uses permitted

1. All uses permitted in Use Zones 1 (a) and 1 (b) i.e. 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 cause health hazards;
3. Business offices and other commercial and financial institutions;
4. Warehouses, repositories and other uses connected with <sup>Storage</sup> explosives or wholesale trade, but excluding storage of explosives or products which are either obnoxious to likely to cause health hazards;
5. Cinemas, Theatres and other commercial entertainment Centres;
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 not exceeding 20 H.P. and/ or employing not more than 25 workers, which are not noxious or offensive due to odour, dust, smoke, gas, noise or otherwise dangerous to public health and safety; and
10. Installation of electric motors not exceeding 20 H.P. for use incidental to the commercial activities permissible in the zone.

III INDUSTRIAL USE ZONE—USE ZONE 3

- a) Controlled Industrial Use Zone
- b) General Industrial Use Zone
- c) Special Industrial and Hazardous Use Zones.

Uses-Zone III a) Controlled Industrial Use Zone

Uses permitted

1. All Commercial uses listed under use zone 1(a), 1(b) and 2 i.e. Residential and commercial uses zone;
2. Industries using electric power not exceeding 130 H.P. (L.T. maximum load) but excluding industries of liquid effluent, dust, smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity. Provided that these industries may use steam, oil or gas power during periods of power shortage or failure;
3. Hotels, Restaurants and Clubs, places for social intercourse, recreation and worship and dispensaries and clinics; and
4. Residential building for caretakers, watchman and other essential staff required to be maintained in the premises.

Use Zone III (b) General Industrial Use Zone

Use permitted

1. All commercial uses listed under Use Zones 1(a), 1(b) and 2 i.e. residential and commercial uses zones;
2. All industries without restrictions on the horse power installed or type of motive power used excluding those of obnoxious or hazardous nature by reason of odour, 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 inter-course, recreation and worship or for dispensaries and clinics; and
4. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

Use Zone III - Special Industrial and Hazardous Use Zone

Uses permitted

1. All commercial uses listed Use Zones 1 and 2 i.e. residential and commercial use zones;
2. All industries permissible in the Use Zones III (a) and III (b) i.e. the controlled and general industrial use zones;
3. All uses involving storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosion;
4. All uses involving storage, handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flames fumes and explosive, poisonous irritant or corrosive gases;
5. All uses involving storage, handling or processing of any material producing explosive mixtures of dust, or which result in the division of matter into fine particles, subjects to a spontaneous ignition;
6. Processing or manufacturing anything from which offensive or unwholesome smells arise;
7. Melting or processing tallow or sulphur;
8. Storing, handling or processing of manure, offal, blood, bones, rags, hides, 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 of distilling sake and artificial manure;
13. Brewing beer, manufacturing by distillation arrack or spirit containing alcohol, whether denatured or not;
14. In general, any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in the Use Zones III(a) and III(b) i.e. controlled industrial and the general industrial use zones;
15. Hotels, restaurants and clubs or places for social intercourse, recreation and worship or dispensaries and clinics; and
16. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

IV. EDUCATIONAL USE ZONE - USE ZONE 4

Uses permitted

1. Schools, colleges and other higher education and training institutions and the uses connected therewith
2. All uses permitted in Use Zone I(\*) i.e. primary residential use zone.
3. Hostels and single person apartments;
4. Recreation clubs, Libraries and Reading rooms; and Restaurants.

V. PUBLIC AND SEMI PUBLIC USE ZOZE—USE ZONE 5

Uses permitted

1. Government and Quasi Government offices;
2. Art Galleries, Museums, Acquaris and Public Libraries;
3. Hospitals, Sanitoria and other medical and public health institutions;
4. Harbour, Airport and Flying Club;
5. Organised Parking Lots and Bus and Taxi Stands;
6. Parks, playfields, Swimming pools, Stadia, Zoological Gardens, Exhibition Grounds and other Public and Semi-public Open spaces; and
7. All uses permitted in the Use Zones 1(a) and 1(b) i.e. the residential use zones.

VI. AGRICULTURAL USE ZONE—USE ZONE 6

Uses permitted

1. All agricultural uses
2. Farm houses and buildings for agricultural activities
3. Rural settlements with allied uses
4. Public and private parks, play fields, gardens, Caravan and camping sites and other recreational uses;
5. Dairy and cattle Farms;
6. Piggeries and Poultry Farms;
7. Water tanks and reservoirs;
8. Sewage farms and garbage dumps;
9. Airports and broadcasting installations;
10. Forestry;
11. Cemeteries, Crematoria and Burning and Burial grounds;
12. Storing and drying of fertilisers;
13. Fish curing;
14. Salt manufacturing;
15. Brick, tile or pottery manufacture;
16. Stone crushing and quarrying; and
17. Sand, clay and Gravel quarrying;

VII. SANCTIONED DETAILED DEVELOPMENT PLANS—USE ZONES

In so far as the areas covered under sanctioned Detailed Development Plan areas are concerned the Rules and regulations of Detailed Development Plans alone will apply.

GOVERNMENT OF TAMILNADU  
ABSTRACT

LOCAL PLANNING AUTHORITIES Constitution—Notification under Section 11 (1) of Tamil Nadu Town and Country Planning Act, 1971—Issued.

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 GOVT.

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APPENDIX  
NOTIFICATION

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

- |                      |                     |                    |
|----------------------|---------------------|--------------------|
| 1. Felani            | 27. Ambur           | 53. Dharmapuri     |
| 2. Periyakulam       | 28. Tirupattur      | 54. Krishnagiri    |
| 3. Bodinayakanur     | 29. Tindivanam      | 55. Kotagiri       |
| 4. Theni Allinagaram | 30. Villupuram      | 56. Ootacamund     |
| 5. Cumbum            | 31. Nellikuppam     | 57. Coonoor        |
| 6. Kodaikannan       | 32. Ponruti         | 58. Virudhunagar   |
| 7. Pollachi          | 33. Vridhehalam     | 59. Srivilliputhur |
| 8. Gobichettipalayam | 34. Chindabaram     | 60. Rajapalhyam    |
| 9. Dharapuram        | 35. Mayuram         | 61. Sivakasi       |
| 10. Udumalpet        | 36. Nagapattinam    | 62. Sattur         |
| 11. Sathyamangalam   | 37. Mannargudi      | 63. Karaikudi      |
| 12. Bhavanisagar     | 38. Pattukottai     | 64. Arupukottai    |
| 13. Valparai         | 39. Tiruvarur       | 65. Devakottai     |
| 14. Manaparai        | 40. Sirkali         | 66. Paramakudi     |
| 15. Turaiyur         | 41. Pudukottai      | 67. Ramanathapuram |
| 16. Karur            | 42. Attur           | 68. Sivaganga      |
| 17. Tiruvallur       | 43. Rasipuram       | 69. Rameswaram     |
| 18. Chingleput       | 44. Tiruchongode    | 70. Kadayanallur   |
| 19. Arkonam          | 45. Idapadi         | 71. Kovilpatti     |
| 20. Gudiyatham ✓     | 46. Namakkal        | 72. Puliangudi     |
| 21. Vaniyambadi      | 47. Mettur          | 73. Sankarankoil   |
| 22. Tiruvannamalai   | 48. Yercaud         | 74. Shencottah     |
| 23. Arni             | 49. Colachel        | 75. Thenkasi       |
| 24. Walajapet        | 50. Kuzhithurai     | 76. Courtallam     |
| 25. Rampet           | 51. Padmanabhapuram | 77. Tirunelveli    |
| 26. Arcot            | 52. Kanyakumari     |                    |

//True copy//

sd/-Section officer.

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GOVERNMENT OF TAMILNADU

ABSTRACT

LOCAL PLANNING AUTHORITIES : Composition of Local Planning Authorities which comprises of single local authority-ordered.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G. O. Ms. No. 651

Dated 8th April 1975.

Read :

G. O. Ms. No. 650 RD & LA, dated 8-4-1975

ORDER :

In the G.O. read above, Government have constituted Local planning authorities under the proviso to section 11 (1) of the Tamil Nadu Town and Country Planning Act, 1971 in respect of local planning areas declared under section 10 of the said Act.

2. According to the proviso to sub-section (1) of section 11 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) in case where the local planning area consists of the area under the Jurisdiction of a single local authority the Government may declare such authority as the local planning authority for that area Sub-section (3) of the said section 11 provides for appointment of the Chairman Members and Member-Secretary for the local authority, which has been declared as the local planning authority under the said sub-section (1).

3. The Government clarify that on the declaration by the Government of the single local authority as local planning authority under the proviso to section 11 (1) of the Act, the Chairmans members and executive of the local authority shall automatically become the Chairman, members and the executive authority of the local planning authority concerned.

4. A list of single local authorities which have been declared as local planning authorities under the Act is appended to this order.

5. The Director of Stationery and Printing is requested to publish this order in the Tamil Nadu Government Gazette.

(BY ORDER OF THE GOVERNOR)

BALASUBRAMANIAN,  
SECRETARY TO GOVERNMENT.

// true copy //

List of single local authorities which have been declared as local planning authorities under the proviso to sub-section (1) of section 11 of Tamil Nadu Town and Country Planning Act, 1971.

LIST

Sl. No.	Name of the Local Authority	Name of the Local planning Authority
1 to 18	XXXXXX	XXXXXX
North Arcot District		
19	Arkonam Municipality	Arkonam
20	Gudiyatham municipality	Gudiyatham
21 to 77	XXXXXX	XXXXXX

- 81 -  
GOVERNMENT OF TAMILNADU  
ABSTRACT

Master Plan—Gudiyatham Local Planning Area—Consent under section 24(2) of Town and Country Planning Act 1971—Accorded—Orders issued.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT  
G.O.Ms.No.689

Dated: 31-3-83  
Read

1. G.O.Ms.No.672, RDLA, dated 16-3-74
2. G.O.Ms.No.651, RDLA, dated 8-4-75
3. From the DTCP, Lr.Fec.No. 32406/80.MP, dated 17-11-82

ORDER

The Director of Town and Country Planning has forwarded the resolution of the Gudiyatham Local Planning Authority, resolving to request the Government to accord consent to the publication of a notice of the preparation of master plan for Gudiyatham Local Planning Area, under sub-section (2) of section 24 of the Tamil Nadu Town and Country Planning Act, 1971. (Tamil Nadu Act 35 of 1972). The Director of Town and Country Planning has recommended that consent under section (2) of section 24 of the said Act may be accorded to the publication of notice of the preparation of master plan for Gudiyatham Local Planning Area by the Government, to the Gudiyatham Local Planning Authority.

2. 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 given his consent to the Gudiyatham Local Planning Authority to the publication of a notice under section 26 of the said Act of the preparation of master plan for Gudiyatham Local Planning Area.

3. The master plan for Gudiyatham Local Planning Area is returned herewith. The Member Secretary, Gudiyatham Local Planning Authority is requested to acknowledge the receipt of the master plan for Gudiyatham Local Planning Area.

(BY ORDER OF THE GOVERNOR)

C. RAMA CRANDRAN  
COMMISSIONER AND SECRETARY TO GOVERNMENT

To  
The Member Secretary  
Gudiyatham Local Planning Authority, Gudiyatham through DTCP, Madras-2  
Copy to: The Director of Town and Country Planning, Madras-2. Law Department, Madras-9.  
//forwarded by order//

G.S/16.5.

//True Copy//

Sd/ x.x.x.x  
Section Office

நகர் ஊரமைப்பு இயக்குகம்,  
சென்னை-2.

உ.மு.க. 2406/89 முதல் நாள் 13-5-83  
நகல் அனுப்பப்படுகிறது

ஓம்.....  
இயக்குநருக்காக

பெறுமா  
உறுப்பினர், செயலர், குடியாதம் உள்ளூர் திட்டப்பகுதி  
குடியாதம் நகராட்சி  
நகல்  
துணை இயக்குநர் வேலூர்,  
துணை இயக்குநர் முழுமைத்திட்டம்,  
உதவி இயக்குநர் முழுமைத்திட்டம்,  
மேற்பார்வையாளர்கள் முழுமைத்திட்டம்,  
சென்னை-2

Thiruvelluvar Achagam Gudiyattam.