

# **Hosur New Town Development Plan**

( Urbanisable Area )

**Hosur New Town Development Authority**

Hosur

D. T. C. P.

Copy of letter No.69759/UDIV (2)/89/11 dated 22.6.92 from the Secretary to Government, Housing and Urban Development Department Madras - 9 addressed to the Director of Town and Country Planning Madras - 2.

Sir,

Sub: Town Planning - Preparation of zonal plans - Regulation approved - Amendments - Issued.

- Ref: 1. G.O.Ms.No.1730, Rural Development and Local Administration, dated 24.7.74.  
2. From the Director of Town and Country Planning, Lr.Roc.No.40747/89/MP2 dt. 6.11.89.  
3. From the Member Secretary, Madras Metropolitan Development Authority, Lr.No. CCC/1345/90 dated 7.9.90.

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

2. The following amendments are issued to G.O.Ms.No. 1730, Rural Development and Local Administration, dated 24.7.74.

#### AMENDMENTS.

In the said Government Order, in the Appendix, -

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

Yours faithfully,  
Sd/-x.x.x.x.x.x.x.x.  
for Secretary to Government

/true copy/

/2/

Office of the Director of Town and  
Country Planning, 807, Anna Salai,  
Madras - 2.

Endt. Roc.No. 30951/92/MPA 1 Dated: 23.7.92.

Copy of Government letter No. 69759/UDIV(2)/89-11 dated  
22.6.92 is communicated.

Sd/-x.x.x.x.x.x.x.x.x.x.  
for Director of Town and Country Planning,  
Madras.2.

To

- The Executive Authority/Commissioner of All Municipalities.
- All the Regional Deputy Directors.
- The Deputy Directors of Buildings and DP Divisions.
- Additional Director/All Joint Directors.
- Assistant Directors of MP and DP divisions.
- All Supervisors of MP division
- MP1, MP2, MP3, MP4
- Stock file and Spare - 10.

/true copy/

*Jiv. 3500 (2)*  
Assistant Director of  
Town and Country Planning,  
Salem - 7.

*W*  
3/12/92

VIII.

HOSUR NEW TOWN DEVELOPMENT PLAN (UPGRADABLE AREA)

Approved by the Hosur New Town  
Development Authority, vide  
Resolution No. III of XV meeting  
dated 30.12.1983.

Submitted for approval  
Under Section 28 of the  
Town and Country Planning Act

*N. Ramalingam*  
5/84

MEMBER SECRETARY  
HOSUR NEW TOWN DEVELOPMENT AUTHORITY  
HOSUR.

Approved under section 28 of the  
Town and Country Planning Act  
(In G.O. 337 dt. 24.04.84)

*T. Soundararajan*

For COMMISSIONER AND SECRETARY  
TO GOVERNMENT  
HOUSING AND URBAN DEVELOPMENT DEPT.  
MADRAS.

Under Secretary to Government  
(Urban Development)

## C O N T E N T S

### PREAMBLE.

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  6. Width of Roads and Building Line.

PREAMBLE

The site for New Town Development Area has been notified under Section 10 (4) of the Tamil Nadu Town and Country Planning Act in the G.O.No. 782, H&UD dated 19.5.79 comprising 57 villages including Hosur and Mathigiri Town Panchayats. The New Town Development Authority has been constituted under Section 11 (4) of the Town and Country Planning Act in G.O.No. 1255, H&UD dated 18.7.79.

As required under Section 18 of the Town and Country Planning Act, the Hosur New Town Development Authority has prepared a New Town Development Plan for the Central urbanisable area comprising of 12 villages as indicated below and shown in the map annexed.

The villages included are:

1. Hosur Town
2. Mathigiri Town Panchayat
3. Chennathur
4. Nalligabotta Agraharam
5. Mukundapalli
6. Zuzuvadi
7. Onalavadi
8. Morana Palli
9. Achetti Palli
10. Motham Agraharam
11. Santhapuram
12. Rangapanditha Agraharam

The Plan area covers an extent approximately to 94.1.sq.kms.

Contents of the Hosur New Town Development Plan (Urbanisable area) hereinafter called as HNTDP (UA) lays policies and programmes in general for the overall Development of Hosur New Town Development Plan area taking long term view requirements. The emphasis of the planning is

on the  
/ regulation of land and building use. The plan has allocated lands for uses in appropriate locations and in a manner inter-related to each other, so as to promote orderliness and smooth functioning. For this purpose, all the land in the plan area have been categorised under the following zones.

1. Residential Use Zone
  - (a) Primary Residential
  - (b) Mixed Residential
2. Commercial Use Zone
3. Industrial Use Zone
  - (a) Controlled Industrial use zone
  - (b) General Industrial use zone
4. Educational use zone
5. Public and Semi Public Use Zone
6. Agricultural Use Zone.

In each use zone certain uses will be permitted and uses not indicated shall not be permitted.

The proposed land use plan is in essence a translation into physical form of planning policies and principles. The policies have taken into account the realities of the present situation as far as possible and are designed more to channelise future development on orderly lines.

The grant of planning permission is being regulated and have to be regulated in accordance with the Development Control Rules.



## CHAPTER I

### INTRODUCTION

#### SIPCOT INDUSTRIAL ESTATE AT HOSUR

1.1 As part of its many sided efforts to promote Industrial Development in Tamil Nadu, the State Government has set up in 1971 the State Industries Promotion Corporation of Tamil Nadu Limited now popularly known SIPCOT as a public Company wholly owned by the Government. The specified objective was to play a Catalytic role in the promotion and development of major and medium industries in the private sector and achieve a wider dispersal of industries in the backward areas of the State. Of the three such major Centres it has already taken up one at Ranipet in the North Arcot District in an area of 285 Hectares and another at Hosur in Dharmapuri District. The third is to be established at Manamadurai in Ramenathapuram. The SIPCOT industrial Estate at Zuzuvadi near Hosur developed in an area of 1156 acres has shown rapid progress in the establishment of as many as 147 medium industries which are in various stages of construction. The medium industries which were already established as Asia Tobacco Company, Lakshmi Automatic Loom, processing of tropical and Fruit Company and Reflectors for projectors and optical capacity factory are already functioning.

1.2. Hosur Town located at a distance of 40 Kms, from Bangalore on National Highways No.7 and at a distance of 4 kms. from this SIPCOT Industrial Estate is the only nearest town with a population of 16591 as per 1971 census. The Hosur Town will have both tremendous economic and population growth with the investment of about Rs. 500 crores at SIPCOT Estate.

1.3 With the object of developing Hosur Town and environs in a comprehensive and co-ordinated manner the Directorate of Town and Country Planning delineated the influence area of

Hosur and probable urbanisable area which comprises of Hosur and Mathagiri Town Panchayats and 55 villages and Hosur New Town Planning area has been notified under section 10 (1) (c) of Town and Country Planning Act 1971. The notification was issued in G.O.Ms.No. 257 dated 22.2.1978 and published in local Gazette on 22nd July 1978.

THE HOSUR NEW TOWN PLANNING AREA

2.1 Hosur Town is located on the Krishnagiri-Bangalore National Highway (N.H.No.7) on the Western side of the Dharmapuri District. It is at a distance of 54 Kms. from Krishnagiri Town and 40 Kms. from Bangalore city. Hosur Town is a Taluk and Revenue Divisional Headquarters. It is a selection grade Town Panchayat with a population of 16,591 as per the 1971 Census.

2.2 Geographical Setting: The town is located at  $12^{\circ}44'$  Northern latitude and  $77^{\circ}50'$  Eastern Longitude at a distance of 294 Kms. from Madras City. The town has a very pleasant climate with a temperature range of 30 C maximum and 15C minimum. The months of March to May constitute the summer period and the monsoon is from June to August. The North East Monsoon is from September to November and winter is from December to February. Hosur used to be referred to as Little England due to its pleasant climate.

2.3 Topographical Features: Hosur and environs fall under the Palaghat tract which is a Natural division for Physical and Historical aspects recognised even during Tipu's time. In approaching ~~xxx~~ the town, two land marks are the two hill temples viz. Chandrachudeswarar Swamy Temple and Perumal Temple with steps going up to the temples, set in a green background with moderate undulations. The scenery is typical of the Deccan plateau.

2.4 Soil: The soils of Hosur Taluk are residual developed by weathering rocks. In Hosur Planning area the predominant soil is red soil and loam. This soil extends to a depth of 7 to 8 metres. There are rock out-crops in many parts of the town.

2.5 Historical Background: Hosur was once under the regime of Rashtrakutas and during the 10th Century A.D. it came under the influence of Hoysalas. The Deccan sultans who came to power subsequently made Hosur the capital of a principality. In 1654 A.D. Kantirava Navega Raja of Srirangapattana took over Hosur from Chandrasekar. It was under Tippu Sultan for some years and finally in 1799 it came under British rule. There is a historical fort on the National Highway on the southern boundary of Hosur Town.

2.6 Locational Advantage of Hosur Town: The National Highway No.7 from Krishnagiri to Bangalore passes through the middle of the town from East to West. On the North Bagalur is a major rural settlement 14 Kms away and 40 Kms from Bangalore. On the South is the Mathagiri Town Panchayat where in the Government cattle Farm is located. There are four Major District Roads which pass through Hosur New Town Planning Area on the southern side. They are:

1. Hosur-Thalli Road, Thalli and Bangalore are also connected directly by other District Roads.
2. Hosur-Dankanikota road.
3. The third Major District Road cuts across the Hosur Planning Area at Bommanapati near Mathagiri and connects Bangalore and Rayakotta.
4. The fourth Major District Road is from Hosur to Dharmapuri via Rayakotta.

CHAPTER III

DELINEATION OF HOSUR NEW TOWN PLANNING AREA:

3.1. The following studies were made for delineating the Hosur New Town Planning Area:

- a. Transportation network, influence of Market and commercial activities, Medical, Educational facilities available, their influence and push-and pull factors on Hosur Town.
- b. The future impact on Hosur New Town Area due to the projected population of 1.50 lakhs.

3.2 Transportation Network: The National Highway and the four Major District roads described earlier help in marketing all the forest produce, vegetables, tamarind etc. from the reserved forest area around Dukkanikotta, Thally and Hosur. There are no market centres of the status of Hosur within a radius of 30 Kms. from Hosur. Thus by virtue of its location at the junction of National Highways and Major District Roads Hosur acts as a Market Centre.

3.3 Influence of Medical Institutions: The Government Hospital located at Hosur with a bed strength of 37 has a significant catchment area upto a radius of 50 to 60 Kms.

3.4 Influence of Education Institutions: There are two High Schools at Hosur, One being co-educational and one being for boys only. There is one High School in Mathagiri Town Panchayat. Boys and Girls from as far as Bagalur are studying in these schools. There is an Industrial Training Institute of Hosur which has influence over the whole District.

3.5 Taking into consideration the influence of the transportation network, educational and medical institutions, shandy and market on the environs of the Hosur Town, and movement of milk, vegetables and other goods and movement for employment to Hosur, an area of 293.14 sq.km. containing

66085 persons and comprising 55 villages and 2 town Panchayats have been notified as the New Town Development area. The planning area so delineated will have to be developed with focus on the industrial growth of the SIPCOT Industrial Estate. The list of villages with their area and population in Hosur New Town Development Area is indicated in the following Table.

Sl. No.	Village No.	Name of the Village	Area in Sq.Kms.	Population as per 1971 Census.
1.	2.	3.	4.	5.

Hosur Taluk - Hosur Panchayat Union:

1.	10	Chennathur	9.98	1,363
2.	11	Hosur (includes Rnaga Panditha Agraharam)	12.62	16,591
3.	12	Zuzuvadi	7.93	1,348
4.	13	Begapalli	9.15	1,278
5.	14	Nallur	12.51	2,167
6.	15	Mukundapalli	8.46	1,438
7.	16	Kathagandapalli	8.84	1,705
8.	17	Motham Agraharam	2.99	642
9.	19	Muthigiri	10.53	5,651
10.	20	Onnalavadi	11.29	1,995
11.	21	Achettipalli	13.72	2,300
12.	58	Nagandapalli	8.85	1,566
13.	59	Poonapalli	9.36	1,683
14.	77	Avalapalli	8.61	1,322
15.	98	Gollapalli	0.96	1,304
16.	100	Sokkandapuram	3.31	467
17.	101	Kothanapalli	3.49	484
18.	102	Kothapalli	2.73	1,333
19.	103	Savaganapalli	5.42	828
20.	104	Kaganuru	1.86	641
21.	105	Sokkasanpalli	2.44	498
22.	106	Kodiyalam	5.68	256

1	2	3	4	5
23.	107	Singasadiropalli	2.72	478
24.	108	Belathur	6.75	397
25.	109	Dinnapalli	2.65	671
26.	121	Kadiriganadinna	0.65	-
27.	122	Jogikalsadanapalli	1.42	-
28.	123	Lingapuram	1.20	152
29.	124	Oddipalidinna	0.65	-
30.	125	Sagalur	4.35	2,612
31.	126	Eechanguru	4.61	923
32.	127	Muthiganadinna	2.41	104
33.	128	Jcemangalam	2.23	746
34.	129	Eluvapalli	4.04	775
35.	130	Kalahasthipuram	1.44	176
36.	131	Viswanathapuram	1.41	3
37.	132	Punaganthoddi	2.09	231
38.	133	Karibasavanapuram	0.86	8
39.	134	Peddakullu	1.03	246
40.	135	Chinnakullu	0.57	126
41.	136	Kalavaripalli	1.63	194
42.	137	Thottaganapalli	4.81	397
43.	138	Marasandiram	10.86	564
44.	141	Kampasandiram	0.77	42
45.	143	Kannamingalam	3.27	199
46.	145	Thimmanapalli	5.34	726
47.	149	Kalliagaraharam	1.26	-
48.	257	Anumapalli	0.77	-
49.	258	Govindagraharum	1.79	904
50.	259	Santhapuram	1.18	330
51.	260	Nalligapatta Agraharam	1.14	123
52.	262	Thorapalli Agraharam	19.61	978

Shoolagiri Panchayat Union

1.	8	Alur	11.64	1,647
2.	9	Moranapalli	14.31	1,905

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1.	2.	3.	4.	5.
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Dankanikotta Taluk-Thalli Panchayat Union

1.	57	Belagondapalli	5.48	1,678
2.	60	Komaranapalli	7.49	1,353
			<u>293.14</u>	<u>66,085</u>

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Thus the site for New Town Development has been notified under 10 (4) by Government in G.O.No. 782, H&UD dated:19.5.79 comprising the above said villages.



## CHAPTER IV

POPULATION GROWTH OF THE REGION

4.1. The Vellore-Dharmapuri Region comprising of the entire Dharmapuri District and North Arcot District except Arakonam, Wandiwash and Cheyyar taluks with a population of 4.65 million as per the 1971 Census accounts for a little less than 9% of the total population of Tamil Nadu and ranks fifth in population and third in area among the eight planning regions in the State. 8.3 lakhs or 17.8 percent of the total population live in towns.

4.2 The distribution of the population among the different administrative units included in the Taluks of North Arcot District and Dharmapuri District during the decade 1961-71 is shown in Table 4.1, which also gives the percentage increase. The Dharmapuri District had a growth rate of 25.9% compared to 19.37% for North Arcot District. Out of seven taluks, Harur Taluk had the highest growth rate of 32.7% during the same decade even though it had shown a negative growth of 2.54% during the decade 1951-61.

Table 4.1.DISTRIBUTION OF POPULATION NORTH ARCOT DISTRICT.

Sl.No.	Name of Taluk	1951	1961	Variation.	1971	Variation
1.	2.	3.	4.	5.	6.	7.
1.	Gudiyatham	348914	385228	10.41	426205	10.63
2.	Tirupattur	357111	407584	14.13	053766	60.30
3.	Chengam	179128	222703	24.32	265004	18.90
4.	Polur	237042	245792	3.70	292954	19.10
5.	Vellore	382988	409473	6.92	415265	1.16
6.	Thiruvannamalai	229420	258872	12.83	314245	21.39
7.	Walajapet	318907	362152	13.56	425065	17.37
8.	Arni	167510	169839	1.39	182247	6.80
		2221020	2461643	8.51	2374751	19.37

Sl.No.	Name of Taluk	1951	1961	Variation.	1971	Variation.
<u>DHARMAPURI DISTRICT.</u>						
1.	Hosur Taluk (Hosur and Shoolagiri)	270607	325354	20.20	163026	15.59
2.	Denkanikotta (Thalli and Kelamangalam)	-	-	-	212254	-
3.	Krishnagiri Veppanapalli, Krishnagiri and Kaveripattinam	207359	416713	45.00	396112	28.50
4.	Uthangarai	-	-	-	139423	
5.	Harur Taluk (Morappur, Harur and Pappi- reddipatti)	221227	215603	2.54	200197	32.37
6.	Palacode Taluk (Palacode P.U)	-	-	-	146414	29.73
7.	Dharmapuri Taluk Pennagaram.	313113	374501	19.63	339549	
		1092306	1332251	21.95	1677775	25.93

GROWTH OF POPULATION OF TOWNS IN DHARMAPURI DISTRICT

Sl. No.	Name of Municipality	Population 1951	Population 1961	% of Growth 51-61	1971	% of Growth 61-71	Functional importance
1.	Dharmapuri	24094	20051	16.35	40066	42.77	Trade and Commerce; Services; Industry.
2.	Krishnagiri	19774	23027	20.50	35583	43.40	Trade and Commerce; Services; Industry.
3.	Hosur Town	3712	11605	34.10	16591	41.37	Industry; Services; Primary Activities
4.	Kaveripattinam	3153	9416	15.49	12107	20.51	Trade and Commerce; Industry Services.
5.	Dankanikota	3913	11215	25.33	14455	20.96	Primary activities; Trade and Commerce; Industry.
6.	Harrur	6366	9075	42.55	13550	49.51	Primary Activities cum Trade and Commerce cum Service.
7.	Uthengudi	-	3446	-	3727	3.15	Primary activities Trade and Commerce cum primary activities cum Industry.
8.	Palacode	-	3604	-	11769	36.66	

Source: Census of India 1971.

4.3. A brief study of the growth of population in the towns of Dharmapuri District is essential for projecting the population of Hosur New Town Planning Area. The details are given in Table 4.2.

Table 4.3.

POPULATION OF THE STATE, DISTRICT AND NEW TOWN					
Sl. No.	1951	1961	% of increase	1971	% of increase
1. Tamil Nadu State	30119047	33686953	11.00	41199163	22.00
2. Dharmapuri District.	1092386	1332251	21.00	167775	25.00
3. Hosur New Town Planning Area.	43946	52837	20.20	66035	25.07

4.4 Table 4.3 compares the population and its characteristics of Tamil Nadu State, Dharmapuri District and Hosur New Town Planning Area. The population of the District according to 1971 census was 16.78 lakhs contributing 4.1% of the total State population. The number of males and females was 8.52 lakhs (50.8 percent) and 8.25 lakhs (49.2percent) respectively. The Urban content of the total district population only 8.6%. The Scheduled Caste and Scheduled Tribes percentage is quite large - 15.4% of the total population. The density of the population is quite low 174 persons per sq.km. compared to 317 persons for the State. The sex ratio is 969 females for 1000 males. During 1961-71 it recorded a decennial growth rate of 25.94% as against the growth rate of 22.3% for the State.

4.5. The Dharmapuri District has a literacy rate of 22.32% only as per 1971 census which is far below the State average of 39.46%. Hosur Town is the only town in the Planning Area having a literacy rate of 46.13%. The villages of Mathigiri,

Achettipalli, Avalapalli, Gollapalli, Gokkandapuram, Sekkarasonapalli, Kadiyalam, Lingapuram, Singasidirapalli, Bellathur, Eluvapalli, Killa <sup>ha</sup>sthipuram, Karibasavanapuram and Kompasaradiram have literacy rates of only between 10 and 20%. Dinnapalli and Punganthandi have even less than 5% literacy rate. There are five more villages having literacy rates of between 5 and 10%. These figures clearly reveal the backwardness of the Hosur New Town Planning Area.

4.6 Table 4.4 gives the comparative statement of the distribution of workers by occupation under different categories with reference to New Town Development Area as per 1971 Census.

4.7. While the growth rate of population during 1961-71 for the Tamil Nadu State is 25.94% for the Dharmapuri District it is 22.30% and for Hosur Town it is 29.58%. The growth rate for Hosur is higher because of industrial growth in the Hosur Town. ~~Balgapalli~~ Balgapalli is another village which has shown a population growth of 49.03% during 1961-71. Makkundapalli a village with 198 persons during 1961 has shown a negative growth rate of 38.03% during that decade. Marasundiram which was having a population 1617 persons in 1961 has shown a negative growth of 55.12%.

TABLE 4.4.

COMPARISON OF DISTRIBUTION OF WORKERS BY OCCUPATION OF TAMIL NADU STATE, DHARMAPURI DISTRICT AND HOSUR NEW TOWN SITE AREA

Sl. No.	Occupation	Tamil Nadu State.	Percentage to total workers.	Dharmapuri District.	Percentage to total Workers.	Hosur Town Area.	Percentage to total workers.
1.	Agriculture including Agriculture, labour livestock, forestry, fishing hunting etc.	9501147	64.50	516695	04.60	16521	75.69
2.	Mining and Quarrying	50654	0.30	2319	0.40	52	10.21
3.	Household Industry	669913	4.50	0202	1.40	020	2.42
4.	Manufacturing other than Household Industry	1302424	8.90	12467	2.30	757	5.47
5.	Construction	234235	1.50	4790	0.00	219	1.01
6.	Trade and Commerce	1154222	7.90	25273	4.20	1371	6.20
7.	Transport and communication	465657	3.20	7225	1.10	470	2.19
8.	Other Services	1363715	9.20	33099	5.50	1904	0.73
	Total Workers	14741967	100.00	610070	100.00	22130	100.00

Source: Census of India 1971.

CHAPTER VSTRUCTURE OF THE TOWN

5.01 An investigation of the physical structure of the Hosur New Town Planning Area as it exists today is essential for the preparation of future Urban Pattern of the Planning Area. A land use survey has been conducted by the Vellore Regional office of the Directorate of Town and Country Planning in the year 1977 for Hosur Town Panchayat and Villages included in the planning Area. The Land uses under major classification have been incorporated both for the Town and the vicinity area in the following Tables:-

TABLE 5.1  
LAND USE ANALYSIS FOR HOSUR TOWN - 1977

Sl No.	Residential	Area in Hectare	Percentage to total developed area.	Total area.
<u>DEVELOPED AREA:</u>				
1.	Residential	56.25	30.05	4.57
2.	Commercial	9.42	5.03	0.76
3.	Industrial	3.45	1.84	0.28
4.	Public and Semi Public	36.80	19.71	2.99
5.	Transport & Communication	74.27	39.69	6.03
6.	Recreational	2.90	1.56	0.17
7.	Public Utilities	3.94	2.12	0.32
	Total Developed area	187.12	100.00	15.12
<u>UNDEVELOPED AREA:</u>				
8.	Agricultural	882.79		71.87
9.	Land under Water	118.92		9.66
10.	Vacant undeveloped	41.17		3.35
	GRAND TOTAL	1230.00		100.00

TABLE 5.2.

## LAND USE ANALYSIS FOR THE VICINITY AREA - 1977

Sl.No.	Use	Area in Hectares	Percentage to developed area.	percentage to total area.
1.	Residential	256.75	16.05	0.91
2.	Commercial	13.47	0.84	0.04
3.	Industrial	490.52	30.67	1.75
4.	Public and Semi Public	282.22	17.78	1.01
5.	Transports	491.51	31.23	1.78
6.	Recreation	Nil	-	-
7.	Utilities	54.70	3.43	0.20
		1589.17	100.00%	5.69

UNDEVELOPED AREA:

8.	Agriculture	19297.15	68.87
9.	Land under Water	2500.50	8.93
10.	Vacant undeveloped	4625.10	16.51
	GRAND TOTAL	28013.00	100.00

5.01 Settlement Pattern in General in the Town:

Taking advantage of the National Highway, and the four major District roads in the town, the settlement including residential, commercial and industrial units have ~~been~~ grown mostly on the southern part of the National Highway bye-pass road on the higher levels of the ground. The Ghudavadi Bill forms the eastern boundary. The old petai or car-town lies south west of the recent settlement of this Pagoda Hill. The Bangalore-Salem metro gauge line passes through the town on the southern side of the Town and of the Ramanaicken Tank. Taking advantage of the railway line and Denkanikota road, a medium size forging industry has come up on the Denkanikota



Major District Road. Electronic Industrial Estate is located at the centre of the town on the northern side of National Highways Bye-pass. The Commercial areas have developed along the Old National Highway viz. Tailors Road, Old Kutcheri Road, and Hosur Bagalur Road upto about 50 metres. The weekly shandy is located at the junction of Tailors Road, Kutcheri Road and Hosur Dharmapuri Road. The Assistant Collector's office and a small Government Hospital are located opposite to Raman Naicken Eri Tank on Denkanikotta road.

5.03 Hosur Town-Existing Land Use:

The town land use has been classified under the following major classifications:

1. Residential
2. Commercial
3. Industrial
4. Public and Semi Public uses
5. Transport and Communication
6. Recreational
7. Public utilities
8. Vacant developed
9. Non-Urban use
10. Wet
11. Dry
12. Forest land.

The existing pattern of land use of Hosur Town is shown in the map enclosed. Since, this is only a Town Panchayat with little Commercial or Industrial potential in the past, the development is only cluster like, with concentration along the Bangalore-Krishnagiri National Highway and along the Hosur-Rayakotta Major District Road.

5.04 Because of the absence of a strong economic factor this town had a very gradual development as a small community. It can very well be understood from the figures arrived at on the existing land use pattern that the total developed area

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5.04 Because of the absence of a strong economic factor this town had a very gradual development as a small community. It can very well be understood from the figures arrived at on the existing land use pattern that the total developed area

of this town is only 187.12 hectares (15.21%) out of the total area of 1230 hectares.

Residential:

5.05 It is clearly seen from the figures given that the area under residential use is only 4.57% (56.25 hectares) out of the total area of 1230 hectares. The gross density works out to 11.7 person/hectare of the total area and 89.6 person/per hectare for the developed area. The total residential area work out to an approximate 32% of the total developed area of 187.12 hectare in the town.

For a town with a population of about 16,591 the residential area available is insufficient. The new residential density works out to as high as 286 persons per hectare.

5.06 Commercial Use: Even in the commercial use, this town cannot boast of any commendable activity. The net area under Commercial use is 9.42 hectares only which is 0.76% of the total developed area.

Industrially, the town without the SIPCOT Industrial Estate is very backward. The net area under Industrial use is 3.45 hectares only.

5.07 Transport and Communication: The area under Transport and Communication is 74.27 hectares out of the total developed area of 187.12 hectares. This works out to about 39% of the developed area. This phenomenon of high percentage is mainly because of the National Highways and other four Major District Roads leading to Malur, Thalli, D.kotta and Rayakotta which meet at Hâsur.

The Backwardness in the development of this town is obvious from the figures that out of the total area of 1230 hectares the undeveloped area works out to 1042.88 Hectares which is 84.88% of the total area.

The roads serving to and from Hosur and their length inside the town is given below:

1. Madras to Bangalore N.H. 7 .. 2.6 K.M.

M.D. ROADS:

1. Hosur to Malur .. 1.3 K.M.

2. Hosur to Dankanikotta .. 1.9 K.M.

3. Hosur to Rayakotta .. 2.55K.M.

.. .. ..

4. Hosur to Thalli Road .. 2.4 K.M.

In order to assess the major problems of traffic volume on the NH and MDR a survey was conducted for 24 hours vide Table 5.3.

5.08 The following facts have been brought out:

1. The National Highway and the Rayakotta roads are having the heaviest traffic in the town.
2. In all the roads except National Highway, the cycle traffic amounts more than 50% of the total traffic, particularly in Thalli Road the cycle volume counts to 72% and Rayakotta road 50% of the total volume of traffic.
3. Cycle traffic is the most popular major traffic forming more than 50% in all the roads except inbound traffic of Bangalore-Hosur in National Highway. In the National Highway the Lorry and Truck traffic amounts 50.40%.

5.09 Traffic Bottlenecks:

1. Insufficient width of road of National Highway inside the town in between Commercial Tax Check Post on the north and to the Petrol Bunk in the south.
2. Insufficient width of right of way of Thalli Road that is from existing Bus Stand to the junction of Taluk Office road and Thalli Road that is in front of Hospital.
3. Actually there is no parking facilities inside the Town.

HOSSUR TOWN TRAFFIC VOLUME SURVEY - DECEMBER 1970

Sl No.	Name of the Points.	IN BOUND						OUT BOUND					
		Fast			Slow			Fast			Slow		
		Car	Buses	Lorries	Cycles	Carts	Total	Car	Buses	Lorries	Cycles	Carts	Total
1.	Donkenikotta Road	17	35	29	337	25	443	15	35	37	258	52	377
2.	Ruyakotta Road	77	63	317	717	60	1242	90	54	254	576	50	1132
3.	Krishnagiri Road	07	04	330	402	29	932	03	93	322	255	42	795
4.	Malur Road	11	27	32	351	52	473	16	46	34	307	62	515
5.	Bangalore Road	114	144	530	243	21	1052	118	144	444	261	13	900
6.	Thalli Road	6	15	20	205	40	286	0	12	9	236	29	264

Source: Survey Particulars of the Office of the Deputy Director of Town & Country Planning, Vellore.

### 5.10 Bus Stand:

At present there is one small Bus Stand near the Gandhi statue at the heart of the town in S.No.736/1 with an extent of about half an acre. It looks very congested and insufficient in nature to meet the demand. About 350 buses are touching the Bus Stand daily on either way. A new 'A' Class Bus Stand is an immediate necessity for town to meet the increasing volume of Bus traffic.

### 5.11 Railways:

The metre gauge Railway line in Salem-Bangalore line passes through the Hosur Town. Hosur Railway station is located at this southern outskirts of the town. The main traffic is only goods movements. There is no goods yard in this Station.

### 5.12 Description of Existing Land Use in the Vicinity Area:

Hosur Town Panchayat: The details of the major land use in the vicinity area are briefly discussed below:

i) Residential: The major residential settlement in the vicinity area are Mathagiri, Bagalore.

The land under residential use is 256.75 Hectares which is 0.91 of the total vicinity area of 28023 hectares (or) about 16% of the total developed area of 1599.17 hectares. The gross residential density of 141 persons per sq.K.m.

ii) Commercial: The area under commercial use is 13.47 hectares area constitutes 0.04% to the total area or about 0.9% to the developed area. The commercial activities are not significant.

The Weekly shandy at Hosur attracts about 1000 persons from the surrounding villages.

iii) Industrial: The industrial activity in the vicinity area is very significant than in the Town. The development of the SIPCOT Industrial Estate by SIPCOT at Zuzuvadi and

Mukundapalli villages on the western side of Hosur in an extent of about 462 hectares has given rise to promising hopes of development in all sectors.

In addition at Bagalur the premier Mills have commenced textile spinning mill in an area of about 74 acres providing an employment opportunity to 2000 workers ultimately. The other major industrial concerns like Ashok Leyland and T.V.S. have also selected suitable sites in the environs of Hosur and commenced the construction of the factories.

The SIPCOT have issued licenses for 47 industries which cover a broad range of heavy and chemical industries giving ample scope for related ancillary and auxillary industries.

The total area under industrial use is 490.52 hectares which is 1.75% of the total area or 31% of the total developed area.

- iv) Public and Semi Public Uses: The area under this use is 284.22 hectares which is 17.5% of the total developed area of 1599.17 hectares.
- v) Transport and Communication: The total area under this use is 499.41 Hectares, which is about 32% of the developed area.

The vicinity area does not possess any areas for recreational purposes.

The total undeveloped area in the vicinity area works out to 26423.83 Hectares which is 94.31% of the total area. A major portion in this constitutes of agricultural dry lands.

On the whole, the total area of the planning area inclusive of Hosur Town works out to 29253 hectares. portrays the springing of various land uses without proper coordination for the functional needs of the community and strengthening of the economic base of the area.

Development Plan for Hosur Urbanisable Area: (HNTDP -UA)

This development plan is prepared for the urbanisable area comprising of 12 villages indicated in para 6.6. covering 94sq.km. which bear high potential for development in the coming decades. Accordingly the further studies proposals and regulations drawn up in this report will pertain to this area and will constitute as a part of New Town Development Plan for Hosur New Town Development Area.

Population Projection for Hosur New Town Planning Area:

6.1. The population estimates as arrived by the three different methods are given ~~xxx~~ in Table 6.1. It is observed from the table that the three methods given more or less the same population estimates of about 1,20,000 to 1,33,000 for the New Town Planning Area.

Population Projection for Hosur New Town Planning Area:

Table No.6.1.

Sl No.	Method	Existing Projection			
		1971	1981	1991	2001
1.	Exponential	66,085	80,210	98,110	1,20,000
2.	Average growth rate	66,085	80,890	93,130	1,21,200
3.	Parabolic curve	66,085	83,813	105,978	1,32,581

It is observed that the population estimates obtained with exponential curve method is the same as those obtained by the Average growth method. However the highest figure arrived by parabolic curve method is accepted.

Population Build-Up for Hosur Town and Environs.

6.2. Hosur Town and Zuzuvadi Industrial Complex is the focal point based on which the New Town Development will take place. Hosur Town is having 16591 Population. With the participation rate of 27.7% as per 1971 population.

Zuzuvadi Industrial Complex in an area of 1156 (462.40 Hectores) acres will be developed for various category of Industries.



6.3. The rate of population build-up is an important factor in the Development plan because the settlement policy depends on this Estimate. The rate of build-up means to calculate the quantity of both manufacturing and service employment, the rate at which they can be expected to grow and the balance that should be kept between the two.

6.4. The total population build-up for Hosur Town and environs will be comprising of.

1. Workers in the SIPCOT Industrial complex of Zuzuvadi
2. Company and Non-Company service population.
3. Additional tertiary sector service population for the Zuzuvadi Industrial Estate.
4. Workers in Service Industries, Cottage Industries and small scale Industries in SIDCO Industrial estate and in the area zoned for industries in the New Town Development Plan.
5. The Natural growth of population of Hosur and environs, in Hosur New Town Planning Area.

To estimate the future size of the different settlement it is important, to first analyse the various components of the total population in detail.

The maximum impact of Development will be in the Hosur Town and environs.

For calculating the standard of workers/hectare for the Industrial Complex of SIPCOT at Zuzuvadi the existing situation at SIPCOT Industrial Complex at Ranipet is taken up. The SIPCOT INDUSTRIAL COMPLEX covers an area of 285 hectares. Out of this total area an area of 92 Hectares have already developed with an investment of over Rs. 29 crores and with the employment of 3851 workers, The type of industries existing are Engineering Industries, and Allied Industries, Solvent Oil Industries, Leather Industries etc. The number of workers per acre works out to 13.76(i.e.) 14 Assuming the same standard of 14 workers per acre for Developed Industrial Area,

the total workers that will be employed in 1156 acres of the Zyzuvadi Industrial Estate will be 16184.

ADDITIONAL TERTIARY SECTOR SERVICE POPULATION FOR HOSUR  
NEW TOWN AREA.

6.5. The various studies conducted on New Towns of India reveal that the ratio between the Secondary and tertiary sectors of working population is in the order of 1:1. Assuming the same ratio, the total working population will be  $16184 + 16184 = 32368$ . Assuming 30% as participancy rate, the population worksout to 1,07,893. This population needs therefore facilities viz. Road network, bus stand, shandy school etc.

6.6. The following villages are included in the urbanisable area.

	Area in Sq.km.	Population 1971	1981
i) Hosur Town Panchayat Includes Rangopanditha Agraharam village)	12.62	16591	27,746
ii) Mathagiri Town Panchayat	10.53	5651	6,778
iii) Chennathur (V.No.10)	9.93	1363	2,303
iv) Nalligabetta Agraharam (V.No.260)	1.14	123	181
v) Mukundapalli (V.No.15)	8.46	1438	2,484
vi) Zuzuvadi (V.No. 12)	7.93	1348	1,866
vii) Onnalavadi (V.No.20)	11.29	1995	2,521
viii) Moranapalli	14.31	1905	2,744
ix) Achettipalli (V.No.21)	13.72	2300	1,645
x) Motham Agraharam	2.99	642	805
xi) Santhapuram	1.18	300	1,088
	94.10	34236	50,246

6.7. The existing population of Hosur Urbanisable area is 34,236 persons. This population along with the projected population based on SIPCOT Industrial workers in 1,40,600 persons.

6.8. Further there will be ancillary industries which are basically necessary for the population of 1,07,893 and to supply to Medium sized industries at SIPCOT.

6.9. An area of 300 acres is provided ancillary industries within the Urbanisable area. The density of workers is assumed as 14 person acre. The total workers due to ancillary industries will be 4200. Assuming 30% as participant rate the total population will be 14000. Therefore the population in Hosur Urbanisable area.

Existing population of the Urbanisable area	0	=	34,236
Population due to SIPCOT Zuzuvadi Industrial Estate.	0	=	1,07,893
Population based on ancillary industries.	0	=	14,000
			<hr/>
Total ..			1,56,129 (say <hr/> 1.50 lakhs)

CHAPTER - VII.

LIMITATIONS:

7.1. While the National Highway 7, Major District Roads other District Roads and the upland around existing settlement of Hosur Town area are the advantages in locating the various urban uses in a compact manner, the steep valleys the hillock, the rock out-crop area, lowlying and water logging area, water tanks, rich agricultural wet land, the silk farm area, the Mathagiri Cattle Farm area are the constraints in which the urban land use cannot be located.

A study on relief, storm water flow, low lying area, water tanks and hillocks were made.

The two tanks, viz., Kotacheruvu and Ramanayakkan Cheruvu along National Highway 7 are found full of water throughout the year and sufficient width of 100' to 200 Feet around the tank are to be left as green space. The Kotacheruvu Tank on the east forms the boundary of the Urbanizable area on the west. The Chandrasudesar Temple at Hosur hill station is the focal point on the eastern side. The Ponnaiar river on the eastern side would constitute development constraint on the side.

The Town and environs have much undulation and except the Ponnaiar river, there is no big or perennial river flowing in an around the Hosur Town area. The <sup>Kalavarapalli</sup> ~~Kalavarapalli~~ Dam under construction will be the major reservoir near the New Town area. The water table in the wells in the area is more than 30 feet in depth and therefore there is no predominant well irrigation in Hosur New Town Area.

CHAPTER - VIII.

LAND REQUIREMENT TO CONTAIN POPULATION OF 1,50,000 IN 2001.

8.1. The Assessment of spatial requirement for the different land-use for the anticipated population of 1,50,000 in 2001 is essential to evolve land use plan for Hapur New Town and environs.

The major classification of proposed landuses is as follows:

1. Residential Use Zone:
  - a. Primary Residential Use Zone.
  - b. Mixed Residential Use Zone.
2. Commercial Use Zone.
3. Industrial Zone
  - (a) General Industry,
  - (b) Light Industries
4. Educational
5. Public and Semi -Public
6. Agricultural Use Zone.

LAND REQUIREMENT FOR DIFFERENT USE ZONES:

8.2. 1. Residential:

Assuming the proposed gross density for the whole town to be 60 persons per hectare, the required extent of residential area is 2611.20 hectares, by the year 2001. This works out to 54.9% to total developed area.

8.3. 2. Commercial:

The total Commercial area provided will be 627.50 hectares. This will include shopping at all levels. viz Town level, Neighbourhood level, Sub-Neighbourhood level etc. Total commercial area allocated works out to 13.3% to the total developed area.

8.4. Industrial:

The Sipcot industrial area is presently cover 664.00 hectares. In addition an area of 664.00 hectares has been provided since there is potential for the development of Industries. This works to 23.8% of the total developed area.

8.5. Public and Semi Public:

Assuming at the rate of 9% of total area, the total area under public and semi public works out to 383 hectares. This works out to 9% of the total developed area.

8.6. The details of the proposed landuse allocation for the New Town Development (urbanisable) area is furnished in Table 8.1.

Table 8.1.

<u>PROPOSED LAND USE</u>			
Sl.No.	LAND USE	Area in Hectares	% to the total developed area
1.	Residential	2,611.20	54.9
2.	Commercial	627.50	13.3
3.	Industrials	1,130.80	23.8
4.	Public and Semi Public	383.00	8.0
	Total	4,752.5	100.00

TOWN FORM AND PROPOSED LANDUSE DISTRIBUTION

8.8. The land use pattern and the susceptibility of different categories of land to the influence of future growth are important indices of the economy and progress of urban areas. The type and quantum of urban services required and the functional efficiency with which various socioeconomic activities are carried out in urban areas are primarily determined by the pattern of distribution and the development density of different land use categories over the area. In turn the core services such as transportation Housing and Commercial Complexes when once provided have immense influence on the type and direction of urban development itself. Hence the integrated land use planning and regulation of building activities thereon taking into account the mutual interaction of landuse and urban services is essential for fostering functional efficiency and orderly growth of New Town Planning Area. And also making a detailed study of the existing studies land suitable for development has been selected and different land uses has been distributed. The proposed New Town Development Plan (UA) area covers the existing Hosur Town Panchayat, Mathigiri Panchayat and the Villages viz.

- 1) Zuzuvadi, 2)Chennathur 3) Naligabotte Agraharam
- 4) Onnalavadi and 5) Mukundpalli 6) Meranapalli,
- 7) Achettipalli, 8) Motham Agraharam 9) Rangapanditha Agraharam, 10) Santhapuram.

CIRCULATION PATTERN:

8.9. An inner ring road of 120' in width connecting the existing development with the SIPCOT industrial area has been proposed with access from the existing National Highway. The formation of this road is feasible since there is vacant land available right through. Further by provision of this road there will be good links with the existing Denkanikotta Road, Thalli road and Rayakotta roads.



8.9. The existing roads in Hosur -Thalli road, Hosur-Denkanikotta road and Hosur-Bagalur Road are to be widened to 100'. The existing Hosur-Bagalur road is to be realigned and widened to 100'.

### RESIDENTIAL AREA

8.10. Three residential zones low, medium, high are suggested and these have been distributed on the southern portion of the National Highway where most of the developments are taking place at present and also sufficient areas are available along the existing major transport corridors. In addition to this lands adjoining the bye-pass and Hosur-Bagalur road is also reserved for residential use since development have already commenced on this area.

The residential area proposed in the New Town Plan will have net residential density of three kinds as follows:

Residential Low	- 75/Hec.
Residential Medium	-100/Hec.
Residential High	-139/Hec.

In this zone Neighbourhood facilities like open space public use will also be provided.

### COMMERCIAL

8.11. The existing commercial activity is mainly on both sides of the National Highway which is preserved and in addition shopping areas are also reserved abutting the Bye-Pass Road, along the Rayakotta Road, and also along the proposed C1 C1 Road. The land is available for the development of the same.

### PUBLIC AND SEMI PUBLIC, OPEN SPACES.

8.12. Along the Hosur-Thalli Road, the Government land to an extent of 25 Acres are available. Adjoining this area, the public and semi public use has been zoned to develop it for Educational, Government Office Building etc.

In the Rengapanditha Agraharam Village land is reserved for open space, as the site is found to be suitable for the purpose.

INDUSTRIES:

8.13. In addition to the existing SIPCOT estate additional area have been reserved adjoining and opposite to the proposed SIPCOT II Phase Development along the National Highways.

And also an area of 120 Hectares adjoining part of C1 C1 road is proposed to be developed for light ancillary industries.

## CHAPTER IX

HOUSING:

9.1. Housing conditions in Hosur Local Planning Area are far from satisfactory and are characterised by a large shortage of standard housing, increasing gap between rents and rent paying capacities of the people and the increasing pressure of the growing population. A detailed qualitative and quantitative assessment of the housing situation has not been possible as no detailed housing survey has been conducted in the area but total area of slums and Kutcha houses have been indentified. However, the population census reports, highlighting the large deficiencies by the difference in the number of dwelling units and the slums that have developed all over the area are indicators of the seriousness of the problems of this town. As one of the most growing industrial centres because of number of industries that are continuously been built up in the SIPCOT industrial estate which comprises of about 1156 acres and in many parts of the town and being the administrative headquarters of Hosur Revenue Division and a marketing centre in this backward area of the Hosur Revenue Division the Town is increasingly subjected to continuous pressures for more better and economically cheaper houses. A considerable part of the housing stock is either bordering slum conditions or near dilapidation because of the age of the building, usage of poor building material and poor maintenance and needing total renewal.

The houses are mostly built up of red sand mortar with mangalore flat tiles as roof. The houses are usually grouped around a common wall and a small courtyard.

9.2. In the absence of statistics regarding economic condition of the people and their rent paying capacities, estimation of housing shortages for the people already living is extremely difficult not to speak of immigration of people coming into

town because of establishment of industries. The deficiencies revealed from population census data will be indicative only of a small part of the problem. The census defines a house as a portion of a building or any room with a separate entrance leading to a common verandah or courtyard and a household as a group of persons who commonly live together and take their meals from a common kitchen. Thus, while on the one hand the number of houses available are over estimated, the number of real households who require housing are under-estimated, since, many families live together for want of adequate housing and there is no evaluation of the housing accommodation with reference to the size of households. The deficiencies revealed by the census, the large number of houses denoted as kutchas and the existence of a considerable number of houses in the older parts of the town and its crowded areas with practically no amenities and a large number of actual slums sprawling near old Fort and along the National Highways and Major District Roads clearly indicates the very critical situation in this core sector.

9.3 According to the 1971 Census, there were 2456 houses and 3133 households in Hosur (with the average of 127.5 households for every 100 houses) and 9413 houses for 10962 households (116.4 households/100 houses) in the Hosur New Town Planning Area which includes Hosur and Mathagiri Town Panchayats and 55 villages. Assuming that the ultimate goal shall be to provide a house for every family, the shortage of housing stock for Hosur New Town ~~XXXXX~~ works out to nearly 725 houses and 1549 houses for Hosur New Town Planning Area. But the Hosur New Town Planning Area will have to accommodate 16,000 industrial workers from the factories to be built up in SIPCOT Industrial Estate at Zuzuvadi and another 16,000 works from tertiary sector which is required for the 16,000 industrial workers and this means 32,000 families will have to be accommodated in 32,000 housing units. Hardly 1000 families out

of this 32,000 families have settled down and 31,000 families have to be accommodated in 31,000 housing units within the walkable or cycling distance of residence to working place and have to be built up in the Hosur, Mathagiri Towns and in the villages of Chonnathur (10) Nalligapatta Agraharam(260) Mukundapalli (15), Zuzuvadi (12), Onnalavadi (20) Mornapalli, Achettipally (21).

9.4. Even in this area a sizable percentage of dwellings were semi-pucca and kutcha and cannot be deemed to contribute to the housing stock. It is estimated that 10% of the housing stock would require replacement/renewal every year. The required housing units will be in the order of 6500 Units per year (i.e. 15% of 31,000 + 10% of 18,680).

9.5. Housing by private sector in Hosur Town Panchayat and in the planning area is very little and very few layout developments occurred. In the public sector the Housing Board has taken up three schemes in an area of 13.04 acres at an estimated cost of 50.44 lakhs providing totally for 299 families. The SIPCOT has developed housing plots for 281 houses. This is the starting point to meet the current shortage which is very meagre. Recently the Housing Board have proposed to develop more housing schemes.

9.6. It is considered necessary to acquire land in bulk and develop comprehensive housing neighbourhoods with substantial proportion allocated for accommodating the needs of the economically weaker sections of the society through the 'Sites and Services' programme and construction of houses, flats semi-detached and continuous row of apartments. The Sites and Services sub sector of the housing programme involved and includes development of land and providing therein all essential services with various levels and combinations of public utilities and community facilities for residential and commercial uses and aims at providing at the lowest cost an economically accessible framework for the lower income groups for their shelter and related employment needs.

CHAPTER X

WATER SUPPLY SCHEME AT HOSUR NEW TOWN

10.1 Hosur Town at present is having its protected water supply requirements by the Water Supply Scheme proposed and executed by the TWAD Board. Water is pumped from the infiltration wells (3 Nos) in South Ponnaiar river which flows at a distance of 3 K.M. east of Hosur to an elevated service reservoir of capacity 10.00 lakh litres. The design quantity of the scheme is 737 gpm (0.98 mgd) From the service reservoir water is distributed through a network of 15 KM length. At present there are 56 public fountains and 450 house connections. The present daily requirements of the town area is around 950000 litres and is pumped from the headworks by 50H.P. deep well turbine pumps to a sump at a distance of 3100 metres. From there, water is pumped by 60 H.P. centrifugal pump to the service reservoir which is at a distance of 5430 metres from the booster. In worst summer months there will be no flow in the Ponnaiar river and the requirements of the Town is hardly met with the present water supply scheme.

10.2. Existing Water supply arrangements in SIPCOT:

At present 20 Borewells were located at different points yield about 50335 gallons per hour or 837 gpm to the needs of SIPCOT Complex. The supply is effected through seven OHT of 1,40,000 litres capacity service reservoirs and distributed. The need of the industrial complex is reported to be 2mgd and the present borewell scheme will be insufficient. Hence an improvement to the existing water supply scheme is necessary.

10.3. The present Water Supply System for the Hosur and the SIPCOT is insufficient, and it is necessary to have a comprehensive water supply scheme for Hosur New Town Area and also for the SIPCOT.

10.4. Hence the TWAD is making detailed investigation to take up the drinking water supply scheme to Hosur and its environs. The following sources are being examined by the Water Board Authorities.

Sources

1. Kelavarapalli Reservoir:

It was proposed to tap water from the proposed Kelavarapalli PWD reservoir across the river Ponnaiar near Avalapalli village north east of Hosur Town. An outline proposals has been prepared by the TWAD.

But it is understood that the Kelavarapalli reservoir project may take a long time for completion.

2. Ground Water:

Even though there are 20 borewells which met the present needs of SIPCOT, it is noticed that water levels in the borewells are going down and ascertained to be unreliable source. So utilising water for further requirements is very remote.

3. River Ponnaiar:

River South Ponnaiar flows at a distance of about 6 K.M. to the SIPCOT Complex. Since the sand aquifer in this river is very less, it is felt better to tap water by down stream of the Kelavarapalli site constructing a storage reservoir across the river. Detailed field investigation are to be carried out in this connection.

4. River Chinnar:

The river Chinnar flows at a distance of 2 K.M. east of the Industrial Complex. In this river also there is no sufficient depth of sand so as to tap the full requirement of SIPCOT and Hosur Town. Hence investigation is being conducted to find out the feasibility of constructing a storage reservoir across this river at suitable point.

10.5 Future Proposals:

The present water system for Hosur is designed only for a ultimate population of 45000. But the New Town Development Plan proposals for Hosur New Town envisages a ultimate population of 1,50,000 by 2001.

Hence the proposed water supply system for Hosur to be based on the land use requirements and population of the New Town Development Plan proposals.



DEVELOPMENT CONTROL RULES FOR HNTDP - UA.

Written permission for development.

1. a. In the case of areas comprised in this Hosur New Town Development Plan (Urbanisable area) comprising of 12 villages approved under the section 20 of Town and Country Planning Act, 1971, all the developments therein shall be in conformity with the development plan. The area covered within this area will be called as Hosur New Town Development Plan (Urbanisable Area) which covers an extent of 94.1 sq.km. comprising 12 villages viz...

1. Hosur Town
2. Mathigiri Town Panchayat
3. Chennathur
4. Malligabetta Agraharam
5. Mukundapalli
6. Zuvvadi
7. Onelavadi
8. Moranapalli
9. Achertipalli
10. Mothaa Agraharam
11. Santhapuram
12. Rangopanditha Agraharam

1.b. No persons shall carryout any 'Development' as defined in section 2 (13) of Town and Country Planning Act, 1971 (Act 35 of 72) without the written permission of the Hosur New Town Development Authority or such other local body or person to whom this power has been delegated by the authority.

1.c. Any site approval or planning permission for any development under these regulation shall not absolve the applicant of his responsibility to get clearance or permission under other Acts and Rules.

2. Manner of obtaining permission.

a. For the purpose of obtaining the permission, the applicant shall submit to the Member Secretary of the Authority or to such officer as designated by the Authority.

i. An application in Form A (Annexure-1) given in Annexure-1 accompanied by plans, specifications etc., mentioned therein the case of laying out of land for building purposes.

ii. An application in Form B (Annexure-2) given in Annexure-2 accompanied by plans, specifications etc., mentioned therein the case of all other development.

b. If the plan and the information given under rule 2 (a) do not give all the particulars necessary to deal satisfactorily with the case, the Member Secretary or other authority or person concerned may, within 30 days from the date of receipt of the plans and other particulars, require the production of such further particulars and details as he deems necessary.

i. The written permission shall be issued by the Member Secretary or such other authority or person designated for the purpose by the Authority.

ii. While granting permission the Member Secretary of the Authority or any other Authority or Officer who has delegated its powers may impose such restrictions and conditions as may be necessary under these rules.

3. a. For the issue of a planning permit application in the appropriate form furnishing all informations and plans required there on shall be submitted to the Planning Authority through the concerned Local Body.

3. b. i. The written permission shall be issued by the Members Secretary or such Officer designated for the purpose by the authority.

ii. All Developments shall be in conformity with these rules and no development shall be made unless the site is approved by the Authority.

iii. No development shall be in contravention of these rules.

iv. The Development when completed shall not be used for purposes other than the sanctioned use.

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

4. a. Where the use of a site or premises is specifically designated in the Hosur New Town Development Plan (Urbanisable Area) it shall be used only for the purpose so designated.

4. b. Where the use of the site or premises is not specifically designated on the Development Plan it shall be in conformity with the permissible in the zone in which the site or premises falls. Provided that and subject to the provisions of the Tamil Nadu District Municipalities Act, 1920, and the Tamil Nadu Panchayat Act, 1958, any lawful use of premises existing prior to the commencement of these rules may continue provided further that a non conforming use i.e. a case which under these regulations will not be permissible in the concerned zone, shall not be extended or enlarged.

Note: Improvements to building machinery intended to make the operations more economical, cleaner, less noisier and to provide amenities to workers which do not add to the manufacturing capacity as may be specially approved by the Authority shall not be deemed to be extension or enlargement.

Provided further that it will be upon to the Authority to order at any time the discontinuance or continuance subject to such restrictions and conditions as may be imposed by it on an existing use which is non conforming.

4. (C). Use Zone Regulations and Permissible Uses:

The various use zone classifications shall be as indicated below:

1. Residential use zone
  - (a) Primary Residential Use Zone
  - (b) Mixed Residential Use Zone
2. Commercial Use Zone
3. Industrial Use Zone
  - (a) Controlled Industrial Use Zone
  - (b) General Industrial Use Zone
  - (c) Special Industrial and Hazardous Use Zone
4. Educational Use Zone
5. Public and Semi Public Use Zone
6. Agricultural Use Zone.

4. (d) Not with standing anything shown in the map attached to this plan, all lands and premises comprised within the Hosur New Town Development Plan (Urbanisable Area) and listed in the schedule-annexure-3 shall be deemed to be zoned under respective use zones and all developments shall be regulated to conform to the respective use zone regulations in Annexure-4.

4.(e) The various buildings use and occupancies that can be permitted on the classified use - zones shall be as given in the use zone regulations annexure-4 to this report.

4. (f) Use to be in conformity with the Zone - where the use of Building or premises is not specifically designated in this HNTDP-UA plan report in schedule as such, it shall be in conformity with the use-zone in which they fall.

4. (g) Uses as specifically designated on HNTDP-UA: Where the use of a site is specifically designated in HNTDP-UA, it shall be used only for the purpose so designated.

4. (h) Non-conformity uses - No site or plot shall be used for any use, occupancy or premises other than the uses identified in the respective classified use zones.

Site and Building Requirements:

5. (a) The Hosur New Town Development Plan - Urbanisable Area has been delineated into three sectors as indicated below and the site/plot and Building requirements for any development shall conform to the parameters prescribed for the respective sector for different buildings and occupancy uses as indicated in schedules in Annexures 5 (1), 5(2) & 5(3).

Sector-1 .. RH<sub>2</sub> (Residential High Density Use Zone-2) and C<sub>2</sub> - (Commercial Use Zone-2) noted in the use-zone schedule and map and also all-classified 'Natham' areas.

Sector-2 .. All the areas included within the Hosur Town Panchayat area except those covered within Sector I.

Sector-3 .. All the areas covered within this Hosur New Town Development Area (Urbanisable Area) except the areas covered under Sector I and Sector II.

5. (b) Relaxation for site and Building Requirements: The Hosur New Town Development Authority may relax any of the site and building requirements prescribed under rule 5 (a) with the prior concurrence of the Director, noting the reasons therefor.

6. Width of Roads and Building Line:

The proposed right of way and Building line for all major roads specified in the Annexure-6 shall be as prescribed therein and shall be developed as such. The right of way width shall be the street alignment and deemed to be reserved for road use and the specific boundary by survey lines shall be as prescribed by the Authority.

7. Layouts and Sub-Divisions:

- i) The laying out and sub-division of land for building purposes, shall be carried out only in accordance with the provisions specified below;
- ii) The width of the streets and roads in the layouts shall conform to the minimum requirements given below and be in conformity with the development plan, if any, for the area except in area proposed to be developed for group housing, flats or in areas reserved for E.W.S.

Length of Street	Minimum width	Remarks.
Not exceeding 25 m.	4m.	Pathway for pedestrians only.
Not exceeding 40 m.	6 m.	If the street is a cul-de-sac-a turning space of 13m x 13m. by the dead end shall be provided.
46m to 150 m	9 m.	Intersections of roads where the two roads do not exceed 12 m. shall have a splay of 3 m x 3 m. Other road intersections shall be provided with minimum splay of 8m x 8m.
151 m to 400 m.	12 m.	
401 m to 1000 m.	17.5m.	

Note: All streets except pedestrian pathways and cul-de-sac streets shall be connected to a public or an approved and established (as per survey records), private street at both ends. Pedestrian pathways and cul-de-sac streets shall be connected to a public or an approved private street at one end.

- iii) No plot in a layout shall be sub-divided or utilised for any purpose other than the purpose for which the site is approved except with the prior approval of the Authority.
- iv) In respect of applications for land development and layout and sub-division of sites for building purposes,

the Planning Authority shall grant permission duly getting prior concurrence of the Director of Town and Country Planning or any officer authorised by him.

- (v) When the area of land under development layout or sub-division is 2500 sq.m. or more 15% of the total area shall be provided for a recreational space.
- vi) The space set apart for a recreational space under (v) above shall be maintained as an open space to the satisfaction of the Authority, or transferred to the authority or any local authority designed by it.

#### 8. Architectural Control:

The architecture, facade or elevation of any building or the architectural features of any premises shall be in conformity with such conditions as the Authority may impose at the time of grant of permission.

#### 9. Preservation of building of historical or architectural interest.

If a building or premises, not covered under the Archeological Monuments Act, in the opinion of the Authority, is of historical or architectural interest, and is in danger of demolition or alteration likely to affect its character by a development, the Authority may impose such conditions as it may deem fit for the preservation of such buildings while granting planning permission.

#### 10. Tree Preservation:

- i) The Authority may, in the interest of amenity, make a 'Tree Preservation Order' for any tree, group of trees, or built of forest land.
- ii) The 'Tree Preservation Order' may prohibit the felling, tapping, lopping or wilful destruction of the trees concerned, except when these operations are carried out with the permission of the Authority and under such conditions as the Authority may deem fit.

iii) In granting planning permission for any development, the Authority may, where the appropriate, make adequate provisions for the preservation or planting, of trees.

11. Advertisement Control :

i) Any boarding, structure or any device erected or used principally for the purpose of displaying advertisements shall be in conformity with the conditions as the Authority may deem fit to impose from time to time and must be maintained in a safe condition.

12. These rules to prevail:

i) In the application of these rules if there is a conflict between the requirements under these rules and the requirements under any other Act or rules or byelaws in force, the requirements of these rules shall prevail and such provisions which are contrary of these rules shall stand suspended.

ii) The notification made under the Municipal and Panchayat Acts and the Tamil Nadu Public Health Act 1939 (Act III of 1939) as regards setting up of Industrial and Residential areas in the Hosur New Town Development Area will cease to operate from the date of commencement of these rules.

13. Discretionary Powers:

In conformity with the intent and spirit of these rules the Authority may:

i) Determine and establish the location of zonal boundaries in exceptional cases or in cases of doubt or controversy with the approval of Director.



- ii) In specific cases where a clearly demonstrable hardship is caused, the Authority may permit any of the dimensions prescribed by these rules to be modified in respect of a building or building site with the concurrence of Director so long as the requirements regarding set back from street and Floor Area Ratio and light and ventilation requirements are satisfied.

14. Delegation of Powers:

Any of the powers, duties or functions conferred or imposed or vested in the Authority by any of the foregoing rules may be delegated to any officer under its control or to any officer of Government or to a Local Authority.

15. Penalty:

Every person who shall commit any breach of any of the foregoing rules shall be punishable with fine which may extend to Rs. 500 and in the case of a continuing breach without rectification with fine which may extend to Rs.50 for every day during which such breach continuous after conviction for the first such breach.

16. Development Charge:

The development charge will be levied by the Hosur New Town Development Authority as required under Section 59 of the Town and Country Planning Act of 1971 and the rules made thereunder at the rates prescribed therefor.

17. Definitions:

In these rules unless there is anything repugnant in the subject or context:

- i) "Accessory use" means any use of the premises subordinate to the principal use and customarily incidental to the principal use.

- ii) "Act" means the Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1971) as amended by Tamil Nadu Act 22 of 1974.

- iii) "Authority" means the Hosur New Town Development Authority constituted under the Act.
- iv) "Hosur New Town Development Plan" - Urbanisable Area (HNTDP-UA) means, the area comprising of the following villages including Hosur and Mathagiri Town Panchayats and also delineated as such in the Map annexed to the report.
- v) "Plot Coverage" means the extent to which the plot is covered with a building of structure and this expressed as percentage of the ratio of the built up area/plot area.
- vi) "Floor Area Ratio" means the quotient obtained by dividing the total covered area (Plinth area) on all floors by the plot area, i.e.

$$\text{Floor Area Ratio} = \frac{\text{Total covered area on all floors}}{\text{Plot area}}$$

18. The Authority is empowered to relax the D.C.Rules of the Hosur New Town Development Plan in deserving cases with the prior approval of the Director of Town and Country Planning on appeal from the affected persons.

CHAPTER - XII

DEVELOPMENT POLICY

The Hosur New Town Development Plan (for the urbanisable area) comprising <sup>12 villages</sup> envisages for a projected population 1.5 lakhs. This population is distributed in 12 villages including Hosur Town forming the urbanisable area as discussed earlier. The above population of 1,50,000 is distributed in various residential zone in 3 categories namely Residential High density, Residential Medium density and Residential low density. The existing built up area within the town which is already congested is to be retained as residential High density.

The development policy is envisaged for the development of the New Town urbanisable area is discussed as follows:

I. RESIDENTIAL:

The development of the Residential Areas could be done by the New Town Development Authority, Tamil Nadu Housing Board and the Private Developers.

2. The Authority could acquire any of the areas outside the town limits and develop plots with all infrastructural facilities and the same could be sold to the public. This would also help the development in an orderly manner in conformity with the New Town Plan proposed.

3. The Housing Board could acquire suitable lands outside the Hosur Town limits and construct houses for the public in conformity with the New Town Development Plan proposals.

4. Lands owned by the individuals would also be allowed to be developed individually and also collectively. Approval of residential layouts both individually and collectively will be granted as per the New Town Development Plan Proposals.

II. COMMERCIAL:

1. The Authority could acquire commercial areas of larger extents proposed in the New Town Development Plan and would

develop commercial areas with the assistance from HUDCO, Central IUDP Schemes, State IUDP Schemes and also with the Authority's own sources to meet the Commercial needs of the anticipated population of 1,50,000.

### III. INDUSTRIAL:

1. Small Scale Industrial areas zoned in the New Town plan is to be acquired, developed and sold to the public by the Authority or by the sectoral Development Agencies.

2. Private developers could also be encouraged to establish industries within the NTD plan area, as per the development Control rules use zone regulations, site and Building Regulations.

### IV. PUBLIC AND SEMI PUBLIC:

1. The Educational use zone is to be developed as a seat of higher learning and education and the lands would be acquired by the Authority or to be developed by the sectoral Development Agencies as Directorate of Collegiate Education.

2. The other public uses like development of schools, community centres etc. proposed in the Residential Neighbourhoods developed by the Authority in areas where Authority acquires lands for development of Neighbourhoods and by Tamil Nadu Housing Board in their development areas which are to be in conformity with the New Town Development Plan proposals.

3. In addition, private developed would also be encouraged to develop school and other public facilities as per uses permissible as suggested in the use zones as per the New Town Development Plan proposals.

### V. Traffic and Transportation:

Regarding the Transportation net work, taking note of the traffic volume and the circulation pattern, a few major roads,

including a Bye Pass road for catering to the large volumes of traffic connecting Bangalore and Krishnagiri is finalised in consultation with Highways Department. All the proposed roads have to be developed by the Authority or the concerned sectoral development agencies.

#### VI. PUBLIC OPEN SPACE:

1. Certain lands under the Public open space will be declared under the Parks and playfield Act and would be taken possession of the Authority and with the special permission, certain areas within this use zone shall be permitted to uses specified under the development controls rules.

2. Private developer could also be encouraged to develop land in accordance with the New Town Development Plan proposals, with the special sanction of the Authority.

#### VII. AGRICULTURAL ZONE:

In this use zone, private developer could be encouraged to develop the lands under Agricultural and incidental uses.

Also certain lands which are needed for the future infrastructural facilities to be developed by the Authority shall be acquired by the Authority.

#### VIII. GENERAL:

The Hosur New Town Development Authority shall take up the preparation of detailed Project Reports on individual Projects for development, on a phased manner. The Authority may also seek the necessary financial assistance from the Government and also by availing the state and Central Government assistance, dovetailing into the overall development programmes.

ANNEXURE - I

P.P. APPLICATION FORM - A

(Vide Rule Z (a) (i) of D.C. Rules)

HOSUR NEW TOWN DEVELOPMENT AUTHORITY.

Application for planning Permission for Laying out of Land  
for Building Purposes.

Under Section 49 of the Town and Country Planning Act 1971  
(Act 35 of 1972)

FORM - A

From

For office use only

Ref:

Date received:

To  
The Member Secretary  
Hosur New Town Development Authority  
Hosur.

I hereby apply for Planning Permission for laying  
out of my land in S.No. for  
building purposes/desire to find out whether undernoted  
Developments permissible.

I forward herewith the following particulars in  
Quadruplicate duly signed by me and the Licenced Surveyor.

a. A topo plan of the site showing adjoining areas to  
a radius of 150 metres all round from the proposed layout  
site under reference, making clearly therein the boundaries  
of the proposed layout in red colour, existing roads, struc-  
tures, streams, burial grounds and H.T. or L.T. power lines  
passing through layout and levels of the site.

b. A detailed site plan to a scale of not less than  
1:800 showing the proposed layout indicating size of plots,  
width of the proposed roads, open spaces and amenities pro-  
vided and type of buildings to be built if any, and

c. The particulars in the Annexure.

I/We the owner/legal representative of every part of  
the land to which the accompanying application states request  
that the layout may be approved and Planning Permission may  
be accorded.

Date:

Signature of the Owner of the  
land or applicant.

Strike out the portions which  
are not applicable.

.54.  
ANNEXURE

To be completed by the applicant:

1. Applicant (in block capitals)

Name :

Address :

2. Particulars of proposal for which permission or approval is sought.

a) Full address or location of the land to which this application relates and site area.

I.S.No./R.F.No. :

Division No./Ward No. :

Name of Town or Village :

Site area :

b) State whether the applicant owns or controls any adjoining land and if so give its location & extent.

3. Particulars of present & previous use of land :

i. Present use of land :

ii. If vacant, the last previous use :

4. Information regarding the proposed use.

i. State number and type of dwelling units (whether bungalows, houses, flats etc.) factories, shops institutions, parks & play fields etc. proposed

ii. Extent of land use proposed:

Extent in Hectares

- a) Land allotted for Residential purpose
- b) Land allotted for Commercial purpose
- c) Land allotted for Industrial purpose
- d) Land allotted for Institutional purpose
- e) Land allotted for Park & Play fields
- f) Land allotted for Roads and Pathways
- g) Land allotted for other uses (to be specified)

5. Does the proposed development involve the felling of any trees?

6. ~~Does~~ If yes, indicate the position on Plan.

6. Does the proposed development involve erection of any advertisement board?

If yes, indicate its position on plan and type of the advertisement board to be erected.

Signature of Licenced Surveyor

Signature of the owner of land and building applicant.

Note: Those applying only to find out whether the type of development is permissible or not, may furnish information against 1, 2, 3, 4, (i) only.

CONDITIONS

- i) I agree not to proceed with laying out of land for building purposes until the planning permission is granted by the Authority under section 48 of the Tamil Nadu Town and Country Planning Act, 1971 (Act 35 of 1972) as amended in Act 22 of 1974.
- ii) I agree not to do any development otherwise than in accordance with the layout plan, specifications which have been approved or in contravention of any provision of the Tamil Nadu Country Planning Act 1971 (Act 35 of 1972) as amended in Act 22 of 1974 or any rule, by-law order or other declaration made thereunder or of any direction or requisition lawfully given or made under the said Act rules or bye-laws.
- iii) Under Section 54 of the Tamil Nadu Town and Country Planning Act, 1971 (Act 35 of 1972) as amended in Act 22 of 1974, I agree to make any modifications which may be required by any notice issued by any order confirmed by the Authority.
- iv) I agree to keep one copy of the approved layout plans at the site at all reasonable times when development is in progress and also agree to see that the plan is available and the site is open at all reasonable times for the inspection of the Member-Secretary or any officer authorised by him in that behalf.
- v) I agree to furnish a set of completion plans within fifteen days from the date of completion of the development.
- vi) I agree to hand over all the proposed roads after duly forming them to the satisfaction of the local authority concerned and sites reserved for parks, play grounds, open spaces for public purpose free of cost to the local authority concerned in which the site falls or when so directed by the Authority.

\* Town and

Signature of the owner of the  
Land or applicant



ANNEXURE-2.

P.P.APPLICATION: FORM B.

(Vide Rule 2 (c) (ii) of D.C.Rules)

HOSUR NEW TOWN DEVELOPMENT AUTHORITY.

Application for Planning Permission for development of Land and Buildings other than those covered under Form A (Under Section 49 of the Town and Country Planning Act 1971 (Act 35 of 1972))

FORM B

From

For Office use only

Ref:

Date received

To  
The Member Secretary  
Hosur New Town Development  
Authority  
Hosur.

Through

Sir,

I hereby apply for Planning Permission to carry out the following development/desire to find out whether the under noted development is permissible.\*

I intend to put the building and land in S.No. of Block No. of Revenue Division No. for purposes.

The site is in the in any approved layout dated . . . . .

layout approved by/not in No. . . . .

I forward herewith the following particulars in quadruplicate, duly signed by me and the licenced surveyor:

- a) A key-map of the area showing the site in relation to existing streets and street inter sections, distinguishing clearly therein the boundaries of the site under reference and the adjoining lands owned or controlled by me.
- b) A detailed site plan of the land for development to a scale of not less than 1:300.

- c) A plan or plans of the building showing the ground plan, plan of each floor and the sectional and front elevation of the building.
- d) The particulars in the Annexure.

I, the owner/legal representative of every part of the land to which the accompanying application relates request that planning permission for the Development may be accorded.

Signature of the owner of the  
land and building or applicant

Date:

\*strike out the portions which are not applicable.

ANNEXURE

To be completed by the Applicant:

- 1. Applicant (In Block Capitals)
  - Name :
  - Address :
  - Tele No. :

2. Particulars of proposal for which permission or approval is sought:

- (a) Full address or location of the land to which this application relates and site area.
  - Door/Plot No. :
  - Town Survey No./S.F.No. :
  - Division or Ward No. :
  - Road or Street Name :
  - Name of Local Authority :
  - Site area :

(b) Particulars of proposed Development including the purposes for which the land and/or buildings are to be used.

(c) State whether applicant owns or controls any adjoining land and if so give its location and extent.

(d) State whether the proposal involves:

- i) New building(a)
- ii) Alteration, extension or addition.
- iii) Change of use.

3. Particulars of present and previous use of buildings or land. State

	Extent in Sq.mts.	
	(1)	(2)
Building		Land

- i) Present use of building/land
- ii) If vacant the last previous use :

- 4. Information regarding the proposed use. :

  - (a) Total floor area of all buildings to which the application relates.
  - (b) Residential floor space :
  - (c) Floor space for retail wholesale trading :
  - (d) Office floor space :
  - (e) Industrial floor space :
  - (f) Floor space for other use (to be specified) :

Extent in Sq.mts.

5. What provisions have been made for parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provisions on the Plans)

6. Does the proposed development involve the felling of any tree?

7. If yes, indicate the position on Plan.

8. Does the proposed development involve the erection of any advertisement board?

9. If yes, indicate its position on plan and type of the advertisement board to be erected.

Signature of the owner of the land and building or applicant.

Signature of the Licenced Surveyor

Note: Those applying only to find out whether the type of development is permissible or not, may furnish information against 1,2 and 3 only.

iii.

CONDITIONS.

- i) I agree not to proceed with the development until planning permission is granted by the Authority under Section 48 of the Tamil Nadu Town and Country Planning Act 1971 (35 of 1972) as amended in Act 22 of 1974.
- ii) I agree not to do any development otherwise than in accordance with the site and building plans which have been approved or in contravention of any provisions of the Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended in Act 22 of 1974 or any rule, by-laws order or other declaration made thereunder, or of any direction or requisition lawfully given or made under the said Act, rules or by-laws.
- iii) Under Section 54 of the Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended in Act 22 of 1974, I agree to make any modifications which may be required by any notice issued by any order confirmed by the Authority.
- iv) I agree to keep one of the approved site plan and one set of copies of the sanctioned plans of the building at the site of the building at all times when the Development is in progress and also agree to see that such plans are available and the building is open at all reasonable times for the inspection of the Member-Secretary or any officer authorised by him in that behalf.
- v) I agree to furnish a set of completion plans within fifteen days from the date of completion of the Development.

Signature of the owner of the  
Land and Building or applicant

SCHEDULE OF SURVEY NUMBERS OF LANDS INCLUDED UNDER EACH USE ZONE (Vide Rule 4(d) of D.C. RULES

No.	Zone	Description of the Boundary.	Comprising survey No.
1.	RL-1. Mixed Residential	North: Hosur Town Boundary East : Hosur Town Boundary and existing Bagalur Road. south: C3(Commercial area) Northern Boundary West : Hosur Town Boundary	410 to 549, 550, 551pt, 566, 568 to 596, 597pt, 598 to 600, 601pt, 602 to 623, 624pt, 625pt, 629pt 630, 631, 632pt, 633, 651pt, 652pt, 653, 664pt, 666, 667pt, 670pt, 671pt, 672pt, 673pt, 677 to 680 of Hosur Village.
2.	RD-2 Mixed Residential.	North: Chennathur village East : Chennathur village Boundary & IG1 (industrial area.) south: C3(Commercial area Northern Boundary & National Highways. West : Existing Hosur to Bagalur Road.	749 to 760, 762 to 793, 800, 801 to 809, 810, 811pt, 812, 813, 814 to 817, 818pt of Hosur village. 755 to 758, 1000 to 1150, 1159pt, 1160pt 1161 to 1168, 1170 to 1234 of Chennathur village.
3.	RL-3 Mixed Residential.	North: IG2 Southern Boundary East : C4(Commercial area) Western Boundary. south: Rayakotta Road. West : Inner Ring Road Excluding hill area.	969pt, 970 to 984 of Hosur Village. 301 to 306, 308 to 391 of Mornapalli village. 414pt, 426pt, 427 to 431, 432pt, 433pt, 434pt, 435pt, 436 to 456, 457pt, 458, 459pt, 460pt, 482pt, 483 to 491, 492pt, 493 to 495, 603pt of Chennathur village.

RL-3 Continued.

684 to 600, 690 to 703, 704p, 705p, 706p  
707p, 710p, 716p, 776 to 784, 788, to 820  
822 to 825, 834pt, 835pt, 837pt, 830 to  
856, 857pt, 860pt, 861pt, 863pt, 864pt of  
Chennathur village.

4. RL-4 Mixed Residential.

NOTE: RmI Southern Boundary  
Inner ring road, and  
Rayakotta Road.

93 to 100, 106p, 107 to 114, 115p, 366 to  
902, 908pt, 909pt, 913 to 920, 922 to 961  
of Hosur Village.

SOUTH :  
East :  
West :

Outer ring road and P2  
Rayakotta Road.  
Railway line

1 to 21, 30, 31, 32, 33pt, 34 to 42, 43pt  
44pt of Nalliga Batta Agraharam village.

5. RL-5 Mixed Residential.

North: Hosur Railway station  
Boundary.  
East : Railway line  
South: Kelamangalam Road  
West : Denkanikotta Road.

102pt, 103 to <sup>106p</sup>105p/115pt, 116 to 110 of  
Hosur village.

1 to 16, 279, 280, 598 to 709 of Mathigiri  
village.

780 to 702, 787 to 751, 802 to 817, 818,  
830, to 840, 849pt, 850pt, 851, 852, 853pt,  
854pt, 855 to 858, 860pt, 872pt, 873pt,  
874pt, 877pt, 878pt, 879 to 912 of Onala-  
vadi village.

6. RL-6 Mixed Residential

North: Kelamangalam Road  
East : Achettipalli  
South: Mathiri Village  
Boundary  
West : Denkanikotta Road.

255pt, 256pt, 257pt, 274pt, 291, 292pt, 293pt,  
294, 295pt, 307pt, 300, 309pt, 310pt, 319pt,  
320pt of Achettipalli village.

18 to 63, 64pt, 65 to 130, 822 to 824 of  
Mathigiri village.

7. RL-7 Mixed Residential  
 North: National Highways  
 East: Chendrenkudi Eri & Chennai  
 South: Inner Ring Road  
 West: Mukundapalli Village boundary & ~~...~~   
~~...~~   
~~...~~   
~~...~~   
~~...~~   
 80 to 94, 95pt, 96pt, 100pt, 101 to 121, 123 to 223, 231P, 233, 234, 237pt, 238, 240 to 248, 249pt, 250, to 256, 257 to 265, 269 to 346, 347pt, 348 to 354, 356, 358pt, 36364, 365, 366pt, 367pt 369 of Mukundapalli village.  
 2pt, 3 to 11, 12pt, 13 to 24, 25pt, 26 to 28, 29pt, 33pt, 34pt, 90pt, 91 to 93, 94pt 95pt, 96pt of Motham ~~...~~

8. RL-8. Primary Residential.  
 North: Kelamangalam to Attipalli Road.  
 East: Denkanbkotta Road  
 South: Cattle Farm and Eri Boundary.  
 West: Mathigiri Town Boundary.  
 140 to 194, 202 to 218, 221 to 278, 281 to 288, 290 to 309, 311 to 313, 316 to 319, 321pt 322 to 330, 332 to 335, 337 to 355, 455, 456 458 to 460, 462 to 479, 500, 501, 572 to 577, 812 to 819, 820, 821, 825 to 828, 830, 831 of Mathigiri village.

9. RL-9. Primary Residential  
 North: Railway line  
 East: R-ngopanditha Agraharam Village Boundary.  
 South: Attipalli to Kelamangalam Road.  
 West: Outer ring road C1C1.  
 853pt, 859pt, 860pt, 861 to 870, 871pt, 873pt 874pt, 875, 876, 877pt, 878pt of ~~...~~ Village.  
 340 to 346, 452 to 456 of Achettipalli village. 46pt, 47, 61, 62, 65 to 67, 70 to 75, 77 to 91 of Rengapanditha Agraharam Village.



10. RL.10 Primary Residential

North: Inset Ring Road A1A1  
East: Proposed Road G1 G1  
South: Mukondapalli Village Boundary.

West: Karnataka State Boundary T.V.S. Boun- dary and Mukunapalli Village.

359pt, 400pt, 402pt, 506pt, 507, 508pt, 509, 510, 511pt, 512pt, 513pt, 514pt, 515 to 547, 548pt, 565pt, 568 to 571, 572pt, 573pt, 574pt, 580pt, 581pt, 582pt, 583 to 586, 587pt, 588 to 652, 653pt, 655pt, 656pt, 657, 660pt, 661, 662pt, 663 to 667, 668pt, 669pt, 670 to 690, 691, 693 to 716, 718 to 740, 742 to 752, 759, 760, 761, 762pt 763 to 772 of Mukndapalli Village.

483, 484pt, 490pt, 491pt, 492 to 495, 498 of Mathigiri village.

1, 2pt, 25pt, 29pt, 30 to 32, 34pt 35 to 40, 71 to 75, 77 to 89, 90pt 94pt, 95pt, 96pt, 97 to 115 of Motham Agharharam Village.

North: Inner Ring Road A1A1  
East: Western Boundary of RL4  
South: Northern Boundary of RL4  
West: Denkanikotta Road Railway Station Boundary

29pt, 30pt, 31 to 33, 34pt, 55pt, 55pt 57 to 63, 64pt, 68pt, 69pt, 70, 71, 72 73pt, 74 to 77, 80 to 90, 91p, 838pt 840pt, 841 to 865, 901pt, 902pt, 903 to 907 of Hosur Village.

893pt, 894 to 896, 897pt, 898pt, 908pt of Chennathur village.

North: Inner Ring Road A1A1  
East: Denkanikotta Road  
South: Athipalli-Kelamangalam Road

126pt, 127pt, 128 to 130, 131pt, 132, 136, 137pt, 138pt, 139pt, 140 to 149, 150pt, 151 to 190, 193pt, 194pt, 195pt, 196pt, 197pt, 198 to 217, 218pt, 219pt of Hosur Village.

West: Andhivadi Eri and Silk Farm Eastern Boundary Ramanaicken eri.

196 to 200, 579, 711pt, 712 to 714, 715pt 716pt, 717 to 723, 729, 730pt, 731 to 735 736pt, 743 to 767, 770, 784 to 810 of Mathigiri Village.

11. RM-1. Mixed Residential

12. RM.2. Mixed Residential

13. RM-3 Mixed Residential

East: Silk Farm and Andivadi Eri.  
South: Kulemangulam to Athipalli road.  
West: Thalli Road.

227, 220 of Hosur village  
501 to 532, 694 of Mathigiri village.

14. RM-4 Mixed Residential.

North: Inner Ring Road  
East: Thalli Road  
South: E1 Zone & Railway line  
West: Proposed G1 G1 Road.

398pt, 399pt, 401pt, 403 to 405, 406pt  
410pt, 412, 413, 414pt, 415 to 426, 427pt  
428 to 469, 470 to 482, 483 to 486, 487pt  
488pt, 489pt, 490, 494 to 505, 506pt, 500pt  
511p, 512pt, 513pt, 514p, 547pt, 548p,  
549 to 567, 568p, 571p, 572, 573p, 574 to  
579, 580, 581p, 582p, 653p, 654, 655, 656  
755 to 750, 762p of Mukundapalli village.  
511 and 513, 515, 516p, 517, 521p, 522 to  
520, 532 to 547, 548p, 549pt, 550 to 570  
of Mathigiri village.

15. RH1 -Mixed Residential.

North: G1 Boundary A.T.C.Bus Stand  
East: Fort Boundary, Thalli Road, & E.B.Substation Road  
West: Kettuvadi Existing Road and Chandramkudi Eri & Hosur Town Boundary.  
South: Inner Ring Road A1 A1

229, 250 to 250, 259p, 260p, 261p, 262p  
263 to 267, 268p, 269p, 270p, 272p, 273p  
286p, 287p, 288, 294p, 295p of Hosur village.

224 to 230, 231pt, 232, 235, 395, 396,  
397pt, 398pt, 406pt, 407 to 409, 410pt  
411, 412, 414, 427pt, 754pt of Mukundapalli Village.  
269pt, 271p, 272p, 273p, 274 to 285, 291  
292, 301 to 350, 351p, 352 to 390, 391pt  
392 p, 393p, 394 to 397, 398pt, 399, 401p,  
402p, 403 to 406, 407pt EB sub station of Hosur Village.

3

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4

North: Existing A1 Bus Stand Boundary and National Highways

3p, 4p, 6p, 7 to 27, 28p, 29p, 30p, 34p  
35p, 36 to 54, 55p, 56p, 120 to 125, 126p  
127p, 133, 134, 135p, 219p, 230 to 240, 742  
028p, 029p, 030 to 033, 037, 030p, 039, 040p  
900p, 909p, 910 to 912, 913p, 921, 922p,  
923p, 965 to 968, 969p of Hosur Village.

East : Chandra Chudoswarer hill and inner Ring Road.

743, 766 to 770p, 774, 775, 064p, 065 to  
071, 077 to 091, 092, 090pt, 099 to 900,  
907p, 900p, 909 to 917, 919p, 920 to 952  
954 to 963, 965 to 992, 990 to 1000 of  
Chennathur village.

South : Inner Ring Road A1M1 and Railway line

West : Thally Road and 6/1A/1A/1A1 Natham Boundary.

COMMERCIAL:

17. C1-Commercial North: National Highways  
South: RHI Boundary  
West : Chandromkudi Eri

391 to 393, 390p, 399, 400, 401pt, 402p,  
407p of Hosur Village.

18. C2-Commercial North: National Highways  
East : 6/1A/1A/1A Hosur Natham Area  
South: Northern Boundary of Thally road.

640p, 606p, 607 to 691, 692p, 693p, 694  
696 to 698, 700 to 717, 720 to 734, 736  
025, 026, 739p, 740, 741, 744, 737p, 550p  
of Hosur Village.

West : A.T.C. Road.

49, 5P, 6, 552 to 557, 560 to 562, 563 to 565, 567, 625 to 627, 628P, 629P, 635 to 645, 646pt, 650, 651 to 650, 661P, 662P, 664P, 665, 667 to 669, 670pt, 671pt, 672P, 673P, 730pt, 739pt, 744pt, 745, 746, 747, 794 to 790, 799, 811, 818 to 822, 824, 828 of Hosur Village.

371, 397P, 398, 399, 408P, 409 to 417, 410, 419, 420 to 426, 460P, 461, 462P, 463P, 464P, 465P, 468P, 470, 471, 472P, 477P, 479P, 480, 401, 482P, 665P, 667P, 670, 671, 672, 673P, 601P, 682, 683 of Chennathur Village.

No. 24.pt of Nelligabatta Agraharam.  
 366P, 367pt, 369, 370, 372, 373, 377, 379, 380 of Moranapalli Village.

1, 2pt, 3 to 6, 7pt, 8, 9pt, 10 to 12, 17 to 24, 27pt, 20pt, 29 to 47, 48pt, 51 to 56, 57pt, 58 to 70, 80pt, 81, 83, 84pt, 85, 86pt, 87pt, 88pt, 89pt, 90pt, 91pt, 92 to 99, 101 to 122, 520pt, 521 to 523, 524pt, 525, 526, 527, 528pt, 530, 531pt, 532 to 536, 537pt, 538pt, 539, 541 542pt, 543, 544, 545pt, 546 to 548, 549pt, 550 to 569, 630 to 634 of Onnalavadi village.

256 to 273 of Chennathur village.  
 125 to 132, 133P, 134P, 135P, 142P, 143 to 154, 155P, 156P, 174P, 175P, 176P, 177P, 187P, 188P, 189 to 204, 205P, 211P, 214P, 215, 216P, 254P, 277 to 281, 283 to 292, 293P, 294P, 295, 296P, 297 to 303, 305, 507 to 609, 611 to 613, 618P, 620, 636P, 647P, 648P, 650P, 651P of Onnalavadi village.

North: RL1 Boundary  
 East: Dodda Cheruvu Eri  
 South: National Highways  
 West: Chandramkudi Eri except Electronic Estate.

North: IG2. Boundary  
 East: Outer Ring Road  
 South: Rayakotta Road  
 West: RL3 Boundary.

North: Nelligabettam Agraharam Village Boundary.  
 East: Part of Onnalavadi village boundary  
 South: Onnalavadi village Boundary.  
 West: Existing Rayakotta Road.

North: Ic1. Boundary  
 East: Existing Rayakotta Road  
 South: Onnalavadi Village Boundary.

19. C3-Commercial

20. C4-Commercial

21. C5-Commercial

22. C6-Commercial

25. C7-Commercial  
 North: IG2 Boundary  
 South: Rayakotta Road  
 East: Outer Ring Road  
 West: Part of Chennathur & Mornapalli Village.  
 25pt, 373, 395pt, 396, 400, 401, 404, 405, 407  
 463pt, to 465pt, 460pt, 469pt, 472, 473, 475  
 to 479, 660 to 667 of Chennathur Village.

24p, 25p of Neligabatta Agraharam.  
 363, 365, 366, 367pt, 360pt, 374 Mornapalli Village.

114, 115p, 127p, 128p to 130, 131p, 132p, 133  
 134, 135p, 136p, 193p, 194p, 195p, 196, 197,  
 198p, 224p, 225 to 235, 236p, 237p, 243p,  
 244p, 245p, 247p, 240, 249p of Zuzuvadi Village.

92, 64A, 63B, 62D, 65, 66, 67a, 60b, 79 & 91  
 of Hosur Village.

029/1 of Mathigiri Town Panchayat.

404pt, 405 to 409, 490p, 491p, 495p, 496,  
 497, 498p, 502 to 509, 510p, 512, 516 to  
 520, 529 to 531 of Mathigiri Village.  
 492, 657p, 658 659p of Mukundapalli village.

724 to 720, 730p, 737 to 742 of Mathigiri village.

North: IG2 Boundary  
 South: Rayakotta Road  
 East: Outer Ring Road  
 West: Part of Chennathur & Mornapalli Village.

North: Wet dry land and Zuzuvadi village & settlement.  
 West: Hosur SIPCOT.  
 East: Karnataka State Boundary.  
 South: National Highway 7.  
 Railway Station

Mathigiri Proposed Bus Stand.

North: Railway Line  
 East: RM4  
 South: Kellamangalam-Athipalli Road.  
 West: Proposed G1G1 Road.

North: RM2 Zone  
 South: ~~RM2 Zone~~  
 West: ~~RM2 Zone~~  
 East: Denkanikotta Road.

25. C7-Commercial

24. C8-Commercial

25. c9-Commercial

26. C10-Commercial

27. E1-Educational

27-a E2 Educational

509, 713 and 714, 755 to 765, 705, 706, 707  
021 of Chennathur Village

703 to 706, 792P, 795 to 799, 799, 813P  
819P, 820 to 826, 829P, 850P, 849P of  
Onnalavadi village.

1 to 24, 26P, 27P, 28P, 29P, 43P, 44P of  
Rangapanditha Agraharam.

942 of Hosur Village.

27pt, 20pt, 29pt, 30pt, 31pt, 32, 33pt, 35pt  
37pt, 30pt, 42pt, 43pt, 51pt, 52pt, of  
Rangapanditha Agraharam.

20pt, 33pt, 44pt, 45pt, 46pt, 40, 49pt, of  
Nelligapatta Agraharam.

692pt, 693, 694pt, 695, 696pt, 697pt, 698,  
699, 700pt, 701pt, 702pt, 712pt of  
Onnalavadi village.

Hill : in RL-3 area

North : Boundary of Hosur  
Village.

East : Naligapatta

South : Agraharam village  
C1C1 proposed  
outer ring road.

West : Salem to Bangalore  
Railway M-G.line.

North : RL 4  
East :  
West :

South : Village Boundary  
of Naligapatta  
Agraharam

North : Proposed Road C1C1  
East : Rayakotta Road  
South : Part of onnalavadi  
village & Rangopen-  
ditha Agraharam.

West : Railway line.

20. P1 -Public &  
Semi Public.

29. P2-Public &  
Semi Public

30 P3-Public &  
Semi Public

31. ICI-Controlled  
Industries.

32. IGI-General Industries.

North : Moranapalli Village S.No. 52pt, 53pt, 65pt, 68pt etc & Part of Chennathur village.  
 East : Moranapalli village S.Nos.504, 503, 502 etc.  
 South : National Highways  
 West : RL2 Zone eastern Boundary village.

1001pt, 1002pt, 1003pt, 1010pt, 1111pt of Chennathur village.  
 10 to 47, 48pt, 49, 50pt, 51pt, 52pt, 56pt, 66, 67pt, 68pt, 69 to 71, 72pt, 76pt, 77, 78, 79pt, 80, 81, 84, 90 to 104, 106 to 110, 113pt, 114 to 116, 119pt, 124pt, 125, 547 to 549, 554pt, 558pt, 559pt, 560pt, 561 to 574, 570 to 584 of Moranapalli village.

33. IG2 General Industries.

North : N.H.7  
 East : Thorapally Agraharam village boundary.  
 South : RL3,C4, C7 Northern boundary and Part of Moranapalli & Chennathur Village.  
 West : Eastern boundary of P2 zone.

496 to 505, 529pt, 532pt, 702pt, 704pt, 705pt, 706pt, 707pt, 708, 709, 710pt, 716pt, 717pt, 718 to 736, 743 to 753, 761, 762pt, 763pt, 764pt, 771pt, 772 of Chennathur village.

1 to 8, 270pt, 279 to 299, 299pt, 313pt, 314 to 331, 332pt, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

34. IG3-General Industries.

North : Existing Sidco Industries  
 East : Sidco existing industries  
 South : Karnataka state industries.  
 West : Thathareo Eri.

16, 23, to 26, 33, 35 to 43, 45 to 47, 59, 60, 61, 65, 66, 68, 69, 70, 73, 74, 75, 76pt, 77, 78 of Zuzuvadi village.

General Industrial use zone:

35. 711/2, 715/2, 716/2 of Mathigiri village.

3/2, 7, 0, 3/10, 16/1, 9/1, 9/20, 6/1 of Onnalavadi village.

573a, 192/1, 193pt, 194/0, 950, 951, 953/1, 954 and Government Industrial Estate of Hosur Village. Electric and Electronic Estate of Hosur Village.

1 ----- 2 ----- 3 ----- 4 -----

749pt, 750, 751, 752, 917/A, 917/1, 1120, 1004 to 1007 of Chennathur village.

1 to 6 of Zuzuvadi

79, 00pt, 96pt, 97, 90, 95pt, 99, 100pt of Mukundapalli village.  
 343, 360, 361, 354pt, 355pt, 357, 350 of Mukundapalli village.

Sipeot at Zuzuvadi and T.V.S. at Mothamagraharam.

676, 677, 670, 679/2, 680/3, 684, 685, 600 to 693, 699pt 700pt  
 722/1, 722/2, 723/1A, 723/1B, 724 to 726 of Moranapalli village.  
 960, 902, 903 to 905 of Hosur Village.

419, 421 to 423, 593/2, 597/2, 614/1, 82 of Mornapalli village.

36. Hazardous Industries - NIL

37. Agricultural Use Zone:

All the other survey Field Numbers not covered under the above use zones.



PROPOSED ROADS

Sl. No.  
38

1. A1 A1 (INNER RING ROAD)

All Parts of S.No. 81,82, 95, 94,99to 101, 104, 106, 113, 115, 150 to 154, 236, 237, 239, 397 to 399, 404to 406, 410,412, 414, 427, 754, of Mukundapalli Village.  
2, 24, 25,28to 30, 32 to 35, 38, 85, 89, 90,94, 96, 113, 114 of Motham Agraharam Village.  
29, 30, 33to 35, 37, 38, 55, 56,126, 127, 133, 135, 219, 220, 238, 249/8, 267to 273, 286to 288, 294, 295, 834, 830to 840 908, 909, 911, 913,914, 920to 923, 965,969, of Hosur Village  
765, 769to 771,773,774, 819,823,824, 826,830,831,834to838,857to865 070, 892 to894,897,898, 907, 908, of Cheennathur Village.

2. B1 B1 ROAD

All Parts of S.No. 752, 772to774, 797, 798, 808, 810, 812, 813, 818 to 822, of Hosur Village.

3. C1 ROAD.

All parts of S.No. 366to 368, 374, 375, 394, 407, 409, of Mornapalli Village.  
397to 400, 405,406, 408,421to 424,461to 463, 465,468,469. 472,477, 479,480, 660, 661, 664, 665, 667, 670,681, of Cheennathur Village  
24,27to33, 43to 45, 47, of Nalligebattam Agraharam Village  
10,25to 31, 42to 46 of Rangopanditha Agraharam Village.  
046,053.054,, 050to060,071to 074 ,077,078 and 885 of On: nalavadi Village.

4. F1 F1 Road.  
All parts of S.F.No. 289; 327,337,339to342,347,501,572,570 and 696 of Mathigiri Village.
5. G1 G1 Road  
All parts of S.F.No. 390, 399, 401to 403, 508, 500, 511to 514,540, 549,557,550,565,567,560,571to574, 579to 503, 507,653,655to 687, 659,762, of Mukundapalli Village.  
484, 490,491,495,498 of Mathigiri Village.
6. K1 K1 Road.  
All parts of S.No. 25,74to76,00,04,06 of Motham Agraharam Village.  
531,532, 632to634, and 692 of Mukundapalli Village.
7. A1 L1 Road  
All parts of .F.No. 514, 515,517,519,520,523,524, 527,531, 533,to 535, 540. 545, 638,600, 683,703to 707, 767 and 769 of Mukundapalli Village.

ANNEXURE - 4.

USE ZONE REGULATION

(Vide Rule 4 (d) & 4(e) of D.C. Rules.

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, newspapers, milk-kiosks; cycle repair shops and single persons tailoring shops;
4. Hair dressing saloons and Beauty Parlours;
5. Nursery and primary schools;
6. Taxi and Auto-rickshaw stands; and
7. Parks and Playfields.

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 persons 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 sub-Offices;
7. Police Stations, Post & Telegraph Offices, Fire Stations and Electric Sub-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 stores or shops for the conduct of retail business;
13. Vegetable, Fruit, Flower, Fish, Eggs and Meat shops;
14. Bakeries and Confectionaries;
15. Laundry, Tailoring and Gold Smith Shops; and
16. Cottage industries permissible in residential areas under G.O.Ms.No. 565 dated 13.3.62 as amended and run by power upto 5 M.P.
17. Installation of electric motors not exceeding 30 H.P. for use incidental to the commercial activities for small industries not exceeding 25 workers permissible in the zone with approval of Director.

## 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. Industries using electric power not exceeding 50 H.P and employing not more than 25 workers. (L.T. maximum load) but excluding industries of 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 storage or wholesale trade, but excluding storage of explosives or products which are either obnoxious or likely to cause health hazards;

- 5. Cinemas, Theatres and other Commercial entertainment 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.

III. INDUSTRIAL USE ZONE - USE ZONE 3.

(a) Controlled Industrial Use Zone

(b) General Industrial Use Zone

(c) Special Industrial and Hazardous Use Zone.

Use Zone III. (a) Controlled Industrial Use Zone  
Uses permitted:

- 1. All commercial uses listed under use zone 1 (a), 1(b), and 2 i.e. residential and commercial use zones;
- 2. Industries using electric power not exceeding 150 H.P. (L.T. maximum load) but excluding industries of obnoxious and hazardous nature by reason of odour, liquid effluent, dust, smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity; the extent of site in relation to the maximum of installations permissible therein shall be regulated as indicated below:

<u>Area of sites</u>	<u>Maximum H.P. Permissible</u>
405 sq.metres and over but below 810 sq.metres	20
810 sq.metres and over but below 1215 sq.metres	30
1215 sq.metres and over but below 2025 sq.metres	50
2025 sq.metres and over but below 4050 sq.metres	80
4050 sq.metres and over	150

Provided that these industries may use steam, oil or gaspower 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 buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

Use-Zone III. (b) General Industrial Use Zone.

Uses permitted:

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

Use-Zone III. (c) Special Industrial and Hazardous Use Zone

Uses permitted:

1. All commercial uses listed under Use Zones 1 and 2 i.e. residential and commercial use Zones;
2. All industries permissible in the Use 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 alkalies, acids or other liquids or chemicals producing flames; fumes and explosive, poisonous, irritant or corrosive gases;
5. All uses involving storage, handling or processing of any material producing explosive mixtures of dust, or which result in the division of matter into fine particles subject to a spontaneous ignition;

.76.

.5.

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 or distilling sage 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 Zone 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 ~~xxxx~~ other higher education and Training Institutions and the uses connected therewith;
2. All uses permitted in Use Zone 1 (a) i.e. primary residential use zone;
3. Hostels and single person apartments;
4. Recreation Clubs, Libraries and Reading rooms; and
5. Restaurants

#### V. PUBLIC AND SEMI-PUBLIC USE ZONE - USE ZONE 5.

##### Uses permitted:

1. Government and Quasi Government Offices;
2. Art Galleries, Museums, Acquaria 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, playfields, 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.



ANNEXURE - 6

WIDTH OF ROADS AND BUILDING LINES

(Vide Rule 6 of D.C. Rules)

CIRCULATION PATTERN

Details of Roads proposed in the New Town Development Plan including widening proposals of existing roads as well as New Roads.

Sl.No.	Type of Roads	Set Back lines.	Right of way	Existing road.	Proposed road.
	A1 A1 Road	20 Feet	120'0"	-	-
	B1 B1 Road	20 Feet	100'0"	60'	40'
	C1 C1 Road	20 Feet	120'0"	-	-
4.	D1 D1 Road	20 Feet	100'0"	60'	40'
5.	E1 E1 Road	20 Feet	100'0"	60'	40'
6.	F1 F1 Road	20 Feet	100'0"	60'	40'
7.	G1 G1 Road	20 Feet	100'0"	-	-
8.	H1 H1 Road	20 Feet	100'0"	40'	60'
9.	* J1 J1 Road	15 Feet	80'	*(Deleted)	-
10.	K1 K1 Road	15 Feet	80'	-	-
11.	L1 L1 Road	15 Feet	80'	-	-

HOSUR NEW TOWN DEVELOPMENT PLAN (URBANISABLE)

PROPOSED LAND USE MAP

LEGEND

- STATE BOUNDARY
  - URBANISABLE AREA BOUNDARY
  - VILLAGE BOUNDARY
  - NATIONAL HIGHWAY
  - MAJOR DISTRICT ROADS
  - OTHER DISTRICT ROADS
  - RAIL TRACK
  - CANAL & CHANNEL
  - EXISTING INDUSTRIES
  - STILEMENTS
- PROPOSED LAND USE ZONES
- RESIDENTIAL
  - COMMERCIAL
  - INDUSTRIAL
  - EDUCATIONAL
  - PUBLIC & SEMI PUBLIC
  - AGRICULTURAL
  - ROADS TO BE FORMED
  - ROADS TO BE WIDENED

PTCP	MP	83 02
MP	VDR	83 02

SCALE :



HOSUR NEW TOWN DEVELOPMENT A

