Statutory Plan
Regional Plan,
Master Plan,
Detailed Development
Plan,
New Town
Development Plan

Special Plans
Urban Renewal,
Traffic
& Transportation plan,
Heritage Town
Development plan,
Taluk Development
Plan.

Geographical
Information
System (GIS)

Planning Permission -
Layout & Building
Approval

Civic Design-
Preparation and Approval

Hill Area Conservation
Authority &
Architectural and
Aesthetics Aspects
Committee

Implementation
JUDP,
Seed Capital Program
Park&Play Field Dev.,
Heritage Town Dev.,
Traffic improvement
programmes.

Town & Country Planning Development Fund

Department of Town and Country Planning
Government of Tamil Nadu
1. Introduction  
2. Constitution  
3. Aims/goals of the Directorate  
4. Organisation setup  
5. Preparation of statutory plans  
6. Special plans  
7. Town and Country Planning Development Fund  
8. Geographical Information System  
9. Remote sensing and Aerial photography  
10. Issue of planning permission by Local Planning Authorities and New Town Development Authorities  
11. Layout approval  
12. Building appeal petitions  
13. Hill Area Conservation Authority  
14. Architectural and Aesthetic Aspects Committee  
15. Coastal Management Plan  
16. Construction of Cyclone shelters  
17. Organisation structure  
19. Government Orders of public interest  
20. Important application formats for obtaining planning permission etc.
CHAPTER – 1
INTRODUCTION

Right to information is a fundamental Right. It is part of the Fundamental Right to freedom of speech and expression recognized in the Constitution and various Supreme Court decisions. The Right is guaranteed in Universal Declaration of Human Rights and Article 19 and 21 of the Constitution of India.

All the years’ public has had problems in accessing information due to culture of secrecy, lack of accountability, badly maintained records and illiteracy of the people.

In order to setout practical regime of right to information and to promote transparency and accountability in the working of every public authority, the Government of India have enacted the Right to Information Act, 2005 (Central Act 22 of 2005).

The summary of the Act,

- Applies to public department/authority,
- Establishes statutory right to information
- To every citizen who applies for information
- Setout exemptions from the right
- Provides for the release or exempt information in public interest.
- Requires public department/authority to produce publications of schemes
- Establishes independent structure of appeal and penalty
- Establishes Information Commission.

The public Information Officer designated by the Public Authority will provide information to the persons required under this Act.

This Hand book is intended for the use of the public those who seeks any information on the Directorate of Town and Country Planning (DTCP). This book will promote transparency and accountability in the working of DTCP to every public as under the Right to Information Act.
PARTICULARS OF ORGANIZATION, FUNCTIONS 
AND DUTIES.

Constitution
Government of Tamil Nadu (GoTN) enacted Town & Country Planning Act (T&CP Act), 1971 by repealing Town Planning Act 1920. The Directorate of Town & Country Planning (DTCP) headed by the Director is functioning under the Tamil Nadu T&CP Act, 1971. It functions under the control of Housing & Urban Development Department (H&UD) of the Secretariat. The department has its jurisdiction over the entire Tamil Nadu except Chennai Metropolitan Development Area (CMDA).

Aims/goals of the Department:

❖ To provide effective land development plan with adequate infrastructural facilities for conducive living environment required for the society. This is achieved by integrating the physical, economic as well as social planning for the diverse conditions through systematic development and regulation of growth of urban and rural areas through Master Plans/New Town Development Plans and Detailed Development Plans.
❖ To arrest the rural migration to cities and towns by rural-urban integration through Regional Plans
❖ To preserve the historical, heritage and tourism important places in the state.
❖ To protect environmentally and ecologically sensitive areas of the state.
Organisation Setup

The Commissioner of Town and Country Planning is the Head of the department. The department is having its head office at Chennai and the sub-ordinate offices viz., 8 Regional offices, 27 Composite Local Planning Authorities and 8 New Town Development Authorities are functioning and 2 more NTDAs have been notified.

Address of head office of the DTCP

Office of the Commissioner of Town and Country Planning,
807, Anna Salai, Chennai - 600 002.
Phone Number : 2852 1115 or 2852 1116; Fax: 2852 0582
E Mail ID : dtcp@vsnl.net

Office Hours: 10.00 A.M. to 5.45 P.M.
Local Planning Authority

The functions of the Local Planning Authorities are to regulate the physical development of the town according to the land uses envisaged in the Master Plan and Detailed Development Plan. Local Planning Authorities formulate new schemes based on the Master Plans. There are two types of Local Planning Areas identified by this department.

Single Local Planning Authority

There are certain municipal areas, where the development of the town is mostly confined within the town boundary itself; the concerned municipality is declared as Single Local Planning Authority (SLPA) to carry out the planning functions.

Composite Local Planning Authority

There are towns, which have grown beyond their boundaries. The Corporation or Municipality could not control the development beyond their jurisdiction, as the adjoining areas may lie either in Town Panchayat or Village Panchayat. Such towns combined with their adjoining areas are identified and declared as Composite Local Planning Areas controlled by Composite Local Planning Authorities (CLPA).
Preparation of Statuary Plans

Regional Plan

The importance of regional planning was first stressed at Governmental level by the Housing & Regional Planning Panel (1955) of the Planning Commission. The objectives of balanced regional development was sought to be achieved through industrial location policy as "through balanced and coordinated development of industrial and agricultural economy in each region, the entire country can attain higher standard of living". The state has been demarcated into eight regions taking into factors like geographical boundary, resource base, market potential and facilities, population threshold etc. Identification of growth poles, growth centres, service centres and proposal for development of transportation and communication network, provision of regional level facilities, conservation of flora and fauna, historical and heritage sites and constitution of regional planning authority to prepare and implement regional plan for the above causes are to be pursued.
Master Plans (MPs)
Master plan is prepared for town and cities giving emphasize for zoning regulation for judicious use of urban land. Thus a Master Plan is a key development plan to provide land use allotment for residential, commercial, industrial, public and semi-public, traffic and transportation, parks, play fields and open spaces, etc., taking into consideration the existing land uses. The plans while suggesting for broader land use restrictions, will also identify the problem areas in traffic and transport, location for education, recreation site etc., and propose for provision of infrastructure facilities based on the projected population for that area. Programmes are drawn and funding agencies are identified to take up such projects. 114 Local Planning Areas (108 Local Planning Areas and 6 New Town Development Areas) have been declared and master plans and new town development plans have been prepared for these urban areas.
This department has so far prepared Master Plan/New Town Development Plan for 117 towns. Master Plan has to be prepared for the newly upgraded 50 Municipalities.
Detailed Development Plans (DDPs)

Detailed Development Plans are prepared in conformity with Master Plan proposals, prepared for smaller areas within the urban area. These are the action plans where the development projects and programmes are envisaged. It is a micro-level plan with detailed road network in which Master Plan is translated for development of specific area in the town which exhibits faster growth. So far 1625 detailed development plans have been notified by this department for major urban centres of the State and are at various stages of preparation. The Detailed Development Plans are also reviewed periodically based on the trend of development.
New Town Development Plans (NTDPs)

Taking into consideration the special nature of the area as industrial, educational, historical, heritage and tourism importance, the areas are developed fully utilising their potential into New Towns. There are 10 notified New Town Development Authorities (NTDAs) in the state and the department has prepared development plans for 6 areas and 8 authorities have been constituted.
Urban Renewal

Urban Renewal is an enthusiastic theme in its concept and practice because it arouses the curiosity of every one in the area of human settlements where the programme comes for implementation / enforcement. The accelerating deterioration in urban areas frequently compel the City Development Organisation through various channels viz., political, administration, citizen forums etc., to apply remedial measures to arrest the deterioration of the standards of living condition. Massive urban development programmes that are contemplated in Master Plans are often constrained by the vastness of finance and other socio-economic aspects. Thus it is highly essential to understand each of the components involved in the practice of Urban Renewal and their applicability for various land uses. The wide range of benefits to be derived from Urban Renewal includes both obvious and subtle benefits, which are at times too obscure to observe let alone measure and may be of physical and economic nature. So far the department has prepared 5 urban renewal programmes for the five Corporation cities of the State other than Chennai.

Traffic & Transportation Planning

The growing scale of urbanization, city size and the prevailing land use patterns has made the problem of urban traffic and transportation increasingly complex and unmanageable. Urban transport in metropolitan cities is under increasing strains and suffers from bottlenecks arising from its weaknesses and ills. Studies have to be undertaken to study in depth the factors of travel time, mode and cost of travel, pollution and distance to work, education and entertainment. The residential and employment areas have to be served better. The Directorate has undertaken Comprehensive Traffic and Transport action (CTTS) for 5 Corporation cities in the State (Other than Chennai) and Traffic Operational and Management Plans (TOMP) for 58 small and medium towns in the State to suggest measures for improving traffic and transport facilities of these towns.
Heritage Town Development Plans

The Government of Tamil Nadu is concerned about protection of the general environment of our priceless Heritage Towns and decided to take up the conservation and development of these towns. Government identified 49 towns/places and notified them as heritage Towns/places. Government also ordered the Director of Town and Country Planning to act as the nodal agency to prepare development plans for the towns by appointing consultants and professionals. The Directorate has prepared development plan for about 38 towns of these notified Heritage Towns/places.
Development Plan for Urban Centres in Least Urbanized Taluks

Urban development strategy aims at integration of economic and spatial planning in small and medium towns and thereby control migration of people from rural areas. It has been found that some taluks in the State do not have any urban centre for development, which could serve its surrounding villages. It was decided to identify such urban centres in these least urbanized taluks and develop them so as to act as service centres to its adjoining villages. This department has identified such least urbanized taluks in the State and has prepared development plans for 45 least urbanized taluks.

Civic Designs

The Regional offices of this Directorate are assisting the local bodies in preparing and approving the civic design for the development programmes such as construction of bus stand, markets, commercial complex etc., which are carried out by the urban local bodies in the State.
Town & Country Planning Development Fund

Section 64 of the Town and Country Planning Act, 1971 provides for the constitution of Town and Country Planning Development Fund for the purpose of furthering the Town and Country Planning functions under the Act by allocating money from the consolidated fund of the State from time to time. Accordingly, the Government has issued orders for constitution of the Town and Country Planning and Development Fund and as grant or loan to planning authorities is advanced from this fund for the performance of the following functions under this Act.

- Preparation of Development Plan
- Execution of Development Plans in full or part
- Any other purpose incidental to the preparation or execution of Development Plans

The Fund is utilized for the following purposes.

- Implementation of State IUDP schemes.
- Implementation of proposals of Detailed Development Plans/Master Plans
• Grants for maintenance of Parks and play fields.

Implementation of projects for environmental protection of heritage places.

• Undertaking various planning related studies like preparation of:
  o Traffic Operation and Management Plans;
  o Comprehensive Traffic and transportation plans;
  o Development plan for poorly urbanized taluks;
  o Development plan for heritage towns;
  o Urban renewal programme.

Implementation of other schemes under the Town and Country Planning Act, 1971.

Implementation

Integrated Urban Development Project (IUDP)
Under the State Government supported scheme Municipalities and Town Panchayats are entitled for financial assistance to a maximum of Rs.30.00 lakhs. Remunerative schemes such as bus stand, shopping complex, markets etc., are implemented through this programme to enhance the income of the urban local bodies. So far 271 Municipalities and Town Panchayats have been given loan assistance to a tune of Rs.50.099 Crores. However, grant component is only given under this fund for various programmes and loan assistance has been withheld.

**Seed Capital Programme**

Under this programme, fund is provided as grant for implementation of the proposals contemplated in the Master Plan, Detailed Development Plan and New Town Development Plan. Under this programme 75% of the cost estimate subject to a ceiling of Rs.30.00 lakhs project is sanctioned as full grant. So far this department has approved proposals of 15 Municipalities for implementation of projects at a total cost of Rs.180.60 lakhs.

**Development of Parks and Play Fields**

In thickly populated towns and cities parks and play fields function as the lung space and recreation places. Due to the financial crunch of the local bodies parks and play fields are not properly maintained. The Government have programmed to finance as one time grant to improve and maintain them.
**Heritage Town Development Projects**

The Directorate has prepared development plans for 38 notified heritage towns with the assistance of the consultants. The Directorate has also taken steps to implement projects for environmental protection of heritage towns. Selection of 11 heritage towns in the first phase as was made and Government during 2002-03 allocated a sum of Rs. 5.50 crore for implementation of projects for environmental protection of heritage sites allowing a maximum expenditure of Rs. 50.00 lakhs for each of these 11 heritage towns funded as grant from the Town and Country Planning Development Fund. Government also allocated Rs. 2.50 crore and Rs. 3.75 crore selecting five heritage towns and nine heritage towns for implementation of similar projects during the year 2003-04 and 2004-05 respectively. Projects for providing parking lot with basic amenities like restaurant, toilet etc., within the parking lot itself and other projects towards conservation of the heritage town are being undertaken in this programme. The implementation of the scheme is at various stages of progress.

**Traffic and Transportation Projects**

The State Government has issued orders for implementation of traffic improvement projects towards safe and smooth flow of traffic from one place to another both inter-city and intra-city. In the first phase the Government has sanctioned a sum of Rs.50 lakhs per city for 5 Corporation cities of Tamil Nadu except Chennai and Rs.25 lakhs per town for 10 Municipal towns as grant funded under the Town & Country Planning Development Fund. The implementation of the scheme is at various stages of progress. So far, 25 towns have been taken up for implementation of traffic improvement projects.
Various layers in map making through GIS

Geographical Information System (GIS)

In the present scenario of rapid demographic and physical growth in urban areas, planning process through conventional methods takes a long time and requires huge man power in preparing maps of varying scales for all the towns for which master plans are prepared and they are also not cost and time effective. Therefore there is a need to adopt the latest technology of aerial photography, remote sensing and Geographical Information System (GIS). GIS is a modern tool through which such large volume of data and maps can be prepared in lesser time. GIS database has already been created for Tindivanam, Rajapalayam and Nagapattinam towns. Digitisation of Master plan maps for three towns namely viz., Sathur, Tiruvannamalai and Ranipet have been made. A pilot project is proposed to be implemented in preparation of Master Plan for Perambalur using modern techniques like Remote Sensing and Geographical Information System (GIS). Space Application Centre, Ahemadabad has been involved in this project. The technique will be adopted for preparation of plans in the future. It has been proposed to prepare a development plan for the Coimbatore-Erode corridor using the GIS techniques. Steps have also been taken to digitize the maps pertaining to statutory plans.

Remote Sensing and Aerial Photography

Usage of Aerial Photograph for the preparation of maps for the Development Plans was introduced in the Directorate since
THE INFORMATION HAND BOOK
UNDER RIGHT TO INFORMATION ACT
1979. The Development Plans are prepared and updated using the Aerial Photographs. Taluk wise land use maps were prepared with the assistance of the Institute of Remote Sensing (IRS) - Anna University using Imageries obtained through Satellites.

A typical satellite imagery

Issue of planning permission by LPAs and NTDAs

The Local Planning Authorities/ New Town Development Authorities issue planning permissions under the Town & Country Planning Act, 1971 for all developmental activities proposed in their jurisdiction like approval of layout and building plans.

Layout Approval

According technical guidance to the local bodies for formation and approval of layouts throughout Tamil Nadu (except Chennai Metropolitan Area) is one of the major functions of the Directorate of Town and Country Planning. Proposals for layouts in less than 5 acres of extent received from the urban local bodies are scrutinised and suitable design of the layout is prepared and technically approved by the connected Local Planning Authorities/ New Town Development Authorities/ Regional offices of this Directorate. If the extent is more than 5 acres, the proposal is given technical approval at head office at Chennai. The layouts are prepared in accordance with the specified land use zone classification prescribed in the Master Plan, Detailed Development Plan and New Town Development Plan. Layouts proposed to be developed by
Building Appeal Petitions

This Department processes and passes orders on proposals for construction of multistoried and public buildings (if they are in conformity with rules), group housing etc. The appeal petitions addressed to Government received from the local bodies with reference to multi-storied buildings, public buildings and other buildings are forwarded with remarks to Government for final orders.

Hill Area Conservation Authority (HACA)

Government of Tamil Nadu have constituted an Ad-hoc Authority called “Tamil Nadu Hill Areas Conservation Authority” for conservation Hill Areas. Secretaries to Government of various Departments and heads of various Departments, Collectors of Nilgiris and Dindigul Districts comprising the important hill areas of the State are made as members of the Authority. The Secretary to Government, Housing and Urban Development Department is the Chairman and the Director of Town and Country Planning is the Member Secretary. The Government have notified the names of the villages which come under hill areas. The HACA considers the proposals in respect of these areas received from the Local Bodies / District Collectors / Government Departments etc., based on the Acts and Rules at its frequent meetings peruses the proposals made in these hill areas force and sends recommendation to the Government regarding the proposals for further orders of the Government.
Architectural and Aesthetics Aspects (AAA) Committee

Government have constituted the “Architectural and Aesthetics Aspects Committee” exclusively for the Districts viz., Nilgiris, Dindigul and Salem to assist the concerned District Collectors in sanctioning Building Licenses in the Hill Areas of the above said Districts. The AAA committees for Nilgiris, Salem and Dindigul Districts have been constituted with the respective District Collectors as Chairman and the respective Regional Deputy Directors of Town and Country Planning as Convenors.
15. Coastal Zone Management Plan

The notification issued by the Ministry of Environment and Forests, Government of India during 1991 necessitated preparation of Coastal Zone Management Plan. This Directorate assisted in preparation of Coastal Zone Management Plan for the entire coast of Tamil Nadu to regulate the development in the area within 500 m from the High Tide Line (HTL). Director of Town and Country Planning is one of the members of State Coastal Zone Management Authority (SCZMA) and the Regional Deputy Directors of Town and Country Planning are members of the respective District Coastal Zone Management Authorities (DCZMA) constituted to monitor the Coastal Zone.

16. Construction of Cyclone Shelters

During the year 1990, the Directorate took the task of identification of the location for the construction of Cyclone Shelters and take part in providing the design of the structures in circular aerodynamic shape to safely bear the heavy seasonal wind load. More than one hundred Cyclone Shelters have been constructed all along the Tamil Nadu Coast by the World Red Cross Society with the assistance of this Directorate.
## Organisational Structure

<table>
<thead>
<tr>
<th>Name of the Region/ Head quarter of the Region/ District comprised</th>
<th>LPA/NTDA functioning as separate offices within the region</th>
<th>LPA/ functioning in Regional concerned</th>
<th>NTDAs in Offices</th>
<th>LPA/NTDA notified and to be constituted</th>
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<td>LPA Gummidipoondi Pulicat Mamallapuram Vellore</td>
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### Abstract

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<tr>
<th>LPA Offices</th>
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Acts, Rules and Legislations of public interest

(1) Tamil Nadu Town and Country Planning Act, 1971
   a. Preparation and sanction of Detailed Development Plan Rules
   b. Mater Plan (Preparation, Publication and Sanction) Rules

(2) Tamil Nadu District Municipalities Act, 1920
   a. Tamil Nadu District Municipalities Building Rules, 1972
   b. Multi-Storeyed and Public Building Rules, 1973
   d. Tamil Nadu Cyclone Prone Area Special Building Rules, 1982
   e. Tamil Nadu Nuclear Installations (Regulation of Buildings and Use of Land) Rules, 1990.

(3) Tamil Nadu Panchayats Act, 1994
Government orders of public interest

GOVERNMENT OF TAMAL NADU

ABSTRACT

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

Rural Development and Local Administration Department

G.O.Ms.No.1730

Dated the 24th July 1974.

1. D.O. letter No.28332/MD/73-1, RD & L.A. dt. 7.3.73
2. From the Director of Town and Country Planning letter No.10989/73, SM dt.2.3.74
3. From the Member Secretary, Madras Metropolitan Development Authority, D.O.Letter No.1983/74, ADP/dt. 19.5.74

ORDER:

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

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

of course, the residential use zone has been further sub divided into two categories namely;

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

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

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

2) The director has also stated that the Tamil Nadu Town and Country Planning Act, 1971, provides for the Zoning of areas under Section 17(1) and 20(2) through the Master Plans and detailed Development Plans respectively. He has recommended that the draft Zone regulations may be approved and communicated to the Local Planning authorities for adoption as part of the Master Plan for proper Land use Planning and control in addition to other regulatory measures and that as for the Madras Metropolitan area a copy of the regulations may be sent to the Member Secretary, Madras Metropolitan Development for adaptation as part of the Madras Metropolitan Development Plan with such modifications may be necessary in consideration with him (the Director)and the Government.

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

4) The Government has examined the suggestion. They accept the views of the Member-Secretary, Madras Metropolitan Development Authority so far as it Relates to the Madras Metropolitan Area and as for other urban areas of the State. The Government approve in principle the draft zoning regulations submitted by the Director of Town and Country Planning. The Director is requested to furnish copies of the draft zoning regulations to the Local Planning Authorities as soon as they are constituted.

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

APPENDIX

USE ZONE REGULATIONS

1. Residential Use zone:
   a. Primary Residential Use Zone
   b. Mixed Residential Use Zone

Use Zone 1(a) Primary Residential Use Zone

   1. All residential building including single and multi family dwellings, apartment dwellings and tenements together with appurtenances pertaining there to;

   2. Professional consulting offices of the residents and other incidental uses therefore;

   3. Petty shops dealing with daily essentials including retail provisions soft drinks, cigarettes, newspapers milk Kiosks, cycle repair shops and single person tailoring shops;
4. Hair dressing saloons and Beauty Parlours.
5. Nursery and primary schools.
6. Taxi and Auto rickshaw stands and
7. Parks and Playfields.

USE ZONE 1(b) MIXED RESIDENTIAL USE ZONE

Uses Permitted

1. All uses permitted under Use Zone (a) i.e. Primary Residential Use Zone
2. Hostels and single person apartments
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. Vegetables, Fruit, flower, fish, Eggs, and Meat shops
14. Bakeries and Confectioneries
15. Laundry, Tailoring and Goldsmith Shops and
16. Cottage industries permissible in residential areas under G.O.Ms.No.566, dt.13.3.62

II. Commercial Use Zone - Use Zone 2

Uses permitted

1. All uses permitted in use zone 1(a) and 1 (b) i.e. Residential use zones.
2. All commercial and business uses including all shops, stores, market and uses
   connected with the display of merchandise, either wholesale or retail rent
   excluding exposures, obnoxious products and other materials likely 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, the theatres and other commercial entertainment centres;
6. Research, experimental and Testing laboratories not involving danger of fire, explosions or health hazards;
7. Transportation terminals including bus stands, railway stations and urbanized parking lots;
8. Automobiles repair shops and garages;
9. Small industries, using electric motors and exceeding 20 H.P. and or employing not more than 25 workers, which are not noxious or offensive due to odour, dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety and

10. Installation of electric motors not exceeding 20 H.P. for use incidental to the commercial activities permissible in the Zone.

III. Industrial Use Zone - Use Zone 3.
A. Controlled Industrial use zone
B. General Industrial use zone
C. Special Industrial and Hazardous use 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 130 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;
Provided that these industries may use steam, oil, or gas power during periods of power shortage of failure.
3. Hotels, Restaurants and Clubs, places for social inter course, recreation and
worship and dispensaries and clinics, and
4. Residential buildings for caretakers, watchman and other essential staff
required to be maintained in the premises.

Use Zone III (b) General Industrial Use Zone

Uses permitted:

1. All commercial uses listed under Use Zone 1(a) 1(b) and 2 i.e. residential and
   commercial use zones
2. All industries without restrictions on the horse power installed or type of
   motive power used excluding those of obnoxious or hazardous nature by reason
   of odour, liquid effluent, dust, gas, smoke, 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 be produce poisonous fumes or explosion.

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

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

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

7. Melting or processing tallow or sulfur.

8. Staring, handling or processing of manure, offal, blend, bones, rags, hides, fish, herms or skins;

9. Washing or driving wool or hair;

10. Making fish oil;

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

12. Manufacturing of distilling sago and artificial manual

13. Brewin beer, manufacturing by distillation barrack or spirit containing alcohol, whether danctured or not;
14. In general, any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in the Use Zone III(a) and III (b) i.e. controlled industrial and the general industrial use zones;

15. Hotels, restaurants and clubs, or places for social intercourse, recreation and worship or dispensaries and clinics, and

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

IV. Educational Use Zone - Use Zone 4.

Uses Permitted

1. Schools, Colleges and other higher education and Training institutions and the uses connected therewith;

2. All uses permitted in Use Zone 1(a) i.e. primary residential use zone

3. Hotels 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, Aquarium and Public Libraries;

3. Hospitals, Sanitary and other medical and public health institutions;

4. Harbor, Airport and Flying Club;
5. Organized parking lots and Bus and Taxi stands;

6. Parks, Playfields, swimming pools, stadium, Zoological Gardens, Exhibition Grounds and other Public and Semi-Public Open spaces and

7. All uses permitted in the Use Zones 1(a) and 1(b) 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. Pigmies 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 fertilizers;

13. Fish curing;

14. Salt manufacturing;
15. Brick, tile or pottery manufacture;  
16. Stone crushing and quarrying; and  
17. Sand, clay and Gravel quarrying.

**Amendments to the above G.O.**

Copy of Government letter No.12096/UDIV(1)93-4, dated: 2.8.93 from the Joint Secretary to Government, Housing and Urban Development Department, Madras-9, addressed to the Director of Town and Country Planning, Madras-2.

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2. Your letter Roc.No.18276/92 MPA1, dt. 20.5.92.

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I am directed to state that the following amendment is issued to the G.O. first cited.

**AMENDMENT**

For the words “10. Installation of electric motors not exceeding 20 H.P. for use incidental to the commercial activities permissible in the zone” the following may be substituted:

“Manufacturing and service establishments and commercial uses using electric motors and not or not exceeding 50 H.P. and/or employing not more than 25 workers excluding those that are obnoxious or hazardous, nature by reason of odours, effluent, dust, smoke, gas, vibration, noise etc., or otherwise likely to cause danger or nuisance to public health or amenity”.
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. 

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2. From the Director of Town and Country Planning letter Roc.No.40747/89/MP2, dated 6.11.89.
3. From the Member Secretary, Madras Metropolitan Development Authority, letter No.CCC/1345/90, dated: 7.9.90.

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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 to accept the suggestion of the Director.

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

AMENDMENTS

1. In the said Government order, in the Appendix, Under the heading “I. Residential use zone” under the sub-heading “Use zone I. (b) Mixed Residential use Zone”, under the item “Uses permitted” in item 10 for the expression “Restaurants, Residential Hotels and other Board and Lodging Houses” the expression “Restaurants without residential accommodation eating and catering houses and lodging houses for less than twenty occupants” shall be substituted.

2. Under the heading “II. Commercial use zone use zone-2” under the item “Uses Permitted” after item 10 and the entries relating thereto, the following item and the corresponding entries shall be added, namely:-

II. “Restaurants with or without boarding and lodging houses, Star Hotels and Non-Star Hotels”
IMPORTANT APPLICATION FORMATS FOR OBTAINING PLANNING PERMISSION ETC.

The Director of Town and Country Planning, 807, Anna Salai, Chennai 2, accords technical sanction to the layout, advises on appeal against the orders on the refusal of building plans by the local authorities and forward to the Government with the recommendations on the request application for change of Master Plan land use. Regarding the Detailed Development Plan change of land use, the Director accords sanction.

The department does not entertain any application directly from the public for the above mentioned activities. It entertains application of the individuals only through local authorities namely, local bodies, Special Village Panchayat/Panchayat Union/Municipality/Corporation. The applications are received at Head office only through Regional Deputy Director of Town and Country Planning and Planning Authorities. Three types of applications are available.

1. Form to get technical sanction to the layout.
2. Form of the appeal against the orders of the refusal of building plan by the local authorities.
3. Form for change of land use in the existing use of Master Plan and Detailed Development Plan areas into other uses.

1. PROCEDURE TO OBTAIN TECHNICAL SANCTION TO THE LAYOUTS :

1. The applicant should submit application to the local body along with the Form No.1.

2. The local body or Local authorities in turn scrutinize and forward the same to the Director of Town and Country Planning, Chennai to get technical sanction.

3. If the layout application does not fulfill all the requirement either it may be returned or refused.
4. After the approval of office copy of the layout map, the applicant is requested to pay at the rate of Rs.100/- per plot through State Treasuries/District treasuries/State Bank of India (Treasury Branch, Chennai) as Centage Charges. After receiving the centage charges and after handing over the layout road and parks to the concerned local bodies, approved layout map shall be sent to the local body, from the local body get the applicant may get approved maps.

**PAYMENT OF CENTAGE CHARGES:**

**HEAD OF ACCOUNT :**

0217 – Union Development – 03 IDSMT – 800. Other receipts – A.A. Director of Town Planning.

1. Collection of payments for services rendered (0217-03-800 AA 0102). For this, the forms to be used are given in Annexure I (both English and Tamil version).

2. **APPLICATION FORM FOR THE APPEAL AGAINST THE ORDERS OF THE REFUSAL OF BUILDING PLAN BY THE LOCAL AUTHORITIES:**

**PROCEDURE:**

1. The applicant should submit application to get licence to construct building along with the plan and other documents either to local body or to the Local Planning Authority.

2. If the two authorities reject the building licence for the construction activity on technical grounds the applicant may refer an appeal against the orders of the local body or Local Planning Authority through submission of appeal application. The appeal building plan should be submitted to the Director of Town and Country Planning through the local body and Local Planning Authority.
3. FORM FOR CHANGE OF LAND USE IN THE EXISTING MASTER PLAN AND DETAILED DEVELOPMENT PLAN INTO OTHER USES

Zoning Regulations are prescribed for the consented or approved Master Plan and Detailed Development Plan areas of Master Plan, he should submit application to the Secretary, Housing and Urban Development, Chennai-9, through Local Body/Local Planning Authority, Commissioner of Town and Country Planning, Chennai. For variation of D.D.Plan, he should submit application to the Commissioner of Town and Country Planning. A Payment of chalan for Rs.2500/- as publication charges should accompany along with the application. After proper scrutiny, the local authorities should forward the applications along with the checklist form. The checklist application form is also given.
PROFORMA TO ACCOMPANY THE LAYOUT APPLICATION, SUBMITTED TO THE DIRECTOR OF TOWN AND COUNTRY PLANNING, CHENNAI – 600 002.

1. Name of the local body :

2. Date of receipt of the application :

3. Name of the Local Planning Authority :

4. Applicant Name & Address (with pincode) :

5. Layout by/Private/TNHB/ Co-operative society/Others :

6. Ownership particulars - The Ownership of land by:
   i) Inheritance/partisan/sale deed/others :
   ii) Sale deed (details) :
   iii) Power agent (details) :

7. Site particulars:-
   i) S.F.No./R.S.No. :
   ii) Block No./Ward No. :
   iii) Village name :

8. Extent of land:-
   a) Total area :
   b) No. of plots required :
   c) Size of the plot required:-
      i) Minimum size width :
FORM TO ACCOMPANY BUILDING APPEAL PETITION PREFERRED TO DIRECTOR OF TOWN AND COUNTRY PLANNING/GOVERNMENT

1. Reference number-Corporation/Municipality/Town Panchayat :
   
2. a) Applicant name :  
   b) S.F.No./R.S.No. :  
   c) Location :
   d) Street name  
   e) Door number  
   f) Permission rejected date  
   g) Date of receipt of appeal petition whether the applicant already made appeal petition, state the DTCP’s approval or disapproval details namely file no. and date :

3. i) Whether the applicant’s appeal petition application is enclosed :
   ii) Whether necessary court fee stamp has been affixed with the appeal petition :
   iii) Whether the file of the respective Corporation/Municipality enclosed :
   iv) If the appeal petition submitted to the DTCP with 4 sets of map copies enclosed : Yes/No
   v) If the appeal petition submitted to the Govt., with 6 sets of map copies enclosed : Yes/No

4. Master Plan
   i) Stage of the Master Plan :
5. Detailed Development Plan

6. Name of the D.D. Plan

   i) Status of the D.D. Plan :

   ii) Land use contemplated in the D.D. Plan :

   iii) Whether the D.D. Plan extract map enclosed incorporating applicants land and boundary details :

7. Layouts details :-

   i) Approved layout number and date :

   ii) Unapproved layout/natham/private site :

8. Approach road for the site :

   i) Whether the approach road to the site is maintained/not maintained by Corporation/Municipality/ Townsip/Town Panchayat :

9. Topo sketch

   In the site plan the land use details, namely burial/cremation ground, railway line, pond, tank, river like water bodies, electric line and protected area are marked. : Yes/No

10. Site details:-

    i) Site total area :
ii) Building area :

iii) Open space area :

iv) Width of the site :

v) Length of the site :

11. Nature of construction
i) New :

ii) Re-construction :

iii) Addition :

iv) Alteration :

v) Constructed against the approved building plan :

vi) Unauthorized construction :

12. Building use :-

1) Residential house :

2) Shop/Shops :

3) Lodges/restaurant/hospitals/others :

13. Construction stages of the building as on the date of submission of appeal plan :

i) Proposal level :

ii) Construction under progress :

iii) Construction completed :

12. Height and floor particulars of the building:-
i) No of floors :
   ii) Height of building under road level (exclusion of compound wall);

15. Building area:-
   i) Ground floor :
   ii) 1st Floor:
   iii) 2nd Floor:
   iv) 3rd Floor:
   v) 4th Floor:

16. A certificate from the Commission/Executive officer stating whether the building plans and site plans with surrounding
details have been verified and found correct, is obtained :

17. If the appeal plan is submitted to the DTCP/or to the Government atleast 2 set of copies to Government to be enclosed on the
following items. (Commissioner/EO covering letter, Building Inspector inspection report, offending rules schedule and applicant appeal
application) whether the following are enclosed :

18. Whether the proposed additional/alteration/ unauthorized construction are clearly marked and indicated in different colors
in the Map :

19. Whether the Inspection reports of Building Inspector/TPO/CTO/Commissioner/Executive Officer are enclosed :

20. Offending rules for the consideration of exemption/relaxation ;-

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Tamil Nadu District Municipalities Building Rules 1972, Planning Rules, Layout conditions, Multi storeyed and Public
21. Town Planning Officer/Chief Town Planning Officer/Executive Officer/Commissioner Recommendations.
MASTER PLAN LAND USE VARIATION/CHANGE OF LAND USE

All the application should be submitted to the Government with respect to change of land use in the Consented/approved Master Plan

To

The Secretary,
Housing and Urban Development,
Chennai 600 009.

Through

1. The Director of Town and Country Planning,
   807, Anna Salai,
   Chennai 600 002.

2. Executive Officer/Commissioner/Member Secretaries of Town Panchayat Panchayat union/Municipality/Corporation/Local Planning Authority/New Town Development Authority. (All applications should be sent to the DTCP through Local bodies/LPA/NTDA)
APPLICATION FORMAT

I. Whether the following details, maps, annexures and enclosures should be scrutinised.

   1. Applicants application has Rs.2/- court fee stamp.

   2. The letter of the Executive Officer/Commissioner/Member Secretaries.

   3. S.F.No. and sub division and S.F.Nos of the proposed change of land use.

   4. Area for the S.F.No. and sub division S.F. No.

   5. F.M.B. sketch for S.F.No. and sub division S.F.No.

   6. If the proposed site is an agricultural wet/dry land, give details along with sites and adangal copies.

   7. Whether the proposed change of land use site has a land use of wet/dry/cultivated dry land/developed residential area/industrial/area/others in the Master Plan.

   8. The Master Plan extract map with the certification of Town Planning Officer/Local body officers should be enclosed.

   9. Topo sketch with a radius of 100 metres around the boundary of the site indicating the existing developments, present land use and building.

  10. Map showing clear cut boundary details with S.F.Nos and sub division S.F.Nos to be enclosed.

  11. Site inspection reports of Town Planning Officer and Executive Officer to be enclosed.

  12. Local body and Local Planning Authorities (LPA) resolution and recommendations.

  13. Inspection report of the Member Secretary of LPA’s/New Town Development Authorities (NTDA’s).

15. As per the G.O.Ms.No.57 H&U.D. Dept dated 18.01.90, Treasury Chalan for a sum of Rs.2500/- should be annexed. (Original Chalan Copy)

16. If the proposed site falls in agricultural land, a No Objection Certificate obtained from the Government to Secretary Agricultural Department should be enclosed.

17. Encumbrance certificate.

18. Xerox copies of document.

19. If the Change of land use proposed for industrial purpose and the site lay within 1 k.m. distance of riverside and a consent letter from the Pollution Control Board should be obtained and enclosed. If the chemical factory is proposed, a consent letter from the Pollution Board should be enclosed.

20. Along with application 3 sets of maps should be enclosed.

21. The applicant should submit the completed application to the Director of Town & Country Planning, Chennai-2, through respective local bodies, LPA, NTDA and RDD.

The department will scrutinize all the application and forward to the Government with necessary recommendation and while doing so, the matter will be informed to the applicant.
APPLICATION FORM FOR RECLASSIFICATION OF LAND IN THE APPROVED DETAILED DEVELOPMENT PLAN

Change of land use

(Application should be submitted to the Director of Town and Country Planning, 807 Anna Salai, Chennai – 2.

Proforma: General

A. If the change of land use is proposed in respect to Single local Planning Authority, the applicant should submit the application to the DTCP through local body and Regional Deputy Director of Town and Country Planning.

B. If the change of use proposed for the Composite Local planning Authority area, the application should be submitted to the DTCP, through local body, Local Planning Authority, New Town Development Authority and Regional Deputy Director of Town and Country Planning.

C. The following maps, details and enclosures are to be submitted along with the application form.

i) Applicant’s application with Rs.2/- Court fee stamp (affixed)

ii) Commissioner/Executive Officer/Member Secretary letters with recommendation report.

iii) Local body and Local Planning Authority resolution

iv) Town Planning Officer inspection report.

v) Part or total S.F.Nos and sub division S.F.No. of change of plan area

vi) Part or total S.F.Nos. and sub division S.F.Nos of change of plan area

vii) S.F.No. and sub division S.F. numberwise area
viii) F.M.B. sketch map with sub division area

ix) If the proposed site falls in the Master Plan area, Master plan extract map to be enclosed.

x) D.D.Plan extract map copy

xi) Topo sketch showing the surrounding land use and present status details within the radius

xii) For the DD Plan sectioned under T&C.P. Act, matters necessitating issuance of order u/s 33 of the Act and necessary changes in schedule are the only items considered as D.D.Plan variation.

xiii) As per G.O.Ms.No.57 H&U.D.Depat. dt 8.01.90 all applications forwarded to the Director of Town and Country Planning for change of land use should enclose Demand Draft for a sum of Rs.2500/- as publication charges, in the name of Director of Town and Country Planning, 807, Anna Salai, chennai-2

I. If the applicant want variation in the D.D.Plan Map No.2 and consented D.D.Plan area, a mere permission from the DTCP is enough and need not pay publication charges.

II. At least 3 copies of maps and enclosures should accompany the request for change of land use application.
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<td>(அ) பிரிச்சல் காரணங்கள் அதிகமானின்றி ச்வரியார்கள் பருளும் பிரிச்சல் நிலை ச்வரியார்கள் (குறிப்பிட்டும், புனிதமான ச்வரியார்கள் நிலை)</td>
<td>:</td>
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<tr>
<td>(ஆ) நூற்றாண்டு இரண்டாம்</td>
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<tr>
<td>(இ) முக்கிய பங்களித்து</td>
<td>:</td>
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<tr>
<td>(ஈ) வாணங்கை, வாணங்கை, வாணங்கைகள் பருளும் அழுத்து விளம்பங்கள் நிற்கும் விளம்பங்கள்</td>
<td>:</td>
<td></td>
</tr>
<tr>
<td>(உ) சூழ்நிலை/சூழ்நிலை அறுங்கும் போக்கு கல்லூரிகள் பங்களித்து/துறை கல்லூரிகளுக்கு</td>
<td>:</td>
<td></td>
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<tr>
<td>(ஊ) கேள் என்பாவில் பாதி</td>
<td>:</td>
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<tr>
<td>(எ) முக்கிய பங்களித்து பருளும் சுட்டியநிலை பிள்ளை</td>
<td>:</td>
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<tr>
<td>(உ) புராணங்கை சிங்கரு பாதி வரும் அறிவிகளம் அமைதிகள் பாதி</td>
<td>:</td>
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<tr>
<td>(எ) கல்லூரிகள் காரணங்கள் பருளும் கல்லூரிகள் நிலை</td>
<td>:</td>
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<tr>
<td>(க) கல்லூரித்து பிள்ளையூரியத்து 2000/5000. க்கு பிடித்து சேகரிகள் பாதி அமைதிகள்</td>
<td>:</td>
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<tr>
<td>(ல) தன்னால் புராணங்கை 2000ம் நிலை கல்லூரிகள் பாதி அமைதிகள்</td>
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<tr>
<td>(ம) மெக்கனியா செய்யும் இந்தியக் கையாள்வகிகள் நிலைகள்</td>
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<td>10. மத்தியப்பொருள் தினம் அவளங்கள் பாதி இல்லமாய் அறிவிகளம் காலம் வேறுமன புதுக்கும் காலம் குறிப்பிட்டு வந்து செய்யும் குமார்பிருந்து பிரிச்சல் காலமாக அறிவிகளம் பாதி இல்லாமலக்கு தொடர் செய்யலாம் குழுவில் பாதி அவளங்கள் அவளங்கள் அவளங்கள் அவளங்கள்?</td>
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<td></td>
<td>மேல்பரப்பிலிருந்து நிற்கும் பொருள் அம்மங்கள் பின்புறம் விளக்கம்</td>
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</tr>
<tr>
<td>1.</td>
<td>முதல் பக்கத்தில் கூறும் பொருள் போன்றால் பக்கத்தில் விளக்கம்</td>
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<td>2.</td>
<td>முதல் பக்கத்தில் கூறும் பொருள் போன்றால் பக்கத்தில் விளக்கம்</td>
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<td>3.</td>
<td>முதல் பக்கத்தில் கூறும் பொருள் போன்றால் பக்கத்தில் விளக்கம்</td>
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<td>4.</td>
<td>முதல் பக்கத்தில் கூறும் பொருள் போன்றால் பக்கத்தில் விளக்கம்</td>
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<td>5.</td>
<td>முதல் பக்கத்தில் கூறும் பொருள் போன்றால் பக்கத்தில் விளக்கம்</td>
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<td>6.</td>
<td>முதல் பக்கத்தில் கூறும் பொருள் போன்றால் பக்கத்தில் விளக்கம்</td>
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<td>7.</td>
<td>முதல் பக்கத்தில் கூறும் பொருள் போன்றால் பக்கத்தில் விளக்கம்</td>
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<td>8.</td>
<td>முதல் பக்கத்தில் கூறும் பொருள் போன்றால் பக்கத்தில் விளக்கம்</td>
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<td>9.</td>
<td>முதல் பக்கத்தில் கூறும் பொருள் போன்றால் பக்கத்தில் விளக்கம்</td>
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<td>10.</td>
<td>முதல் பக்கத்தில் கூறும் பொருள் போன்றால் பக்கத்தில் விளக்கம்</td>
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<tr>
<td>கையேற்ற தலை மாணவர் குலம்</td>
<td>அரசியல் பிரபலமான இல்லையைப் போன்றவர் கருதுமான் துணைவர் மற்றும் அதே பகுதிக் குறிப்பிட்டாமா?</td>
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</tbody>
</table>
| 12. இந்துக்குடியர் தொகைச் செயல்பாடு 2000. (600 ஆம்) காலத்தில் ஏது காலமுட் குறுக்குருக்கு தெரியும் இல்லையென விளக்கப்பட்டது காரணம் என்றால்? தொன்மைநீகரர், ஆண் மேலூரியர் ரகம் காலமுடு குறுக்குருக்கு அதிகமே விளக்கம் என்றால் மண்டல. ரகம் காலமுடு குறுக்குருக்கு குறுக்கு வருவாய் ஆண் மேலூரியர் இருக்கும் மண்டலத்துக்கு.
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<tr>
<td>13</td>
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<tr>
<td>ஆண் 1920–ம் ஆண்டுக்கு குடியரசிக் கையேற்ற ரகம் சர்க்கரை குறிப்பிட:</td>
</tr>
<tr>
<td>தின்பருவியியர் குடியரசிக் கையேற்ற ரகம் குறிப்பிட்டால் அதிகமான முதல் தொலைநோய் இல்லையென விளக்கப்பட்டால்? ஆண் பாவாக தீர்ப்பு அளவுகூற்று குலம் பாவம் விளக்கம் என்றால் தீர்ப்பு குறிப்பிட்டாமா?</td>
</tr>
<tr>
<td>ஆண் 1958–ம் ஆண்டுக்கு குடியரசிக் கையேற்ற ரகம் சர்க்கரை குறிப்பிட:</td>
</tr>
<tr>
<td>ஆண் அவர்கள் காலம் 44, உயர் மக்களுக்கு திருமாந்த போட்டிகளில் அமையில்லை?</td>
</tr>
</tbody>
</table>
14. திருமணச்சந்திரப் பிள்ளை மாரியம்மன் அவளுக்கு முன்னுரையான வாழ்க்கை பக்தியிலுள்ள அளவுக்குரை? அவளுக்கும்
   அ) மாரியம்மன் செய்திகள் விளக்கம்
   அ) சாதாரணவாளர் அவளுக்கு உரையான வாழ்க்கை
   பக்தியிலுள்ள அளவுக்குரை, திருமணம் நிகழ்வு
   போன்றோரும்.
   த) சாதாரணவாளர் அவளுக்கு, மருத்துவமனை இலை
   அவளுக்கு உரையான வாழ்க்கை, திருமணம் நிகழ்வு
   போன்றோரும்.
   ம) சாதாரணவாளர் பார்வதிகள் இலை வென்ற மிக
   பார்வதிகளைவாடிய அளவு போன்றோரும்.

15. திருமணச்சந்திரப் பிள்ளை அவளுக்கு புரோபான் அளவு போன்றோரும்
   அவளுக்கு உரையான வாழ்க்கை? அவளுக்கும்
   அ) புரோபான் இருப்பதால் மறுக்கை வாழ்க்கை/ புரோபான்
   அவளுக்கு உரையான வாழ்க்கை? திருமணம் நிகழ்வு
   போன்றோரும்.
   அ) புரோபான் இலை வென்ற மிக பார்வதிகளை
   வாடிய அளவு போன்றோரும்.
   த) புரோபான் இலை வென்ற பார்வதிகளையும்
   வாடிய அளவு போன்றோரும்.

16. திருமணச்சந்திரப் பிள்ளை அவளுக்கு முன்னுரை
   வாழ்க்கையான வாழ்க்கை பக்தியிலுள்ள
   அவளுக்கு உரையான வாழ்க்கை திருமணம்
   பார்வதிகளையும் பிள்ளையான லாபாண்டு
   அவளுக்கு உடன் சேர்ந்த மருத்துவமனை, தலைவர்
   பார்வதிகளைவாடிய அளவு போன்றோரும்.
   அ) பிள்ளையான லாபாண்டு வாடிய அளவு போன்றோரும்?
<table>
<thead>
<tr>
<th>அ) தொடர்புப் பொருளில் பெற்றுக்கொள்கிறது நோக்கிலுள்ள மேல்பட்டுப் பொருளாகத் தொடர்புவழியாகவும்?</th>
</tr>
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<tr>
<th>திரு) நூற்றெண் பொருளில் தொடர்பானது நோக்கிலுள்ள மேல்பட்டுப் பொருளாகத் தொடர்புவழியாகவும்?</th>
</tr>
</thead>
</table>

17. இன்று செய்யப்பட்ட பணியில் இடையே அவளியிட்டாம்?

<table>
<thead>
<tr>
<th>அ) இன்று செய்யப்பட்ட பணியில் இடையே அவளியிட்டாம்?</th>
</tr>
</thead>
</table>

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<tr>
<th>திரு) இன்று காலந்தொடர்பானது நோக்கிலுள்ள மேல்பட்டுப் பொருளாகத் தொடர்புவழியாகவும்?</th>
</tr>
</thead>
</table>

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<tr>
<th>இரு) இன்று புகழ்பெற்ற செயல்பாடு பல்கள் ரசத்தாக அவளியிட்டுப் பொருளாகத் தொடர்புவழியாகவும்?</th>
</tr>
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</table>

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<thead>
<tr>
<th>மும்பொன்றியே பெண்கள்/தந்தைகள் பெற்றுக்கொள்ள பணியில் அவளியிட்டாம்? இன்று ஊடும் விளக்கும் கூறியே வெளியே அவளியிட்டாம்?</th>
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18. முன்னர் குறிப்பிட்டு

<table>
<thead>
<tr>
<th>முன்னர் குறிப்பிட்டு பணியில் செய்யப்பட்டுரையாகத்தொடர்பு அவரை தொடர்பானது வந்து வந்து?</th>
</tr>
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</table>

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<tr>
<th>கூற்றும்படி விளக்கும் பணியில் கூற்றும்படி வுரையாகத் தொடர்புக்கும் அவரை குறிப்பிட்டு வந்து?</th>
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<tr>
<th>முன்னர் குறிப்பிட்டு பணியில் செய்யப்பட்டுரையாகத்தொடர்பு அவரை தொடர்பானது வந்து வந்து? இன்று ஊடும் விளக்கும் கூறியே வெளியே அவரை தொடர்பானது வந்து?</th>
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<td>13.</td>
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<td>15.</td>
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Certificate to be provided by the Executive authority of local bodies along with layout applications.

CERTIFICATE

As per Director of Town and Country Planning letter Roc. No. 14619/88-BCC dated the 7th April 1988.

Application for laying out in ......................... village/ Panchayat union/Town Panchayat/Municipality/Corporation.

1. Certified that the ownership for the land and the right of the application to obtain sanction of the layout for survey number ........................................ with an extent of ................. acres has been verified.

2. Certified that the application is accompanied by up-to-date information full encumbrance certificate.

3. Certified that authenticated survey sketch (FMB) from the survey record has been obtained and enclosed.

4. Certified that the land in S.No........................................... of ......................... for which the layout approval is sought for is not affected by any proceedings under.
   a) The Land acquisition Act 1894.
   c) The Urban land ceiling Act 1978 and

5. Certified that no Government poromboke land belonging to any public body or quasi Government agency is included in the layout proposed.

6. Certified that the access to the land is a proper public road which is regularly utilized and maintained as proper road.

7. Certified that the layout is not objectionable either because of water logging, bad drainage, unhealthy surrounding quarries, burial grounds nearby or suffer from unsuitability due to obstructions for natural water course, drainage etc.

8. Certified that no scheme roads or clauses are affected by the layout.

9. Certified that the details of the location of the existing road from neighbouring layouts linking to this layout have been noted.
Application under Rule 3 (1) of the Tamil Nadu Panchayat Building Rules, 1970.

(To be accompanied with the layout application)

From

Sir,

I intend to layout the plot of land or lands in S.Nos…………………………………………………. village
…………………………. street or road named …………………….. measuring ……………… under rule 3(1) of the Tamil Nadu Panchayat Building Rules, 1970.

I forward herewith in triplicate a layout plan/plans of the plot of the land to be sold out.

I intend …………………. sites for the housing purposes. I request that the layout plot may be approved and permission may be accorded to execute the said work.

Signature of the applicant.

Place:

Date:
Rule 3(4)

(To be accompanied with the layout application)

From

To

Sir,

I agree to relinquish the lands required for streets, lanes, passages and pathways in favour of the Executive Authority authorizing him, for making of such streets, lanes, passages and pathways.
(Certificate to be provided by the applicant along with layout applications)

CONDITIONS

1. I agree not to proceed with the layout of the house sites or plots until the approval is signified by the executive authority under the Tamil Nadu Panchayat Building rules, 1970.
2. I agree not to dispose off any house sites or plots unless the layout has been approved by the executive authority.
3. I agree not to do any work otherwise than in accordance with the layout plan which has been approved or in contravention of any of the provisions of the Act or any rule, byelaw order other declaration made there under or any direction of requisition lawfully given or made under the said Act rule or bye-laws.
4. I agree to make any alterations which may be required by any notice issued or by any order confirmed by the executive authority.
5. I agree to keep up site plan at all times for the inspection of the executive authority or any officer authorized by him in that behalf.
6. I agree to relinquish the lands required for streets, lanes, passages and pathways, in favour of the executive authority authorizing him, for making of such streets, lanes, passages and pathways.
7. I agree to pay all the expenses incurred for demarcation, formation and construction of street, lanes, passages and pathways including leveling, paving, mottling, flagging, channeling, conserving and lighting in accordance with the provisions of the layout approved.
8. I agree to furnish any information which may be required by the executive authority, for the grant of permission to execute the work and also while executing the work.
9. I agree to provide all the common amenities required under the Tamil Nadu Panchayats Building Rules, 1970.

Signature of the Applicant