

அங்கீகரிக்கப்பட்ட
முழுமைத் திட்டம்
தேனி அல்லிநகரம்

THENI ALLINAGARAM

MASTER PLAN

- DIRECTORATE OF TOWN & COUNTRY PLANNING
GOVERNMENT OF TAMILNADU
- THENI ALLINAGARAM LOCAL PLANNING AUTHORITY

No. : 1525/89 1504
 OFFICE : Directorate of Town and Country Planning, Madras-2.
 OFFICE : Deputy Director of Town and Country Planning, Madurai Region, Madurai.
 PLAN FOR : THENI-ALLINAGARAM LOCAL PLANNING AREA.
 IN RESOLUTION NO:226; CONSented IN G O.Ms.No. 1181
 28.02.91 OF (HOUSING AND URBAN DEVELOPMENT DEPARTMENT) DATED 7.11.85
 ALLINAGARAM LOCAL AUTHORITY

Approved in G.O.M.S No: 1522 H&UD dt 3.12.91

[Signature]

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING, MADURAI REGION MADURAI.

SECRETARY
 ALLINAGARAM
 PLANNING
 AUTHORITY

[Signature]
 2/13/91

DIRECTOR OF TOWN AND COUNTRY PLANNING, MASTER PLAN MADRAS.
 DIRECTOR OF TOWN AND COUNTRY PLANNING, MADRAS.

[Signature]
 2/13/91

[Signature]
 DIRECTOR OF TOWN AND COUNTRY PLANNING MADRAS.
 2/24/91

[Signature]
 SECRETARY TO GOVERNMENT, HOUSING AND URBAN DEVELOPMENT, MADRAS.

ANNEXURE 'A'

Authenticated Copies of the following for Master Plans are Enclosed.

G.O. notifying planning area and date of publication in Government Gazette.

Land and Building use map of Planning Area (Year 1986) and the resolution of the Planning Authority adopting the Land and Building use Map.

Master Plan (authenticated in the reports and maps included therein) with the resolution of the planning Authority requesting consent of Government for publication.

b) Check list for the process as per rules also to be sent by Regional Deputy Director while forwarding pointing out the omissions.

c) A check list certificate from Regional Deputy Director as in Annexure 'B'

28.2.89
EXECUTIVE AUTHORITY
KENI ALLINAGARAM LOCAL
PLANNING AUTHORITY.

20/3/89
DEPUTY DIRECTOR OF TOWN
AND COUNTRY PLANNING
MADURAI REGION
MADURAI.

ANNEXURE 'B'
CERTIFICATE

Scrutinised and certified that:-

- I) The boundary of the Master plan has been marked in red line in the plan and area correspond to the planning Area Notified.
- II) The reports and all the plans have been authenticated.
- III) Detailed Development plans/ Town Planning Schemes boundaries and the notification of Industrial / residential areas already made public Health Act and Municipal Act and in operation are retained and indicated in the plan.
- IV All the procedures prescribed in Master plan (preparation publication and Sanctioned has been followed).
- V) 47 O&S have been received on the consented Master plan report.
- VI) No Reclassification G.O. have been issued after the consent of Master plan Report.

Certified that all the relevant Govt. orders pertaining to the Master plan for Theni Allinagaram Local planning Area were considered and accordingly submitted to final approval.

28.2.11
EXECUTIVE AUTHORITY
LOCAL PLANNING AUTHORITY
THENI ALLINAGARAM. *10*

28/2/11
DEPUTY DIRECTOR OF TOWN AND
COUNTRY PLANNING MADURAI.

PROFORMA

NAME OF REGION

MADURAI

Name of the L. P. A.

THENI-ALLINAGARAM

PROPOSAL :—

Letter No. and date of Municipality in which proposal submitted to Regional Deputy Director for notification of L.P.A.

Commissioner, Theni-Allinagaram Municipality.
Lr. No.

Letter No. and date of Regional Deputy Director in which proposals submitted to D. T. & C. P.

Letter No. and date of DT&CP in which proposals submitted to Government.

NOTIFICATION: .

The G. O. details of preliminary notification under section 10(I)

G O.Ms. No. 1999 RDLA Dept.
Dated 20-9-73

Publication details of the notification in Tamil Nadu Government Gazette.

Tamilnadu Government Gazette, Section I
Part II, Page No. 548, Dt. 31-10-73

Republication details in District Gazette.

I) Tamil

II) English

The G.O. details in which confirmation was ordered under section 10(4) of the Act

G.O. Ms No.625 RDLA Dept. Dt. 16-3-74

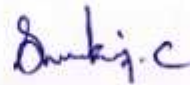
Publication details of the above: said confirmation in Tamil Nadu Government Gazette.

- a) Kindly signify your acceptance of the appointment and conditions relating therein by signing and returning this employment contract to us.

Yours faithfully,
Chin Sin Precision Engineering Pte Ltd

Name: Lim Chin Sin
Designation: Managing Director
Date:

Signed in Acceptance



Name of Employee: Chandran Saravanakrishnan
Fin No: M4290814W
Date: / /2022

III CONSTITUTION

The G O details in which Local Planning Authority was constituted u/s 11/11 (3) of the Act. G.O.Ms. No. 650 RDLA Dept Dt 8-4-75

Publication details in the Tamil Nadu Government Gazette.

CONSENT:—

Extension of time granted for the preparation of present land and building use map (upto date details) with C No. and date to be entered here.

1. Roc. No. 9770/77-D4- Dt 29-5-81 of D.T.C.P. Madras. time till-31-12-81
2. Roc. No. 13727/80 Dt. 19-12-81 D.T.C.P. Madras. time till-31-12-81
3. Roc.No. 2150/82 MP. Dt. 9-6-82 D.T.C.P. Madras. time till-31-3-84
- 4 Roc.No. 7042/84 MP2 Dt. 9-4-84 D.T.C.P. Madras. time till 31-3-85

Resolution No and date in which the LPA adopted the present land and Building use map

L.P.A. Resolution No.20 Dt. 12-12-81

Resolution No and date in which the LPA resolved to submit the Master Plan to Government for consent under section 24(2) of the Act (The Commissioner R.D.D.'s DT & CP's Lr. Nos. and date in which the proposals submitted to Government should also be noted against this col.)

L.P.A. Resolution No. 21 Dt. 12-12-81

Commissioners Lr. No. 259/84 F1 Dt. 27-12-84 R.D.D.'s Lr. No. 5680/84 MR Dt. 27-12-84 R.D.Ds Lr. No. 5680/84 MR Dt. 11-1-85 D.T.C.P. Madras Lr. No. 31469/84 MP1 Dt. 7-6-85 addressed to Secretary to Govt. H.U.D. Dept., Madras-

The G.O. details in which the Government accord consent

H.U.D.
G.O.Ms. No. 1181 RDLA Dept. Dt. 7-11-85

SUBMISSION

Publication details of this notification in Form No. 1 in the Tamil Nadu Government Gazette.

Part VI-Section 1
16th April 1986, Page No. 122 to 123 and

Republication details in Form No. 1 in District Gazette.

Part VI-Section 1
2 July 1986, Page. 199 (Corrigendum)

23-5-86 (Madurai District Gazette)

-75

770/77-D4- Dt 29-5-81
Madras. time till-31-12-81

3727/80 Dt. 19-12-81
Madras. time till-31-12-81

50/82 MP. Dt. 9-6-82
Madras. time till-31-3-84

2/84 MP2 Dt. 9-4-84
Madras. time till 31-3-85

tion No. 20 Dt. 12-12-81

tion No 21 Dt. 12-12-81

Lr. No. 259/84 F1 Dt. 7-6-85
Lr. No. 5680/84 MR
Ds Lr. No. 5680/84 MR

C. P. Madras Lr. No. 10662/85 F1
Dt. 7-6-85 addressed to
H.U.D. Dept., Madras-

H. U. D.
H.U.D. Dept. Dt. 7-11-85

ge No. 122 to 123
and
199 (Corrigendum)
District Gazette)

Commission of O & S to: DT & CP
Lr. No. and date of Commiss-
Regional Deputy Director in
were sent to this office should
(re)

and date in which Director of
Country Planning has given
O&S.

tion No. and date in which the
considered and approved the draft
Plan.

Commission of Master Plan to Government
approval letter No. & Date in which/
of the Act, the L. P. A. R. D. D. and
CP submitted the Master Plan to
Government for final approval.)

G O. details in which Government
arded its approval.

PUBLICATION :-

Republication details of the approval
O. in the Tamil Nadu Government
zette.

1. Commissioner Lr. No. 10662/85 F1
Dt. 7-10-87
2. R.D.D.'S Lr. D.O. Roc. No. 5325/88
MR4 Dt. 31-10-88
3. Commissioner Lr. No. 10662/85 F1
Dt. 2-9-89
(appeal in the O & S.)
4. R.D.D.'S Lr. No. 1525/89 MR4
Dt. 21-9-89

1. Roc. No. 30885/86 MP4 Dt. 21-2-89
of D.T.C.P., Madras
2. Roc. No. 30885/86 MR4 Dt. 18-9-90
of D.T.C.P., Madras. (advice received
for appeal given by L.P.A)

Magis. No 226 Dt. 28-02-91.

Lr. No 10662/85 F1 Dt. 08-03-91

MEMBER SECRETARY
TAMIL NADU GOVERNMENT
PLANNING DIVISION

The republication details of the approval G.O. in the District Gazette

The republication of the approval G.O. in the notice Board of the Office of the LPA.

The republication of the approval G.O. on the notice Board of the Office of the District Collector concerned.

The republication of the approval G.O. on the notice Board of the Office of the Regional Deputy Director.

The republication of the approval G.O. on the notice Board of the Local Authorities comprised in the area.

The republication of the approval G.O. in one or more leading daily newspapers circulating in L. P. A.

REVIEW :

Review details of Master Plan ordered by the Government

VARIATION :

Publication details of draft variation notification proposed in the TNG.G.

Publication details of draft variation notification proposed in the District Gazette.

Republication details by the Local Planning Authority as prescribed under reference 15 of Master Plan rules.

J. 64-29.2.1
MEMBER SECRETARY
THENI ALLINAGARAM LOCAL
PLANNING AUTHORITY.

J. 20/3/91
DEPUTY DIRECTOR OF TOWN AND
COUNTRY PLANNING MADURAI
REGION, MADURAI-2.

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THENI-ALLINAGARAM MASTER PLAN

INTRODUCTION

The population level of a Town is progressively increased not only by the growth of population living within the town but also by migration of people from surrounding villages in search of better opportunities. This, in turn, accelerates the growth of the town in the sphere of housing, work areas and recreational facilities. The formulation and implementation of schemes are essential to provide adequate facilities over population of the Town for the community.

The main aim of the preparation of Master Plan for Urban areas is to focus the attention on the growing needs of the community and to find a solution in order to improve the condition of the physical, socio-economic problems.

The Master Plan forms the basic document for the future development of the town which reflects the basic requirements of people and suggests constructive measures for better and conducive living.

Recognising the need for spatial planning for economic activities, the Government of India has enacted the Town and Country Planning Act 1971 which provides the legal basis for constituting Local Planning Authority for the urban centres. The Local Planning Authority for Theni-Allinagaram Local Planning Area under this Act has been constituted for Theni-Allinagaram town under G.O. No. 150 Rural Development and Local Administration Department dated 8.4.75. According to section 12 of the above said Act, the Local Planning Authority is charged with the responsibility to prepare the Master Plan for the area notified as Theni-Allinagaram Local Planning Area by The Government and to submit the same to the Government for their sanction.

elements of the Master plan are the following.

- a) The manner in which the land in the planning area shall be used.
 - b) the allotment or reservation of land for residential, commercial, industrial and cultural purposes and for parks, play fields and open spaces.
 - c) the allotment or reservation of land for public buildings, institutions and for amenities.
 - d) the making of provision for the national highways, arterial roads, ring roads and streets lines of communication including railways, airports and canals.
 - e) the traffic and transportation pattern and traffic circulation pattern.
 - f) the major road and street improvements.
 - g) the areas reserved for future development, expansion and for new housing.
 - h) the provision for the improvement of areas of bad layout or obsolete settlement and slum areas and for relocation of population.
 - i) the amenities, services and utilities.
 - j) the provision for detailed development of specific areas for housing, shopping centres and civic amenities and educational and cultural facilities.
 - k) the control of architectural features, elevation and frontage of buildings and structures.
 - l) the provision for regulating the zone the location height number of storeys of buildings and other structures, the size of the yards and other open spaces and the use of buildings, structures and land.
 - m) the stages by which the Master plan shall be carried out; and
 - n) such other matters as may be prescribed.
- Report aims.
- a) to project the existing problems of the Theni-Allinagaram town.
 - b) to study the potentials of development.
 - c) to suggest remedial measures for solving the problems and
 - d) to indicate the planning Development Policy for the future.

CHAPTER-I

SITUATION

1.1 OF THE TOWN

1.1.01 Theeni-Allinagaram town lies 18 km south west of Periyakulam and 75 km west of Madurai city. It is situated on the bank of river Theeni at the foot hill of western ghats which separate Madurai District from Kerala.

1.1.02 The Theeni river, an irrigation channel, Meerusamudram Tank and Valkaradu (a small hillock) are the important physical features of the town. The Theeni river flows along the southern boundary of the town. The two tanks, namely Meeru Samudram tank and Chinnakulam are situated on the western side of Periyakulam Road. An another physical feature is the Madurai-Bodinayakkanur metre gauge-Railwayline, which runs parallel to the Madurai-Theni Road, bifurcate the developed area of the town. The land lies in between railway line and Theeni river is mostly wet lands which restrict the development of the town in the southern direction. Meeru Samudram tank and Chinnakulam limit the physical development of the town along western side, The small hillock Valkaradu restricts the expansion of the town along the North and Eastern sides Hence the town is likely to expand along both sides of Periyakulam and Madurai road only.









TRANSPORTATION LINKAGES

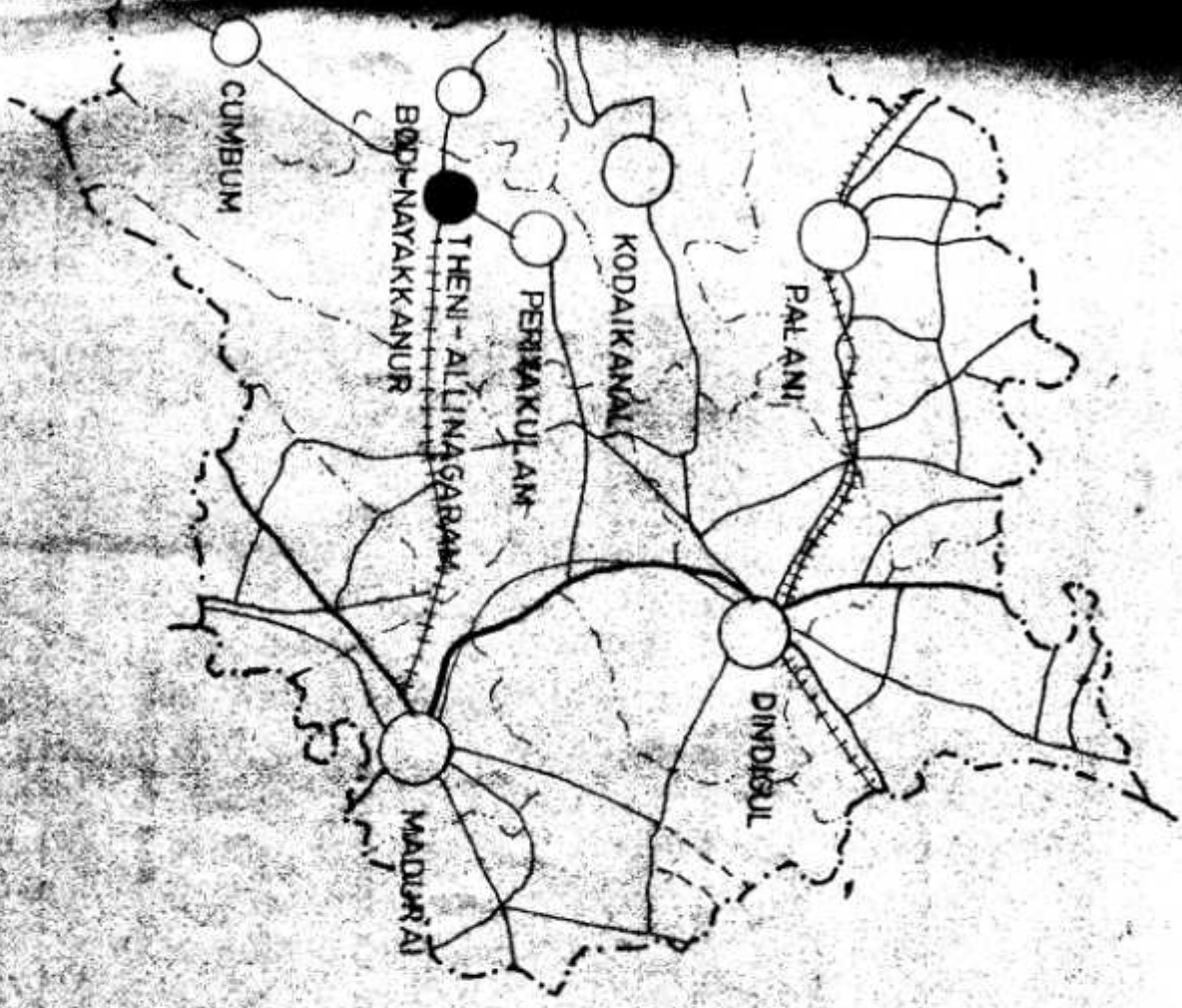
1.1.03 The town is linked with Madurai by metre gauge railway line. The town is also connected by a major district road with Madurai city, Periyakulam, Bodinayakkanur and the Cumbum town. The total length of the road within the town is 30 km.

THENI-ALLINAGARAM L.P.A

LOCATION MAP

LEGEND :

- STATE BOUNDARY 
- REGIONAL BOUNDARY 
- TALUK BOUNDARY 
- NATIONAL HIGHWAYS 
- STATE HIGHWAYS 
- MAJOR DISTRICT ROAD 
- OTHER DISTRICT ROAD 
- RAIL WAY LINE 



100 SQ KM
100 SQ KM



DIRECTORATE OF SOILS & CROPS
GOVERNMENT OF TAMIL NADU

1958

CLIMATE

1.04 The maximum temperature during summer is 39° c and during winter is 30° c. The minimum temperature varies from 24.5° c to 26.0° c.

1.05 The town gets major Rainfall during the south west monsoon season. The average annual rain fall, received in the town, is 770 mm.

1.06 The major group of soils that are found in the town are Black soil varieties. The red soil constitutes 90 percent while black soil is only 9 percent.

POPULATION STUDIES

1.2.00 The population of Theni-Allinagaram according to the 1981 Census is 53,018. The growth of population of the town and the decennial variation is tabulated in table (1).

TABLE (1)

Decennial population and its variation in Theni-Allinagaram town during 1981-1981.

	Population	Population variation	Percentage variation
1981	9,678	—	—
1971	13,123	3,445	35.60
1961	18,670	5,547	42.27
1951	24,606	5,936	31.79
1941	34,854	10,248	41.65
1931	53,018	18,164	52.11

Source: Census of India.

1.01 According to the census reports, the population of the town has increased by 448 percent during the period 1931-1981. During the period 1941-1951 there was a fillip to the population growth which registered 42.27 percent. During the decade of 1951-1961 the rate had declined 31.79 percent due to fluctuation in the population level. During subsequent decades the rate had progressively increased to 52.11 percent.

1.2 Decennial percentage variation of population in Theni-Allinagaram town, Madurai District (Urban) and Tamil Nadu State (Urban)

	Percentage variation of population		
	Theni-Allinagaram Town	Madurai District Urban	Tamil Nadu State Urban
1931-1941	35.60	30.15	17.00
1941-1951	42.27	39.87	28.20
1951-1961	31.79	26.13	25.80
1961-1971	41.65	30.17	38.70
1971-1981	52.11	24.12	28.00

Source : Census of India.

1.2.02 The table (2) shows that the percentage of growth of population in this town during the period 1931-1981 was higher when compared with the figures of Madurai District (Urban) and Tamil Nadu (Urban). This population pressure is seemed to be severe in this town.

idential population density works out to 540 persons per hectare.

IC BASE

101 A good transportation net work provides facilities for the
ce of the town. This town has a number of ginning factories rice,
flour mills. The Map No. DTCP / M / 84 MR / MP..., 37/84
the location of various industries in the town. Table (4) shows the
industries, and workers employed in those units.

(4)

Theni-Allinagaram Municipality Total No. of Industries.

Category of Industries	Numbers	Total H.P.	Total workers	Remarks
Rice mill	20	906.75	153	
Oil mill	7	697	10	
Dall mill	1	35	2	
Saw mill	2	143.5	20	
Rubber Factory	1	38.5	2	
Flour mill	1	15	1	
Textiles	1	600	250	
Ginning Factory	16	2686	432	
Total	49	5121.75	970	

The area occupied by industries is 36.03 hectares which is adjacent to the total developed area just out side of town abutting the boundary along the existing road one textile mill, two modern rice ginning factories, one rubber factory, one waste cotton mill are located. The area covered under this use is 36.03 Hectares in which 1570 workers are employed. Along the Cumbum Road two ginning factories, one modern rice mill, one oil mill and two major Bus depots and 6 work shops are located. The area covered by these industries is about 49 Hectares in which a total number of 2750 workers are employed. Among them 60% of the workers are living in these industrial units are living in this town.

INDUSTRY AND COMMERCE

The important commercial areas of the town are located mainly along Cumbum Road and periyakulam.Road. Cotton, Chillies, Groundnut, Paddy, Pulses, Ragi are collected from villages situated in 45 km radius. The table (5) shows the quantity of collection and marketing centre.

collection of commodities and marketing centre.

Name of Commodities	Quantity Collected Per year	Market Place	Mode of Transport
	10,000 tonnes	Northern India	Lorry
	10,000 tonnes	Kerala	Lorry
	30,000 tonnes	Coimbatore	Lorry
	30,000 tonnes	Thiruppur (Local Madurai District)	Lorry
Almondnut	2,000 tonnes	Dindigul Virudhunagar Aruppukottai	Lorry
Almondnut Seeds	2,000 tonnes	Outside Tamilnadu	Lorry
Almonds	2,100 tonnes	Kerala, Karnataka Maharashtra	Lorry
Almond, Ragi Almond	14,000 tonnes	Kerala, Karnataka Maharashtra	Lorry

Field survey conducted by the Regional Directorate of Town and Country Planning, Madurai.

The area under commercial use is 17.77 hectares which works out to 1.77 percent to the total developed area. There exist two weekly shandies in the area, namely East shandy and west shandy located along the Periyakulam Road. The two weekly shandies are being modernised with the assistance from Integrated Urban Development programme.

The study of occupational pattern reveals that 44.53% of the workers are employed in the primary sector, 14.44 percent in the secondary sector and 41.03 percent in the tertiary sector. The percentage distribution of workers on various occupation are depicted in the table 6

Table 6
Percentage of workers in classified occupation

Category of workers	Persons	Percentage to Total workers.
PRIMARY SECTOR		
Cultivators	1017	8.92
Agricultural Labourers	4029	35.33
Raising live stock, Forestry		
Fishing	32	0.28
Mining and quarrying	—	—
	<u>5078</u>	<u>44.53</u>
SECONDARY SECTOR		
a) House hold industries	110	0.96
b) Other than house hold industries	1322	11.59
Construction	215	1.89
	<u>1647</u>	<u>14.44</u>
TERTIARY SECTOR		
Trade and Commerce	2441	21.40
Transport and communication	585	5.13
Other services	1653	14.50
Total workers	<u>11404</u>	<u>100.00</u>

Source: Census of India.

OCUPATIONAL PATTERN

3.03 The study of occupational pattern reveals that 44.53% of the workers are employed in the primary sector, 14.44 percent in the secondary and 41.03 percent in the tertiary sector. The percentage distribution of workers on various occupation are depicted in the table 6

(6)
Percentage of workers in classified occupation

Category of workers	Persons	Percentage to Total workers.
<u>PRIMARY SECTOR</u>		
Cultivators	1017	8.92
Agricultural Labourers	4029	35.33
Live stock, Forestry		
Fishing	32	0.28
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a) House hold industries	110	0.96
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Construction	215	1.89
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<u>TERTIARY SECTOR</u>		
Trade and Commerce	2441	21.40
Transport and communication	585	5.13
Other services	1653	14.50
	<u>11404</u>	<u>100.00</u>

Source: Census of India.

The Table (6) shows that next to agricultural activity, people are engaged in land and commerce which constitutes 21.40 percent of the total workers.

OF URBANISATION

1.4.01 The preparation of an existing Land use map is essentially to assess the present and future development and also to meet the legal requirement of Town and Country planning Act of 1971 for clearance of Planning Commission. Master Plan is a valuable document for which various critical study is essential.

1.4.02 The existing land use pattern of this town is shown in No. DTCP / M / 84 / MR / MP.....38/84. The development has taken place along the Periyakulam Road, Madurai Road, Kumuli Road and Forest Road. Residential units have been developed along the forest road and northern boundary of Municipal limit and both sides of Periyakulam Road. Commercial and industrial units have been developed in the southern part of the town on both sides of Periyakulam Road, Madurai Road and Kumuli Road.

The Existing land use of the town is tabulated in Table (7).

(7)

The existing land use

Name of land use	Area in hectare	Percentage to total developed area	Percentage to total Local Planning area
Residential	98.53	33.11	4.48
Commercial	17.77	5.97	0.81
Transportation	100.00	33.61	4.55
Industrial	36.03	12.11	1.64
Education	29.12	9.79	1.33
Public and semi public	16.10	5.41	0.73
Total developed area	297.55	100.00	
Agriculture			
a. Wet	292.96		13.34
b. Dry	1274.35		58.01
Vacant	134.57		6.13
Land under Water	197.26		8.98
Total	2196.69		100.00

: Field survey conducted by the RDT & CP, Madurai.

3 SERVICES

The original watersupply scheme for the erstwhile town panchayat of Allinagaram was formulated during the year 1952. Water was taken from open wells and bore-wells. In the year 1967 the protected water supply scheme was executed at an estimated cost of Rs. 18.40 lakhs. Of this, Rs. 10.84 lakhs was obtained as loan from the State Government and the remaining 7.56 lakhs was met from the Municipal fund. The scheme consisted of service reservoir for high level zone at Bommayagoundanpatti having capacity of one lakh gallons and another for low level zone at Theni having a capacity of 1.5 lakhs gallons. The head work for raw water and water pump house is situated outside the Municipal limit at a distance of 1.5 km from the town.

There are Arts Colleges in Uthamapalayam, Periyakulam and Bodinayakkanur which are utilised by the pupils of this town.

1.05 RECREATIONAL FACILITIES

The recreational facilities in the town are tabulated below.

TABLE (9)

Recreational facilities

Name of use	No.	Extent in hectare
Library	3	0.10
Cinema	4	1.20
Club	1	0.40

Source: Field Survey conducted by the Regional Directorate of Town and Country Planning, Madurai.

RELIGIOUS INSTITUTIONS

1.4.06 The religious institutions play a significant role in the day-to-day life of the community of the town. There are 8 temples, 2 churches and 2 Mosques in the town

MEDICAL INSTITUTIONS

1.4.07 There is one Government Hospital having a bed strength of 50. The inpatients per day is about 50. The out patients per day is around 600. Apart from this 30 private Hospitals having a bed strength of 243 are available to meet the medical requirement of the people. There is also one veterinary hospital which serves the entire town and its surroundings. The details of the above are given in Table (10).

For the expansion of bus stand about 0.71 Acre of P.W.D. Channel land is being used apart from 0.68 acre which is under acquisition. In order to cater to the present demand of traffic and to facilitate the passengers, the bus stand being modernised with a estimated cost of Rs.44.00 lakhs. So far a sum of Rs.25 lakhs has been released for the construction. The work is under progress.

4.11 The town is having two Railway stations. One passenger train runs regularly between Madurai city and Bodinayakkanur Via; Theni. Goods which are transported through goods train to the north, Central and western part of India are tabulated in Table (11)

TABLE (11)

Details of goods transported during the year 1983.

Name of goods	Quantity of goods
Oil Seeds	15.694 Quintals
Oil cakes	4.376 Quintals
Cotton Seeds	5.793 Quintals
Food grains	6.768 Quintals
Chillies	413 Quintals
Tamarind	206 Quintals

Source: Field Survey conducted by the Regional Directorate of Town and Country Planning, Madurai.

ELECTRICITY

4.12 The town gets power in high and low voltage line. The power is distributed to the various consumers through the Electricity Board directly. The consumption of electric power during the year 1983 is given in table (12)

TABLE (12)

Consumption of Electricity

Sl. No.	Use	Units
	Energy consumed by domestic lighting	18,48,000
	Energy consumed by commercial	12,72,000
	Energy consumed by Industrial	29,04,000
	Energy consumed by Agricultural	12,00,000
	Energy Consumed by public lighting	2,15,280

Source: Field Survey conducted by the Regional Directorate of Town and Country Planning, Madurai.

ADMINISTRATION

5.00 Theni-Allinagaram Town is included in Periyakulam Taluk. The extent of the town is about 2200 Hectares. Theni - Allinagaram was constituted as a third grade Municipality under G.O.Ms.No. 219 R.D. & L.A. Department, dated 1.2.1964 and started functioning from 1.4.1964 with a population of 24,606. The entire area of Allinagaram Revenue Village was included within the jurisdiction of the Municipality. First, this town was named as Allinagaram Municipality and subsequently the Government changed its name as Theni-Allinagaram Municipality. According to the G.O.No.149 R.D. & L.A. Department dated 3.2.1970 the following areas are included in the Municipal limit. 1) Thiyagaraj Nagar, 2) Theni-Co-operative Society, 3) Theni-Co-operative Building Society, 4) Nadar Saraswathi Boys Higher Secondary School S.No. 2349 and 5) Government Hospital.

Subsequently this order was kept in abeyance under a Supreme-Court order. Again these areas were included within the Municipal limit under Government Memo No. 119484/M/E/72-5, dated 19.7.73. This town had been up-graded to a II grade municipality with effect from 3.4.1970 under G.O. Ms. No. 194 D. & L.A. Dept. dated 10.2.1970 and afterwards as I grade under G.O. No. 651 D. & L.A. Department dated 9.5.1983.

5.01 The Government of TamilNadu had enacted the Town and Country Planning Act, 1971 to make the development plans more effective and realistic. The Salient features of the Town and country Planning Act 1971 include the preparation and sanction of Master Plan. This Act envisages Local Planning areas as well as Local Planning Authorities for the preparation of the Master Plan and Theni-Allinagaram Municipality had been declared as Theni-Allinagaram local planning area under sub-section (4) of section 10 of the Town and country Planning Act 1971 under G.O. Ms.No. 625 Rural Development and Local Administration Department dated 16.3.1974. The Theni-Allinagaram Local planning Authority was constituted under sub-section (i) of the section 11 of the Town and Country Planning act in G.O. Ms.No 650 Rural Development and Local Administration Department, dated 8.4.1975. The Municipal council becomes the Local Planning Authority and the Commissioner has been appointed as the Executive Authority of the Local planning Authority.

5.02 According to the Master Plan Rules published in G.O Ms No. 652 Rural Development and Local Administration Department dated 8.4.1975, the Local planning Authority of Theni-Allinagaram has to prepare Master Plan for Theni-Allinagaram Local planning area. Under section 12 of the act, the Local planning Authority is charged with the responsibility to prepare the Master Plan and submit to the Government for the area notified as the Local Planning Area by the Government.

The scope and contents of the Master Plan are explained in sub-section 1 and 2(a) to 2(n) of section 17 of the Town and Country Planning Act 1971.

District Regional Plan

6.00 The District Regional Plan prepared by the Department of Town and Country planning has identified 8 growth poles in Madurai District. Theni Allinagaram is included as one of the growth poles. It is in 2nd order in hierarchical pattern of urban settlement as evolved in the Regional Planning policy. This Town will emerge as trade and marketing centre to serve for the population in and around this town.

Summary and conclusions

7.00 Theni-Allinagaram is located very near to the western ghats and in the midst of agricultural lands. This is an ancient and important market centre of the State for cotton, chillies etc. Hence there is much scope for intensified cotton cultivation in the surrounding area of the town.

ii) The town's trade activities centre around the collection and export of Agricultural products. Among which cotton, chillies, grains are predominant.

iii) Being situated at the junction of Madurai-Kumuli and Dindigul-Kumuli road and very near to tourist centres like Vaigai Dam, Thekkadi, Suruli falls, it attracts more-vehicular traffic. Hence transportation facilities are to be improved.

iv) Major industries like textile mills are located just outside the town limit and a number of ginning factories are located within the town whose further development should be organised.

v) New residential colonies are spread north of the Railway line east of Periyakulam Road and Valkaradu. The remaining Valkaradu portion may be included within the Municipal limit for better administration for which local body is taking separate action for inclusion.

vi) The infrastructure namely community facilities and utilities like water supply and underground drainage facilities are inadequate and this requires further improvement.

2.00 The town with all its capabilities both at present and in future have enough scope to emerge as a trade centre for cotton, chilly, grains etc. It has good agricultural hinterland. Cotton and chilly are being intensively grown in and around the town which would facilitate openings to start further industries based on cotton. Ginning factories, oil mills, textile mills etc., may also enhance town's Industrial activity. As declared industrial areas exist in the town there is every possibility to start more industries in the town. The future plan can be organised with a basis that the town can be a trading and marketing centre to accommodate the collection and distribution of agricultural products and industrial products.

CHAPTER III

10.00 Objects

The planning objectives of the town are based on the following assumptions.

- 1) The town will retain its character as a trading and marketing centre with facilities for agro-based goods.
- 2) The industrial activity based on cotton will be further intensified.
- 3) It would serve as Trading and marketing centre in addition to the residential place for the people in and around the town and in part of Kerala state.
- 4) The town is connected with tourist places like Vaigai Dam, Thekkadi, Mulli Falls. The traffic and transportation facilities may be improved.
- 5) There may be a steady flow assistance from Government to promote cotton based industrial activities in future, with the basis as above, the sectoral objectives are defined.

10.01 Land Development

10.00 Plenty of land is available in this town. Land under agricultural use is 567.31 hectares. The land now put to urban use within the town area works out to 297.55 hectares. A rough estimate is made to assess the future requirement.

10.01 The present population of the town is 53,018. The anticipated population in 1991 and 2001 has been worked out by the Directorate of Town and Country Planning, Madras as 75,000 and 1,00,000 respectively. The present overall density of town is 25 persons per hectare. Large area of the town is still vacant, or put to agricultural (both dry and wet crops) use and hence the overall density is very low. However a Gross density of 200 persons per hectare is assumed to be a desirable standard. With this assumption the future land requirement will be around 375 hectares and 500 hectares in 1991 and 2001 respectively.

Community objectives

00 The objectives of the preparation and implementation of the Master Plan for a town is to create an environment for community participation. The plan is for the welfare of the people to whom it is prepared. The community welfare should be the foremost aim in designing the infrastructures to be built through Master Plan. The community participation is required in the matters of

- 1) identification of problems
- 2) in formulating solution
- 3) in implementing the projects to activate the targets and
- 4) in sharing the expenditures required for the execution of the projects.

01 The objective of this plan is to promote the community's participation in fulfilling the tasks assigned by the plan. The members of the community will have to be motivated to actively participate in executing the projects. The residential, commercial and industrial activities shall be planned to attract the private investments which will ultimately lead to reduce the burden of the governing authority.

Activity Zones

00 The study of the profile of the town reveals that the town is engaged in Trade and Industrial activity. These trade units are spread along the traffic corridors. The industries have been located in a disorganised manner. The plan objective is to be oriented towards organising an orderly development of Trade and Industrial units to cater to the needs of entrepreneurs. This will help the entrepreneurs to invest in this Economic activity.

Standard of Urbanisation

4.01 The Theni-Allinagaram town presents a bad picture, in fulfilling the needs of the citizens in matters of community facilities and utility services. The existing facilities for social gathering cover only cinema theatres and a few reading rooms. In fact there is no organised space for community activity. The plan objective is therefore to be in line with the provision of the services to the extent of the desired norms and standards for both the existing and future population. The plan objectives are to create an organised place for community activity.

4.02 The present position in water supply is at the rate of 30 l.p.c.d. This needs an improvement to supply at the rate of at least 120 l.p.c.d.

4.03 The under ground drainage facility is totally absent. The surface drains may be replaced by an organised programme. The waste disposal is made with the help of carts and trucks. This is to be streamlined. The Tamilnadu water supply and drainage Board is the agency specially set up to plan for fulfilling these tasks.

4.04 Godowns for storing cotton, chilly, groundnut paddy which are transported to the various states of India are quite insufficient. The provision of storage facility may further be strengthened.

4.05 Housing stock may be improved by pooling the public fund by the Tamilnadu Housing Board. The public participation in housing activity is to be stimulated and streamlined by the preparation of plans by the local planning Authority.

4.06 The plan objective is to lay emphasis on co-ordination of various agencies in tackling the sectoral problems. The local planning authority constituted for this town will be responsible to co-ordinate and monitor the developmental agencies to achieve the targets assigned through this Master plan.

In the north the area lying on the eastern and western sides of periyakulam road around sinnakulam.

In the south-east part of the planning Area, the area lying south of the Railway line as showing the proposed land use map.

However the area east and south of valkaradu is developing fast as residential area. Therefore to control and guide the development, the jurisdiction of the local planning area has to be extended on the northern side of valkaradu with concurrence of the Government. The lands lying in between railway line and periyakulam road and those lying on the eastern side of valkaradu and northern side of Madurai road are attracted for development and hence, they are reserved for urban uses.

The land value within the town centre is in the range of Rs. 25 per square foot and in the periphery Rs. 10 00 per square foot.

Development proposals

1.03 The thickly populated area needs improvement. The area under detailed development plan are shown in Map. No. DTCP/M/84-MR/MP-41/84. There are ^{seven} ~~two~~ detailed development plans in draft stage.

Community Development policy

2.01 As stated previously, future population of the town has been estimated to reach 75,000 and 1,00,000 in 1991 and 2001 respectively as projected by the Directorate of town and Country planning, Madras. The family size is assumed to be 4. The future house holds will be 15,000 and 20,000 in the next two decades. The normal size for a neighbourhood in the major cities are in the range of 2500 to 3000 families. In this town planning is aimed at keeping the community size as 1000 families.

At least one community space is to be planned for every 500 families for creating a residential group to promote a sense of belonging among the urban community. According to this standard four community centres are ultimately required in the town. The community centre will accommodate area for out-door and in-door recreations and play grounds. Each centre will be roughly to an extent of 2.5 hectares. They will be so located with the accessibility for residential units as the criteria and related to the educational institutions. These community centres will be acquired and developed by the local planning Authority.

Housing policy

2.02 The housing policy will include the following

- (i) The housing activity will induce qualitative improvements to the existing housing stock and
- (ii) building of additional stock in housing.

Making of qualitative improvement in the old substandard houses located in the old part of the town is a long process and also required a concentrated action by the public authorities in enforcing the norms and standards.

2.03 The study of the existing housing conditions in this town shows that the stock is 11886 units as against 12346 households. The quantitative deficiencies and future requirements are worked out and presented in Table (14).

Table (14)

Housing stock required in during the years 1991 - 2001					
Decades	Number of households	Housing units available	Additional units required for increase in families.	Units to be qualitatively improved.	Total
81-1991	15,000	11886	3114	1860	4914
91-2001	20,000		5000	1800	6800

In estimating the total requirement it is assumed that 30% of the total existing housing units required improvement which will be spread over in two decades.

4.2.03 The table (14) shows that there is a need for an annual increment of roughly 312 units in the next decades and 500 units in the subsequent decade. Roughly 180 units per year have to be improved by providing necessary infrastructures. Unless the housing activity in relation to the public and private investments is studied at length It is very difficult to assess the private investment in this sector. However the deficiency in housing stock is to be observed. The immediate involvement of Tamilnadu Housing Board to provide a housing stock is necessary.

Economic Development policy

Industrial use

4.3.00 Assuming a standard of 0.2 hectare per 1000 persons the industrial area required during the years 1991 and 2001 will be about 15 and 20 hectares respectively.

4.3.01 In this town there are declared industrial areas which are shown in Map No. DTCP/M/84-MR/MP/42/84. The industrial activity will cover general and special nature depending upon the quantum of horse power and workers employed. The housing facility is to be provided to facilitate the workers.

Commercial use

4.3.02 Assuming a standard of 0.2 hectare per 1,000 persons the commercial area required in the years 1991 and 2001 will be about 15.00 and 20.00 hectares respectively.

The existing commercial uses are proposed to be grouped to form a continuous strip along the existing road. The new commercial units are proposed to be located within the residential neighbourhood to be developed under the Detailed Development plans.

The present east shandy and west shandy are being modernised with the financial assistance from integrated development programme at an estimated cost of Rs. 9.00 lakhs and Rs. 45.50 lakhs. The east shandy is nearing completion a part of west shandy improvement work is almost completed and the remaining work is under progress.

Public and semi public

2.03 Under this category, it is proposed to include the land requirements for following public uses namely

- i. All the government offices
- ii. Health institutional and
- iii. Public utilities and services

Assuming a standard of 0.1 hectare per 1000 persons for this use the area required during the years 1991 and 2001 will be 8 and 10 hectares respectively. Public and semi public uses at present are scattered through out the town as shown in the existing land use Map.

Education

2.04 The educational requirement of the town will be met under three tier facility namely primary school, Higher Secondary School and College.

The following tables show the existing and future requirement and the facilities spread with in the town.

Table (15)

Anticipated students in the year 1991 and 2001

Year	Age group 0-14 37.83% of popu- lation	School Age Children		Age group 15-39 of population	Secon- dary school age child- ren 10%	Total	
		pri-secon- mary 25%	dary 10%			pri-secon- mary-	dary
1991	28370	7090	2837	25680	2568	7090	5405
2001	37830	9458	3783	34240	3424	9458	7207

Table (16)

The facility for education will be as follows:

Level of service	Age Group	Maximum strength per school	Area	require- ment
Primary school	06-10	300	0.5	Hectare per unit
Higher Secondary School	11-17	1000	2.0	Hectare per unit

Table (17)

Requirement of Educational institutions.

30

Sl. No.	Level of Feasible Service Standard	Theoretical requirement		Existing Schools	Actual requirement					
		1991	2001		1991	2001				
		Number	Extent in Hectare	Number	Extent in Hectare	Number	Extent in Hectare			
1)	Primary School one for every 300 students. (0.5 Hectare)	24	12	32	16	14	10	5	8	4
2)	Secondary School one for every 1000 students (2.00 Hectares)	6	12	7	14	2	4	8	1	2

From the existing land use map, it can be seen that a large pocket of vacant land is available around the hillock valkaradu. Leaving the reserved Forest Area of valkaradu, which may be used for intensive Forestry, the vacant land available between eastern boundary of valkaradu and western side of the Bye-pass road may be used for higher educational institutions.

The following table shows the existing and future land requirement and additional land requirement for the above uses.

Table (18)

Future land requirement for the decades 1991 and 2001.

Land use	Existing Area in hectare.	Standards adopted	Total land requirements in hectares for the decades.	
			1991	2001
Residential	98.53	200 persons/ hectare	375	500
Commercial	17.77	0.2 Hectare/ 1000 persons	15	20
Industrial	36.03	0.2 Hectare/ 1000 persons	15	20
Educational	29.12	One primary school for every 300 students (0.5 Hectare) one secondary school for every 1000 students (2.00 hectares)	13	6
Public and semi public	18.10	0.1 Hectare per 1000 persons.	8	10
Transportation	100.00	—	75	100
Agriculture	—	—	—	—
Wet	292.96	—	—	—
DRY	1274.35	—	—	—
Vacant	134.57	—	—	—
Land under water	197.26	—	—	—
Total	2196.69		501	656

Transport and communication

05 The main roads in the town are Madurai Road, Kumuli Road and Yakulam Road. Madurai-Bodinayakkanur Railway Line runs east west direction through the town. There is also one bye-pass road connecting Madurai Road and Yakulam Road which avoids crossing of the busy Commercial areas. The streets are meant for only inner circulation.

The present Bus stand is being modernised under the assistance of the integrated Development programme at an estimated cost of Rs.44.00 lakhs. For the expansion of Bus stand 0.27 Hectare of land is also under acquisition. Public works Department has also given Permission to use channel bank land for expansion of the bus stand. If this work is completed, a new bus terminal will be a full fledged 'B' class Bus stand which will have all the amenities prescribed for 'B' class Bus stand by the Government.

There are two Railway stations namely Theni East Railway Station and Allinagaram Railway Station. Only one passenger train is running daily. The running of goods train depends upon traffic. As it is, one goods train is running in a week time.

Standard of urbanisation Policy

01 watersupply and Drainage

The Present water supply system supplies water for domestic need to the town at the rate of 30 l.p.c.d. To improve the supply, Tamil Nadu Water Supply and Drainage Board is executing the work at an estimated cost of Rs. 82.50 lakhs. The source of water for the improvement scheme is the suruliar river.

The improvement scheme consists of the following items of work

Head work and raw water conveying main - Rs. 5.80 lakhs

- (i) Construction of off take well
- (ii) Construction of collection well and pump house
- (iii) laying and joining of raw water pumping main 630 metres.

Clear water pumping main

- 1. Laying of conveying main - 6030 metres

Service reservoir 2 Nos.

i.e. 5 lakhs and 10 lakhs litres capacity Rs.14.82 lakhs Rs.20.66 lakhs

Treatment Plant

- (1) construction of treatment unit, filters etc.
- (2) construction of clear water reservoir of 2 lakhs litres capacity.
- (3) construction of 3 metre diameter clear water suction well
- (4) construction of clear water pump house
- (5) Supply and erection of clear water pump sets.

Distribution systems

Rs.30.20Lakhs

Laying of distribution main to a length of 25.90 km

Size varying from 633 mm to 200mm diameter AC and PVC pipes.

The unserved area and newly developed areas of the town will be covered by the improvement scheme. After the completion of this scheme, supply of water will be 65 l.p.c.d. Hence this also needs further improvement.

The investigation work for under ground drainage work was taken up by Tamilnadu watersupply and Drainage Board during 1971. The Municipality has also paid Rs.42,000 for this purpose. The investigation work has been completed now the Government has a policy of implementing underground drainage work for the towns having a population of 1 lakh and above.

Since this is a trade and marketing centre as a special case Drainage scheme may be implemented.

Health

4.02 The health needs are met by the Government Hospital with a total bed strength of 50 at present. The out-patient facility is also available. Apart from this one E.S.I. Hospital and 30 private hospitals and clinics with a total bed strength of 243 are also available. As the present health facilities are adequate no provision is made for location of hospital in the plan.

Other Services

4.03 The provision of other services like postal and Telegraphs, Telephone, fire service, Police Stations etc. is made at the rate of 0.1 hectare for every 100 people and the land is not specifically allocated but included in the area reserved for public and semi public purpose.

Administrative Policy

5.00 The overall development of the Planning Area is administered by the Local Planning Authority. The Local Planning Authority is a statutorily constituted body under the Tamil Nadu Town and Country Planning Act 1971 to co-ordinate and monitor the development. Industrial, Commercial, activities are thriving along the periyakulam Road and Kumuli Road. Further the vacant land around the hillock valkaradu is bound to be developed as the surrounding areas are developing at a faster rate. Therefore, there is a necessity to extend the jurisdiction of Local Planning Area by one depth of village along the Kumuli Road, Periyakulam Road as well as the area between Valkaradu and Bye-Pass Road. The sectoral agencies like Tamil Nadu Housing Board.

Tamil Nadu water supply and Drainage Board are the independent agencies involved to investigate and undertake projects and programmes under housing and water Supply projects of this town. The Municipal body is another statutory body entrusted with the task of maintenance and upkeep of the town apart from the maintenance of public hygiene.

3.00 Development regulation and zones.

3.01 In order to implement the proposals contained in the Master Plan, certain essential zoning regulations will have to be framed and enforced. There are already zoning regulations issued by the Government in G.O.Ms No. 1730 Urban Development and Local Administration Department dated 24.7.1974. It is to be enforced by the Local Planning Authority while granting planning permission under section 49 of the Town and Country Planning Act 1971.

3.02 Use zone areas and uses permitted.

The use zones and uses permitted are given in G.O.Ms.No. 1730 Urban Development and Local Administration Department dated 24.7.1974 (Annexure-A). The survey numbers comprised in the use zones are given in Annexure B. The survey number comprised in the declared industrial area are given in the Annexure-C.

3.04 The zoning regulations and the S.No. comprised under each zone have been prescribed as part of this Master Plan and all the developments within the planning area, shall be in conformity with the zoning regulations and the planning permission shall also be regulated accordingly by the Local Planning Authority, so far as the areas covered by sanctioned Detailed Development Plans, the rules and regulations of the respective, Detailed Development Plan alone will apply.

CHAPTER - VProgrammes for implementationLocation areas and Projects:

This is an area which requires detailed study of the existing resources namely land, power, materials methods, money and time. This task requires managerial and engineering skill and hence left to the Local Planning Authority to follow it up and implementation of Master Plan will achieve an organised orderly development in the planning area of Theni-Allinagaram.

(True Copy)

A1

Annexure-A

ZONING REGULATIONS

by of G.O.1370 Rural Development and Local Administration Department
dated 24.7.1974.

--X--

Permissible uses in use zones -

The uses permitted in different use zones are given in the following Table.

Control of Development and Land use Use Zoning Regulations

E ZONE -

Residential use zone :

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, cigarettees, newspapers, milk-kosks, cycle repair shops- and single person tailoring shops;
4. Hair dressing saloons and beauty parloures;
5. Nursery and Primary schools;
6. Taxi and Auto-Rickshaw stand; and
7. Parks and play-fields.

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;
3. Community halls, Kalyana mandapams, Religious buildings, welfare centres and Cymnasia;
4. Recreation clubs, Libraries and Reading rooms;
5. Clinics, Dispensaries and Nursing Homes;

) (b) contd.---

6. Government, municipal and other institutional sub offices;
7. Police Stations, Post and Telegraph offices Fire stations and Electric sub-stations;
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. 566 dated 13.3.1962.

) Commercial use zone - use zone:

Uses permitted -

1. All uses permitted in use zones 1(a) and 1(b) i.e. Residential use zones; *provided it is incidental to commercial use zone.*
2. All commercial and business uses including all shops stores, market and uses connected with the display and sale of merchandise, either wholesale or retail but excluding explosives, obnoxious products and other materials likely to cause health hazards;
3. Business offices and other commercial and financial institutions;
4. Ware-houses, repositories and other uses connected with storage or whole sale 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

II) Contd.....

9. Small industries, using electric motors not exceeding 20 HP and or employing not more than 25 workers, which are not noxious or offensive due to odour, dust, smoke gas noise or vibration or otherwise dangerous to public health and safety; and
10. Installation of electric motors not exceeding 20 HP 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(ie) residential and commercial use zone;
2. Industries using electric power not exceeding 130 HP (LT maximum load) but excluding industries of obnoxious and hazardous nature by reason of odour, liquid effluent, dust, smokegas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity;
3. Hotels, restaurants and clubs, place for special intercourse, recreation and workshop and dispensaries and clinics and
4. Residential buildings for care-takers, 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(ie) 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, smokegas, vibration etc., otherwise likely to cause danger or nuisance to public health or amenity

Use Zone III (b) contd

3. Hotels, restaurants and clubs, or places for social intercourse, recreation and workshop for dispensaries and clinics; and
4. Residential buildings for care-takers, 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 use- listed under use zones 1 and 2 (ie) residential and commercial use zone;
2. All industries permissible in the use zones III (a) and III (b) (ie) the controlled and general industrial use zones;
3. All uses involving storage, handling, manufacturing or processing of highly combustible or explosive materials or produces 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 or 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 sulphur;
8. Storing, handling or processing of manure, offal, blood, bones, rags, hides, fish bones or skin;
9. Making soap, boiling or pressing oil.
10. Making soap, boiling or pressing oil burning bricks tiles, pottery or lime;
11. washing or drying wool or hair;
12. Manufacturing or distilling stage and artificial,
13. Brewin beer, manufacturing by distillation arrack or spirit containing alcohol, whether denatured;

ses zone III (c) contd

14. In general, any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in the use zones III (a) and III(b) (i.e.) controlled industrial and the general industrial use zones;
15. Hotels, restaurants and clubs or places for social intercourse, recreation and worship or dispensaries and clinics; and
16. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

V) Educational use zone - Use zone (4)

ses 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; *provided it is incidental to educational use.*
3. Hostels and single person apartments;
4. Recreation clubs, Libraries and Reading rooms; and
5. Restaurants.

VI) Public and Semi Public Use zone - Use zone (5)

ses permitted -

1. Government and Quasi-Government offices;
2. Art Galleries, Museums, Acquis and Public Libraries;
3. Hospitals, Sanitaria and other medical and public health institutions;
4. Harbour, Air-port and Flying club;
5. Organised parking lots and bus and Taxi stands;
6. Parks, play-fields, Swimming pools, stadia, Zoologically Gardens, Exhibition Grounds and other public and Semi-Public open spaces; and
7. All uses permitted in the use zones 1(a) and (i.e.) the residential use zones, *provided it is incidental to public use zone.*

VI) Agricultural use zone-

Uses permitted -

1. All agricultural uses;
2. Farm houses and buildings for agricultural activities;
3. Rural settlements with allied uses;
4. Public and private parks, Play-fields, Gardens, Caravan and Camping sites and other recreational uses;
5. Dairy and Cattle farms;
6. Piggeries and Poultry farms;
7. Water tanks and Reservoirs;
8. Sewage farm and garbage dumps;
9. Airports and Broadcasting Installations;
10. Forestry;
11. Cemeteries, Cremateries 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.

ANNEXURE - B

THENI-ALLINAGARAM LOCAL PLANNING AREA USE ZONE REGULATIONS

I RESIDENTIAL USE ZONE :—

A) PRIMARY RESIDENTIAL USE ZONE

REVENUE SURVEY NUMBERS OF ALLINAGARAM

	31	34	39	40	41Pt	77	78Pt	79	81	82	83
4Pt	85	227 to 238			241 to 244	249	251	253	254	259	
61	418	479	506Pt	507	508Pt	509Pt	511	513	514Pt		
24Pt	534	535	537 to 545	547 to 549	552 to 558	559Pt	560Pt				
61 to 571	576	655Pt	670 to 672	677Pt	678 to 682	683Pt					
90Pt	691 to 698	699	706 to 710	711Pt	722	724 to 736	738Pt				
39	740	743	744	749 to 754	756 to 762	765 to 774	776				
78 to 785	787	789 to 804	813 to 816	<u>818 to 831</u>	834 to 846	848					
49	851	852	854 to 863	865	866	868	869	891 to 893			
13 to 936	939	940	1192	1482	1483	1486	1487	1491 to 1497			
499 to 1510	1528 to 1558	1599	1600	1663 to 1669	1670Pt	1671Pt					
672 to 1678	1679Pt	1681 to 1684	1687	1745Pt	1746	1747	1754				
755	2263Pt	2264	2294	2299	2303	2304Pt	2305	2323			
324	2326	2345	2347	2350	2352	662	663 pt	664 pt			
65 pt	667 pt	673 pt	676	701	702	703					

(B) MIXED RESIDENTIAL USE ZONE :—

REVENUE SURVEY NUMBERS

	482Pt	503Pt	527Pt	546Pt	550Pt	551Pt	667Pt
69Pt	703Pt	745Pt	746Pt	747Pt	748Pt	1657Pt	1680Pt
685Pt	1686Pt	1688Pt	1744Pt				

I. COMMERCIAL USE ZONE :—

REVENUE SURVEY NUMBERS :—

32	265	348Pt	349Pt	350Pt	351Pt	352Pt	353	354
355Pt	356Pt	357Pt	358Pt	385Pt	386Pt	389Pt	390Pt	391Pt
395Pt	396Pt	482Pt	501Pt	514Pt	515 to 519	529	531	
632	546Pt	550Pt	551Pt	635	636	637	643	651Pt
656 to 661	663Pt	664Pt	665Pt	666	667Pt	668	669Pt	
6745Pt	746Pt	747Pt	748Pt	1657Pt	1660 to 1662	1670Pt	1671Pt	
1679Pt	1685Pt	1686Pt	1688Pt	1692Pt	1693	1695Pt	1698	1699
1711Pt	1712Pt	1713Pt	1714Pt	1729 to 1731	1736	1737Pt	1738	
1739	1742	1743	1744Pt	1745Pt	1756	1759		

II. INDUSTRIAL USE ZONE

A) CONTROLLED INDUSTRIAL USE ZONE.

REVENUE SURVEY NUMBERS :—

270 509Pt

B) GENERAL INDUSTRIAL USE ZONE :—

REVENUE SURVEY NUMBERS :—

1 to 4	6 to 8	10 to 30	154 to 167	168Pt	
69 to 212	214 to 226	247	248	495 to 500	501Pt

⊕

03Pt	504	506Pt	508Pt	510	520	521Pt	522Pt	533
36	559Pt	560Pt	572 to	575	577 to	585	587 to	634
38 to	642	644 to	650	651Pt	652 to	654	655Pt	683Pt
84 to	689	690Pt	705	711Pt	712 to	720	737	738Pt
695Pt	1700	1707 to	1710	1711Pt	1712Pt	1713Pt	1714Pt	
717 to	1724	1725	1726	1737Pt	2259Pt	2300Pt	2346	

//

EDUCATIONAL USE ZONE :-

REVENUE SURVEY NUMBERS.

168Pt	512	523	525	526	662	663Pt	664Pt	665Pt
74 to	675					1689Pt	1696	1697
259pt	2260 to	2262	2263Pt	2295	2300Pt	2304Pt	2348	2349.

PUBLIC AND SEMI PUBLIC USE ZONE :-

REVENUE SURVEY NUMBERS

481	501Pt	505	521Pt	522Pt	524Pt	527Pt	528	586	
00	704	806 to	812	1659	1680Pt	1689Pt	1691	1692Pt	1716
727	1728	1732 to	1735	1740	1741	1752	1760	1763	1864
869 to	1874	1878 to	1881	1906 to	1908	2309	2310	2337	2351

AGRICULTURAL USE ZONE:—

Revenue Survey Numbers:—

	36	37	38	41Pt	42 to 45	47 to 72	74 to 76	78Pt	
Pt	86 to 96	99 to 149	151	153	213	239	240	245	252
5 to 258	263	266	268	273	274	275	277	278	280
2 to 284	287 to 346	348Pt	349Pt	350Pt	351Pt	355Pt	356Pt		
7Pt	358Pt	359 to 384	385Pt	386Pt	387	388	389Pt	390Pt	
1Pt	392 to 394	395Pt	396Pt	397 to 417	419 to 453	455 to 478			
6 to 493	755	763	867	870 to 874	876 to 890	895 to 911	937	938	
1 to 962	964 to 971	973 to 976	978 to 980	982 to 985	987 to 1020				
22 to 1029	1031 to 1094	1096 to 1107	1109 to 1191	1193 to 1202					
96	1207	1209 to 1214	1216 to 1228	1230 to 1269	1272 to 1274				
77 to 1341	1343 to 1353	1355 to 1387	1389	1391 to 1422					
24 to 1475 ✓	1477 to 1481	1484	1485	1488 to 1490	1511 to 1527				
55 to 1593	1595 to 1598	1602 to 1655	1701 to 1706	1748 to 1751					
53	1758	1762	1764 to 1863	1865 to 1868	1875 to 1877				
82 to 1898	1900 to 1905	1909 to 1919	1921 to 1926	1928 to 1966	1968 to 1972				
74	1975	1979Pt	1980 to 1996	1998 to 2017	2019 to 2021				
23	2025 to 2075	2077 to 2115	2117	2118	2120 to 2136				
39 to 2152	2154 to 2157	2159 to 2214	2216 to 2257	2266 to 2288					
98	2301	2302	2315 to 2317	2341 to 2343					

VII. TRANSPORTATION

REVENUE SURVEY NUMBERS :

	5	9	33	35	46	73	80	150	152	246	262
271	272	286	352Pt	502	530	721	723	741	742	764	
775	777	786	788	832	833	850	864	875	1021	1030	
1203	1423	1476	1498	1658	1690	1694	1715	1757	1761		
2215	2258	2265	2290	2291	2297	2306 to 2308		2311 to 2314			
2318 to 2322	2325	2327 to 2336	2344,								

VIII. LAND UNDER WATER

REVENUE SURVEY NUMBERS :—

	97	98	250	260	264	267	269	276	279	281
385	347	454	480	483	484	485	494	805	817	847
53	894	912	963	972	977	981	986	1095	1108	1204
205	1208	1215	1229	1270	1271	1275	1276	1342		
354	1388	1390	1554	1594	1601	1656	1899	1920		
927	1967	1973	1976 to 1978	1979Pt	1997	2018	2022			
024	2076	2116	2119	2137	2138	2153	2158	2292		
293	2296	2338 to 2340,								

ANNEXURE - C

Survey Numbers comprised in the declared industrial areas

மதுரை மாவட்ட அரசிதழின் அனுபந்தம்
1980-ம் ஆண்டு மார்ச் 8ந் தேதி

தேனி அல்விநகரம் நகராட்சி

தேனி அல்விநகரம் உள்ளூர் திட்ட குழு தனது 7.2.80.ந் தேதிய 15-ம் எண்
ரணத்தில் கீழ்க்கண்ட நில அளவு எண்களை தொழிற்பகுதி பிரதேசமாக
(INDUSTRIAL AREA) அறிவிக்க தீர்மானிக்கப்பட்டுள்ளது. மேற்படி தொழிற்பகுதி
பிரதேசமாக அறிவிக்கப்பட்டுள்ள நில அளவு எண்கள் சம்பந்தமாக பொதுஜனங்களின்
சுமுகங்களுக்கும், ஆட்சேபனைகளுக்கும் தமிழ்நாடு & மாவட்ட நகராட்சிகள் சட்டம்
பிரிவின் கீழ் பிரகரிக்கப்படுகிறது. மேற்படி குறித்து விருப்பமுள்ளவர்கள் வழங்கும்
சுமுகங்களையும் ஆட்சேபனைகளையும் 31.3.80. வரை தனி அதிகாரி அவர்களுக்கு
அறிவிக்கலாம். குறிப்பிட்ட தேதிக்குள் ஆட்சேபனையோ, யோசனைகளோ வரா-
டால் உள்ளூர் திட்டக்குழு தீர்மானப்படி கீழ்க்கண்ட நில அளவு எண்களை தொழிற்பகுதி
பிரதேசமாக பிரகடனப்படுத்தப்படும் என்று இதன் மூலம் அறிவிக்கப்படுகிறது.

நில அளவு எண்கள் விபரம்

1 முதல் 8, 10 முதல் 30, 154 முதல் 212, 214 முதல் 229, 495 முதல்
503 பாகம், 504 பாகம், 505, 506, 510 பாகம், 520, 521 பாகம், 522 பாகம்,
533 பாகம், 534 536, 559, 560/1ஏ பாகம், 560/2ஏ பாகம் 560/3 பாகம், 572
575, 577 முதல் 582, 584 முதல் 634, 639 முதல் 642, 644 முதல் 650, 705,
738 பாகம் 1669 முதல் 1679, 1680 பாகம், 1695, 1700, 1707, முதல் 1714,
1717 முதல் 1724.1725 பாகம், 1726, பாகம், 1661 பாகம், 1662.

உத்தேச மொத்தப்பரப்பளவு: 650 ஏக்கர்.

தேனி-அல்விநகரம் நகராட்சி
2.1980.

(ஒப்பம்) எஸ். நாராயணசாமி எம்.ஏ..

தனி அதிகாரி.

GOVERNMENT OF TAMIL NADU

Abstract

Local Planning Area - Theni - Allinagaram Declaration of Local Planning Area under Section 10 (1) of the Town and Country Planning Act. 1971 preliminary notification - issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

G. O. Ms. No. 1999

Dated 20th Sep. '73

Read :

From the Special Officer Theni - Allinagaram Municipality
Letter Roc. No. A3 / 5777 / 73 Dated 17—7—73.

ORDER :

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

2. The Collector of Madurai is requested to republish the notification in the District Gazette.
3. The Director of Translation, Madras is requested to arrange to have the notification translated into Tamil and forward the translation urgently to the Collector.
4. The Collector of Madurai is requested to report to Government the date of republication of the notification in the District Gazette.

(By order of the Governor)

C.G. Rangapashyam,
Secretary to Government

// True Copy //

APPENDIX
NOTIFICATION

In exercise of the powers conferred by Sub-Section (1) of Section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1971) the Governor of Tamil Nadu hereby declares his intention to specify the local areas specified in column (3) of the Table below to be a local planning area with the name specified in the corresponding entry in column (2) thereof.

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

THE TABLE

S No.	Name of Local Planning Area	Area forming the Local Planning Area No. and Name of revenue villages
1	2	3
1.	Theni-Allinagaram	23 Allinagaram

// True copy //

Assistant Director, of
Town and Country Planning

Local Planning
Section

RURAL DE

G O Ms.No. 625.

G O Ms No
Administra

ORDER :

A proposal
areas forming a loc
a local planning au
Nadu Government
under Sub-Section
1971 (Tamilnadu A
the Government de
Notification appen
in the correspondin

2. The ap
Gazettee.

GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Area - Theni - Allinagaram Declaration Notification under
Section 10 (4) of the Tamil Nadu Town and Country Planning
Act 1971 - issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

G O Ms.No. 625.

Dated the 16th March

1974.

Read :

G O Ms No. 1999, Rural Development and Local
Administration, dated 20—9—1973.

ORDER :

A proposal notifying the intention of the Government to declare certain local areas forming a local planning area and to constitute for such local planning area, a local planning authority was published at page 548 of Part II section 1 of the Tamil Nadu Government Gazette, dated 31—10—1973 for general information as required under Sub-Section (3) of section 10 of the Tamilnadu Town and Country Planning Act, 1971 (Tamilnadu Act 35 of 1972) No objection or suggestion having been received, the Government declare the local areas specified in Column (3) of the Table in the Notification appended to this order to be a local planning area by the name specified in the corresponding entry in column (2) thereof.

2. The appended notification will be published in the Tamilnadu Government Gazettee.

(By order of the Governor)

C.G. Rangapashyam,
Secretary to Government

// True Copy //

NOTIFICATION.

In exercise of the powers conferred by sub-section (1) of section 10 of Tamilnadu Town and Country Planning Act, 1971 (Tamilnadu Act 35 of 1972) and after previous publication of the declaration under sub-section (1) thereof, the Governor of Tamilnadu hereby declare the area comprising the revenue villages specified in column (3) of the Table below to be a local planning area under the name specified in column (2) thereof.

THE TABLE

Sl. No	Name of Local Planning Area	Number and name of Revenue villages.
1.	Theni-Allinagaram	23. Allinagaram.

// true copy //

- RURAL DEVELOPMENT
Declaration of
be local planning
(G.O.Ms.No. 65
No. II (2)
to sub-section (1
1971 (TamilNad
the Local autho
planning Authori
1. Palani.
2. Periyakulam.
3. Bodinayakanu
4. Theni-Allinaga
5. Cumbum.
6. Kodaikanal.
7. Pollachi.
8. Gobichettipala
9. Dharapuram.
10. Udumalpet
11. Sathayamanga
12. Bhavanisagar.
13. Valparai.
14. Manaparai.
15. Thuraiyur.
16. Karur.
17. Tiruvallur.
18. Chingleput.
19. Arkonam.
20. Gudiyatham.
21. Vaniyambadi.
22. Tiruvannamalai
23. Arani.
24. Walajapet.
25. Ranipet.
26. Arcot
27. Ambur.
28. Tiruppattur.
29. Tindivanam.
30. Villupuram.
31. Nellikuppan.
32. Panruti
33. Vridhachalam.
34. Chidambaram.
35. Mayuram.
36. Nagapattinam.
37. Mannargudi.
38. Pattukottai.
39. Tiruvarur.
40. Sirkali.

/ True copy

(B 3)

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

Declaration of local authority of Theni-Allinagaram etc., local planning areas to be the local planning Authority.

G.O.Ms.No. 650 Rural Development and local Administration 8 th April, 1975).

No. II (2) / RUL / 1403 / 75-in exercise of the powers conferred by provis

sub-section (1) of section 11 of the TamilNadu Town and Country Planning Act

1971 (TamilNadu Act 35 of 1972) the Governor of TamilNadu here by declares

the Local authority of the Local planning areas specified below to be the Local

planning Authority for such areas.

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

/ True copy /

Sd/ R. Balasubramaniam,
Secretary to Government.

Assitant Director of Town and
Country Planning, Madurai.

ABSTRACT

Master Plan for Theni Allinagaram Local Planning Area Consent of the Government to the publication of notice of preparation of a Master Plan - Accorded.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No, 1181,

Dated: 7th November, 1985

Read:-

From the Director of Town and Country Planning, Lr.Roc.No. 31469/84/MP1, dt.7.6.85,

ORDER:

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

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

(BY ORDER OF THE GOVERNOR)

K. DHARMARAJAN
COMMISSIONER & SECRETARY TO GOVERNMENT

(true copy)

The schedule to be adhered to for submitting Master plan for final approval under Section 28 of the Town and Country Planning Act

No.	Stage	Time limit as provided in the T&P Act 1971
(1)	(2)	(3)
Publication in form No. 1 inviting Objection suggestion under rule 7 (1) a		With in 15 days after receipt of Consent of Master plan by the Government in, (I) T.N. Govt. Gazette. (II) District Gazette. (III) Leading news papers. (IV) Notice Boards.
Copies to be sent to Director Chairman Regional planning Authority, Collector, heads of Departments and Town and Country Planning Board under rule 7 (1)		With in 30 days after publication in form No. 1
Objection and suggestion to be sent to Director as per rule 8		After the expiry of period mentioned in form No. 1 (The period shall not be less than sixty days)
Meeting for approval of draft master plan by L.P. Authority under rule 9.		With in 60 days after expiry of period mentioned in form No. 1.
Submission to Government for sanctioned with of Copies and intimation to Collector as per rule 10.		With in 3 months after approval of draft master plan by L. P. A.