அங்கீகரிக்கப்பட்ட

முழுமைத் திட்டம்

பெரியகுளம்

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PERIYAKULAM
MASTER PLAN

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- DIRECTORATE OF TOWN & COUNTRY PLANNING
  GOVERNEMNT OF TAMILNADU
- PERIYAKULAM LOCAL PLANNING AUTHORITY

Periyakulam Master Plan



* DIRECTORATE OF TOWN & COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

* PERIYAKULAM LOCAL PLANNING AUTHORITY

COPY OF:

GOVERNMENT OF TAMILNADU
ABSTRACT

Master Plan for Periyakulam Local Planning Area - Approval under section 28 of Tamil Nadu Town and Country Planning Act 1971 - accorded.

- -

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.191 Dated: 14th February, 199

Read :-

1. G.O.Ms.No.682, Housing and U.D. Department, dated 28.8.84.
2. G.O.Ms.No.909, Housing and U.D. Department, dated 8.9.89
3. From the Director of Town and Country Planning, letter Roc.No.4948/85/MP4, dated 31.12.89 and 14.11.90.

ORDER:

In G.O.Ms.No.682, Housing and Urban Development Department dated 28.8.84 the Government have accorded consent to the publication of notice of preparation of Master Plan for Periyakulam Local Planning Area.

2. Under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu 35 of 1972), the Governor of Tamil Nadu hereby approved the publication of the Master Plan for Periyakulam Local Planning Area submitted by the Director of Town and Country Planning. The delay of 1605 days in the preparation of Master Plan and resubmission of the same to Government is hereby condoned. Copies of the Master Plan for Periyakulam Local Planning Area as approved by Government are communicated to the Director of Town and Country Planning.

3. The following Notification will be published in the Tamil Nadu Government Gazette:-

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 30 read with section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Government for the Master Plan of Periyakulam Local Planning Area submitted by the Director of Town and Country Planning, in his letter Roc.No.4948/85/MP4 dated 31.12.89.

p.t.o.

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

(BY ORDER OF THE GOVERNOR)

L.K. TRIPATHY,
SECRETARY TO GOVERNMENT

/true copy/

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Reference No. .. 7719/84 MR4

Regional Office .. Madurai Region,
Directorate of Town and
Country Planning.

...

Master Plan for .. PERIYAKULAM LOCAL PLANNING
AREA

Approved in Resolution
No. 4 dated 11.6.87
of the PERIYAKULAM
Local Planning Authority..

Consented in G.O. No. 682
Housing and Urban Development
Department, dated 28.8.'84

Member Secretary,
Periyakulam Local Planning
Authority, Periyakulam.

Deputy Director of Town and
Country Planning,
Madurai Region,
Madurai.

30.12.87

Deputy Director of Town
and Country Planning.

Joint Director of Town and
Country Planning.

31/12/87

DIRECTOR OF TOWN AND COUNTRY PLANNING.

For COMMR & SECRETARY TO GOVERNMENT
Housing and Urban Development Department.

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PERIYAKULAM MASTER PLAN

CHAPTER - I

1.1.0 INTRODUCTION

The towns grow due to the natural growth of the population living within the town and as well as due to the migration of people living in villages around the town. When the town's population increases the needs of the town also gets multiplied. Concentrated efforts to assess the changing requirement of the town and as well as formulation and implementation of schemes to meet this requirement is essential to provide health and livable environment for the citizens of this town.

The preparation of Master Plan for urban areas aims at guiding the development to take place the orderly manner with the principal objective of offering comfort and convenience to the various activities of life and also focusses attention on the growing needs of the town and attempts to find solution to these problems. It is a comprehensive study, covering the socio economic and physical efforts of the town.

The Master Plan forms the basic document for development of the town. It reflects the people's desires and wants and suggests constructive measures for better and conducive living.

The Government of Tamil Nadu has enacted the Town and Country Planning Act 1971 which provides for constituting Local Planning Authority for the urban centres in Tamil Nadu. The Local Planning Authority under this Act has been constituted for Periyakulam Town by the orders of the Government in G.O.No. ~~1138~~ 650, RD&LA. Department, dated ~~7.6.1967~~ 8.4.1975. Under Section 17 of the above said Act, the

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Local Planning Authority is charged with the responsibility to prepare the Master Plan and submit to the Government for the area notified as Local Planning Area by the Government. The scope and contents of the Master Plan are explained in sub-sections 1&2(a) to 2(n) of Section 17 of the Town and Country Planning Act 1971.

This report aims at projecting the existing problems of the Periyakulam Town and study the potentials of development and suggest remedial measures for solving the problems and also indicate the Planning Development Policy for the future.

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LOCATION OF TOWN:

1.1.01. Periyakulam Town is located to the West of Madurai City, in the District of Madurai and in the Northern end of the Periyakulam Taluk. It is at the foot hills of famous summer resort viz. Kodaikanal Hills and is surrounded by fertile agricultural land and groves.

HISTORY OF THE TOWN

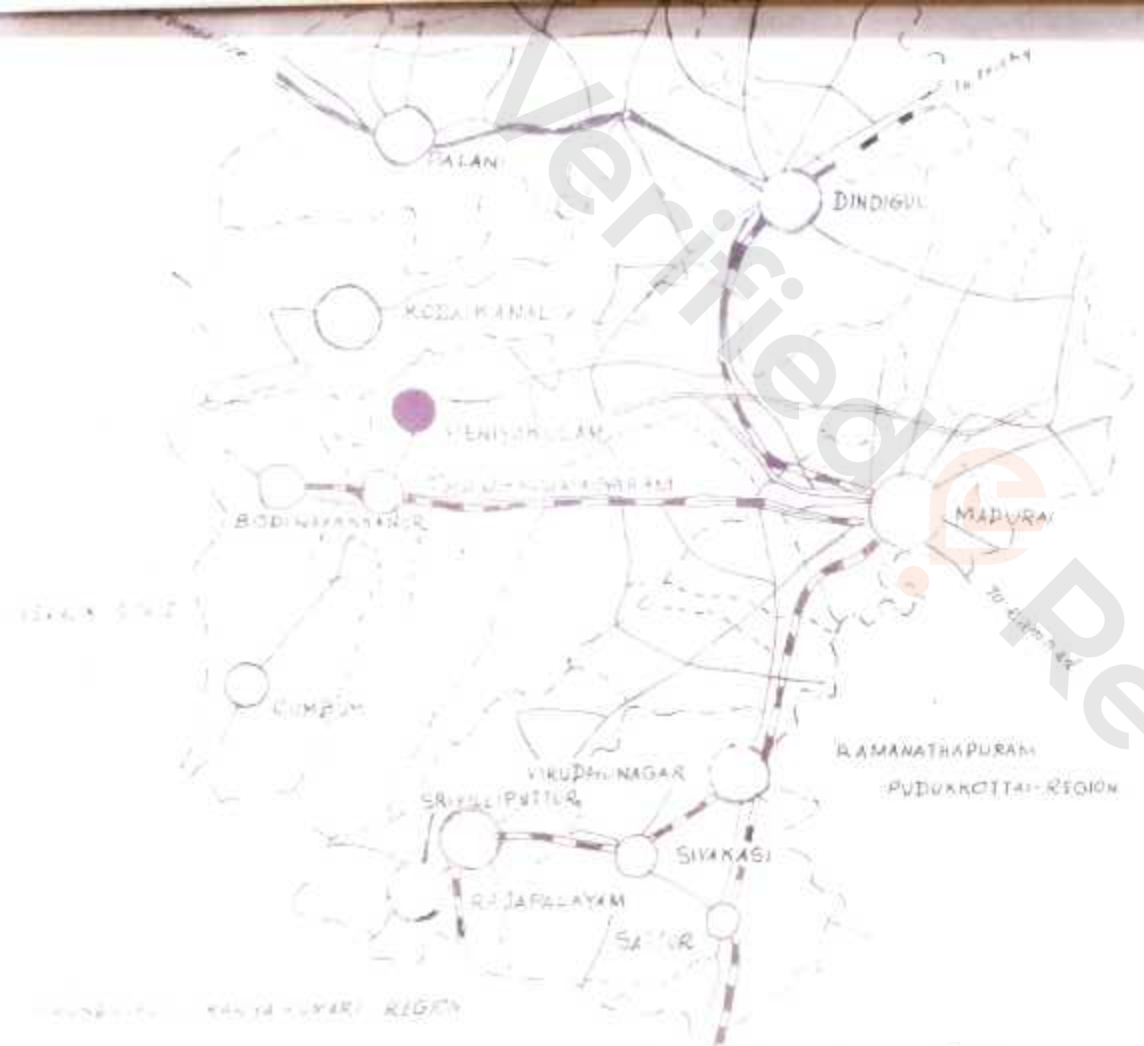
1.1.02. Periyakulam town is the head-quarters of the Periyakulam taluk. It is picturesquely situated on the Palm-fringed banks of Varahanadi with the great wall of Palani immediately North of it. It consists of three parts, the Thenkarai, Vadakarai, Kaikalankulam. The first of these lies on the Southern bank of the river and the other two lie on the Northern Bank. The town is surrounded by pleasant Periyakulam valley which correspond with those of the beautiful Kambum and Varashanad valleys. A long narrow strip of country is shut completely in by Palani and the Travancore hills on the North and West and by the Varashanad and Andipatti Range on the East. Down the centre of the valley run the Suruli and Vaigai rivers.

1.1.03 The town is situated at 10°07' North Latitude and 77°32' East latitude and 86 kilometres West of Madurai and 75 Kilometres South West of Dindigul Town. It is 12 kilometres away from Vaigai Dam, which is one of the principal sources of irrigation, for Madurai District.

CLIMATE:

1.1.04 There is no observation centre at Periyakulam town for recording the rainfall, wind-velocity and direction of wind, etc., the particulars relating to Madurai city are taken as applicable to this town. Accordingly four disitinct seasons could be noticed in the Region.

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PERIYAKULAM LOCAL PLANNING AREA

REGIONAL BOUNDARY

TALUK BOUNDARY

NATIONAL HIGHWAYS

STATE HIGHWAYS

MAJOR DISTRICT ROAD

OTHER DISTRICT ROAD

RAILWAY LINE

WATER BODIES

LOCATION OF PERIYAKULAM TOWN

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They are -

(a) The dry season - (January - March)
(b) The hot season - (April - May)
(c) South West Monsoon season; and
(d) North-East Monsoon season (October - November)

EARLY HISTORY

1.1.05 Periyakulam Taluk was once called Thenkarai Taluk and it is the biggest in Madurai District but much of it consisted of hills and forests. There is an ancient Siva Temple in Periyakulam Town containing inscription of "Pandava Kings" who ruled between 1216 and 1308. The temple is described in one of the inscription as the "Rajendra Choliswaramudaiva Nayanar". Another temple at Periyakulam is "Nedungula-nadu" on a hill near the village is dedicated to "Kailasanatha Swamy". This also contains an inscription of the Pandava King "Maravarma" - alias "Tribnivanchakravarthi Samudra Pandava Devar" (1216 to 1235) who took over the Chola country and was asked to perform the appointment of heroes at "Mudigonda Cholapuram" granting lands to the "temple of Tirumalai Nayanar" at Velkularamanallur in Menodungalamedu".

The name of the town, it is believed might have been after the big tank which was located in old village (even now available) which was called as Periyakulam in Tamil.

1.1.06 Periyakulam Municipality was constituted in the year 1886 with the Members appointed by the Government and charged to look after the welfare of the people. Only in 1899 an elected Council was formed with Members of the Council. The civic body which was constituted with 4 Members has enlarged to accommodated 28 Members now to represent the growing population which has reached 44310 in 1981.

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RAINFALL

1.1.07 Based on the rainfall data the Madurai District could be divided into three regions namely, the hilly region, the eastern region and the Cumbum region. The Cumbum region comprises of Palani Taluk, Western part of Dindigul and Periyakulam Taluk. The most conspicuous feature of Palani Kambum region is the low amount of rainfall during the South-West monsoon and considerable downpour during the retreating monsoon 190 mm. is the maximum rainfall and usually it occure in the month of October.

The average annual rainfall is about 879.9 mm and the total number of rainy days is only 55.

TEMPERATURE

1.1.08 The maximum temperature during summer is 98.8°F. and that during winter is 84.7°F. The corresponding average minimum temperature is 78.0°F. and 80.2°F. The relative humidity in sumper ranges from 66% and 42% and in winter from 90% to 59%. Hot weather lasts from March to June.

WIND DIRECTION

1.1.09 The wind velocity is 6.2 km/hour and it is predominent towards North-West and North-East.

SOIL

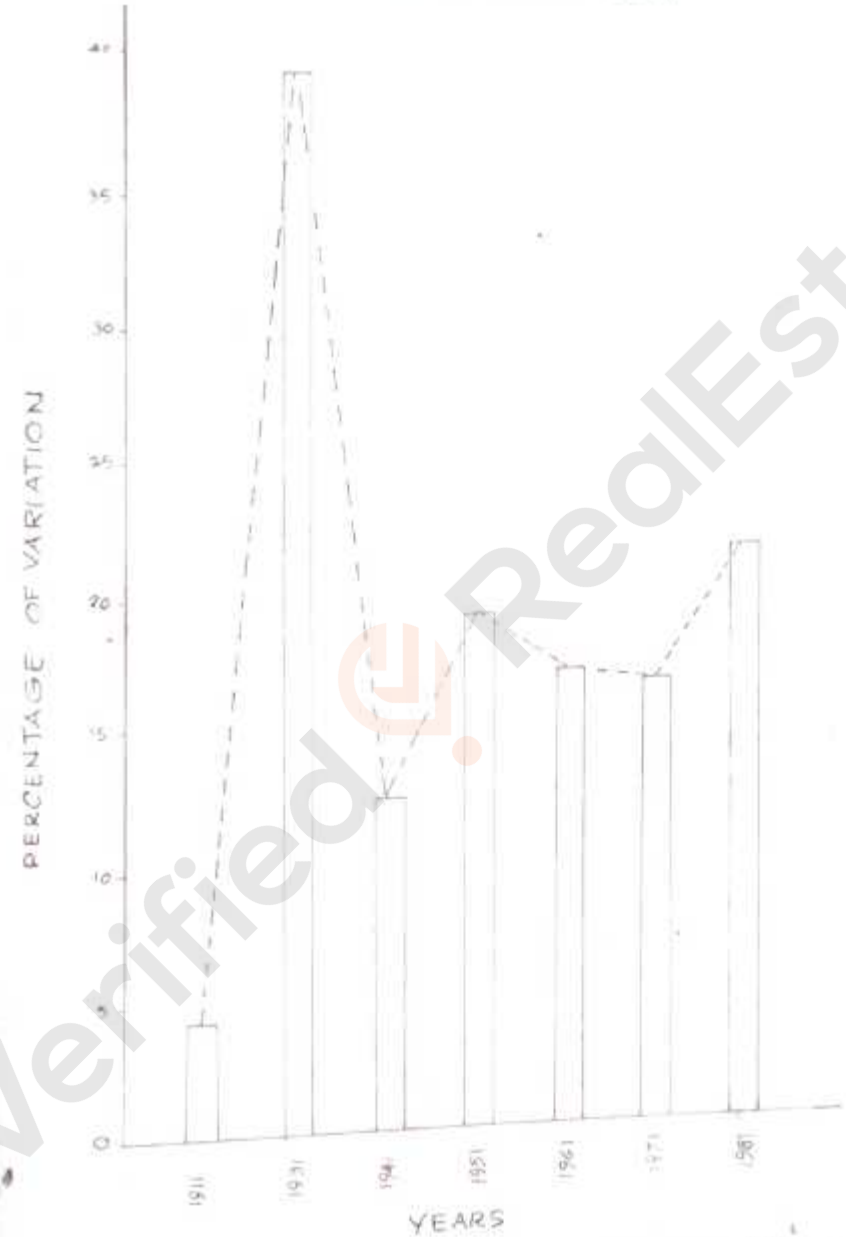
1.1.10. The major groups of soils that are found in the Periyakulam are (1) Black and (2) Red variety. The red soil constitute 91% white black soil is only 9%. Paddy coconut plantation and crops are predominent cultivation in this Region.

EXISTING POPULATION STRUCTURE

1.2.01. The Local Planning Area which covers the Periyakulam town extends over an area of 2.10 square kilo metres. The total population of the Planning Area

MASTER PLAN STUDIES

DECENNIAL POPULATION GROWTH RATE OF PERIYAKULAM DURING 1901-1981



PERIYAKULAM LOCAL PLANNING AREA

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GOVERNMENT OF TAMIL NADU

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(Periyakulam Town) coming to 44,310 as per the 1981 Census. Local Planning Area has been constituted for Periyakulam in G.O.Ms.No.2063, R.D.&.L.A., Department, dated 20.9.1973, The same has been confirmed under section 10(4) of the Town and Country Planning Act 1971 in Gazette as per G.O.Ms.No. 681 R.D.&L.A.Department, dated 16.3.'74 and under section 11(1) or 11(3)(7) in G.O.Ms.No. 650, R.D.& L.A. Department, dated 8.4.1975.

STUDY OF THE GROWTH OF POPULATION

1.2.02 The decadewise population growth of Periyakulam town is given in the Table No. (1).

The growth of population of the town for the past few decades, was as follows:

Table (1)

Decennial Population and Variation of Population

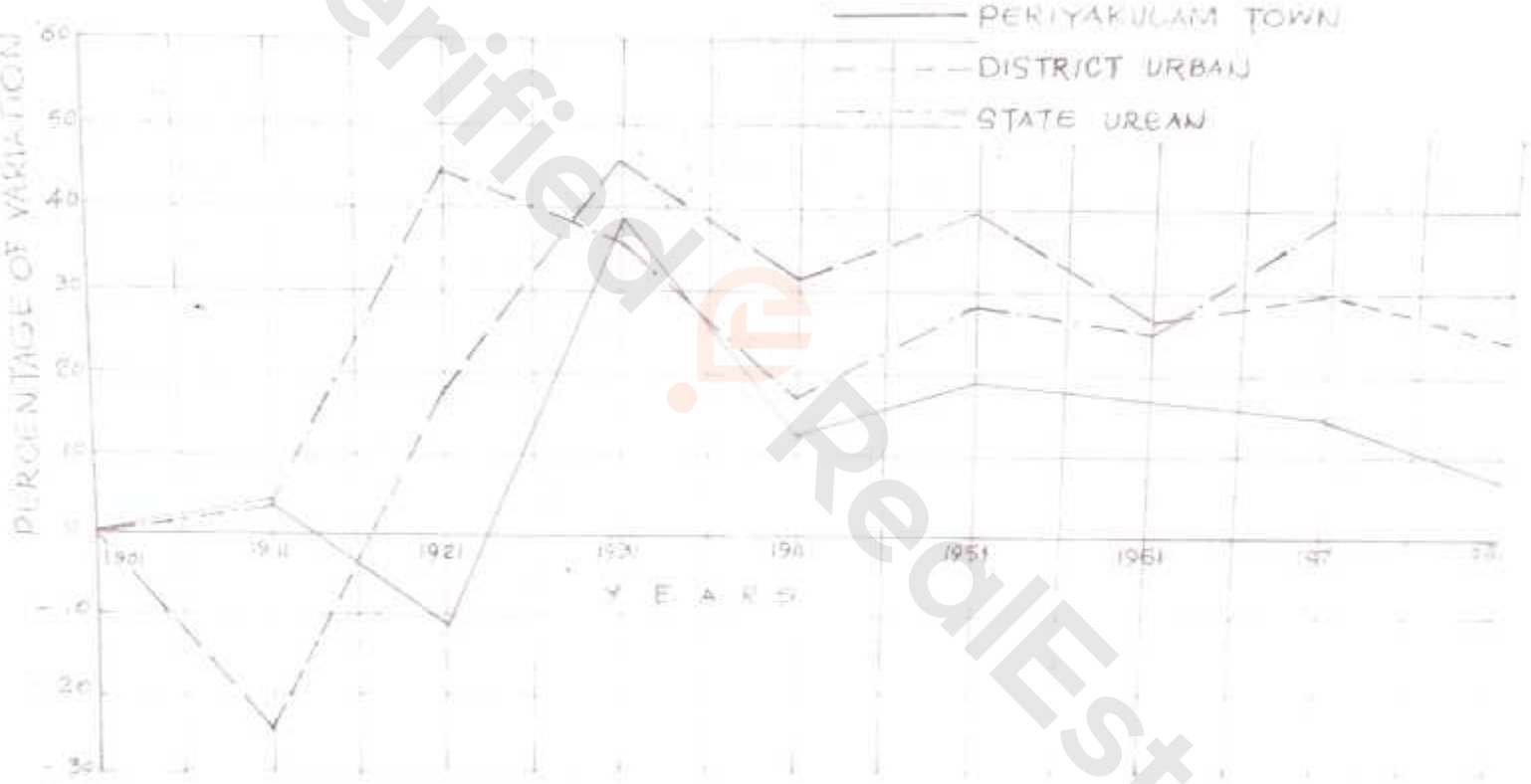
Year	Population	Variation	Percentage of variation
1901	17,960	-	-
1911	18,715	755	04.20
1921	16,478	(-) 2,237	(-) 11.96
1931	23,004	6,526	39.60
1941	25,882	2,878	12.51
1951	31,000	5,118	19.77
1961	38,335	5,335	17.21
1971	41,565	5,226	14.38
1981	44,310	2,749	06.61

SOURCE: Census of India 1971 - General Population Tables.

Note: Net variation over eight decades in 26,350 persons 146.72%.

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TREND OF POPULATION GROWTH



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1.2.03 There have been wide fluctuation in the population changes during the eight decades. The steep dall in the percentage variation and meagre growth of population upto 1921 may perhaps, be due to the influence of epidemic which prevailed during 1917-18. and which took a heavy of human lives throughout the country. It is crystal clear that there has been a rapid increase in population since 1921 and this is more so in urban areas than in rural areas as per cenus reports. During the decade 1921 - 31 the percentage variation jumps from 11.95 to 39.60% filling up the gap of 51.55%. This population increase may be attributed to the migration from rural areas to seek employment, education and food.

1.2.04. The town's growth over the last eight decades is comparable to the growth rates of other important towns like Mayuram, Palani and Tiruchirappalli in this State. But however, this figure is very low when compared to the following towns which are industrially forward.

Town	Percentage variation over eight decades
Tirupur	1,217.30 %
Pollachi	506.80 %
Coimbatore	439.30 %
Madurai	300.80 %
Dindigul	269.40 %
Salem	252.80 %
Periyakulam	126.25 %

1.2.05 For further comparison of the rate of growth of the town with the district urban and State urban, the following Table is added.

Table (2)

Growth rate compared with District and State figures

Decade	Percentage variation of the population		
	Periyakulam Town.	Madurai District Urban.	Tamil Nadu State Urban.
1901 - 1911	04.20	(-) 24.40	03.80
1911 - 1921	(-) 11.95	16.45	44.00
1921 - 1931	36.90	44.85	34.80
1931 - 1941	12.51	30.15	17.00
1941 - 1951	19.77	39.87	28.20
1951 - 1961	17.21	26.13	25.80
1961 - 1971	14.38	30.36	38.70
1971 - 1981	06.61	19.43	-

SOURCE: Census of India 1971 "General Population Table".

The Growth rate is very low in all decades since 1901 as compared to that of Madurai District Urban population and of State. Urban Population.

1.40 Sex Ratio

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Table (3)

1.2.06 The Sex ratio in Periyakulam town for the past few decades was as follows:

Year	Males	Females	Number of Females/ 1000 Males.
1901	8,502	9,458	1,113
1911	8,817	9,898	1,123
1921	7,844	8,634	1,105
1931	11,109	11,895	1,071
1941	12,534	13,348	1,065
1951	15,444	15,556	1,007
1961	18,148	18,188	1,001
1971	20,844	20,717	994
1981	22,492	21,818	970

1.2.07. The sex ratio of females per 1,000 males in the past decades, since 1901 show the decreasing trend. A scrutiny of the particulars published in 1981 Census reports are listed below.

Table (4): Decreasing trend in male population

State/ District/ Taluk	Urban			Proportion of females per 1,000 males.
	Total	Male	Female	
TAMIL NADU	48,408,007	24,487,624	23,920,453	977
MADURAI DISTRICT	4,535,897	2,296,614	2,230,283	971
PERIYAKULAM TALUK	112,724	57,373	55,351	965

SOURCE: 1981 Census.

This decrease in male population may perhaps be due to male migration to the other industrially developed areas to seek employment.

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1.2.08 AGE COMPOSITION

Table (5)

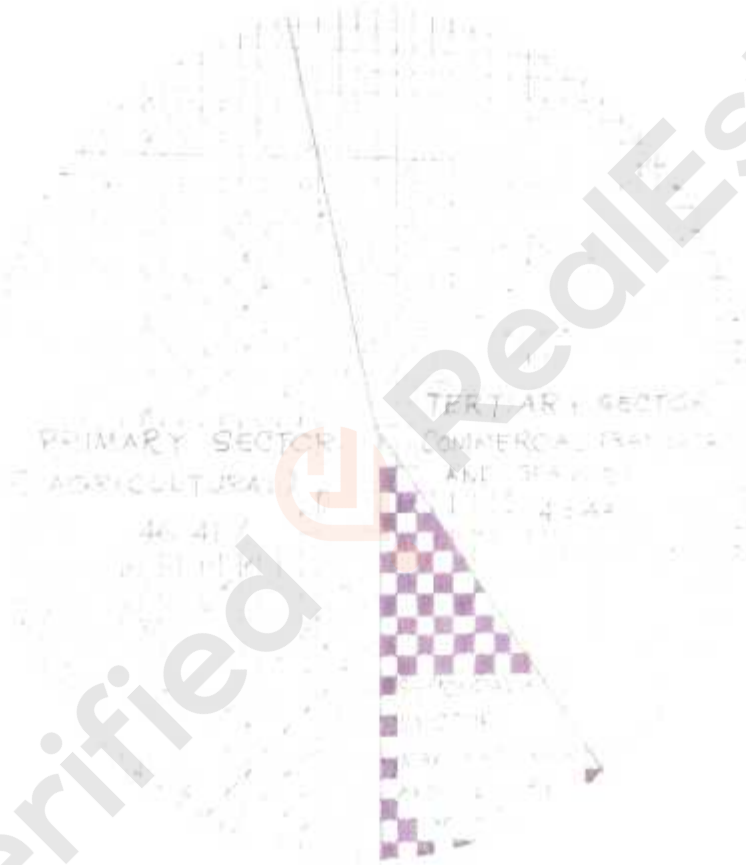
Table showing age, sex distribution of Population (1981)

Age Group	Total persons	Percentage to the total population	Males	Percentage to the total population	Female	Percentage to the total population.
00 - 14	16,446	37.76	8,322	19.77	8,124	18.65
15 - 24	7,539	17.31	3,815	8.76	3,724	8.55
25 - 59	17,064	39.18	8,635	19.83	8,429	19.35
60 &above	2,504	5.75	1,267	2.91	1,237	2.85
Total	43,553	100.00	22,039	50.61	21,514	49.39

ECONOMIC BASE

1.3.01. INDUSTRIAL, COMMERCIAL ETC:

The primary source of economy of Periyakulam town is agricultural based since it is surrounded by fertile agricultural lands. The industrial activities are significantly absent and very few service industries like Automobile workshops are located in the town. The study of the occupational pattern reveals that 47 percent of workers are employed in Primary Sector and nearly 10 percent in Secondary Sectors and nearly 43 percent in Tertiory Sector. In primary sector the agricultural labourers constitute 34.08 percent and in Secondary sector the workers engaged in other than household industries is conspicuous. The Trade and Commerce is the next important economic activity when compared to agricultural activity which constitutes 43.44 percent of total workers.



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1.3.02. The agricultural activity centres upon growing the paddy and cash crops like Coconut, Mango and v getables. The cash crops are exported to other parts of the District. The commercial activity includes the whole-sale and retail trade, the whole-sale being on the export of agricultural produce and the retails on the distribution of mainly domestic goods. The trading units are spread along main transport routes of the town. There is no organised industrial or commercial activity which would support the economy of the town.

1.3.03 The dependency of the workers on various occupations are depicted in the following table.

Table (6)

S.No.	category of workers	Persons	Percentage to the total workers
I.	PRIMARY SECTOR:		
1)	Cultivators	1,405	11.72
2)	Agricultural labourers	4,086	34.08
3)	Livestock, Forestry Fishing	72	00.60
4)	Mining and Quarrying	2	00.01
		5,565	46.41
II.	SECONDARY SECTOR:		
5a)	Household industry	86	00.72
5b)	Other than household Industry	1,024	08.54
6)	Construction	107	00.89
		1,217	10.15
III.	TERITORY SECTOR:		
7)	Trade and Commerce	1,768	14.74
8)	Transport storage and communication	1,302	10.86
9)	Other services	2,139	17.84
		5,209	43.44
	Total workers	11,991	100.00
	Non workers	29,570	-

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LEVEL OF URBANISATION:

1.4.01. The maping of the existing land use is very much essential to assess the present and future potential for development and also to meet the legal requirement of Town and Country Planning Actof 1971 for clearance of Planning permission. The critical study of the distribution and character of the use for which the land has been put in forms a valuable document in formulation of Master Plan.

1.4.02. The existing land use pattern of Periyakulam Town is as indicated in the general land use map. The Varsha river bisects the town into two halves. The orthern part is being called in local name as Vadakarai and the part on the south is called as Thenkarai. Th Vadakarai is mainly a residential pocket with very few shops and the main Bus stand of this town is located in this area. The Thenkarai houses both Government and Private offices, Taluk Court, many schools main shopping area and market of the town. These two distinct parts of the town are interconnected by a bridge and a foot bridge. The banks of the river are pre-dominently developed with coconut grows.

The land use pattern of the town is tabulated below.

The agricultural use constituted 43.18% to the total extent of town and the developed area of the town occupies 56.82% to the total extent of town of total area covered by the town. Among the developed area, residential use occupies highest percentage which is followed by the "Transport and Communication use".

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PERIYAKULAM LOCAL PLANNING AREA

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PERIYAKULAM LOCAL PLANNING AREA

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EFFECTIVITY:

1.4.04. The general demand for electric power is on the increase. The following statement shows the power used for different purposes during the past few years in the town.

TABLE (8)

Electricity Consumption particulars for Periyakulam Town.

Sl no.	Year	Residential use	Industrial Establishment	Street lighting	Other miscellaneous	Total Units. (in KWA)
1.	1960-61	2,07,090	2,09,001	76,662	2,09,972	6,95,725
2.	1961-62	2,21,205	1,81,958	70,384	2,71,152	7,44,699
3.	1962-63	2,44,528	2,00,923	63,120	2,69,441	7,78,012
4.	1963-64	2,49,342	2,01,203	64,034	3,13,923	8,28,502

SOURCE: Tamil Nadu Electricity Board
Street light is provided in the town.

1.4.05. INSTITUTIONS:

Educational and Cultural Activities:

With the advent of Government free scheme for education and the town has registered a high rise in school going population during the recent years. The enrolled pupil strength of all the Educational Institutions in Periyakulam ttown is 12,088. The total area occupied by all those institution is about 10.15 acres and the total built up area is about 02.43 acres. The open spaces including play fields attached to the Institutions total to 07.59 acres.

The analysis regarding school strength, site area, built up area and play ground are given below:

Table (9) Educational particulars:

S.No.	Classification	No.	Strength	Site area (Ac.	Built up area in sq. ft.)	Play ground
1.	Elementary school	9	2,035	1.25953	0.13139	5.05250
2.	Higher Ele.school	18	9,578	3.17762	1.12735	1.21822
3.	High School	2	3,236	4.30505	0.32820	0.37500
4.	Others	4	350	0.18670	0.05563	NIL

PROPOSED LOCAL PLANNING AREA

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1.4.06. PRIMARY EDUCATION:

There are 9 Elementary Schools in the town with a strength of 2,035. The total play area of all the Elementary school is about 05.05 hectares.

There are 18 Higher Elementary Schools in the town with a strength of 9,578 pupils. It has got play ground facilitds.

1.4.07. SECONDARY EDUCATION:

There are 2 high schools in the town with a strength of 1,566 of which one is for boys and the other girls. Schools are maintained by the Government. The total area occupied by the schools is about 04.70 acres including about 00.85 acre of play area.

There is one Arts College situated in Southern site of the town. One glaring deficit is that the educational institutions are not endowed with open space and play ground which would be very detrimental to the health of the stdents.

1.4.08. RECREATION FACILITIES:

Recreational facilities in the town are tabulated as given below.

Table (10)

Sl no.	Name of use	no.	Site area	Built up area	Extent
1.	Library	3	0.02330	0.0702	-
2.	Cinema theatre	3	3.28680	0.23758	-
3.	Parks	3	0.19100	-	-
4.	Clubs	3	-	-	0.25688
5.	Play-ground	-	-	-	0.05678

1.4.09. RELIGIOUS INSTITUTIONS:

Religious Institutions occupy significance in the life of the Community. There is one important temple in the town called "BALA SUBRAMANIASWAMY" temple situated on the western side of the town near the Municipal boundary.

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Equal importance is given for construction of Churches and Mosques for the benefit of the people. The town is very compact and occupied by people of different Religions.

Table (11) Religious Institutions in the Town.

Sl no.	Name of the Institution	Number	Site Area	Built up area
1.	Temple	59	5.12316	1.21574
2.	Mosques	6	0.14202	0.06688
3.	Churches	6	0.26318	0.08440

1.4.10 MEDICAL INSTITUTIONS:

The Government Prince of Wales Hospital, Periyakulam serve the public by providing modern medical facilities. Besides this, there are Municipal and Private Dispensaries, Maternity and Child Welfare Centres. The Municipal Siddha Dispensary is availed by large number of people, for treatment with integrated medicine and the total number of patients treated were 49,515 during the year 1981-82.

The following Table shows the number of health institutions in the town.

Table (12) Medical facilities:

Sl no.	Classification	No.	Ownership	No.of bed strength	In-patients rate	Out-patients rate
1.	Hospital	1	Government	76	155 per day	1400/month
		2	Private	12	5/month	550/ "
2.	Hospital					
3.	Dispensary & Nursing home/ Clinic	10	-do-	..	..	3170/ "
4.	Maternity Home	1	Municipal	20	81/month	567/month
5.	Siddha Dispensary	1	-do-	..	..	1200/ "
6.	Veterinary Hospital	1	Government	..	..	..

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1.4.11. LITERARY:

Literary in Town:

The distribution of Literates of the town was as follows:

Table (13)

Year	Total Literate	Female Literate	Percentage to the total literate	Male literates	Percentage to the total literate.	Percentage of literate to the total population.
1951	6,944	..	29.30	..	70.70	22.30
1961	17.980	6,440	35.71	11,540	14.29	49.60
1971	25,523	8,827	39.19	13,696	60.81	61.41
1981	28,328	11,676	41.22	16,652	58.78	63.93

Source: Census ofIndia 1971 & 1981

Out of the total Literates males constitute 60.81% while females constitutes 39.19% (in the year 1971) The percentage of Literature to the total population works out as 61.41%. The role playedby the RoMan Catholic Mission and the Central Schemes might have contributed to the increase in literacy from49.60% to 61.41% during last decade.

SUMMARY:

1. The periyakulam town is located at the front hills of Kodaikanal hills and has got an advantageous location being close to the Recreational centres like Kodaikanal summer resort, Vaigai Dam park and Kumbakarai falls. It is situated at a fairly level land at the banks of Varaha nadhi and in the midst of which agricultural fields.

2. It got the status of Municipal town, nearly a century ago and is a Taluk Head-quarters and many Government and Engineering Departments have their offices in this town.

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3. On the town is divided by a natural element viz., the river which also acts as a barrier for free flow of men and vehicles. Being old town, the old residential pockets present a bad look and many buildings require complete renovation and renewal.

4. The town is bisected by major roads leading to neighbouring towns like Theni, Andipatti and Batlagundu.

5. The Agriculture is the predominent economic activity. The commercial activity centres on the whole-sale trade of the agricultural produces. The coconut and plantations crops are chief among the goods traded.

6. The community facilities offered and by the civic authorities are too meagre. The recreational aspect is a totally neglected area. Regarding the services like water supply and drainage, the town is yet to be covered under underground drainage scheme. Theeducational facilities need further strengthening by the provision of play grounds.

7. The river is considered to be an useful physical componant in the town is providing facilities for maintaining favourable water table and as well as lung space for a town. The river in this town is thoroughly misused.

8. A striking feature of the town is that it does not have land for expansion. The The undeveloped land in and around the town is occupied by agricultural use where coconut is the chief cash crop is given. The only alternative is to extend the town area to include certain

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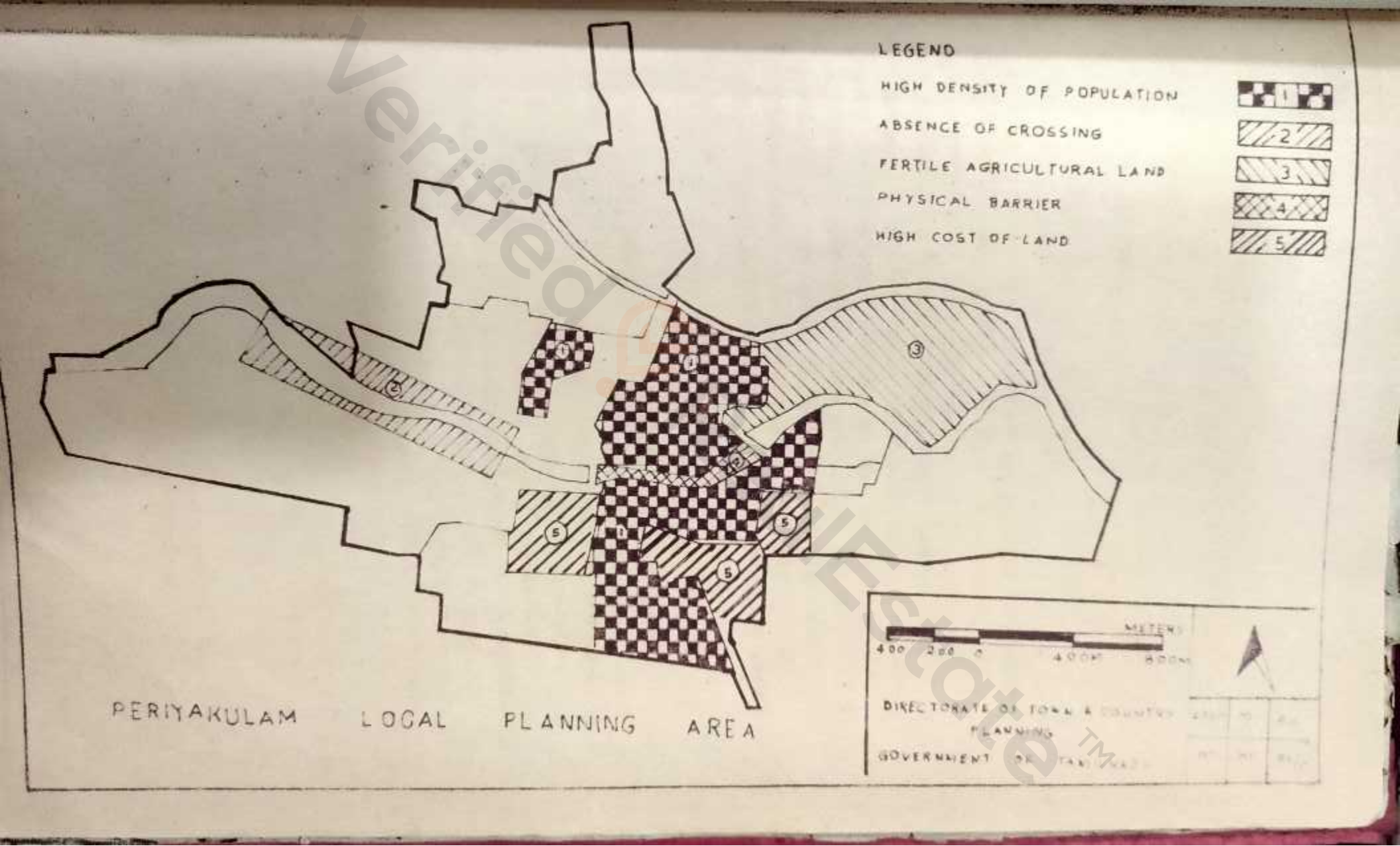
neighbouring villages where dry belt is available.

9. There is a conspicious absence of industrial activity in this town. The availability of land might also be a contributing factor for this draw back.

1.5.00. The town is a Taluk Headquarters town. The Periyakulam taluk covers 3 towns and 52 villages. The extent covers to 1,74,622.00 hectares. The Periyakulam town's administration is under the Municipal body which was constituted in year 1886. The town's extent is 2.10sq.km. The Town Planning activities are controlled and regulated by Town and Country Planning Act of 1971 and Local Planning Area constituted merges with the Municipal boundary. The Municipal Council becomes the Local Planning Authority and the Commissioner has been appointed as Member-Secretary.

1.6.00 The District Regional Plan prepared by the Department of Town and Country Planning, has identified twenty growth centres for this Madurai district and Periyakulam is included as one of the growth centres. The growth centre is 3rd order in heirarchial pattern of urban settlements as evolved by the Regional Ilanning Policy (based on 1971 Population as 41,561). This town will emerge as service and marketting centre to serve for the population in and around this town.

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LEGEND
HIGH DENSITY OF POPULATION
ABSENCE OF CROSSING
FERTILE AGRICULTURAL LAND
PHYSICAL BARRIER
HIGH COST OF LAND
1
2
3
4
5
METERS
400 200 0 400M 800M
DIRECTORATE OF TOWN & COUNTRY PLANNING
GOVERNMENT OF TAMILNADU
PERIYAKULAM LOCAL PLANNING AREA

CHAPTER II

2.00.00 SCOPE FOR URBANISATION:

2.1.01. ENVIRONMENTS:

Periyakulam town is one among century old town in Madurai District and is ranked 7 in respect of the size. This town has been constituted as Municipality, a century ago and it enjoys a status of a taluk headquarters. Being at the foot of the Kodai hills this acts as a collection and distribution centre for agricultural and plantation products. Kodaikanal, Vaigai Dam and Kumbakarai are the important recreational centres serving the District and the State and Periyakulam town is close to all these centres. It has an impact of the growth and development neighbouring town namely Theniallinagaram which is an important commercial town and famous for market for cotton and agricultural products which are exported to other States in the Country.

2.1.02. The study of the profile of the town reveals that it has developed in a linear pattern along the course of the river Varahanathi. The residential houses within, the old pockets of the town have sprungup on both sides of river have been built abutting narrow lines, the widening of which will be a difficult task. The commercial units which have come up, got roots in southern part of the town and have spread along the major roads connecting the neighbouring towns. The service facilities and institutional uses are also scattered in this town. The transport terminal is located on the northern part. The town being a taluk headquarters, the public offices like Revenue Divisional Officer's Office, Court, Public Works Department Office etc., have been located on the southern bank.

The roads are meant for mixed traffic and many stretches are narrow and are disorganised.

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2.1.03. LIMITATION DUE TO NATURAL FEATURES:

The town's structure depicts two distinct parts one viz., Vadakarai and the other viz. Thenkarai which are Tamil version of areas lying on north of river and the other on south of river. This shows that river plays a significant role in bisecting the town's activities. The northern part of river is the concentrative of residential houses and the southern part is basically a mixed zone consisting of residential, commercial and administrative activities. The river acts as a earlier for mutual linkage and two bridges have been constructed across the river.

2.2.00. The population as per 1981 census comes to 44310. The District Regional Plan has identified this town as a growth centre and future population is assessed to be 52000 in 1991, 59,000 in 2001 and 67,000 in 2011. The present overall density works out to be 440 persons per hectare of town area (excluding the non-urban use). The desirable density is assumed to be 350 persons per hectare. This poses a problem for finding an alternative residential area to an extent of nearly 19.50; 15.50, 21.50 hectares in 1991, 2001 and 2011 respectively to accommodate the increase in population over the decades.

2.3.00. The agricultural use occupies 43.2% in the Town's usage and the prodominent agricultural operations are coconut plantation and gardens and paddy cultivation. The area of coconut plantation and rice cultivation cannot be taken up for urban uses as it would affect the production of rice and coconut. The areas immediately surrounding this town also formspart of fertile agricultural belt.

2.4.00. The town is developing along east-west direction in a linear fasion and commercial activities are prominent withfew industries.

Planning area consists of 3 tanks and agricultural fields and any development has to be done at the expenses of rich agricultural fields. Absolutely there are no new developments on the west owing to the high cost of lands.

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The protected water supply is made available for this town from 1912 taking water from Berijam lake at the rate of 25 gpcd. This needs improvement. The disposals are let into the river Varahanadhi haphazardly at many points within the town area creating unhealthy atmosphere and pollution in water which needs check and preventive measures. Also the roads in the midst of the town area (Example: Mahatma Gandhi road) are very narrow and both sides of them are thickly built up and widening of roads are hardly possible. There is no underground drainage system for this town and the existing open drainage system needs further improvement. But the city is divided by this river, and the cost of provision of underground sewage will be comparatively higher.

2.5.00. The existing uses on either side of the river Varahanadhi are with full of coconut gardens and nurseries which needs preservation and hence the possibility of planning roads on banks of river will hardly be possible.

Many of the important developments (construction of Arts College) have taken place beyond the administrative limit. The Local Planning Area confines to the administrative borders of the Municipality and therefore is to be extended to include Vadakarai, Kilvadakarai, Thenkarai and Thanaraikulam.

2;6.00. The town with all its capabilities both at present and in future will have enough scope to emerge as a agricultural and commercial centre. A few service units like rice bulling and agro-based service units may add to the towns industrial activity. The study of the economic potentials shows that there is no possibility for starting new industries within the Planning Area. The plan has to be aimed at for the growth and development of the town as a residential and a commercial centre. The service activity could be organised to cater to the needs of the town and villages lying around.

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CHAPTER - III

3.0.00 PLAN OBJECTIVES:

The following objectives are included in the planning of Periyakulam Town.

3.1.00. PHYSICAL LAND:

Nearly 40% of town's use is occupied by agricultural use wherever possible the potential agricultural lands are reserved and only less potential lands are taken up for urban uses.

3.2.00 The community involvement is negligible in the town's development. The constitution of Local Planning Authority with the members of town with whom the planning and development will be enrolled would provide ample scope for participation in decision making. The pooling of private investment will be influenced by ear-marking industrial and commercial uses under Detailed Development Plans and improving the new network.

3.3.00. The activity planning is proposed to regroup the existing residential uses, commercial uses and required infrastructures will be provided in the plan.

3.4.00. The industrial activity is not significant in this town and hence provision is made for promoting this activity.

3.5.00. The river crossings are provided at two parts and this is considered as enough for the present and future.

3.6.00. The community participation is totally absent since is no provision in the town. The creation of organised parts, open space and social clubs will create opportunities for social gathering. Building a better community will be the National asset. The plan objectives includes creation of community centre to promote this activity.

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3.7.00. The plans aims at providing on organisation responsible for co-ordinating and monitoring the planning activities. The Town and Country Planning Act of 1971 provides for the constitution of Local Planning Authority for this town Local Planning Authority has been constituted and it is functioning at present.

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CHAPTER - IV.

4.00.00. POLICY TOOLS:

4.1.00. LAND DEVELOPMENT POLICY:

4.1.01. The ultimate population for the town is 1991, 2001, and 2011 is assessed to be 52,000, 59,000 and 67,000 respectively. It is proposed to reduce the overall density from 440 persons per hectare which is existing to 350 after the next 3 decades of implementation of Master Plan. The overall requirement of land for urban uses will be assumed 138.80 hectares, 154.30 hectares and 175.80 hectares at the end of next 3 decades. This is shown in the following table.

Sl No.	Decades	Total land required	Existing (all in hectares ..)	Additional land required.	Overall density per hectare.
1.	1981-1991	138.80	119.30	19.50	390
2.	1991-2001	154.30	138.80	15.50	370
3.	2001-2011	175.80	154.30	21.50	350
			Total	56.50	

4.1.02. The total extent of the town is 210 hectares out of which 90 hectares (i.e.) nearly 43.18% is occupied by lands put into agricultureland under water and vacant lands. This shows a considerable amount of land within urbanisable limit is left to non-urban uses. The development policy will have to include the following.

1. Preservation of potential agriculturallands. (coconut thopes only)
2. Wherever possible the less profitable agricultural dry land and vacant lands shall be brought for urban uses when the town demands it.With above said policy frame work the lands required for future urban uses are worked out and tabulated above.

4.1.03. DEVELOPMENT AREAS:

General areas of the town shown in Map no.DTCP/M/84-MR/MP/10/84 is thickly populated area and hence it is designed for improvements. The residential pockets in Vadakarai and mixed land uses in the Thenkarai require

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redevelopment and regrouping. The redevelopment involves the renewal of old delapidated structures and constructed this their places. The regrouping is aimed for consolidating the non-residential uses like Commercial and Service industries. The improvement measures are suggested to make the old developments fit for modern living conditions. The preparation of Detailed Development Plans will provide opportunities to identify the problem areas and also plan for remedies. Before taking up this plans detailed studies are essential and they will be formed after the publication of Master Plan.

The lands already covered under Sanctioned Detailed Development Plans (within Local Planning Areas only) are considered to be the potential areas for immediate development. The lands on the south , lying on the Thenkarai Extension Detailed Development Plan,lands abutting the southern boundary of the Local Planning Area and lands on the eastern part of the town and lands lying in between Varahanathi river and Andipatti road are reserved for urban uses in First phase.

The lands lying on the Western boundary of local Planning Area and southern portion of Chottuparai road, eithersido of Varahanathi river in the middle of the town and southern portion of channel are ear-marked for the developments in II and III phases. The additional area required is taken within the Local Planning Area itself for future developments. The lands ear-marked for development in First Phase will be left to the private developer by building necessary infrastructure through the implementation of Detailed Development Plans.

The land values within the control pocket is in the range of Rs.50/- per square metre and in the periphery Rs.30/- per square metre.

4.2.00. ECONOMIC DEVELOPMENT POLICY:

4.2.01. The economic activity of the town centres around agriculture and trade. The trade units cover only retail trade and there is no much significance attached for the expansion of these whole-sale trade in this town.

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There is a good scope for industrialactivity if lands and other facilities are provided and this could be considered only when the adjoining dry belts lying adjacent to Periyakulam-Theni road are included with the Local Planning Area. There are signs of industrial growth along this traffic route. As such there is no possibility to expect major industrial activity within the Planning Area but however an area on the northern corner and adjacent to Madurai road has been set apart for accommodating service industries and agro-based industries.

4.3.00. COMMUNITY DEVELOPMENT POLICY:

The community participation is a must in a town's developmental activities. But this is totally absent in this town. There is no infrastructur built in. It is one of the objectives of this plan to create a community centre. There is no space available within the proposed bus stand.

4.4.00. STANDARDS OF URBANISATION POLICY:

4.4.01. WATER SUPPLY AND DRAINAGE:

The present water supply system is being continued as per the scheme assigned in the year 1903. The average consumption of water supply previously was 60 litres. The domestic water supply for Periyakulam was supplied at the rate of 75 litres per head per day from 1905. Now the Government have executed a new scheme at the cost of Rs.37.50 lakhs and this is functioning from 10.9.1977.

The town is not provided with underground drainage system. Apart of the sewage is cleared by the carts and the rest of the sullage and sewage water is let into the river Varahanathi which runs in the centre of the town.

A comprehensive drainage scheme is pending finalisation by the Government. If the scheme is finalised and executed the pollution of river water will be avoided.

Since Periyakulam is not an industrially developed town, the discharge from the industrial waste is not a problem confronting the local authorities at present.

Now the Government has sanctioned an amount of Rs.21.96 lakhs for the drainage scheme in G.O.1685 dated 29.9.1972 and the same is to be adopted yet. The water Supplyand Drainage Board, a Quasi-Government agency is taking up this job and the distribution mains are being laid and the reservoir has been built and hence no new land areas is required for this.

4.4.02. TRANSPORTATION:

The roads are the only means of communication system. The roads of the town are too narrow except those stretches connecting Periyakulam-Theni road and Periyakulam-Batlagundu road. The internal roads are too narrow and most of them can carry only slow moving vehicles and pedestrains. The river Varahanadhi acts astraffic barrier.Two bridges andone foot bridge have been constructed across the river.

There is a need for improving the roads along the banks of the river and forming filling the missing links. There is also a need to connect Batlagundu and Theni road which would help to ease the conjection within the town. This has been included in the Development policy. Many of the old roads have been proposed to be widened or improved. The bus terminal is functioning on the north end it is inadequate hence decided to shift it to a location on the eastern end of the town.

4.4.03. HEALTH:

The health needs are served by the Government. Hospital with the bed strength of 50 at present. The out-patients facility is also available.Hence no provision is made for location of hospital in the plan. But however a few health clinics are proposed to be included in the Detailed Development Plans.

4.4.04. HOUSING

Housing is an important factor which influence the health, happiness and general well being of the people to a greater extent. Assuming a size of 5 person per house-

HOUSING DENSITY 1983

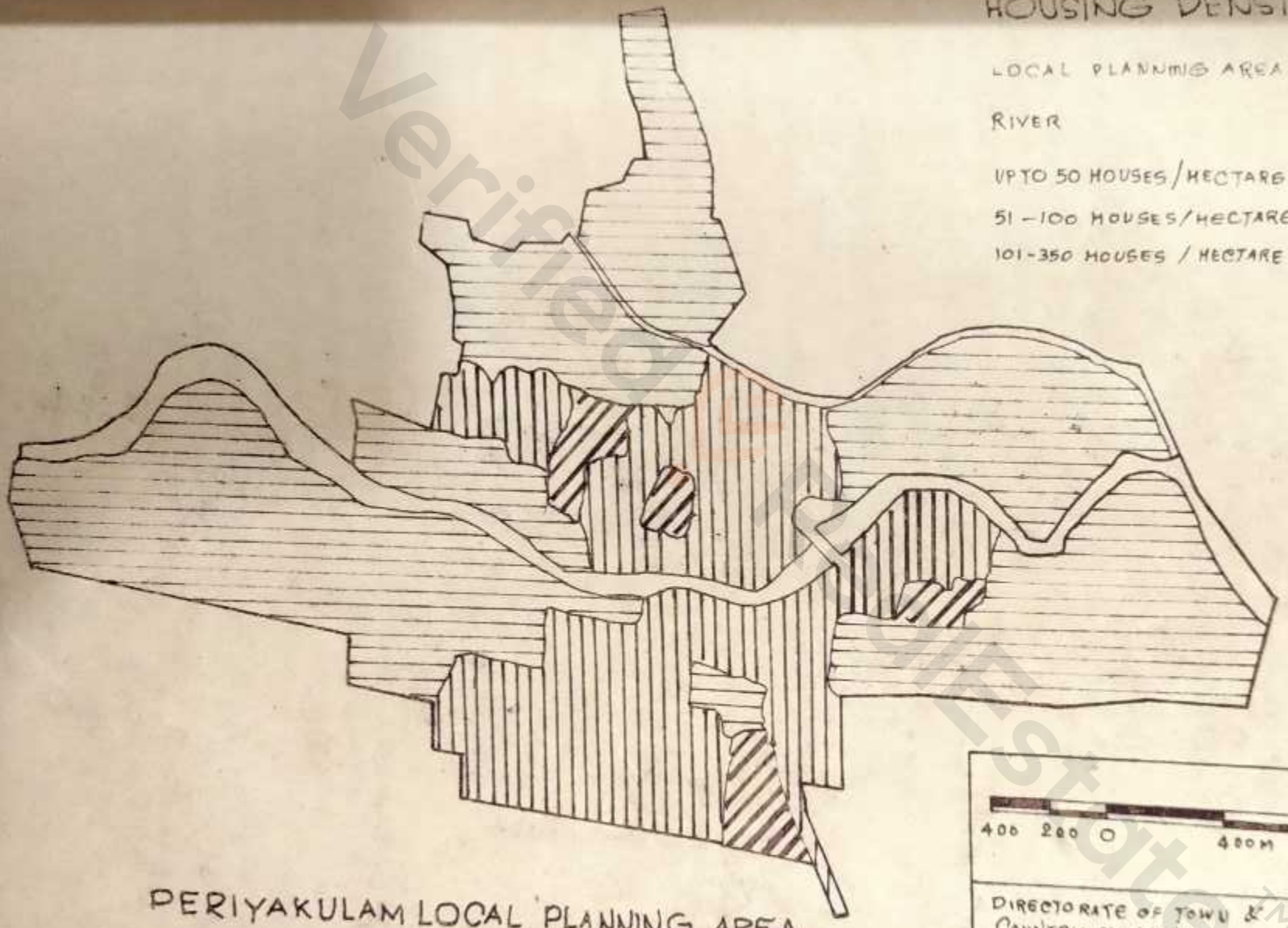
LOCAL PLANNING AREA BOUNDARY

RIVER

UP TO 50 HOUSES / HECTARE

51 – 100 HOUSES / HECTARE

101 – 350 HOUSES / HECTARE



PERIYAKULAM LOCAL PLANNING AREA

METRES
400 200 0 400M 800M

DIRECTORATE OF TOWN & COUNTRY PLANNING
GOVT. OF TAMILNADU

DTCP	M	84
MR	MP	84/h

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hold, the houses required in 1991, 2001 and 2011 will be 10,400, 11,800 and 13,400 respectively. The existing housing stock is 5,377 as against 7,616 households (1965). This worksout to be 1.4 households per house. The following Table provides the requirement of the additional stock of housing units over the coming decades. The future requirement is worked out with the standard of 1.25 households per house as a basis.

4.4.05. OTHER SERVICES:

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 1000 population and the land is not specificallyallocated by included in the area reserved for public and semi public.

4.5.00. ADMINISTRATIVE POLICY:

The town's administration is looked after by the Civic body (i.e.) Periyakulam Municipality. The Planning and execution of the projects under planning is entrusted to an Authority called the Local Planning Authority" which is constituted for Periyakulam by the orders of the Govt. in G.O.Ms.no.650, Rural Development and Local Administration dated 8.4.1975. The powers are delegated by the Town and Country Planning Act of 1971 to investigate the formulate schemes to the requirement of the town for both present and future. The Periyakulam Local Planning Authority will have its own funds created with both internal and external resources and hence this body is considered to be sufficiently enough to implement the Master Plan.

The provision of services like Housing and Water supply are looked after by the Tamil Nadu Housing Board Tamil Nadu Water and Drainage Board. The buildings which require tecnnical are entrusted to State Public Works Department. The Local Planning Authority may utilise the assistance and services from these agencies.

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Table 14. DECADE-WISE HOUSING REQUIREMENT

Sl.No.	Decades	Population estimated	No. of household at 50 per household	No. of dwellings required.	No. of dwellings actually required	Existing Housing stock.	Additional requirement.	Land required at 50 units per hectare
1.	1981 - 1991	52,000	10,400	10,400	8,320	8,000	320	06.41
2.	1991 - 2001	59,000	11,800	11,800	9,440	8,320	1,120	22.40
3.	2001 - 2011	67,000	13,340	13,340	10,672	9,440	1. 232	24,64

* - (1) It is assumed that the average of House-holds per residential unit will be 1.25.

(2) Higher dwelling densities is assumed (ie. 50 dwellings per hectare) for the areas to be newly developed for residential as there is scarcity of non agricultural land within the town.

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CHAPTER V

5.0.00. PROGRAMMES FOR IMPLEMENTATION:

The action programmes are essential for successful implementation of the Master Plan. The act requires preparation of Detailed Development Plans for development of specific areas. The town will be devided into viable zones and these zones will be covered under the Detailed Development Plans. These zones will be developed by preparing Detailed Development Plans as guided by the Town and Country Planning Act.

The action programmes will emenate only from the Detailed Development Planning and hence left to the detailed survey and decision by the L.P.A. who should follow up this Master Plan.

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EDUCATION: Students age group projection at the rate of 40 for 0-14 age group and 32.4% for 15 - 34 age as adopted 1961 Census particulrss.

Year	Population	Age Group 00 - 14 at 40.2%	School Age Children		Age Group 15 - 34 at 32.4%	Secondary school age Children 10% Existing.	Total	
			Primary 25%	Secondary 10%			Primary	Secondary
	44,310		8,021	3,592		3,236	8,021	6,828
1991	52,000	20,904	5,226	2,090	16,848	1,685	5,226	3,775
2001	59,000	23,718	5,929	2,371	19,116	1,912	5,929	4,283
2011	67,000	26,934	6,733	2,693	21,709	2,171	6,733	4,864

Existing Educational Institutions.

Institution	Existing Number	Students strength	Area in Hectares
Primary School	9	2,035	0,6458
Higher Elementary School	18	9,578	1,3791
High School	2	3,236	1,7922

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ANNEXURE - II

PROPOSED LAND USES.

Sl.	Land use	Existing in Hectares 1981	Standards adopted	Area required for (in hectares) 1991 (I)	2001 (II)	2011 (III)	Total
1)	Residential	61.88	350 persons per hectare	11.00	10.00	11.00	32.00
2)	Commercial	02.96	0.2 hectares per 1000 persons.	01.50	00.75	00.75	03.00
3)	Industrial	04.49	0.2 hectares per 1000 persons.	02.00	01.50	01.50	05.00
4)	Educational	04.10	One primary school for every 300 students (0.5 Hec.) One Secondary School for every 1000 students (2.00 Hec.)	02.00	02.50	02.00	06.50
5)	Public and Semi Public	45.87	0.1 Hectare per 1000 persons.	03.00	03.00	04.00	10.00
		119.30					
6)	Agricultural	90.70	..	..	..	..	(18.78)
	TOTAL	210.00		19.50	15.50	21.50	56.50

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ANNEXURE III

PERIYAKULAM POPULATION PROJECTIONS

I. Arithmatic Progression Method:

1971	-	41,561
1981	-	44,310
1991	-	47,604
2001	-	54,192

II. Parabolic Curve Method:

1991	-	52,939
2001	-	60,296
2011	-	68,319

III. Geometric Curve Method:

1991	-	51,473
2001	-	58,704
2011	-	66,952

	1991	2001	2011
Arithamatic	47,604	50,898	54,192
Parabolic	52,939	60,296	68,319
Geometric	51,473	58,704	66,952 *
	52,000	59,000	67,000

(adopted in Master Plan report)

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GOVERNMENT OF TAMIL NADU

ABSTRACT

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

- -

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.No.650 Dated 8th April, 1975.

ORDER:

The appended notification will be published in the Tamil Nadu Government Gazette.

(BY ORDER OF THE GOVERNOR)

R. BALASUBRAMANIAN
SECRETARY TO GOVERNMENT.

//True Copy/Forwarded/By Order//

(Sd.)....
Section Officer

APPENDIX

NOTIFICATION

In exercise of the powers conferred by proviso to sub-section (1) of section 11 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1979) the Governor of Tamil Nadu hereby declared the Local authority of 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. Sathyamangalam
12. Bhavanisagar
13. Valparai
14. Manaparai
15. Turaiyur
16. Karur
17. Tiruvallur
18. Chingleput
19. Arkonam
20. Gudiyatham
21. Vaniyambadi
22. Tiruvannamalai
23. Arni
24. Walajapet
25. Ranipet
26. Arcot
27. Ambur
28. Tirupattur
29. Tindivanam
30. Villupuram
31. Nellikuppam
32. Panruti
33. Vridhachalam
34. Chidambaram
35. Mayuram
36. Nagapattinam
37. Mannargudi
38. Pattukottai
39. Tiruvarur
40. Sirkali

41. Pudukkottai
42. Attur
43. Rasipuram
44. Tiruchengodo
45. Idapadi
46. Namakkal
47. Mettur
48. Yercaud
49. Colochel
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. Aruppukottai
65. Devakottai
66. Paramakudi
67. Ramanathapuram
68. Sivaganga
69. Rameswaram
70. Kudayanallur
71. Kovilpatti
72. Puliangudi
73. Sankarankoil
74. Shencottah
75. Thenkasi
76. Courtallam
77. Tirunelveli.

// true copy //

Sd/-
Section Officer.

Office of the Director of Town and Country Planning, Madras-1.
Endt.Roc.No.11934/75 MP Dated 3.6.75.

Copy communicated.

(sd)
for the Director of Town and Country Planning.

// true copy //

Assistant Director of Town and Country Planning, Madurai.

ABSTRACT

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

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

G.O.Ms.No.651

Dated 8th April, 1975.
Read:

G.O.Ms.No.650, RD&LA, dated 8.4.1975.

ORDER:

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

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

3. The Government clarify that on the decla[illegible] by the Government of the single local authority as local [illegible]ning authority under the proviso to section 11(1) of the [illegible] the Chairman, members and executive authority of the loca[illegible] authority shall automatically become the Chairman, members and the executive authority of the local planning authority concerned.

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

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

(BY ORDER OF THE GOVERNOR)

Sd/-BALASUBRAMANIAN
Secy. to Govt.

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APPENDIX

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

LIST

Sl. No.	Name of the Local Authority	Name of the Local Planning Authority
Madurai District		
1.	Palani Municipality	Palani
2.	Periyakulam Municipality	Periyakulam
3.	Bodinayakanur Municipality	Bodinayakkanur
4.	Theni-Allinagaram Municipality	Theni-Allinagaram
5.	Cumbum Municipality	Cumbum
6.	Kodaikanal Township	Kodaikanal

xx xx
xx xx

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(sd)
Section Officer.

Office of the Director of Town and Country Planning, Madras-2.
Endt.Roc.No.1991/75 MP1 dated 3.6.75.

Copy communicated.

(Sd)
for Jt.Director of Town & Country Planning.

// true copy //

Assistant Director of Town and Country Planning, Madurai-2.

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PERIYAKULAM LOCAL PLANNING AREA

(I) Residential Use Zone -

(a) Primary Residential use zone:

Ward and Block No.	Town survey numbers
1	6 to 23, 25 to 28, 30, 31
2A	39 to 45, 50, 51/1, 51/2
3	75, 76, 78 to 81, 83 to 90, 92 to 98, 100 to 130, 132, 133, 134, 137 to 146, 149 to 158, 160 to 176, 179, 180, 182 to 191, 193 to 206, 208 to 212.
4	221, 224, 22, 213 to 219, 227 to 237, 241 to 243, 245 to 248, 250 to 259, 260 to 266, 269 to 290, 291 to 299, 302 to 322, 324 to 329, 334 to 354, 356 to 377, 379, 380,
5	382 to 390, 392 to 399, 401, 402, 404 to 405, 407 to 414, 416, 418, to 424, 426 to 431, 433, 437 to 445, 446 to 452, 453 to 460, 463, 465, 468 to 472, 474 to 478, 483 to 495, 500 to 518.
6	521 to 527, 529 to 533, 535 to 538, 540 to 543, 546 to 554, 556 to 563, 566 to 572, 574 to 585, 587 to 590, 592 to 598, 600 to 604, 606 to 616, 618 to 621, 623 to 631, 632 to 637, 639, 642 to 646, 648 to 652, 654 to 655, 658, 659, 660 to 668, 679 to 681, 683 to 685, 687 to 697, 699 to 712, 5113 to 5128, 5130, 5131
7	714 to 722, 724 to 744, 746 to 758, 759 to 768, 770 to 776, 783 to 784, 787 to 798, 800 to 809, 811 to 818, 820 to 822, 835, 836 to 839, 844 to 854, 858 to 860, 862 to 870, 880 to 886, 888 to 910, 911 to 922, 924 to 928, 930 to 932, 934 to 936 938 to 952.
8	955 to 958, 960 to 973, 975 to 982, 988 to 1013, 1015, 1019, 1036, 1037 to 1040, 1044 to 1053, 1058, 5118.
10	1105 to 1119
11	1122 to 1125, 1130 to 1136, 1140 to 1144, 1145 to 1148, 1150 to 1154, 1157 to 1161, 1164 to 1168, 1170 to 1203, 1205 to 1208, 1210 to 1218, 1220 to 1235, 1238 to 1244, 1248, 1250 to 1263, 1265 to 1284.

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(I) (a) contd....

Ward and Block No.	Town survey numbers
12	1276 to 1281, 1283 to 1292, 1294, 1295, 1297, 1299 to 1302, 1305to 1314, 1315 to 1319, 1322 to 1327, 1331 to 1335, 1337 to 1345, 1351 to 1355, 1358, 1360 to 1362, 1364 to 1383, 1385 t 1399, 1397 to 1419, 1421 to 1429, 1432 to 1446, 1448 to 1455, 1465.
13	1496 to 1499, 1500 to 1506, 1508 to 1518, 1520, 1522 to 1536, 1537 1539 to 1543, 1546 to 1550, 1552 to 1559, 1560 to 1564, 1566, 1568 to 1576, 1578 to 1591, 1593 to 1606, 1608 to 1612, 1618 to 1620, 1623 to 1638, 1639, 1646, 1648 to 1652, 1654 to 1665, 1669 to 1682, 1684 to 1701, 1702, 1704, 1706 to 1717, 1734, 1718, 1719, 1721 to 1726, 1727 to 1740, 1742 to 1749.
19	2037 to 2055
20	2057 to 2070, 2072 to 2084, 2036 to 2104, 2106, 2108 to 2116, 2118, 2120 to 2128, 2130 to 2135, 2137 to 2139, 2142 to 2158, 2161 to 2171, 2173 to 2181, 2184 to 2198 2200 to 2216, 2218,to 2220, 4936 to 4965
21	2222, 2223, 2228 to 2237, 2248, 2250 to 2272, 2274 to 2290, 2292 to 2298, 2303 to 2305, 2306 to 2315, 2318 to 2329, 2332 to 2334, 2336 & 2337.
29	3373 to 3379, 3382 to 3387, 3389 to 3398 3400 to 3402, 3405 to 3416, 3418 to 3422, 3426 to 3432, 3434, 3435, 3438 to 3449, 3451 to 3467.
34	3902, 3904 to 3943, 3945 - Otherthan the portion of 50 ft. southernside of Agra-karam street. 3948 to 4001.
35	4003 to 4043, 4050 to 4062, 4064 to 4073, 4075 to 4079, 4081 to 4085, 4087 to 4090, 4092 to 4096, 4098 to 4106, 4108 to 4113, 4115 to 4119, 4121 to 4136, 4141 to 4147, 4150 to 4154, 4156 to 4163, 4166 to 4171.
36	4749, 4772, 4753 to 4762, 4764 to 4770. 4173 to 4188, 4190 to 4194, 4196 to 4200, 4202 to 4209, 4211 to 4218, 4219 to 4223, 4225 to 4237, 4241, 4244 to 4249, 4254, 4256 to 4259, 4261 to 4268, 4272 to 4277, 4279 to 4283, 4285 to 4287, 4289, 4291 to 4303.

(1)(a) contd...

Ward and Block No.	Town survey numbers
37	4306 to 4312, 4314 to 4332, 4334 to 4342, 4347 to 4351, 4373 to 4375, 4395 to 4397, 4403 to 4405, 4407, 4418 to 4431, 4433 to 4435, 4437 to 4442, 4444 to 4446, 4448 to 4454, 4456 to 4458.
	4372, 4386 to 4379, 4385, 4388 to 4391, 4398 to 4402, 4408 to 4417 } Otherthan the portion 50' northern side of Agraharam street
	4343, 4344, 4346, 4352 to 4370 } Otherthan the portion of 50' southern side of agraharam street
40	4626, 4630, 4631
45	4773 to 4797, 4799 to 4807, 4809 to 4821, 4823 to 4839, 4841, 4842, 4849 to 4856, 4858 to 5107.
46	1062 to 1078, 1079, 1083 to 1091, 4867 to 4870, 4872 to 4899, 4901 to 4930, 4931.
47	3506 to 3512, 3515 to 3521, 4737 to 4743, 5029 to 5032, 5034 to 5036, 5038, 5039, 5041 to 5052, 5054 to 5056, 5058 to 5065, 5067 to 5073, 5075 to 5081, 5034 to 5090.
49	5146 to 5153, 5155 to 5156, 5159 to 5166, 5168 to 5175, 5176 to 5186, 5188 to 5189, 5191, 5192 to 5201, 5203 to 5206.
50	5210 to 5225, 5226 to 5229, 5233 to 5253, 5255 to 5256, 5258 to 5263.

(I) (b) Mixed Residential use zone:

Ward and Block No.	Town survey numbers
9	1065 to 1069, 1072 to 1078, 1090 to 1102, 4935.
14	1746 to 1755, 1757 to 1773
15	1820 to 1823, 1825 to 1828, 1830 to 1835, 1838 to 1843, 1845 to 1846, 1848 to 1850, 1852 to 1856, 1858 to 1869, 1871 to 1882, 1884, 1887 to 1889, 1891 to 1900, 1904 to 1908, 1919 to 1920, 1922 to 1924, 1926 to 1928, 1930 to 1932, 1934 to 1937, 1939 to 1947.
16	1949 to 1951, 1953, 1983, 4706 to 4716, 4718 to 4727, 4729 to 4936.
17	1995 to 2001
18	2027, 2028
22	2340 to 2345, 2351 to 2365, 2367
23	2370, 2371, 2374 to 2380, 2382 to 2398, 2400 to 2411, 2413, 2414, 2427, 2429 to 2431, 2433 to 2442, 2446 to 2449, 2451 to 2564, 2466 to 2469, 2470 to 2474, 4966 to 4969, 4976 to 4993.
24	2477 to 2481, 2483 to 2487, 2489, 2534 to 2546, 2559 to 2561, 2563, 2566 to 2580, 2582 to 2583, 2589, 2598, 2599, 2603 to 2609, 2611 to 2621, 2623 to 2637.
25	2642 to 2696, 2698, 2699, 2704 to 2719, 2721 to 2728, 2730 to 2753, 2757 to 2768, 2781 to 2797
26	2799 to 2803, 2810, 2811, 2813, 2814, 2818 to 2826, 2828 to 2837, 2840 to 2847, 2849 to 2853, 2855 to 2860, 2874
27	2902, 2903 to 2924, 2928 to 2934, 2940 to 2949, 2951 to 2954, 2956 to 2966, 2967, 2973 to 2985, 2998 to 3058, 3060 to 3062, 3064, 3074, 3086 to 3095, 3097, 3100, 3106, 3108 to 3114, 3116.
28	3118 to 3122, 3125, 3126, 3128 to 3148, 3150 to 3167, 3172 to 3192, 3194 to 3198 3204, 3207 to 3246, 3249 to 3279, 3285 to 3360, 3362 to 3364, 3366 to 3370.
30	3468 to 3481, 3483, 3485 to 3492

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Ward and Block No.	Town survey numbers	
31	3523, 3525, 3530 t 3535, 3537 to 3540, 3542 to 3549, 3551 to 3566, 3568, 3569, 3574 to 3581, 3590 to 3625, 3628.	
32	3636 to 3638, 3645 to 3648, 3652 to 3655, 3672 to 3691, 3698 to 3724, 3731 to 3740.	
33	3744 to 3786, 3788 to 3793	Otherthan the portion of 50' northernside of Agraharam street.
	3794 to 3799, 3804 to 3806, 3808 to 3820, 3825 to 3827, 3829, 3830, 3841, 3842, 3845, 3848 to 3850, 3866, to 3870, 3872 to 3876, 3897, 3900.	
	3800 to 3803, 3821 to 3824, 3831 to 3840, 3843, 3844, 3851 to 3865, 3877 to 3896.	
38	4460 to 4462, 4464 to 4469, 4470 to 4476 4478 to 4486.	
39	4490 to 4499, 4502 to 4512, 4515 to 4525, 4527 to 4533, 4535 to 4552, 4554 to 4558, 4560 to 4573, 4575 to 4584, 4587 to 4592, 4595 to 4605, 4608 to 4611.	
41	4636 (part), 4637 to 4641, 4643 to 4651.	
42	4660 to 4675	
43	4705, 4994, 4996, 4997	
44	5007 to 5013, 5015, 5016, 5018, 5021 to 5023, 5025 to 5027.	

(II) Commercial use zone:

Ward and Block Nos	Town survey numbers	
9	1077	
14	1774 to 1782, 1784 to 1798, 1800 to 1810.	
15	1909 to 1917	
16	1952, 1953, 1959, 1974, 1976 to 1982, 1985, 1954 part.	
18	2029, 2030	
21	2037, 2221, 2316, 2317	
22	2346, 2347, 2348	
24	2488, 2490 to 2533, 2549 to 2558, 2564, 2565, 2581, 2584 to 2588, 2592 to 2597, 2600 to 2602, 2639.	
25	2754, 2756, 2769 to 2780	
26	2805, 2808, 2809. 2812, 2815, 2816, 2817, 2838, 2839, 2862 to 2873, 2875 to 2897.	
27	2898 to 2901, 2903 to 2907, 2927, 2950, 2955, 2986 to 2995, 3059.	
28	3123, 3193	
31	3583,to 3589, 3626, 3628, 3629.	
32	3631 to 3635, 3642 to 3643, 3656 to 3670	
33	3793	
	3794 to 3799, 3804 to 3806, 3808, 3811 to 3820, 3825 to 3827, 3829, 3830, 3841, 3842, 3845, 3847 to 3850, 3866 to 3870, 3872 to 3876, 3898, 3900.	50' northern side of North Agraharam street.
34	3902, 3904 to 3943, 3945	50' southernside of south Agraharam street
37	4372, 4376 to 4379, 4385, 4388 to 4391, 4398 to 4402, 4408 to 4417	50' northern side of Noth Agraharam street.
	4343, 4344, 4346, 4352 to 4370	50' southern side of south Agraharam street.
41	4636 (part)	

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(IV) Educational use zone

Ward and Block no.	Town survey numbers
2-A	46 to 48
18	2021 to 2025, 2035
22	2339
30	3493 to 3505
41	4642 to 4647

(V) Public and Semi Public use zone

18	2018 to 2020
22	2349, 2350
39	4488 to 4513
40	4629, 4630, 4632 to 4634, 4628 (part)
42	4658, 4660 to 4663, 4665 to 4668
43	4671 to 4703, 4998, 4999
44	5001 to 5003 4656

(VI) Agriculture use zone

1	1 to 5
9	1064, 1070, 1071, 1103
16	1958 to 1970, 1985 to 1993
17	1994, 2002 to 2008, 2011, 2012, 2014, 2015
18	2036
25	2798
26	2798
32	3740
33	3893
41	4664
43	4670
48	5133 to 5144
51	5264 to 5289

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DEVELOPMENT CONTROL RULES

These rules may be called Development Control Rules ich form part of Master Plan prepared for Periyakulam under ction 17 of Town and Country Planning Act, 1971 (Tamilnadu t 35 of 1972). These rules are to be made for the regulation various land uses which are grouped use-zone wise (Vide O.No. 1730 RD&LA dated 24.7.74). For this purpose of gulation of uses, the areas in the proposed land use plan has en divided into a number of use-zones. Such Zoning regulation uld, by this very nature, promote orderly development on the st interest of the urban community. Each use zone has its ecial regulations because a single set of regulations cannot applied to the entire town, as the different use zones vary their character and function.

NCTIONED DETAILED DEVELOPMENT PLAN

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

	Colour Reference
I. RESIDENTIAL USE ZONE - Use Zone - I	Yellow
(a) Primary Residential Use zone	"
(b) Mixed Residential Use zone	"
I. COMMERCIAL USE ZONE - Use Zone II	Dark Blue
Industrial Use Zone - Use Zone III	Violet
(b) Mi[illegible] Industrial Use Zone	"
Uses per[illegible]al Industrial Use Zone	"
(c) Special Industrial and Hazardous Use Zone	Orange
IV. Educational - Use Zone IV.	Red
V. Public and semi-Public-Use Zone V	Green
VI. Agricultural - Use Zone VI	

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Permissible uses in Use-Zones

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

Control of Development and Land use Zoning Regulation

USE ZONE

1. 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 incidential uses therefor;
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.

(b) Mixed Residential Use Zone

Ueses 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 Gymnasia;
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;

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8. Banks and Safe Deposit Vaults;
9. Educational Institutions excluding Colleges;
10. Restaurants, Residential Hotels and other Board 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, Egge and Meat shops
14. Bakeries and Confectionaries;
15. Laundry, Tailoring and Gold Smith Shops; and
16. Cottage industries permissible in residential area under G.O.Ms.No.566, dated 13.3.62.

II. COMMERCIAL USE ZONE

Uses permitted

1. All uses permitted in Use Zones 1(a) and 1(b)-i.e. Residential Use Zones;
2. All commercial and business uses incldng all shops, stores, market and uses, connected with the display of merchandise, either wholesale or retail rent excludingexposures, onnoxious 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 [illegible] 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 urbanised parking lots;
8. Automobile repair shops and garages;
9. Small industries using electric motors not exceeding 20 H.P. and/or employing not more than 25 workers which are not noxious or offensive due to odour, dust, smoke, gasnoise 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.

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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 z

2. Industries using electric power not exceeding 1: (L.T.maximum load) but excluding industries of o and bazardous nature by reason of adour, liquid effluent, dust, smoke, gas, vibration etc., or o wise likely to cause danger or nuisance to publi health or amenity;

   Provided that these industries may use steam, oi or gas power during periods of power shortage or failure;

3. Hotels,Restaurants and Clubs, places for social intercourse, recreation and worship and dispensa and clinics; and

4. Residential buildings for caretakers, watchman a other essential staff required to be maintained the premises.

Use-Zone III (b) General Industrial Use Zone

Uses permitted

1. All commercial uses listed under Use Zones 1(a), and 2 i.e residential and commercial use zones

2. All industries without restrictions on the horse installed or type of motive power used excluding of obnoious or hazardous nature by reason of odou liquid effluent, dust, smoke, gas, vibration etc. otherwise likely to cause danger or nuisance to health or amenity;

3. Hotels, restaurants and clubs, or places for spa social intercourse, recredation and worship for dispensaries and clinics; and;

4. Residential buildings for caretakers, watchmen an other essential staff required to be maintained premises.

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se -Zone III (c) Special industrial and Hazardous Use Zone

ses 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 indu Use Zones;

3. All uses involving storage, handling, manufactu or processing of highly combustible or explosi materials or products which are liable to bur extreme rapidity and/or which may produce poi fumes or explosion;

4. All uses involving storage, handling, manufa or processing which involve highly corrosive. or noxious alkalies, acids, or other liquids chemicals producing flames, fumes and explos poisonous, irritant or corrosive gazes;

5. All uses involving storage, handling or proces of any material producing explosive mixtures or which result in the division of matter int particles subject to a spontaneous ignition;

6. Processing or manufacturing anything from whi sive or unwholesome smels arise;

7. Melting or processing tallow or sulphur;

8. Storing, handling or processing of manure, offal blood, bones, rags, hides, fish, horns or ski

9. Washing or drying wool or hair;

10. Making fish oil;

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

12. Manufacturing or distilling stage and artific

13. Brewin beer, manufacturing by distillation arr spirit containing alcahal, whether denatured o

14. In general, any industrial process which is like be dangerous to uman life or health or amenity permissible in the Use Zones III(a) and II (b) controlled industrial and the general industri use zones;

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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. prime residential use zone;

3. Hostels and single person apartments;

4. Recreation clubs, Libraries and Reading rooms;

5. Restaurants

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

Uses permitted.

1. Government and Quasi Government Offices;

2. Art Galleries, Museums, Acquaris and Public Libraries;

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

4. Harbour, Airport and Flying club;

5. Organised parking Lots and Bus and Taxi stands;

6. Or

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

7. All uses permitted in the Use Zones 1(a) and 1 i.e. the residential use zones.

VI. AGRICULTURAL USE ZONE

Uses permitted

1. All agricultural uses;

2. Farm houses and buildings for agricultral activities

3. Rural settlements with allied uses;

4. Public and Private parks, playfields, gardens, caravan and camping sites and other recreational uses;

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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. Cemetaries, Crematoria and Burning and Burial grounds;

12. Storing and drying of fertilisers;

13. Fish curing;

14. Salt manufacturing;

15. Brick, tile or pottery manufacture;

16. Stone crushing and quarrying; and

17. Sand, clay and Gravel quarrying.

VII. TRANSPORTATION - USE ZONE

Uses permitted

1. Major roads and Railway line

PERIYAKULAM MUNICIPALITY

ANNEXURE - A.

...

ENCLOSE AUTHENTICATE COPIES OF THE FOLLOWING FOR MASTER PLANS:

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

2. Land and Building use map of planning area (year 1985) and the resolution of the planning authority adopting the land and building use map.

3. Master Plan (authenticated in the reports and maps included therein) with the resolution of the planning authority requesting content of Government for its 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'.

1.3.89

EXECUTIVE AUTHORITY.

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING.

2/3/89

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PERIYAKULAM MUNICIPALITY.

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) The categorisation in zoning maps and the categorisation in zoning regulation are tallied and found correct.

b) The S.Nos. and boundary description have been specified corresponding to the delineations made in the corresponding maps for zoning and development control regulation and designated uses are tallied.

iv) 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.

v) All the procedures prescribed in Master Plan (Preparation, publication and sanction) Rules have been followed.

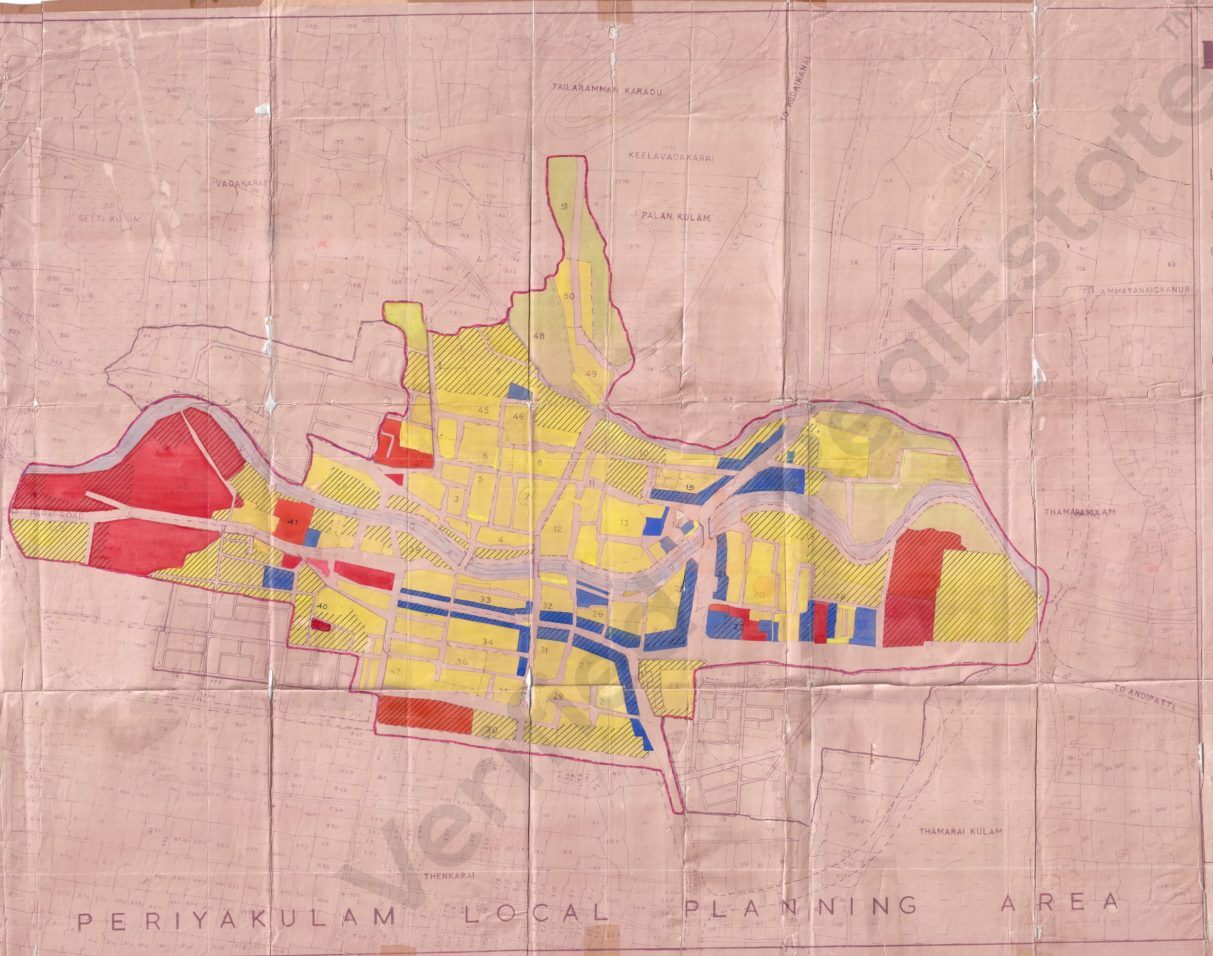
EXECUTIVE AUTHORITY.

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING.

23/9

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PERIYAKULAM L.P.A

EXISTING AND PROPOSED
LAND USE ZONE 2011

LEGEND	EXISTING	PROPOSED
L.P.A. BOUNDARY		
BLOCK BOUNDARY		
SCHEME BOUNDARY (PART SANCTIONED) ZONING TO BE REGULATED AS PER D.D.PLAN		
VILLAGE BOUNDARY		
ROADS		
RESIDENTIAL		
COMMERCIAL		
INDUSTRIAL		
EDUCATIONAL		
PUBLIC & SEMI PUBLIC		
AGRICULTURAL		

MEMBER SECRETARY
PERIYAKULAM L.P.A.

DEPUTY DIRECTOR
TOWN AND COUNTRY PLANNING
MADURAI REGION

30.12.97
DEPUTY DIRECTOR
MASTER PLANS DIVISION

DIRECTOR OF TOWN AND COUNTRY PLANNING
MADRAS.

COMMISSIONER AND SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

PERIYAKULAM LOCAL PLANNING AREA

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