MASTER PLAN FOR THIRUVATHIPURAM

Submitted to Government in Resolution No. 5

Dated: 13.3.95 of Thiruvathipuram Local Planning Authority.

Consented in G.O.Ms.No.473, H & U D, Dt:27.6.1994.

MEMBER SECRETARY,
THIRUVATHIPURAM.
LOCAL PLANNING AUTHORITY.

DEPUTY DIRECTOR,
(Master Plan Division)

DIRECTOR OF TOWN &
COUNTRY PLANNING,
MADRAS - 2.

Approved in G.O.Ms.No.
H & U D. Dated:

DEPUTY DIRECTOR OF TOWN &
COUNTRY PLANNING,
VELLORE REGION.

JOINT DIRECTOR,

Commissioner and Secretary to
Government, Housing and Urban
Development Department,
Madras - 9.

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HISTORY & GROWTH OF TOWN

CHAPTER - 2

LOCATION

2.01 Thiruvathipuram is situated on the northern bank of river Cheyyar. It lies on the trijunction of Arcot - Vandavasi (via) Thiruvathipuram, Arni, Vandavasi, Kancheepuram, Thiruvathipuram, all major district roads.

2.02 It is located at 12° 40' northern latitude and 79° 35' eastern longitude.

2.03 It is at a distance of 35 km from Arni, 28 km from Kancheepuram and 56 km from Arcot. Nearest railway station is at Kancheepuram at a distance of 28 km from this town.

2.04 Map No.1 indicates the location of Thiruvathipuram town.

HISTORY

2.05 There is an ancient Siva temple located here. The temple deity is Sri Vedapureeswarar and Sri Sambandar one of the four Nayanmars has sung in praise of the presiding deity. The temple Nandi is facing the road, a peculiar feature of ancient temple design and disposition of idols.

ADMINISTRATION

2.06 The town was constituted as Municipality with effect from 1.4.78. The town is divided into 26 wards. The extent of the town is 10.76 Sq.km. with a population of 25,067 in 1981 and 31,210 in 1991. It is a grade three Municipality.

2.07 The town is Revenue Division Head quarters and Taluk Head quarters beside block head quarters.

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PHYSICAL FEATURES

CHAPTER - 3

TOPOGRAPHY

3.01 The town lies on plain land and gently sloping towards south and east.

CLIMATE

3.02 Most part of the year it is dry and temperature is high during summer months, particularly in May and June. Rainfall is minimum during North east monsoon period.

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POPULATION STUDIES

CHAPTER – 4

POPULATION GROWTH

4.01 The population variation of Thiruvathipuram town from 1951 to 1991 are given in Table No.1

TABLE No.1

POPULATION VARIATION

Year	Population	Variation in	
		Person	Percentage
1951	14,411	–	–
1961	15,386	975	6.76
1971	19,274	3,888	25.27
1981	25,067	5,793	30.06
1991	31,210	6,143	24.51

SEX RATIO

4.02 The distribution of male and female population in Thiruvathipuram town from 1951 to 1991 is given in Table No.2.

TABLE No.2

SEX RATIO

Year	Male	Female	No. of female/ 1000 males.
1951	7,279	7,132	979
1961	7,643	7,743	1,013
1971	10,008	9,266	926
1981	12,641	12,426	983
1991	15,636	15,574	996

It is seen that there is no appreciable change in sex ratio from 1951 to 1991.

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LITERACY

TABLE No.3

LITERACY

Year	Total	Total Population		Literate Population			
		Male	Female	Male	Female	Total	%
1971	19,274	10,008	9,266	6,382	3,122	9,504	40.30
1981	25,067	12,641	12,426	8,254	5,054	13,308	53.10
1991	31,210	15,636	15,574	11,251	8,271	19,522	62.55

The literacy rate is 62.55% as per 1991 census, while the rate was 53.10% as per 1981. There is a steady growth in literacy.

OCCUPATIONAL STRUCTURE

4.04 The following table gives a comparative study of worker's pattern in the town with that of the District.

TABLE No.4

PARTICIPANCY RATE

Year		District	Town
1991	Total population	19,97,458	31,210
	Total main workers	8,85,684	9,469
	Percentage of worker	44.34	30.34

4.05 In 1991 census, workers are categorised under,

1. Main workers
2. Marginal workers and
3. Non-workers

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TABLE No.5

OCCUPATION PATTERN - 1991

	Workers	% to Total	
		Workers	Population
1. Cultivators	743	7.54	2.38
2. Agri. labourers	1,024	10.39	3.28
3. Household industry, Manufacturing, Processing, Servicing and repairing.	2,888	29.31	9.25
4. Other workers	4,814	48.86	15.43
5. Marginal workers	384	3.90	1.23
6. Non workers	21,357		68.43
	31,210	100.00	100.00

The above table shows that the town is an administrative town without any industrial base.

POPULATION DENSITY

4.06 The town covers an extent of 10.76 Sq.km. The overall density is 31210/1076 = 2900 persons/Sq.km. or 30 persons/hectare in 1991, where as the overall density in 1981 was 2336 persons/ Sq.km. or 30 24 persons/hectare. The gross residential density in 1991 is 271 persons/hectare.

HOUSING

TABLE No.6

HOUSES

Year	Extent Sq.km.	Total Population	No.of houses	No.of households
1961	10.76	15,386	2,398	3,292
1971	10.76	19,274	3,017	3,890
1981	10.76	25,067	3,814	5,157
1991	10.76	31,210	5,303	6,344

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...RATE OF TOWN AND ...

LAND UTILISATION

CHAPTER - 5

5.01 An investigation of the physical structure of the town as it exists is essential for the preparation of a future physical plan for the town. Planning process must obviously begin with a study of the existing land use pattern of the town.

5.02 A rapid land use survey was conducted by the Regional office of the Director of Town and Country Planning in August 1985 and updated in November 1993. Map No.2 incorporates major land use classifications.

EXISTING LAND USE

5.03 The land uses have been classified under the following major classification.

1. Residential
2. Commercial
3. Industrial
4. Educational
5. Public and Semi-public
6. Agricultural

5.04 Study of existing pattern of land use of Thiruvathipuram town clearly shows that the development has come mainly along Vandavasi - Arcot road. It is only a ribbon development along the major communication route.

5.05 Main commercial activities are along the Vandavasi road.

5.06 No industries have come, worth mentioning. Few service industries like flower mill, rice mill, saw mill, power looms etc. are in existence.

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5.07 Public building such as Taluk Office, Municipal Office, Other Government Offices are located in a compact area.

5.08 A reconnaisance survey of the existing land use reveals that this town has urban activities confined to settlement site, leaving major lands for agricultural purposes.

AGRICULTURAL

TABLE No.7

DETAILS OF AGRICULTURAL LANDS

Wet lands	-	318.03 Hect.
Dry lands	-	285.10 "
		603.13 Hect.
Waste, Waterbodies etc.		272.99 Hect.
		876.12 Hect.

5.09 Out of the total extent of 1076 hectares of Municipality, only 199.88 hect. of land is used for urban purposes, which is small compared to Agricultural use.

5.10 Residential uses cover an extent of 115.00 hectare or 10.68% of total town area.

5.11 Commercial uses are all facing Gandhi road from bus stand for a stretch of 2 km. Daily market and weekly shandy are located is S.No.128, 130 of Kodanagar village. It covers an extent of 35.28 hectares of land only.

5.12 No major industries are located in this town.

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TABLE No.8

5.13 EDUCATIONAL USE

	No.	Strength
Primary school	12	2,198
Middle school	2	2,131
High school	1	627
Hr.Sec. school	2	6,835
Other Institution	2	354
Total	19	12,145

It covers an extent of 24.32 Hect.

PUBLIC & SEMI PUBLIC

5.14 The total area under this use is 41.26 hect. It includes Government Offices like Taluk office, Block office, municipal office, Police station, Fire station, Bus stand, Hospital and mosque.

One Telephone exchange and Post and Telegraph office are functioning within the town.

The town is having one taluk level Hospital with a bed strength of 90 and one veterinary hospital.

5.15 There is no organised and notified park or play field.

TRANSPORT AND COMMUNICATION

5.16 The details of type of roads within the town is given below.

TABLE No.9

Type of roads	Length in km.
B.T. road	16.46
Metalled road	2.97
Other roads	1.26
	20.69 km.

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Buses are the only transport facility available for the people to the nearby urban centres like Kancheepuram, Arni, Arcot, Vandavasi etc.,

At present a new bus stand has been constructed with the loan assistance of State IUDP and Centrally sponsored IDSMT providing all amenities required for the proper functioning of a bus stand.

PUBLIC UTILITIES

5.17 The town is having a protected water supply system with two over head tanks with a capacity of 1,35,000 litres and 2.00 lakhs litres. Water is distributed through 126 public taps and 2328 house connection at the rate of 65 litres/head/day. One 33/110 K.V.Sub station is catering the power needs of the town.

5.18 A statement of land uses of different categories are given below.

TABLE No.10

EXISTING LAND USES - 1993

Sl.No.	Use	Area in hect.	% to total developed area	% to total area
1.	Residential	115.00	57.54	10.69
2.	Commercial	10.09	5.05	0.94
3.	Industrial	8.10	4.05	0.76
4.	Educational	9.10	4.55	0.84
5.	Public & Semi public	25.59	12.80	2.38
6.	Traffic & Transportation	32.00	16.01	2.97
	Total	199.88	100.00	18.58
	Non urban use	876.12	-	81.42
		1076.00	100.00	100.00

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PLANNING FACTOR

CHAPTER - 6

6.01 This town is an administrative head quarters. This is evident from the occupational structure of the town. 52.76% of workers are employed in tertiary sector.

6.02 Government and quasi Government land is less than 1%.

DETAILED DEVELOPMENT PLAN

6.03 No Detailed Development Plans have been prepared for the town.

DECLARATION OF INDUSTRIAL AREA

6.04 Industrial Area has been notified for industrial purposes under G.O.Ms.No.754 R.D.& L.A., dated 25.7.79 vide Proc. of Deputy Director of Town and Country Planning, Chengalpet Region Roc.No.1915/84 dt.1.1.85 and D.Dis. 27440/61-1&2 of Joint Director of Town and Country Planning, dated 16.2.93 (TP/PTP No.1/63). There are no raw materials and no possibility of industrial development.

The present trend of development in Arni and Arcot road (due to location of R.D.O's Office, Arts College) is residential development on North side. Hence the portion of notified industrial area in these pockets are earmarked for proposed residential use along the road margin and leaving the rest as dry agricultural land. The one pocket on western boundary notified for industrial purposes of a casurinatope and there is no possibility of industries comming up here. The pocket in Kancheepuram road lies between residential pocket and tank without access. Here too industrial development chances are remote. Hence the already notified industrial areas are proposed to be changed for residential and agricultural uses.

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6.06 The town is a grade three municipality and is a revenue divisional and taluk head quarter. The town covers an extent of 10.76 hectares. The town limit has been declared as local planning area by the Government under section 10(1) of Town & Country Planning Act 1971. Local Planning Authority is constituted under section 11(1) of Town and Country Planning Act 1971. The authority shall be controlling and regulating body for all urban development.

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THIRUVATHIPURAM LOCAL PLANNING AREA

MIXED RESIDENTIAL

MR1

19BR, 12A, 12B, 12, 19A, 21, 437 to 441, 443, 443, 115BR, 445A, 445B, 447, 173AR, 173BR, 174, 174BR, 475A, 475B, 476A, 476B, 477, 478, 479, 480, 481A, 482 & 483A of Kodanagar Village.

MR2

1 to 3, & 4 of Barthipuram Village.

12A, 13, 14A, 15B, 22 to 25, 26A, 27A, 28A, 29, 30A, 31A, 32A, 33 to 36, 37A, 38A, 39A, 40 to 43, 44A, 45 to 49, 50A, 51A, 52A, 53A, 54 to 58, 59, 60, 61, 62A, 63 to 82, 92A, 93A, 104, 106, 120 to 126, 127A, 128, 154, 156A, 158A, 159A, 249 to 250, 404 to 420, 425, 426, 430 & 431 of Kodanagar Village.

MR3

2, 3A, 6 & 7A of Kodanagar Village.

38A, 42AR, 46, 47A, 48A, 49 to 57, 59 to 61 & 63 to 69 of Barthipuram Village.

MR4

5BR, 6A, 9A, 9B, 10, 11A, 11B, 12 to 17, 18A, 19 to 25, 31 to 33, 34A, 37, 38BR, 42AR, 42B, 71A, 72 to 75, 76A, 77, 89A, 90, 91A, 92, 93, 96 to 100, 120 to 122, 153 to 166, 170, 203 to 205, 207 to 212 & 214 to 223 of Barthipuram Village.

45 to 48, 54 to 57, 58 to 64, 66, 167, 172 to 178, 180 to 195, 253 to 257, 258A, 259A, 260 to 274 & 276 of Thiruvathipuram Village.

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5) MRS 1R, 21C, 212, 214, 216, 218, 220, 222, 224, 226 to 227, 230 to 232, 234R, 235 to 240, 242, 244, 246, 248, 290, 301 to 303, 305 & 306R of Thiruvathiur Village.

II COMMERCIAL

6) C1 487 & 488 of Koda Nagar Village.

7) C2 3R of Koda Nagar Village.

8) C3 14R, 15AR, 16R & 473BR of Koda Nagar Village.

9) C4 5R of Koda Nagar Village.

10) C5 12R & 37R of Koda Nagar Village.

11) C6 8R & 9R of Koda Nagar Village.

12) C7 38R & 39R of Koda Nagar Village.

4R & 50BR of Parthipuram Village.

13) C8 7R, 8 & 44R of Parthipuram Village.

14) C9 38AR & 38BR of Parthipuram Village.

15) C10 50R, 6R & 18R of Parthipuram Village.

16) C11 258R, 259R, 275 to 277 & 278 of Thiruvathiur Village.

17) C12 129 to 133, 134R, 135R, 136 to 138, 139R & 140R of Koda Nagar Village.

18) C13 281 to 286 & 290 to 294 of Thiruvathiur Village.

19) C14 300, 304, 306R, 307A & 308R of Thiruvathiur Village.

20) C15 34R, 71R, 76R, 77R, 78 to 81, 83R, 89R & 91R of Parthipuram Village.

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INDUSTRIAL

IV CONTROLLED INDUSTRIES

23) I1 [illegible] of Koda Nagar Village.

24) I2 [illegible] of Koda Nagar Village.

25) I3 127 of Koda Nagar Village.

26) I4 168, 169 & 170 of Thiruvathiur Village.

IV GENERAL INDUSTRIES

- NIL -

V SPECIAL AND HAZARDOUS INDUSTRIES

- NIL -

VI EDUCATIONAL

25) E1 5 of Koda Nagar Village.

26) E2 500 of Koda Nagar Village.
45 of Barthipuram Village.

27) E3 [illegible] of Barthipuram Village.

28) E4 [illegible] of Thiruvathiur Village.

29) E5 [illegible] of Koda Nagar Village.

VII PUBLIC AND SEMI PUBLIC

30) P1 [illegible] of Koda Nagar Village.

P2 [illegible] of Koda Nagar Village.
[illegible] of Barthipuram Village.

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12A & 19B of Koda Nagar Village.

82A & 45B of Barthipuram Village.

62 & 63 of Barthipuram Village.

146A & 30 of Barthipuram Village

240 of Thiruvathur Village

VIII AGRICULTURAL

a) AI1 20A, 396 to 401, 432 to 434, 445 to 472 & 490 of Koda Nagar Village.

b) AI2 38A, 82 to 87, 88A, 89, 90A, 91, 94, 95A, 96A, 97A, 98, 99A, 100 to 103, 105, 107 to 114, 115A, 116A, 117 to 119, 140A, 141A, 142A, 143 to 149, 150A, 151A, 152A, 153A, 155A, 157A, 160, 161, 162A, 163A, 164A, 165A, 166 to 246, 251 to 395, 402, 402, 421 to 424, 427 to 429 & 489 of Koda Nagar Village.

297, 298 & 310 to 325 of Thiruvathur Village.

c) AI3 1 of Koda Nagar Village.

7A, 30, 58, 62, 70, 82, 83A, 84 to 88, 94, 95, 101 to 119, 123 to 152, 167 to 169, 171 to 202, 206 & 213 to 215 of Barthipuram Village.

d) AI4 1A, 2 to 12, 14, 15 to 44, 49 to 53, 67 to 166, 196 to 209, 211, 212, 215, 217A, 219 to 221, 229, 249 to 251 & 326 of Thiruvathur Village.

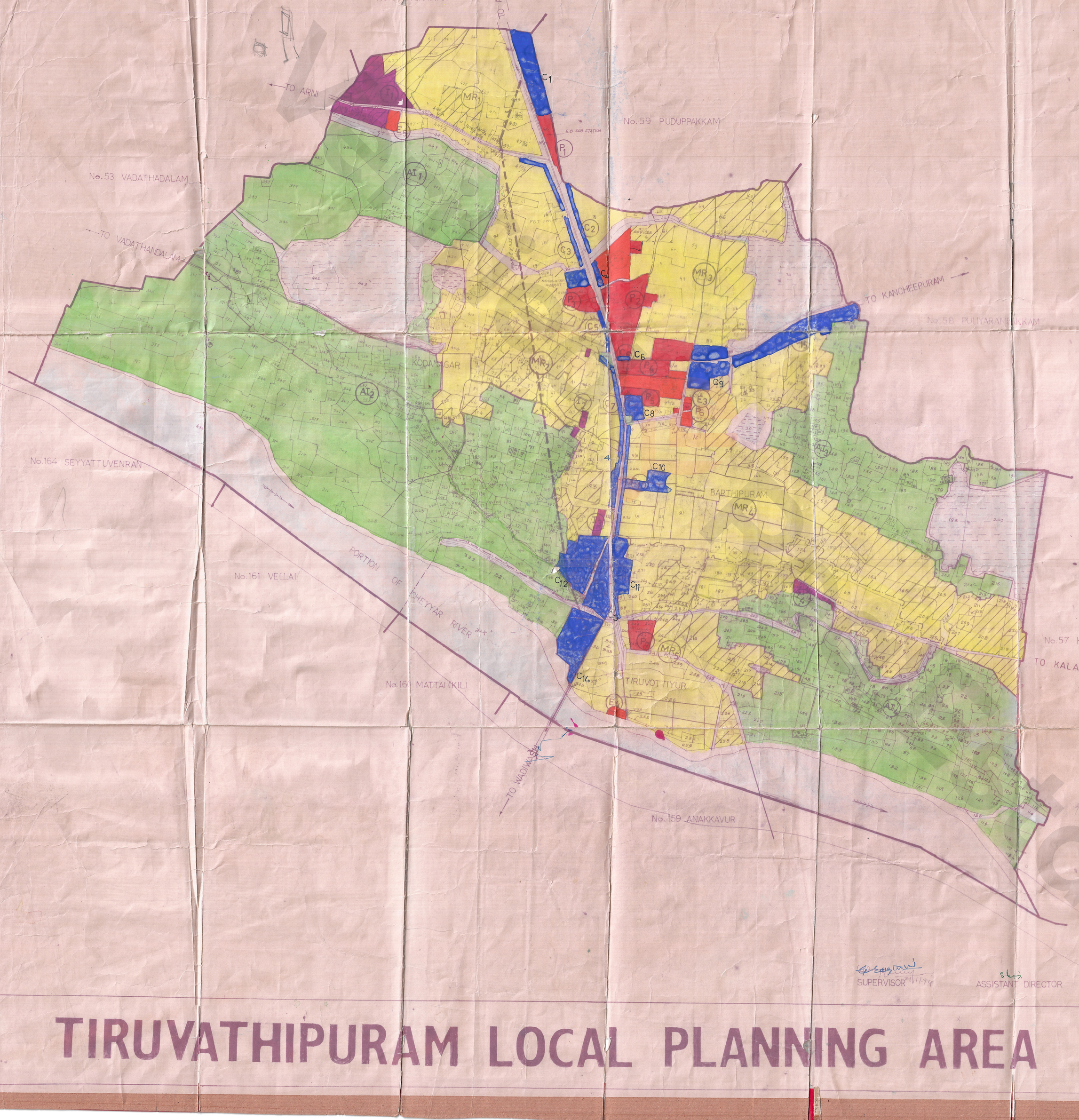
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TRANSPORTATION

TIRUVATHIPURAM MASTER PLAN

TIRUVATHIPURAM TOWN

LAND USE ZONE - PROPOSED



LEGEND	EXISTING	PROPOSED
L.P.A. BOUNDARY		
VILLAGE BOUNDARY		
ROADS		
RESIDENTIAL		
COMMERCIAL		
INDUSTRIAL		
EDUCATIONAL		
PUBLIC AND SEMIPUBLIC		
AGRICULTURE		
WATER BODIES		

MEMBER SECRETARY
EXECUTIVE AUTHORITY

DY. DIRECTOR OF TOWN & COUNTRY PLANNING
VELLORE REGION

DY. DIRECTOR OF TOWN & COUNTRY PLANNING
M.P. DIVISION

JOINT DIRECTOR OF TOWN AND COUNTRY PLANNING

DIRECTOR OF TOWN AND COUNTRY PLANNING

SECRETARY TO GOVERNMENT
H & U.D DEPT.

METRES 0 40 120 280 400 800

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

SUPERVISOR

ASSISTANT DIRECTOR

TIRUVATHIPURAM LOCAL PLANNING AREA