அங்கீகரிக்கப்பட்ட

முழுமைத் திட்டம்

தேனி அல்லிநகரம்

THENI ALLINAGARAM

MASTER PLAN

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- DIRECTORATE OF TOWN & COUNTRY PLANNING

  GOVERNEMNT OF TAMILNADU

- THENI ALLINAGARAM LOCAL PLANNING AUTHORITY

No. : 1525/89 /dd4

CE : Directorate of Town and Country Planning, Madras-2.

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

AN FOR : THENI-ALLINAGARAM LOCAL PLANNING AREA.

IN RESOLUTION NO:226; 28.02.91 OF INAGARAM LOCAL AUTHORITY

CONSENTED IN G O.Ms.No. 1181 (HOUSING AND URBAN DEVELOPMENT DEPARTMENT) DATED 7.11.85

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

SECRETARY
LANNING
TY

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

DIRECTOR OF TOWN AND PLANNING, MASTER PLAN MADRAS.

DIRECTOR OF TOWN AND COUNTRY PLANNING, MADRAS.

DIRECTOR OF TOWN AND COUNTRY PLANNING
MADRAS.

SECRETARY TO GOVERNMENT, HOUSING AND URBN DEVELOPMENT, MADRAS.

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ANNEXURE 'A'

thentlcated Copies of the following for Master Plans are Enclosed.

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

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

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

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

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

XECUTIVE AUTHORITY
HENI ALLINAGARAM LOCAL
LANNING AUTHORITY.

DEPUTY DIRECTOR OF TOWN
AND COUNTRY PLANNING
MADURAI REGION
MADURAI.

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ANNEXURE 'B'

CERTIFICATE

Serutinised and certified that:-

I) The boundary of the Master plan has been marked in read line in the plan and area correspond to the planning Area Notified.

II) The reports and all the plans have been authenticated.

III) Detailed Develepment 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 aim the plan.

IV All the procedures prescribed In Master plan (preparation publication and Sanctioned has been followe).

V) 47 O& S have been received on the consented Master plan report.

VI) No Reclassification G.O. have been issued after the consent of Master plan Report.

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

EXECUTIVE AUTHORITY
LOCAL PLANNING AUTHORITY
THENI ALLINAGARAM.

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING MADURAI.

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PROFORMA

NAME OF REGION	MADURAI
Name of the L. P. A.	THENI-ALLINAGARAM

PROPOSAL :—

Letter No. and date of Municipality in which proposal submitted to Regional Deputy Director for notification of L.P.A.	Commissioner, Theni-Allinagaram Municipality. Lr. No.
Letter No. and date of Regional Deputy Director in which proposals submitted to D. T. & C. P.	
Letter No. and date of DT&CP in which proposals submitted to Government.	

NOTIFICATION: .

The G. O. details of preliminary notification under section 10(I)	G O.Ms. No. 1999 RDLA Dept. Dated 20—9—73
Publication details of the notification in Tamil Nadu Government Gazette.	Tamilnadu Government Gazette, Section I Part II, Page No. 548, Dt. 31—10—73
Republication details in District Gazette.	
I) Tamil	
II) English	
The G.O. details in which confirmation was ordered under section 10(4) of the Act	G.O. Ms No.625 RDLA Dept. Dt. 16-3-74
Publication details of the above: said confirmation in Tamil Nadu Government Gazette.	

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

Yours faithfully,
Chin Sin Precision Engineering Pte Ltd

Name: Lim Chin Sin

Designation: Managing Director

Date:

Signed in Acceptance

Name of Employee: **Chandran Saravanakrishnan**

Fin No: **M4290814W**

Date: / /2022

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III CONSTITUTION

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

CONSENT :—

Extension of time granted for the preparation of present land and building use map (upto date details) with C No. and date to be entered here.	1. Roc. No. 9770/77-D4- Dt 29—5— of D.T.C.P. Madras. time till-31-12- 2. Roc. No. 13727/80 Dt. 19-12-81 D.T.C,P. Madras. time till-31-12-81 3. Roc.No. 2150/82 MP. Dt. 9-6-82 D.T.C.P. Madras. time till-31-3-84 4 Roc.No. 7042/84 MP2 Dt. 9-4-84 D.T C.P. Madras. time till 31-3-85
Resolution No and date in which the LPA adopted the present land and Building use map	L.P.A. Resolution No.20 Dt. 12-12-
Resolution No and date in which the LPA resolved to submit the Master Plan to Government for consent under section 24(2) of the Act (The Commissioner R D D 's DT & CP's Lr. Nos and date in which the proposals submitted to Government should also be noted against this col.)	L P.A. Resolution No 21 Dt. 12-12-8 Commissioners Lr. No. 259/84 F1 Da 27-12-84 R.D.D.'s Lr. No. 5680/84 MP Dt. 27-12-84 R.D.Ds Lr. No. 5680/84 MP Dt. 11-1-85 D T C P Madras Lr. No 31469/84 MP1 Dt. 7-6-85 addressed t Secretary to Govt. H.U.D. Dept., Madras-
The G.O. details in which the Government accord consent	H.U.D. G.O.Ms. No. 1181 RDLA Dept. Dt. 7-11-8

SUBMISSION

Publication details of this notification in Form No. 1 in the Tamil Nadu Government Gazette.	Part VI-Section 1 16th April 1986, Page No. 122 to 123 and Part VI-Section 1 2 July 1986, Page. 199 (Corrigendum)
Republication details in Form No. 1 in District Gazette.	23-5-86 (Madurai District Gazette)

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...ioner Lr. No. 10662/85 F1

—75

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

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

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

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

tion No. 20 Dt. 12-12-8

tion No 21 Dt. 12-12-8

Lr. No. 259/84 F1 Da
Lr. No. 5680/84 MR
Ds Lr. No. 5680/84 MR
T. C. P. Madras Lr. No
t. 7-6-85 addressed t
H.U.D. Dept., Madras-

H. U. D.
BOKA Dept. Dt. 7-11-8

ge No. 122 to 123
and

199 (Corrigendum)

District Gazette)

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

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

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

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

...ion No. and date in which the ...onsidered and approved the draft ...r Plan.

Regln No 226 Dt. 28-02-91.

...sion of Master Plan to Government ...l approval letter No.& Date in which/ ...28 of the Act, the L. P. A. R. D. D. and ...CP submitted the Master Plan to ...nment for final approval.)

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

... G O. details in which Government ...rded its approval.

BLICATION :—

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

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

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

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

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

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

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

REVIEW :

Review details of Master Plan ordered by the Government

VARIATION :

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

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

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

MEMBER SECRETARY
THENI ALLINAGARAM LOCAL
PLANNING AUTHORITY.

DEPUTY DIRECTOR OF TOWN AND
COUNTRY PLANNING MADURAI
REGION, MADURAI-2.

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20/3/91

RECTOR OF TOWN AND
LANNING MADURAI
ADURAI-2.

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THENI-ALLINAGARAM MASTER PLAN

TION

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

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

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

ing the need for spatial planning for economic activities, the Government du has enacted the Town and Country Planning Act 1971 which provides ation for constituting Local Planning Authority for the urban centres du The Local Planning Authority for Theni-Allinagaram Local Planning r this Act has been constitued for Theni-Allinagaram town under G O. 50 Rural Development and Local Administation Department dated 8.4.75, ion 12 of the above said Act, the Local Planning Authority is charged with nsibility to prepare the Master Plan for the area notified as Theni-Allinagaram lanning Area by The Government and to submit the same to the ent for their sanction

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ents of the Master plan are the following.

The manner in which the land in the planning area shall be used.

the allotment or reservation of land for residential, commercial, industrial cultural purposes and for parks, play fields and open spaces.

the allotment or reservation of land for public buildings, institutions and for enities.

the making of provision for the national highways, arterial roads, ring roads reets lines of communication Including railways, airports and canals.

the traffic and transportation pattern and traffic circulation pattern.

the major road and street improvements.

the areas reserved for future development, expansion and for new housing.

the provision for the improvement of areas of bad layout or obsolete ment and slum areas and for relocation of population.

the amenities, services and utilities.

the provision for detailed development of specific areas for housing, shopping es and civic amenities and educational and cultural facilities.

the control of architectural features, elevation and frontage of s and structures.

the provision for regulating the zone the location height number of storeys e of buildings and other structures, the size of the yards and other open and the use of buildings, structures and land.

) the stages by which the Master plan shall be carried out; and

) such other matters as may be prescribed.

eport aims.

at projecting the existing problems of the Theni-Allinagaram town.

) to study the potentials of development.

) to suggest remedial measures for solving the problems and

v) to indicate the planning Development Policy for the future.

CHAPTER-I

SITUATION

OF THE TOWN

1.01 Theni-Allinagaram town lies 18 km south west of Periyakulam 75 km west of Madurai city. It is situated on the bank of river Theni foot hill of western ghats which seperate Madurai District from Kerala

AL

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

ANSPORTATION LINKAGES

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

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THENI-ALLINAGARAM L.P.A.

LOCATION MAP



LEGEND :

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

100 SQM
100 SKM

DIRECTORATE OF TOWN & COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

URE

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

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

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

LATION STUDIES

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

E (1)

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

	Population	Population variation	Percentage variation
1	9,678	—	—
1	13,123	3,445	35.60
1	18,670	5,547	42.27
1	24,606	5,936	31.79
1	34,854	10,248	41.65
1	53,018	18,164	52.11

rce: Census of India.

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

2

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

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

rce : Census of India.

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

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idential population density works out to 540 persons per hectare.

C BASE

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

(4)

Theni-Allinagaram Municipality Total No. of Industries.

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

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

E AND COMMERCE

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

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collection of commodities and marketting centre.

e of modities	Quantity Collected Per year	Market Place	Mode of Transport
	10,000 tonnes	Northern India	Lorry
	10,000 tonnes	Kerala	Lorry
	30,000 tonnes	Coimbatore Thiruppur	Lorry
	30,000 tonnes	(Local Madurai District)	Lorry
dnut	2,000 tonnes	Dindigul Virudhunagar Aruppukottai	Lorry
dnut eeds	2,000 tonnes	Outside Tamilnadu	Lorry
s	2,100 tonnes	Kerala, Karnataka Maharashtra	Lorry
am, Ragi bu	14,000 tonnes	Kerala, Karnataka Maharashtra	Lorry

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

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

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

...e)
...rcentage of workers in classified occupation

Category of workers	Persons	Percentage to Total workers.
...IMARY SECTOR		
...ltivators	1017	8.92
...gricultural Labourers	4029	35.33
...ive stock, Forestry		
...shing	32	0.28
...ining and quarrying	—	—
	5078	44.53
SECONDARY SECTOR		
a) House hold industries	110	0.96
b) Other than house hold industries	1322	11.59
Construction	215	1.89
	1647	14.44
TERITARY SECTOR		
Trade and Commerce	2441	21.40
Transport and communication	585	5.13
Other services	1653	14.50
Total workers	11404	100.00

...urce: Census of India.

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TIONAL PATTERN

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

(6)
Percentage of workers in classified occupation

Category of workers	Persons	Percentage to Total workers.
RIMARY SECTOR		
ultivators	1017	8.92
gricultural Labourers	4029	35.33
ive stock, Forestry		
ishing	32	0.28
lining and quarrying	—	—
	5078	44.53
SECONDARY SECTOR		
a) House hold industries	110	0.96
b) Other than house hold industries	1322	11.59
Construction	215	1.89
	1647	14.44
TERITARY SECTOR		
Trade and Commerce	2441	21.40
Transport and communication	585	5.13
Other services	1653	14.50
Total workers	11404	100.00

urce: Census of India.

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

OF URBANISATION

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

1.4.02 The existing land use pattern of this town is shown in lo. DTCP / M / 84 / MR / MP.....38/84. The development has taken place the Periyakulam Road, Madurai Road, Kumuli Road and Forest Road. ntial units have been developed along the forest road and northern boundary unicipal limit and both sides of Periyakulam Road. Commercial and industrial have been developed in the southern part of the town on both sides of kulam Road, Madurai Road and Kumuli Road.

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

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(7)

The existing land use

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

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

SERVICES

The original watersupply scheme for the erstwhile town panchayat of Allinagaram was formulated during the year 1952. Water was taken from pen wells and bore-wells. In the year 1967 the protected water supply e was executed at an estimated cost of Rs. 18 40 lakhs. Of this, Rs. 10.84 was obtained as loan from the State Government and the remaining .85 lakhs was met from the Municipal fund. The scheme consisted of ervice reservoir for high level zone at Bommayagoundanpatti having pacity of one lakh gallons and another for low level zone at Theni a capacity of 1.5 lakhs gallons. The head work for raw water and water pump house is situated out side the Municipal limit at a distance of from the town.

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

05 RECREATIONAL FACILITIES

The recreational facilities in the town are tabulated below.

BLE (9)

Recreational facilities

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

ource: Field Survey conducted by the Regional Driectorate of Town and Country Planning, Madurai.

ELIGIOUS INSTITUTIONS

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

MEDICAL INSTITUTIONS

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

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

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

ABLE (11)

Details of goods transported during the year 1983.

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

urce: Field Survey conducted by the Regional Directorate of Town and untry Planning, Madurai.

ECTRICITY

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

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ABLE (12)

Consumption of Electricity

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

ource: Field Survey conducted by the Regional Directorate of Town and Country lanning, Madurai.

DMINISTRATION

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

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

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

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

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

istrict Regional Plan

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

ummary and conclusions

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

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

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

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

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

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

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.00 The town with all its capabilities both at present and in future have enough scope to emerge as a trade centre for cotton, chilly, grains etc t has good agricultural hinterland. Cotton and chilly are being intensively wn in and around the town which would facilitate openings to start further ustries based on cotton. Ginning factories, oil mills, textile mills etc., may also hance town's Industrial activity. As declared industrial areas exist in the town re is every possibility to start more industries in the town. The future plan be organised with a basis that the town can be a trading and marketting ntre to accomodate the collection and distribution of agricultural products d industrial products.

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CHAPTER I I I

0.00 Objects

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

1) The town will retain its character as a trading and marketing centre th facilities for agro-based goods.

2) The industrial activity based on cotton will be further intensified.

3) It would serve as Trading and marketing centre in addition to the dential place for the people in and around the town and in part of Kerala state

4) The town is connected with tourist places like Vaigai Dam, Thekkadi. uli Falls. The traffic and transportation facilities may be improved.

5) There may be a steady flow assistance from Government to promote ton based industrial activities in future. with tha basis as above, the sectoral ectives are defined.

d Development

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

.01 The present population of the town is 53,018. Tha anticipated pulation in 1991 and 2001 has been worked out by the Directorate of Town Country Planning, Madras as 75,000 and 1,00,000 respectively. The present all density of town is 25 persons per hectare. Large area of the town is still t vacant, or put to agricultural (both dry and wet crops) use and hence the over density is very low. How ever a Gross density of 200 persons per hectare is umed to be a desirable stand rd. with this assumption the future land requirement be around 375 hectares and 500 hectares in 1991 and 2001 respectively.

munity objectives

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

) identification of problems

) in formulating solution

) in implementing the projects to activate the targets and

) in sharing the expenditures required for the execution of the projects.

1 The objective of this plan is to promote the communitys' participation fulfilling the tasks assigned by the plan. The members of the community will have be motivated to actively participate in executing the projects. The ential, commercial and industrial activities shall be planned to attract the te investments which will ultimately land to reduce the burden of the ning authority.

ity Zones

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

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tandard of Urbanisation

.4.01 The Theni-Allinagaram town presents a bad picture, in fulfilling the eeds of the citizens inmatters of community facilities and utility services. The existing cilities for social gathering cover only cinema theatres and a few reading rooms. n fact there is no organised space for community activity. The plan objective is herefore to be in line with the provision of the services to the extent of the desired orms and standards for both the existing and future population. The plan objectives to creat organised place for community activity.

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

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

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

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

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

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

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

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

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

velopment proposals

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

mmunity Development policy

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

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At least one community space is to be planned for every 500 families for ting a residential group to promote a sense of belonging among the urban munity. According to this standard four community centres are ultimately required he town. The community centre will accommodate area for out-door and in-door eations and play grounds. Each centre will be roughly to an extent of 2 5 hectares. will be so located with the accessibility for residential units as the criteria and ed to the educational institutions. These community centres will be acquired developed by the local planning Authority.

sing policy

02 The housing policy will include the following

(i) The housing activity will induce qualitativa improvements to the existing sing stock and

(ii) building of additional stock in housing.

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

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

ble (14)

Housing stock required in during the years 1991 - 2001

cades	Number of houesholds	Housing units availa ble	Additional units required for increa- se in fami- lies.	Units to be quali tati- vely impro- ved.	Total
81-1991	15,000	11886	3114	1860	4914
91-2001	20,000		5000	1800	6800

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

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

Economic Development policy

Industrial use

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

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

Commercial use

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

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The existing commercial uses are proposed to be grouped to form a continuous t along the existing road. The new commercial units are proposed to be located h in the residential neighbourhood to be developed under the Detailed velopment plans.

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

blic and semi public

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

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

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

cation

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

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

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ble (15)

Anticipated students in the year 1991 and 2001

ar	Age group 0-14 37.83% of popu lation	School Age Children		Age group 15-39 of population	Secon dary school age child ren 10%	Total	
		pri-secon mary 25%	dary 10%			pri- mary	secon dary
991	28370	7090	2837	25680	2568	7090	5405
001	37830	9458	3783	34240	3424	9458	7207

ble (16)

The facility for education will be as follows:

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

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Table (17) Requirement of Educational institutions.

Sl. No.	Level of Service	Feasible Standard	Theoretical requirement 1991 Number	Theoretical requirement 1991 Extent in Hectare	Theoretical requirement 2001 Number	Theoretical requirement 2001 Extent in Hectare	Existing Schools in 1981	Actual requirement 1991 Number	Actual requirement 1991 Extent in Hectare	Actual requirement 2001 Number	Actual requirement 2001 Extent in Hectare
1)	Primary School	one for every 300 students. (0.5 Hectare)	24	12	32	16	14	10	5	8	4
2)	Secondary School	one for every 1000 students (2.00 Hectares)	6	12	7	14	2	4	8	1	2

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

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

le (18)

ure land requirement for the decades 1991 and 2001.

Land use	Existing Area in hectare.	Standards adopted	Total land requirements in hectares for the decades.	
			1991	2001
Residential	98.53	200 persons/ hectare	375	500
Commercial	17.77	0.2 Hectare/ 1000 persons	15	20
Industrial	36 03	0.2 Hectare/ 1000 persons	15	20
Educational	29.12	One primary school for every 300 students (0.5 Hectare) one secondary school for every 1000 students (2.00hectares)	13	6
Public and semi public	16 10	0.1 Hectare per 1000 persons.	8	10
Transportation	100.00	—	75	100
Agriculture				
Wet	292.96	—	—	—
DRY	1274.35	—	—	—
Vacant	134.57	—	—	—
Land under water	197.26	—	—	—
Total	2196.69		501	656

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sport· and communication

05 The main roads in the town are Madurai Road, Kumuli Road and akulam Road. Madurai-Bodinayakkanur Railway Line runseast west direction he town. There is also one bye-pass road connecting Madurai Road and akulam Road which avoids crossing of the busy Commercial areas. The streets are meant for only innercirculation.

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

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

ndard of urbanisation Policy

01 watersupply and Drainage

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

The improvement scheme consists of the following items of work

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

(i) Construction of off take well

(ii) Construction of collection well and pump house

(iii) laying and joining of raw water pumping main 630 metres.

Clear water pumping main

1. Laying of conveying main - 6030 metres

Service reservoir 2 Nos.

i.e. 5 lakhs and 10 lakhs litres capacity Rs.14 82 lakhs Rs.20.66 lakhs

Treatment Plant

(1) construction of treatment unit, filters etc.

(2) construction of clear water reservoir of 2 lakhs litres capacity.

(3) construction of 3 metre diameter clear water suction well

(4) construction of clear water pump house

(5) Supply and erection of clear water pump sets.

Distribution systems Rs.30.20Lakhs

Laying of distribution main to a length of 25.90 km

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

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

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

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

ealth

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

ther Services

4.03 The provision of other services like postaland Telegraphs, Telephone, e service, Police Stations etc. is made at the rate of 0.1 hectare for every 00 people and the land is not specifically allocated but included in the area erved for public and semi public purpose.

dministrative Policy

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

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Tamil Nadu water supply and Drainage Board are the independent encies involved to investigate and undertake projects and programmes under using and water Supply projects of this town. The Municipal body is another tutory body entrusted with the task of maintenance and upkeep ofthe town art from the maintenance of public hygene.

.00 Development regulation and zones.

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

.02 Use zone areas and uses permitted.

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

.04 The zoning regulations and the S.No. comprised under each zone have en prescribed as part of this Master Plan and all the developments with in the nning area, shall be in conformity with the zoning regulations and the planning mission shall also be regulated accordingly by the Local Planning Authorrty, so far as the areas coverd by sanctioned Detailed Development Plans, the rules d regulations of the respective, Detailed Development Plan alone will apply.

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CHAPTER - V

ogrammes for implementation

tion areas and Projects:

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

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A1

Annexure-A

ZONING REGULATIONS

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

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missible uses in use zones -

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

Control of Development and Land use Use Zoning Regulations

E ZONE -

Residential use zone :

a) Primary Residential use zone -

Uses permitted -

1. All residential buildings including single and Multi-family dwellings, apartment dwellings and tenements together with appurtenances pertaining thereto;
2. Professional consulting offices of the residents and other incidential uses therefor;
3. Petty shops dealing with daily essentials including retail provisions, soft drinks, cigarettees, newspapers, milk-koosks, cycle repair shops- and single person tailoring shops;
4. Hair dressing saloons and beauty parloures;
5. Nursery and Primary schools;
6. Taxi and Auto-Rickshaw stand; and
7. Parks and play-fields.

b) Mixed residential use zone -

Uses permitted -

1. All uses permitted under use zone (a) i.e. Primary Residential use zone;
2. Hostels and single person apartments;
3. Community halls, Kalyana mandapams, Religious buildings, welfare centres and Cymnasia;
4. Recreation clubs, Libraries and Reading rooms;
5. Clinics, Dispensaries and Nursing Homes;

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) (b) contd....

6. Government, municipal and other institutional sub offices;
7. Police Stations, Post and Telegraph offices Fire stations and Electric sub-stations;
8. Banks and Safe Deposit Vaults;
9. Educational Institutions excluding colleges;
10. Restaurents, Residential Hotels and other Boarding and Lodging Houses.
11. Petrol filling and service stations;
12. Departmental stores or stores or shops for the conduct of retail business;
13. Vegetable, Fruit, flower, fish, eggs and meat shops;
14. Bakeries and Confectionaries;
15. Laundry, Tailoring and Gold-smith shops; and
16. Cottage ludusstries permissible in residential areas under G.O.Ms.No. 566 dated 13.3.1962.

I) Commercial use zone - use zone:

Uses permitted -

1. All uses permitted in use zones 1(a) and 1(b) i.e. Residential use zones; provided it is incidental to commercial use zone.
2. All commercial and business uses including all shops stores, market and uses connected with the display and sale of mercandise, either wholesale or retail but excluding explosives, obnoxious products and other materials likely to cause health hazards;
3. Business offices and other commercial and financial institutions;
4. Ware-houses, repositories and other uses connected with storage or whole sale trade, but excluding storage of explosives or products which are either obnoxious or likely to cause health hazards.
5. Cinemas, theatres and other commercial entertainment centres;
6. Research experimental and testing laboratories not involving danger of fire, explosion or health hazards;
7. Transportation terminals including bus stands, railway stations and; organised parking lots;
8. Automobile repair shops and garages

II) Contd.....

9. Small industries, using electric motors not exceeding 20 HP and or employing not more than 25 workers, which are not noxious or effensive due to odour, duest, smoke gas noise or vibration or otherwise dangerous to public health and safety; and

10. Installation of electric motors not exceeding 20 HP for use incidential to the commercial activities Permissible in the zone

III) Industrial use zone - Use Zone (3)

(a) Controlled Industrial use zone;

(b) General Industrial use zone;

(c) Special Industrial and Hazardous use zone.

Use zone - III(a) Controlled Industrial use zone:

Uses permitted -

1. All commercial uses listed under use zone 1(a). 1(b) and 2(ie) residential and commercial use zone;

2. Industries using electric power not exceeding 130 HP (LT maximum load) but excluding industries of obnoxious and hazardous nature by reason of odour, liquid effluent, dust, smokegas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity;

3. Hotels, restaurants and clubs, place for special intercourse, recreation and workship and dispensaries and clinics and

4. Residential buildings for care-takers, watchman and other essential staff required to be maintained in the premises.

Use zone - III (b) General Industrial use zone:

Uses permitted -

1. All commercial uses listed under use zones 1(a), 1(b) and 2(ie) residential and commercial use zones;

2. All industries without restrictions on the horse power installed or type of motive power used excluding these of obnoxious or hazardous nature by reason of odour, liquid effluent, dust, smokegas, vibration etc., otherwise likely to cause danger or nuisance to public health or amenity

Use Zone III (b) contd .....

3. Hotels, restaurants and clubs, or places for social interconrse, recreation and workship for dispensaries and clinics; and

4. Residential buildings for care-takers, watchman and other essential staff required to be maintained in the premises.

Use Zone - III (c) Special Industrial and Hazardous use zone:

Uses permitted -

1. All commercial use- listed under use zones 1 and 2 (ie) residentrial and commercial use zone;

2. All industries permissible in the use zones III (a) and III (b) (ie) the cuntrolled and general industrial use zones;

3. All uses involving storage, handling, manufacturing or processing of highly combustible or explosive materials or preduces which are liable to burn with extrme rapidity and or which may produce poisonous fomes or explosion;

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

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

6. Processing or manufacturing anything from which offensive or unwhole some smells arise;

7. Melting or processing tallow or sulphur;

8. Storing, handling or processing of manure, offal, blood, bones, rags, hides, fish borns or skin;

9. Making soap, boiling or pressing oil.

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

11. washing or drying wool er hair;

12. Manufacturing or distilling stage and artificial,

13. Brewin beer. manufacturing by distillarion arrack or spirit containing alchahal, whether denatured;

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ses zone III (c) contd . ...

14. In general, any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in the use zones III (a) and III(b) (i.e.) controlled industrial and the general industrial use zones;

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

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

V) Educational use zone - Use zone (4)

es permitted -

1. Schools, colleges and other higher education and training institutions and the uses connected therewith;

2. All uses permitted in use zone 1(a) i.e. Primary residential use zone; provided it is incidental to educational use.

3. Hostels and single person apartments;

4. Recreation clubs, Libraries and Reading rooms; and

5. Restaurants.

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

es permitted -

1. Government and Quasi-Government offices;

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

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

4. Harbour, Air-port and Flying club;

5. Organised parking lots and bus and Taxi stands;

6. Parks, play-fields, Swimming pools, stadia, Zoologically Gardens, Exhibition Grounds and other public and Semi-Public open spaces; and

7. All uses permitted in the use zones 1(a) and (i.e.) the residential use zones. provided it is incidental to public use zone.

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VI) Arigcultural use zone-

Uses permitted -

1. All agricultural uses;
2. Farm houses and buildings for agricultural activities;
3. Rural settlements with allied uses;
4. Public and private parks, Play-fields, Gardens, Caravan and Camping sites and other recreational uses;
5. Dairy and Cattle farms;
6. Piggeries and Poultry farms;
7. Water tanks and Reservoirs;
8. Sewage farm and garbage dumps;
9. Airports and Broadcasting Installations;
10. Forestry;
11. Cemetaries, Crematories and burning and burial grounds;
12. Storing and Drying of Fertilizers;
13. Fish curing;
14. Salt manufacturing;
15. Brick, tile or Pottery manufacture:
16. Stone crushing and quarrying; and
17. Sand, Clay and Gravel quarrying.

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ANNEXURE - B

THENI-ALLINAGARAM LOCAL PLANNING AREA USE ZONE REGULATIONS

I RESIDENTIAL USE ZONE :—

A) PRIMARY RESIDENTIAL USE ZONE

REVENUE SURVEY NUMBERS OF ALLINAGARAM

31 34 39 40 41Pt 77 78Pt 79 81 82 83

4Pt 85 227 to 238 241 to 244 249 251 253 254 259

61 418 479 506Pt 507 508Pt 509Pt 511 513 514Pt

24Pt 534 535 537 to 545 547 to 549 552 to 558 559Pt 560Pt

61 to 571 576 655Pt 670 to 672 677Pt 678 to 682 683Pt

90Pt 691 to 698 699 706 to 710 711Pt 722 724 to 736 738Pt

39 740 743 744 749 to 754 756 to 762 765 to 774 776

78 to 785 787 789 to 804 813 to 816 818 to 831 834 to 846 848

49 851 852 854 to 863 865 866 868 869 891 to 893

13 to 936 939 940 1192 1482 1483 1486 1487 1491 to 1497

499 to 1510 1528 to 1558 1599 1600 1663 to 1669 1670Pt 1671Pt

672 to 1678 1679Pt 1681 to 1684 1687 1745Pt 1746 1747 1754

755 2263Pt 2264 2294 2299 2303 2304Pt 2305 2323

324 2326 2345 2347 2350 2352. 662 663 pt 664 pt

665 pt 667 pt 673 pt 676 701 702 703

(B) MIXED RESIDENTIAL USE ZONE :—

REVENUE SURVEY NUMBERS

482Pt 503Pt 527Pt 546Pt 550Pt 551Pt 667Pt

669Pt 703Pt 745Pt 746Pt 747Pt 748Pt 1657Pt 1680Pt

1685Pt 1686Pt 1688Pt 1744Pt

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I COMMERCIAL USE ZONE :—

EVENUE SURVEY NUMBERS :—

32 265 348Pt 349Pt 350Pt 351Pt 352Pt 353 354
55Pt 356Pt 357Pt 358Pt 385Pt 386Pt 389Pt 390Pt 391Pt
95Pt 396Pt 482Pt 501Pt 514Pt 515 to 519 529 531
32 546Pt 550Pt 551Pt 635 636 637 643 651Pt
56 to 661 663Pt 664Pt 665Pt 666 667Pt 668 669Pt
45Pt 746Pt 747Pt 748Pt 1657Pt 1660 to 1662 1670Pt 1671Pt
679Pt 1685Pt 1686Pt 1688Pt 1692Pt 1693 1695Pt 1698 1699
711Pt 1712Pt 1713Pt 1714Pt 1729 to 1731 1736 1737Pt 1738
739 1742 1743 1744Pt 1745Pt 1756 1759

I. INDUSTRIAL USE ZONE.

A) CONTROLLED INDUSTRIAL USE ZONE.

EVENUE SURVEY NUMBERS :—

270 509Pt

B) GENERAL INDUSTRIAL USE ZONE :—

EVENUE SURVEY NUMBERS :—

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

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03Pt 504 506Pt 508Pt 510 520 521Pt 522Pt 533

36 559Pt 560Pt 572 to 575 577 to 585 587 to 634

38 to 642 644 to 650 651Pt 652 to 654 655Pt 683Pt

84 to 689 690Pt 705 711Pt 712 to 720 737 738Pt

695Pt 1700 1707 to 1710 1711Pt 1712Pt 1713Pt 1714Pt

717 to 1724 1725 1726 1737Pt 2259Pt 2300Pt 2346

EDUCATIONAL USE ZONE :—

EVENUE SURVEY NUMBERS.

168Pt 512 523 525 526 662 663Pt 664Pt 665Pt

74 to 675 1689Pt 1696 1697

259Pt 2260 to 2262 2263Pt 2295 2300Pt 2304Pt 2348 2349.

PUBLIC AND SEMI PUBLIC USE ZONE :—

EVENUE SURVEY NUMBERS

481 501Pt 505 521Pt 522Pt 524Pt 527Pt 528 586

00 704 806 to 812 1659 1680Pt 1689Pt 1691 1692Pt 1716

727 1728 1732 to 1735 1740 1741 1752 1760 1763 1864

869 to 1874 1878 to 1881 1906 to 1908 2309 2310 2337 2351

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AGRICULTURAL USE ZONE:—

venue Survey Numbers :—

36 37 38 41Pt 42 to 45 47 to 72 74 to 76 78Pt

Pt 86 to96 99 to 149 151 153 213 239 240 245 252

5 to 258 263 266 268 273 274 275 277 278 280

2 to 284 287 to 346 348Pt 349Pt 350Pt 351Pt 355Pt 356Pt

7Pt 356Pt 359 to 384 385Pt 386Pt 387 388 389Pt 390Pt

1Pt 392 to 394 395Pt 396Pt 397 to 417 419 to 453 455 to 478

6 to 493 755 763 867 870to874 876to890 895to911 937 938

1 to 962 964 to 971 973 to 976 978 to 980 982 to 985 987 to 1020

22 to 1029 1031 to 1094 1096 to 1107 1109 to 1191 1193 to 1202

96 1207 1209 to 1214 1216 to 1228 1230 to 1269 1272 to 1274

77 to 1341 1343 to 1353 1355 to 1387 1389 1391 to 1422

24 to 1475 1477 to 1481 1484 1485 1488 to 1490 1511 to 1527

55 to 1593 1595 to 1598 1602 to 1655 1701 to 1706 1748 to 1751

53 1758 1762 1764 to 1863 1865 to 1868 1875 to 1877

82to1898 1900to1905 1909 to1919 1921to1926 1928to1966 1968to1972

74 1975 1979Pt 1980 to 1996 1998 to 2017 2019 to 2021

23 2025 to 2075 2077 to 2115 2117 2118 2128 to 2136

39 to 2152 2154 to 2157 2159 to 2214 2216 to 2257 2266 to 2288

98 2301 2302 2315 to 2317 2341 to 2343

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VII TRANSPORTATION

REVENUE SURVEY NUMBERS :

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

VIII. LAND UNDER WATER

REVENUE SURVEY NUMBERS :—

97 98 250 260 264 267 269 276 279 281
285 347 454 480 483 484 485 494 805 817 847
853 894 912 963 972 977 981 986 1095 1108 1204
1205 1208 1215 1229 1270 1271 1275 1276 1342
1354 1388 1390 1554 1594 1601 1656 1899 1920
1927 1967 1973 1976 to 1978 1979Pt 1997 2018 2022
2024 2076 2116 2119 2137 2138 2153 2158 2292
2293 2296 2338 to 2340.

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ANNEXURE - C

Survey Numbers comprised in the declared industrial areas

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

தேனி அல்லிநகரம் நகராட்சி

தேனி அல்லிநகரம் உள்ளூர் திட்ட குழு தனது 7.2.80.ந் தேதிய 15-ம் எண் ானத்தில் கீழ்க்கண்ட நில அளவு எண்களை தொழிற் பகுதி பிரதேசமாக DUSTRIAL AREA) அறிவிக்க தீர்மானிக்கப்பட்டுள்ளது. மேற்படி தொழிற்பகுதி தசமாக அறிவிக்கப்பட்டுள்ள நில அளவு எண்கள் சம்பந்தமாக பொதுஜனங்களின் சனைகளுக்கும், ஆட்சேபனைகளுக்கும் தமிழ்நாடு & மாவட்ட நகராட்சிகள் சட்டம் பிரிவின் கீழ் பிரசுரிக்கப்படுகிறது. மேற்படி குறித்து விருப்பமுள்ளவர்கள் வழங்கும் சனைகளையும் ஆட்சேபனைகளையும் 31.3.80. வரை தனி அதிகாரி அவர்களுக்கு ிவிக்கலாம். குறிப்பிட்ட தேதிக்குள் ஆட்சேபனையோ, யோசனைகளோ வரா-டால் உள்ளூர் திட்டக்குழு தீர்மானப்படி கீழ்க்கண்ட நில அளவு எண்களை தொழிற் பிரதேசமாக பிரகடனப்படுத்தப்படும் என்று இதன் மூலம் அறிவிக்கப்படுகிறது.

நில அளவு எண்கள் விபரம்

1 முதல் 8, 10 முதல் 30, 154 முதல் 212, 214 முதல் 229, 495 முதல் , 503 பாகம், 504 பாகம், 505, 506, 510 பாகம், 520, 521 பாகம், 522 பாகம், பாகம், 533 534 536, 559, 560/1ஏ பாகம், 560/2ஏ பாகம் 560/3 பாகம், 572 ல் 575, 577 முதல் 582, 584 முதல் 634, 639 முதல் 612, 611 முதல் 650, 705, , 738 பாகம் 1669 முதல் 1679, 1680 பாகம், 1695, 1700, 1707, முதல் 1714, 17 முதல் 1724.1725 பாகம், 1726, பாகம், 1661 பாகம், 1662.

உத்தேச மொத்தப்பரப்பளவு: 650 ஏக்கர்.

னி-அல்லிநகரம் நகராட்சி
2.1980.

(ஒப்பம்) எஸ். நாராயணசாமி எம்.ஏ.,

தனி அதிகாரி.

GOVERNMENT OF TAMIL NADU

Abstract

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

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

G.O.Ms. No. 1999 Dated 20th Sep. '73

Read :

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

ORDER :

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

2. The Collector of Madurai is requested to republish the notification in the District Gazette.

3. The Director of Translation, Madras in requested to arrange to have the notification translated into Tamil and forward the translation urgently to the Collector.

4. The Collector of Madurai is requested to report to Government the date of republication of the notification in the District Gazette.

(By order of the Governor)

C.G. Rangapashyam,
Secretary to Government

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APPENDIX

NOTIFICATION

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

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

THE TABLE

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

// True copy //

Assistant Director of
Town and Counrty Planning

Local Plann
Section

RURAL DE

G O Ms.No. 625.

G O Ms No
Administra

ORDER :

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

2. The ap
Gazetee.

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GOVERNMENT OF TAMIL NADU

ABSTRACT

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

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

G O Ms.No. 625. Dated the 16th March 1974.

Read :

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

ORDER :

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

2. The appended notitification will be published in the Tamilnadu Government Gazetee.

(By order of the Governor)

C.G. Rangapashyam,
Secretary to Government

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NOTIFICATION.

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

THE TABLE

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

// true copy //

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

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URAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.
eclaration of local authority of Theni-Allinagaram etc., local planning areas to e local planning Authority.

G.O.Ms.No. 650 Rural Development and local Administration 8 th April, 1975).
No. II (2) / RUL / 1403 /75-in exercise of the powers conferred by provis sub-section (1) of section 11 of the TamilNadu Town and Country Planning Act 971 (TamilNadu Act 35 of 1972) the Governor of TamilNadu here by declares e Local authority of the Local planning areas specified below to be the Local lanning Authority for such areas.

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

Sd/ R. Balasubramaniam,
Secretary to Government.

/ True copy /

Assitant Director of Town and
Country Planning, Madurai.

ABSTRACT

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

HOUSING AND URBAN DEVELOPMENT DAPARTMENT

G.O.Ms.No. 1181, Dated: 7th November, 1985

Read:-

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

ORDER:

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

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

(BY ORDER OF THE GOVERNOR)

K. DHARMARAJAN
COMMISSIONER & SECRETARY TO GOVERNMENT

(true copy)

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e schedule to be adhered to for submitting Master plan for final approv al under tion 28 of the Town and Country Planning Act

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

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