Kovilpatti Master Plan.

COPY OF:

GOVERNMENT OF TAMILNADU

ABSTRACT

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

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HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.MS.No.211 Dated: 15th February 1991

Read :

1. G.O.Ms.No.177, Housing and Urban Development Department dated 11.2.85
2. G.O.Ms.No.909, Housing and Urban Development Department dated 8.9.89
3. From the Director of Town and Country Planning, Lr. Roc.No.12069/87-MP4 dt. 29.9.89 and 7.11.90.

.....

ORDER:

In G.O.Ms.No.177, Housing and Urban Development Department dated 11.2.85, the Government have accorded consent to the publication of notice of preparation of Master Plan for Kovilpatti Local Planning Area.

2. Under Section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves the publication of the Master Plan for Kovilpatti Local Planning Area submitted by the Director of Town and Country Planning. The delay of 1571 days in the preparation of Master Plan and convening a meeting of the Local Planning Authority is hereby condoned. Copies of the Master Plan for Kovilpatti Local Planning Area as approved by the Government are communicated to the Director of Town and Country Planning.

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

NOTIFICATION

In exercise of the powers conferred by sub-section(1) of section 30 read with section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Government for the Master Plan of Kovilpatti Local Planning Area submitted by the Director of Town and Country Planning in his letter Roc.No.12869/88 MP4 dt. 29.9.89.

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

(BY ORDER OF THE GOVERNOR)

K O V I

L.K. TRIPATHY
SECRETARY TO GOVERNMENT

/true copy/

Office of the Director of Town
and Country Planning,
Master Plan division,
807, Annasalai, MADRAS-600 002.

ndt.No.16320/91-MP4 Dated: 26.4.91

Copy of G.O.Ms.No.211/ H&UD dated 15.2.91 is communicated

FOR DIRECTOR OF TOWN AND
COUNTRY PLANNING

To

The Executive Authority/Commissioner, Kovilpatti LPA/Mpty
The Deputy Director, Tirunelveli Kanyakumari Region
The Deputy Directors of Buildding and D.P. divisions
Additional Director/All Joint Directors
Assistant Directors of MP and DP divisions
Supervisors of MP division
MP1, MP2, MP3 and MP4
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RIPATHY
GOVERNMENT

Director of Town
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MADRAS-600 002.

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# A REPORT ON

# KOVILPATTI MASTER PLAN

OFFICE OF THE DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING
TIRUNELVELI-KANNIYAKUMARI REGION
TIRUNELVELI--627 002.

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Reference Nos:

Regional Office:2713/84

Director of Town and Country Planning: 12869/87/MP1.

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MASTER PLAN FOR KOVILPATTI LOCAL PLANNING AREA

(Approved in Resolution No.40 dated 7.8.89 of the Kovilpatti Local Planning Authority.

Consented in G.O.Ms.No.177 H & UD dated 11.2.1985

Final Approval in G.O. Ms.No. 211....H&UD dated.. 15.2.1

Regional Deputy Director

Executive Authority/Member Secretary, K.P.A.

Senior Deputy Director (MP)

Joint Director. 3/9/89

Director of Town and Country Planning

Commissioner and Secretary to Government.

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# KOVILPATTI LOCAL PLANNING AUTHORITY
## KOVILPATTI MASTER PLAN

### CERTIFICATE

SCRUTINISED AND CERTIFIED THAT :-

1. The boundary of the Master Plan has been marked in red line in the plan and area correspond to the planning areas notified.
2. Reports and all the plans have been authenticated.
3. The categorization in zoning map and the categorization in zoning regulation are tallied and found correct.
4. All the procedures prescribed in Master Plan are followed (preparation, publication and Sanction).

Executive Authority/
Commissioner,
Kovilpatti LPO

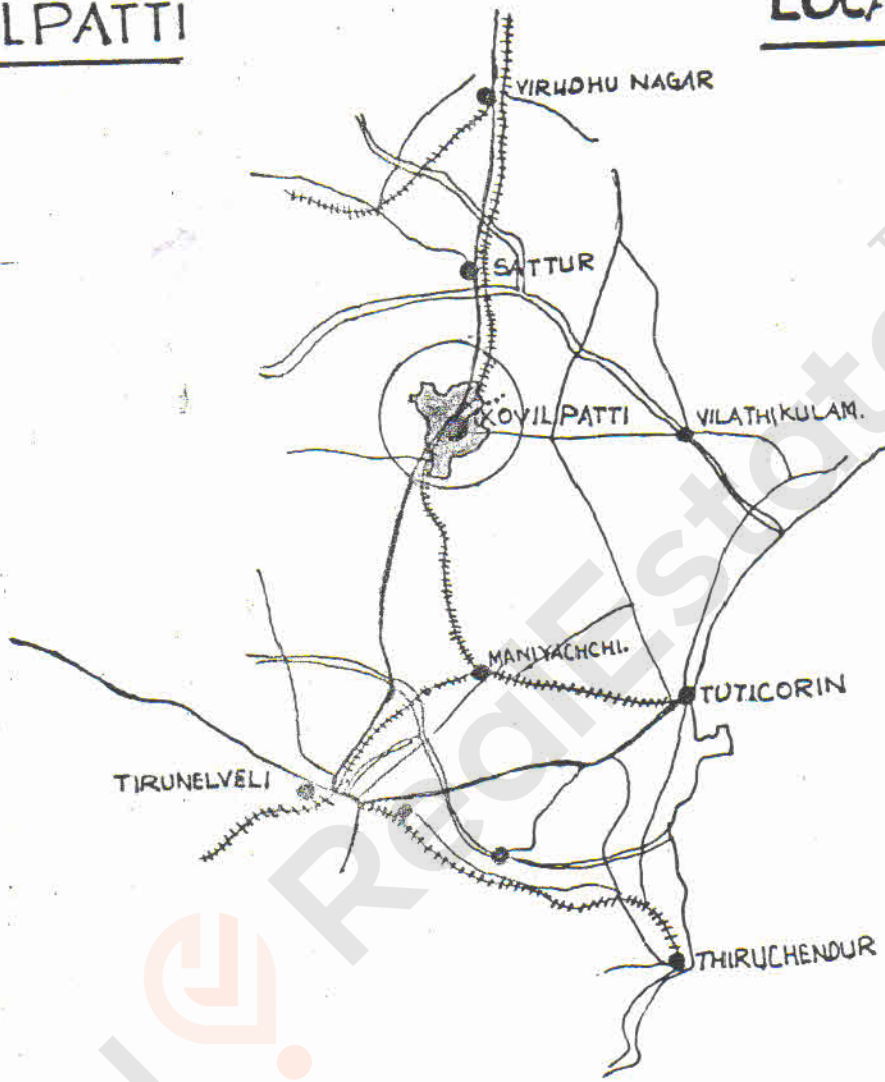
Deputy Director of Town
& Country Town Planning,
Tirunelveli - 2.

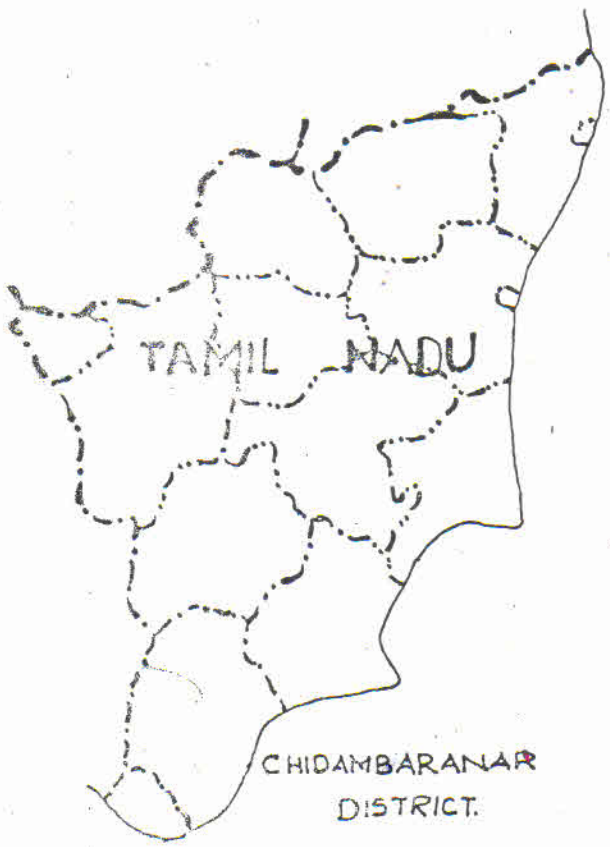
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# KOVILPATTI

## LOCATION M




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# CHAPTER I
# INTRODUCTION

1.01 The growth of urban centres, in the modern and machine age is in leaps and bounds. The concentration of population admist the growing multiples have posed stalemates and problems in urban centres, with stagnant and stunted growth. These unrestricted and unplanned developments uproots the very object of the Urban Planning. In order to over come these dis-orders, adjustments and modifications in the physical environment of the urban areas have to be laid out by means of proper physical planning. The adjustments and reconstruction of the urban physical environment should be consistent with the economic and social trends of developments. In the absence of the planning means, especially in high concentration of population prone areas viz. in industrial and commercial areas in comprehensive and unrelated developments may creep in and paralysing the growth of the whole environments. Therefore the need for preparing a Master Plan becomes all the more necessary in the greater interests of the urban growth.

## LOCATION

1.02 Kovilpatti Town is the Headquarters of Kovilpatti taluk having 48,509 population in 1971 and it ranks 5th in population among the urban centres of Tirunelveli District. A small hamlet around the temple as the origin, it has developed now to attain a status of first grade Municipality with an extent of 7.25 sq.km.

1.03 It is located on the northern end of the Tirunelveli District and on the National Highway No.7 (Cape comorin to Banaras) which links the Town to Tirunelveli (60 km) on the south and Madurai (90km.)

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on the north. Another important town Tuticorin is located 50 km. in the east. The Tirunelveli-Madras Railway line also passes through the town. Thus the town is easily accessible both by road and rail (Vide Map 1). It lies between 77° 3' and 78° 0 of the longtitude and between 9° and 9° 30' of the latitude.

1.04 This town is encircled by dry lands and slopes from south-west to north-east. Some isolated stony growth can be seen around the town. There is a small hillock in the south-west side with a temple located at the top.

CLIMATE

1.05 The average altitude is 300 feet (91 m) above the mean sea level. Scorching heat prevails, during summer. The temperature during March May is generally at its peak.

RAINFALL

1.06 Kovilpatti receives low rain compared to the district average. The average annual rain fall is 625 mm. The rain fall recorded from 1969 to 1975 is shown in table 1.1 and Map No.2. South-west monsoon wind starts sweeping in the middle of June and the rainfall during this period is very slight. The monsoon benefits the hilly areas with light showers. By October-November the North-east monsoon sets in and the temperature goes down.

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TABLE .1.1

RAIN FALL PARTICULARS 1969-1975

| Sl. No. | Month | 1969 mm | 1970 mm | 1971 mm | 1972 mm | 1973 mm | 1974 mm | 1975 mm |
|---|---|---|---|---|---|---|---|---|
| 1. | January | 12.0 | 4.0 | 9.0 | .. | .. | .. | .. |
| 2. | February | 60.0 | 59.0 | 3.0 | .. | .. | 0.80 | .. |
| 3. | March | .. | 33.0 | 32.0 | .. | .. | .. | 35.00 |
| 4. | April | 58.0 | 288.0 | 107.0 | 10.0 | 58.0 | 20.00 | 42.00 |
| 5. | May | 3.0 | 38.0 | 92.0 | 125.0 | 55.0 | .. | 54.00 |
| 6. | June | .. | .. | .. | 17.0 | 139.0 | 21.00 | 71.00 |
| 7. | July | .. | .. | 23.0 | 9.0 | .. | .. | 29.00 |
| 8. | August | 28.0 | .. | 23.0 | 9.0 | .. | .. | 29.00 |
| 9. | September | 63.0 | 42.0 | 87.0 | 145.0 | 47.4 | 119.00 | 121.00 |
| 10. | October | 198.00 | 48.0 | 187.0 | 357.0 | 327.0 | 87.00 | 113.00 |
| 11. | November | 59.0 | 191.0 | 135.0 | 245.0 | 102.0 | 46.0 | 47.00 |
| 12. | December | 136.0 | 22.0 | 61.0 | 41.0 | 272.2 | 8.0 | 13.00 |
| | | 617.00 | 228.0 | 736.0 | 964.0 | 1000.6 | 299.8 | 525.00 |

Source: Statistics Inspector's Office, Kovilpatti

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# C H A P T E R II

## HISTORY

2.01 This town is the gateway for the entrants to the district from north. The town began to originate around the temple and a small hamlet has been developed before 1876. In 1876 this town was linked by the northern railway. After the formation of Railways, commercial activities began to develop. The next phase of development of the town was close to the Loyal Textile Mills, which came into existence in the year 1891. In 1911 this town has become the taluk head quarters for Kovilpatti taluk, with the Tahsildar Office, Sub-Magistrate Office, Sub-Registrar Office, District Munsiff and Revenue Divisional Officer's Office and the buildings located in the elevated localities on the east of the temple, The Government Hospital, Educational Centre have also grown up in this area. In the course of time the developments grows up filling the pockets between the temple and Loyal Textile Mills. In the next course of the development the pockets in the east and the west side of the town have developed as shown in the Map 2:1. After the town has developed fastly and spread all over the area in the recent times as shown in the map 2.1. The formation of the by-pass road has caused the development on both side of the by-pass road but out side of the town limit. But the people of the area only occupied this pockets.

2.02 South of the Town 4 miles away there is a small hill named Gurumalai, it is believed that this hill is occupied by some medicinal shrubs and the wind that passes through this shrubs has some effect for curing certain diseases. The inhabitants of this place are of the opinion that this hill have some influence over the health of the people of the town.

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2.03 This town was constituted in 1964 as per the G. 361 R.D.L.A. dated 11.2.64 and constitute

(1) Kovilpatti (part) and
(2) Illupayurani (Part)

2.04 Area of Kovilpatti in 1961 was 2.64 sq.km. with a population of 33,305 and in 1971 it has grown up to hav 48,509 population spread out an area of 7.25 sq.km. The important factor that accelerates the speed of the growth this town is that, this town is the markettingplace and commercial centre for a hinterland of about 20 miles radi Development in this industrial field is also noted.

LOCAL PLANNING AREA

2.05 Local Planning area has been declared for this in G.O.Ms.No.644 RDLA dated 10.3.74. The town area only been declared as Local Planning Area comprising the follo villages.

(1) Kovilpatti (part)
(2) Illupaiyurani (part)

PLACE OF TOURIST INTEREST AROUND KOVILPATTI

2.06 The following places are important either in t tourist point of view or in the historical point of view (vide Map 2.2)

(1) Ettayapuram

2.07 It is situated about 9 miles from Kovilpatti. The place is important as a cotton growing centre. Ettayapuram is famous historically as it was the place wh the great freedom fighter Kattabomman of Panchalamkurichi fought against the British and also is famous because, it is the birth place of poet Bharathi, the famous freedom fighter and a great poet. A Mandapam has been constructed in memory of his service to the Nation. A library is located in that buildings.

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(2) Kalugumalai:

2.08 Kalugumalai or "The hill of the Vulture" is situated on the road connecting Kovilpatti and Sankarankoil. It is massive dome of rock some 300' high which can be seen even from a far of place. The place is famous for its rock-cut temple called Vettuvankoil. The temple now serves as a Pillayar Temple. A temple dedicated to Subramaniasamy is also located at the foot of the rock.

(3) Kayathar:

2.09 This place lies 18 miles away from Palayamkottai and 18 miles south of Kovilpatti. Kayathar is famous as the freedom fighter Kattabomman was hanged in this place by the British on 16th October 1799. A statue has been erected in the place in his memory.

(4) Panchalankurichi:

2.10 Two miles north of Ottapidaram is situated Panchalankurichi where the famous freedom fighter Kattabomman fort was constructed. Now only the remains of the fort is seen on the site since it has been destroyed by the British. Of late in 1975, the Government of Tamil Nadu have constructed a fort in Panchalankurichi in memory of this freedom fighter. The Government have identified the successors of Kattabomman and extended aids for bringing them up by giving them freely the constructed houses and land.

(5) Sankarankoil

2.11 The Siva and Gomathi Amman temple is famous here. The "Adi-Thapasu" festival attracts large crowds during July of every year. It is also a famous weaving Centre.

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# C H A P T E R III

## POPULATION CHARACTERISTICS

3.01 Kovilpatti, a second grade Municipality town, with a population of 48,509 in 1971, ranks 5th in the Tirunelveli District (vide Table $N_o$.3.1) The population has slowly increased from 5016 in 1911 to 48509 in 1971 (Vide Map 2:1) with a population variation as shown in the map $N_o$.3.3 and in the table 3.2. It has registered a steep variation during the decade 1911-1921, 1941-51 and 1961-71 as 68.42%, 72.28% and 45.65% respectively. This may be attributable to the various aspects like the formation of the railways, the origin of major Industries and other public offices and institutions which may be seen from the map "Growth of Town" in Chapter II.

### SEX RATIO

3.02 The sex ratio is the number of females to 1000 males for different decades, are worked out and presented in the table 3.3. It seems from the table that the sex ratio has slowly incrdased from decade to decade and has reached a maximum of 980 in 1971 showing a rapid increase in the famales population. This may be due to the fact that a number of female workers are engaged in the match industries. With the expansion of match Industries, there is a corresponding increase in female population.

### DENSITY

3.03 The density of the town in 1971 works out to be 6685 persons/sq.km vide table 3.4. But this density is not uniform throughout the town and various from ward to ward (vide map 3.1) The ward "C" has recorded a high density of 14030/persons/sq.km. and the ward"E" has a low density of 3612 persons/sq.k.m. The old town spreads from the ward "C" and most of the development activities are concentrated in the ward "C". Next to ward "C" developments has taken place in ward "D" with a density of 8531 person/sq.km. And in most part of the peripheral area

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of the town is yet to develop. Except in words "C" and "D" the developments in other wards are very low.

AGE COMPOSITION

3.04 The age composition of the town in 1961 is presented in the table 3.5. From the table it seems both the males and females are almost equal in age in age group 0-14 and 15-34, only in age group 35-59 the males are more than the females. The population in the age group 0-14 is 38.90% which dominates the other age groups vide Map 3.4.

OCCUPATIONAL PATTERN

3.05 The population in the age group 15 -0-59 which comprises the working force population works out to be 57.28% (1961) or 19,081 numbers. But the actual working force consists of 40.23% or 13,393 numbers (1961) only. Among the workers males are more than the females. The break-up of the working force in various economic activity are shown in the table 3.5 and map 3.5

3.06 The occupational structure for 1961 and 1971 is given in table 3.6 and 3.7. From the table 3.7, it is clear that workers are more engaged in manufacturing (39.55%) and trade and commerce (24.05) followed by workers in other services 13.60% and transport and communication 12.43% leaving the other category with low number of workers exhibits 'Bi-functional' nature of the town in "manufactured and trade"

3.07 The primary sector i.e. the Agricultural sector engages 4.37% of workers, the secondary sector i.e. Industrial sector engages 45.55% leaving the remaining 50.08% of workers to the territory sector.

LITERACY

3.08 The table 3.8 shows the percentage of the literates of the town in 1971. It is seen from the table that 38% are only literates which mean nearly more than one third of the population are literates.

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TABLE 3.1

POPULATION SIZE FOR DIFFERENT TOWNS IN TIRUNELVELI DISTRICT

| Sl. No. | Name of Town | Status | Population 1971 | Growth Rate 1951 1961 | Growth Rate 1961 1971 |
|---|---|---|---|---|---|
| | Class I (1,00,000) | | | | |
| 1. | Tuticorin | Municipality | 1,54,804 | +25.65 | +24.61 |
| 2. | Tirunelveli | " | 1,08,509 | +19.75 | +23.32 |
| | CLASS II(50,000-99,999) | | | | |
| 3. | Palayamkottai | " | 70,050 | +27.47 | +37.35 |
| 4. | Kadayanallur | " | 50,258 | + 8.28 | +21.84 |
| | CLASS III (20,000 49999) | | | | |
| 5. | Kovilpatti | " | 48,509 | +27.91 | +45.72 |
| 6. | Melapalayam | " | 47,728 | + 3.06 | +22.99 |
| 7. | Tenkasi | " | 42,611 | +10.71 | +23.86 |
| 8. | Puliyankudi | " | 38,399 | +10.97 | +25.29 |
| 9. | Sankarankoil | " | 32,808 | + 9.98 | +36.19 |
| 10. | Shencottah | " | 23,894 | +18.44 | +16.40 |

Source: Census book1971

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TABLE 3.2

DECADE VARIATION OF POPULATION FOR KOVILPATTI TOWN 1911-71

| Year | Male | Females | Total | Decade variation | Percentage of decade variation |
|---|---|---|---|---|---|
| 1911 | .. | .. | 5016 | .. | .. |
| 1921 | 4439 | 4009 | 8448 | + 3432 | +68.42 |
| 1931 | 5487 | 5102 | 10589 | 2141 | +25.34 |
| 1941 | 7784 | 7330 | 15114 | + 4525 | +42.73 |
| 1951 | 13384 | 12654 | 26038 | +10924 | +72.28 |
| 1961 | 16905 | 16400 | 33305 | + 7267 | +27.91 |
| 1971 | 24488 | 24021 | 48509 | +15204 | +45.65 |

Source: Census of India - General Population table 1961 and District Census Handbook for Tirunelveli District 1971

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## TABLE 3.3
## SEX RATIO

| Year | Population | Males | Females | Sex Ratio |
|---|---|---|---|---|
| 1921 | 8448 | 4439 | 4009 | 903 |
| 1931 | 10589 | 5487 | 5102 | 930 |
| 1941 | 15114 | 7784 | 7330 | 942 |
| 1951 | 26038 | 13384 | 12654 | 953 |
| 1961 | 33305 | 16905 | 16400 | 970 |
| 1971 | 48509 | 24488 | 24021 | 980 |

Source: Census of India

## TABLE 3.4
## WARDWISE POPULATION DENSITY IN KOVILPATTI TOWN

| Sl. No. | Ward Number | Population/ | Area in Sq.km. | Density persons per sq.km. |
|---|---|---|---|---|
| 1. | A | 4192 | 1.044 | 4015 |
| 2. | B | 9741 | 2.172 | 4484 |
| 3. | C | 16371 | 1.167 | 14030 |
| 4. | D | 13564 | 1.589 | 8531 |
| 5. | E | 4641 | 1.285 | 3612 |
| | Total | 48509 | 7.257 | 6685 |

Source: Master Plan Survey Records
Tirunelveli Kanniyakumari Region 76

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TABLE 3.5

AGE GROUP, POPULATION BREAK UP 1961 KOVILPATTI TOWN

| Age Group | Persons | | Male | | Female | |
|---|---|---|---|---|---|---|
| | Number | Percentage | Number | Percentage | Number | Percentage |
| 0-14 | 12955 | 38.90 | 6566 | 19.72 | 6389 | 19.18 |
| 15-34 | 11716 | 35.18 | 5681 | 17.06 | 6035 | 18.12 |
| 35-59 | 7365 | 22.10 | 4036 | 12.12 | 3329 | 9.98 |
| 60+ | 1269 | 3.82 | 622 | 1.87 | 647 | 1.95 |
| | 33305 | 100.00 | 16905 | 50.77 | 16400 | 49.23 |

Source: Census of India 1961 General Economic Tables

TABLE 3.6

OCCUPATIONAL STRUCTURE KOVILPATTI 1961

| Sl. No. | Classification of occupation | Male Workers | | | Percentage to total workers |
|---|---|---|---|---|---|
| | | Male | Female | Total | |
| 1. | Cultivators | 106 | 64 | 170 | 1.27 |
| 2. | Agri-labourers | 82 | 149 | 231 | 1.72 |
| 3. | Mining, Quarrying, Livestock | 154 | 36 | 190 | 1.40 |
| 4. | Household industry | 61 | 280 | 341 | 2.54 |
| 5. | Manufacturing | 3399 | 2945 | 6344 | 47.39 |
| 6. | Construction | 453 | 22 | 475 | 3.54 |
| 7. | Trade and commerce | 2130 | 64 | 2194 | 16.39 |
| 8. | Transport and communication | 717 | 1 | 718 | 5.36 |
| 9. | Other services | 2240 | 490 | 2730 | 20.39 |
| 10. | Total workers | 9342 | 4051 | 13393 | 100.00 |
| | Non-workers | 6563 | 12349 | 19912 | |
| | Total population | 16905 | 16400 | 33305 | |

Source: District Census book

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TABLE 3.7
OCCUPATIONAL STRUCTURE, KOVILPATTI 1971

| Number | Classification of occupation | | Town | |
|---|---|---|---|---|
| | | | Workers | Percentage |
| I | Cultivators | Primary sector | 203 | 1.28 |
| II | Agricultural labourers | | 351 | 2.22 |
| III | Livestock | | 130 | 0.82 |
| IV | Mining Quarrying | Secondary sector | 6 | 0.05 |
| V | Household Industry | | 386 | 2.40 |
| VI | Manufacture | | 6260 | 39.55 |
| VII | Construction | | 570 | 3.60 |
| VIII | Trade and Commerce | | 3807 | 24.05 |
| IX | Transport and communication | | 1967 | 12.43 |
| X | Other Services | | 2153 | 12.60 |
| | Total workers | | 15833 | 100.00 |

Source: Census Book 1971

TABLE 3.8
LITERATURES IN KOVILPATTI TOWN 1971

| Sl. No. | Name | Population | Literates | |
|---|---|---|---|---|
| | | | Number | Percentage to total population |
| 1. | Kovilpatti | 48509 | 18585 | 38 |

Source: Census Book 1971

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# C H A P T E R IV
# LAND UTILISATION

## Existing Land use

4.01 A detailed land use survey has been taken up by the department for the town and the environs in order to prepare an existing land use plan for the town and the environs. The plan according to the present land uses forms the basic frame work for the proposed Master plan.

4.02 The survey reveals that most of the lands are either vacant or waste which shows that the town has not yet been developed fully. The land put under residential and agricultural use are predominent than the other land uses. The former occupies a space of 19.75% of the total landuse and the later 16.44% mainly due to the fact that the town has not been developed properly on the northern side of the railway line leaving the area under agricultural use. Part of the town in the southern portion is also in agricultural use. More area is occupied by industrial use (6.81%) showing that the town is industrially oriented. The land use break up of the town is shown in table 4.1 and in the map 4.1. The wardwise land use breakup of the town is also shown in table 4.2 a& b.

4.03 From table 4.2 a& b it is clear that residential areas are developed more in ward C, D and E whereas the commercial area are concentrated in Ward C and partly in the ward D. The commercial area in other wards are low. Industrial uses are concentrated mostly in the ward B and D and partially in the ward A. Area under transportation are more in the ward D, C and B than the other two wards which shows that the development activities are concentrated only in these wards. Vacant lands are more in the ward B, E and D, which exhibit the space available for future possible developments. Recreational area are also more in the ward B and D only. On the whole development activities are more in the ward B, C and D than the other two wards.

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Land ownership

4.04 Of the total lands available in the town nearly 4% of the area are in Government ownership, and another 4% are under Quasi-Government ownership leaving 92% of the area under private ownership (vide map 4.2)

Land value

4.05 The land value of Kovilpatti is only normal as in the other Municipalities of the District. The value ranges from Rs.100/- cent to Rs.150/- cent for building site in the town and value of Agricultural land in the Planning Area ranges from Rs.30000 to Rs.50000 per acre. The wardwise land value is shown in table 4.3 and map 4.3

4.06 It is seen from the table that the maximum and minimum rate of value, are observed in ward D. Availability of the industrial units at large and availability of non-cultivable and barren-like-land in part of this ward are the reasons for the maximum and minimum value of land in this sector. Next to this, land values are high in the ward C where the other development are in full swing. Land value is comparatively low in ward B and E due to the fact that more vacant lands are available for developments in this sector.

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TABLE 4.1

LAND USE BREAK UP OF KOVILPATTI

| Sl.No. | Land use | Extent in Hectare | Percentage to total area |
|---|---|---|---|
| 1. | Residential | 143.332 | 19.75 |
| 2. | Commercial | 17.905 | 2.47 |
| 3. | Industrial | 49.475 | 6.81 |
| 4. | Transportation | 55.614 | 7.67 |
| 5. | Services and utilities | 1.601 | 0.22 |
| 6. | Public and semi public including Educational | 41.754 | 5.77 |
| 7. | Recreation | 4.320 | 0.59 |
| 8. | Agricultural and Forest | 119.143 | 16.44 |
| 9. | Vacant and waste | 272.404 | 37.56 |
| 10. | Land under water | 19.759 | 2.72 |
| | | 725.307 | 100.00 |

Source: Tirunelveli-Kanyakumari Region
Kovilpatti Master Plan Survey Records.

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TABLE 4. 2(a)
WARDWISE LAND USE BREAK UP

| Ward | Residential | Commercial | Industrial | Transport | Agriculture | Land under water |
|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| A | 8.142 | 0.882 | 11.072 | 6.705 | 60.602 | 6.483 |
| B | 21.772 | 1.703 | 16.058 | 10.857 | 4.055 | 3.810 |
| C | 40.853 | 9.627 | 2.294 | 15.730 | 12.824 | 7.992 |
| D | 38.919 | 4.844 | 14.196 | 16.774 | 32.929 | 1.533 |
| E | 33.646 | 0.849 | 5.855 | 5.548 | 8.733 | 0.441 |
| Total | 143.332 | 17. 905 | 49.475 | 55.614 | 119.143 | 19.759 |

Source: Tirunelveli-Kanyakumari Region, Kovilpatti
Master plan survey records.

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TABLE 4.2 (b)
WARDWISE LAND USE BREAK UP

| Ward | PUBLIC | | | | | | | | Total area in hectares |
|---|---|---|---|---|---|---|---|---|---|
| | Regligi-ous | Medi-cal | Educa-tion | Others | Vacant | Recrea-tion | Services and uti-lities | Waste | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| A | 0.048 | 0.566 | 0.101 | 3.263 | 6.454 | 0.040 | .. | .. | 104.360 |
| B | 0.623 | 0.032 | 2.201 | 1.347 | 152.237 | 2.610 | 0.267 | .. | 217.112 |
| C | 3.399 | 0.084 | 0.752 | 10.493 | 10.914 | 0.696 | 0.489 | 0.461 | 116.608 |
| D | 0.534 | 0.392 | 0.153 | 9.761 | 37.802 | 0.833 | 0.117 | .. | 158.787 |
| E | 0.028 | 0.631 | 4.006 | 3.298 | 64.536 | 0.141 | 0.728 | .. | 128.440 |
| TOTAL | 4.632 | 1.745 | 7.213 | 28.164 | 271.943 | 4.320 | 1.601 | 0.461 | 725.307 |

Source: Tirunelveli Kanniyakumari Region, Kovilpatti Master Plan survey records.

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TABLE 4.3

WARDWISE LAND VALUE

| Sl.No. | Ward No. | Minimum Rupees per cent | Maximum rupees/cent |
|---|---|---|---|
| 1 | A | 300.00 | 350.00 |
| 2 | B | 250.00 | 350.00 |
| 3. | C | 400.00 | 1000.00 |
| 4. | D | 100.00 | 1500.00 |
| 5. | E | 250.00 | 400.00 |

Source: Municipal records

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# CHAPTER V

## TRANSPORTATION

5.01 Transportation by means of roads and railways are available in this town. The National Highways number 7 passes through the heart of the town and connects Madurai (100 km) on the north east and Tirunelveli (55 km) on the south-west. The M.D.R. connecting Ettayapuram on the east and Sankarankoil on the west also passes through the centre of the town. The roads to Kadaloyar, Pandavarmangalam and Manthi Thoppu connects the surrounding villages to this town.

5.02 The transportation system in additionally augmented with the availability of the meter-gauge rail road connecting the town to Madurai and beyond on the north and Tirunelveli on the south. The Banaras-Cape Comorin National Highways No.7 helps the movement of both passengers and goods traffic from north east and south-west to this town. Because of the importance of this town as well known commercial centre of this district, and also due to the match industries, the movement of both raw materials and finished products generate a heavy traffic. The availability of rail and road is really a boon to this town in this respect.

### INTERNAL CIRCULATION SYSTEM

5.03 The internal circulation system is mostly concentrated on radial roads with one circular road for internal traffic. The National Highways road to Madurai, Tirunelveli, the M.D.R. road to Ettayapuram, Tuticorin and Sankarankoil and other roads to Kadalayur, Pandavarmangalam and Mandhi Thoppu from the radial road system and these roads are linked by an internal circular road formed by the following roads viz. National Highwys No.7 Mathankoil street, Ettayapuram road and the new road ( vide map 5.1). These radial roads link the town properly with the surrounding areas. All these roads generate a heavy traffic on the

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National Highway causing much conjestion on this road. The crowded pedestrain movement on this road due to the wayside commercial Establishment along with a heavy volume of Fast moving Traffic cause serious traffic bottleneck on this highways. In the absence of traffic survey a correct assessment of traffic on each road could not be ascertained. The particulars of the traffic survey conducted by the Highways Department have been collected and analysed. The detail of daily average incoming and outgoing volume of traffic taken at two count points outside the town limit, one at east of town and another at west of town on the National Highways. The collected data have been transferred to the map for easy observation and it shows that the entry and exit of the fast and slow moving vehicles at the Madurai road west of town is less than the entry and exit of vehicles at Tirunelveli road east of town. Therefore it is obvious that the volume of traffic moving from Tirunelveli road to town is mixed up with the local traffic through the three main roads, thus reducing the outflow from town to Madurai road. Similarly the low volume of traffic from Madurai road to town is added up with the traffic collected from Pasuvanthanai, Ettayapuram and Srivilliputhur roads, thus augmented the outflow of traffic from town to Tirunelveli road. This shows the importance of the location of the town. The trend of traffic is shown in map 5.3 and 5.4.

5.04 Within the circular road a number of small roads connecte the internal residential area. If some of these roads are widened that will serve as another internal road for local minor traffic. Such roads are, Chekkadi street, South Bazaar street, Chatram North street, Kadalaikara street and Arunachalam Pillai Pettai street (vide map 5.1)

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5.05 The local traffic on this section of the National Highways may be reduced if these roads are developed by widening. These roads will carry and distribute the local slow moving and some portion of fast moving traffic with the internal circular road as shown in the map 5.1. To cope up with the through traffic, this sanction of National Highways may be widened.

5.06 Apart from the heavy traffic on the National Highways, the railway gate, at the west and east and the geometry of the roads at these places cause many hurdles to the smooth flow of traffic. To overcome the difficulty a bye-pass road has been formed on the northern side of the town connecting the National Highways on the west and east outside the town limit and the M.D.R. to Srivilliputhur This road will help to divert the through traffic without touching the town. This road is already formed and helps in relieving the conjestion in the main road to a very great extent.

5.07 The bus stand is a small one and in causing much inconvenience to the passengers. The space for the development of the bus stand is also limited. So the bus stand has to be expanded and improved.

MASS TRANSPORTATION

5.08 Town bus services are available in the town. The routes connect the nearby villages viz. Kamanayakkanpatty, Erachy, Devankulam, Thurayoor, Pillayarnatham, Ezhayiram-pannai and Madathippatty. These are detailed in table 5.1 and map 5.2. These buses carry the passenger and goods from the adjoining villages to the day-today activities of the town, while the long distance passengers are taken care of by the Kattabomman Transport Corporation and Thiruvalluvar Transport Corporation. The town buses are runmostly by the private owners. The express buses bound for cities in the north such as Salem, Coimbatore, Madurai and Madras from Nagercoil passes through this town. Thus people of the town have the maximum opportunity for travelling to places in the North and south like, Madurai, Tirunelveli and other important towns.

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5.09 The lorry transport carries the goods from the surrounding areas to a long distance for the industrial and commercial use. Generally the lorry traffic is heavy in the town due to the commercial importance of this town.

5.10 Nearly 45.20 km. of roads are running through the town. The break up of the roads are given in the table 5.2 and the category of roads maintained by the Municipality is given in table 5.3

5.11 The railways also helps for the transportation of long distance passengers and goods.

5.12 Transportation through air and water finds no place in this town. The nearest air-port is located at Madurai city, which is about 100 km. for from this town and the nearest harbour is located at Tuticorin in the south-east which is located 50 km. far from this town.

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TABLE 5.1

TOWN BUS SERVICES

| Sl.No. | Bus Route | Number of trips per day |
|---|---|---|
| | KOVILPATTI | |
| 1. | Kamanayakkanpatty | 24 |
| 2. | Erachy | 22 |
| 3. | Devankulam | 14 |
| 4. | Thurayoor | 12 |
| 5. | Pillayarnatham | 12 |
| 6. | Ezhayirampannai | 12 |
| 7. | Madathupatti | 6 |

Source: Tirunelveli-Kanyakumari Region
Kovilpatti Master plan field records.

TABLE 5.2

BREAK UP OF ROADS

| Sl. No. | Description of roads | Length of roads |
|---|---|---|
| 1. | National Highways | 4.426.km |
| 2. | Other roads | 4.627 km |
| 3. | Municipal roads | 36.149 km |

Source: Municipal Records

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## TABLE 5.3

## CATEGORY OF ROADS MAINTAINED BY MUNICIPALITY

| Sl.No. | Description of road | Length in K.M. |
|---|---|---|
| 1. | Cement Road | 12.715 |
| 2. | Tar road | 17.678 |
| 3. | W.B.M. Road | 1.416 |
| 4. | Earthern road | 4.340 |

Source: Municipal Records.

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# C H A P T E R VI

## COMMERCE AND INDUSTRY

Commerce:

6.01 This is a bi-functional town with dominating industrial and commercial activity. Because of its location on the National Highway and equi-distant from Tirunelveli and Tuticorin, and this town has an important commercial activity. This town caters to the commercial activity. This town caters to the commercial requirement of not only Kovilpatti but also of the village surrounding Kovilpatti.

6.02 The commercial establishment of this town is classified into two groups as follows:

1. The retail shops and
2. The whole-sale trading centre

Retail shop

6.03 The retail shops are mainly concentrated on both sides of the national Highways and some of them are scattered in the heart of the town. There are about 753 retail shops identified which are classified into six different classes i.e.

1. Petty shops which deals goods like areated waters, plantains, betel nuts and leaves etc.
2. Shops dealing with essential commodities like provision, vegetable markets and firewood depots.
3. Shops engaged in textile yarn etc.
4. Shops dealing cycle, jewels, fancy goods novelties, electrical goods etc.
5. Shops engaged in public services like hotels, tea stalls, bakeries etc. and
6. Shops dealing with building hardware material like cement, steel, paint etc.

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The break-up of the retail shops is given in table 6.1

Whole Sale Trading Centre

6.04 Among the commercial developments which are developed on both sides of the National Highways there are 81 whole sale trading establishments, which find places here and there among them. The whole sale trading centres are calssified into five divisions viz.

1. Essential goods
2. General goods
3. Textile and allied goods
4. Building materials and
5. Whole sale market

6.05 The break-up of the whole sale trading centre is furnished in Table 6.2

Shandies and markets

6.06 In addition to the whole sale and retail centres the commercial activity is further augmented by the Municipal weekly shandy and daily market. One dry fish market is also available which is run by a private body (vide map 6.1). The weekly shandy gathers on every monday and attracts people from the vicinity areas. Important transactions include, food grains, such as rice cereals and pulses, vegetables such as cauli-flower, cabage, beat-root radish, beans, bringal, onion, tomoto, chillies and other provisions like coconut, jaggery, fish and birds(Chicken table). English vegetable arrive from Nilgiris and Madurai through lorry and train. The good grains arrive from Madurai and Tirunelveli through lorry. Other provisions are gathered from vicinity villages by cart-load and headload. The day fish brought from Tuticorin are collected in the godowns and will be sent to various place by means of train. This shandy serves an area about 20 miles radious

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The daily market is also of much use for the people, creals, pulses, vegetables and other provisions are the important items sold. The income of the Municipality is highly enhanced by the shandy and daily market. In the fish market the stuffs arrive from Tuticorin through lorry. Commission agents role in collecting goods and sending them away in worth mentioning in this town.

Industries

6.07 Because of the availability of the cheaplabourers, climatic condition and the availability of goods transportation for procurement and marketing area, many industries are growing in this place. The developments in respect of industrial activities is note-worthy. The availability of block-cotton soil around the town paves way for the development of ginning and spinning mills. The almost dry climate, prevailing in the town helps for the improvement of match industries.

6.08 Loyal Textiles and Lakshmi Mills are the two major textile in the town. The Loyal textile mills is operated with 4437 HP mechanical installation and 810 workers and Lakshmi mills with 3285 HP. Mechnical installations and nearly 1500 workers Loyal textile mill produces approximately 1135782 kg. of yarn and 4481109 metres of cloth per annum. The value of the products are calculated to be 3.25 crores rupees where as the Lakshmi mills produces only yarn to a quantity of 4 lakh kg. per annum which is valued to be Rs.60 lakhs. The raw materials arrive mainly from Utter Pradesh, and Maharastra through train and Lorry services. The products are sent to Utter Pradesh, west Bengal and abroad by means of lorry, train and shipping.

6.09 Match industries ranks first in number of units and production value. Nearly 80 units of match industries are being operated inthe town. In wards A,C and D match industries are densely located. It is calculated that nearly 1348 males and femeles workers are engaged in these

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in these industries. The products amount to 71 lakhs gross of match boxes which is valued to Rs.7.12 crores raw materials for splints and veeners arrive from Kerala and the chemicals are received from Bombay, Madras and Punjab, through lorry services. The products are sent all over Indian viz. Kashmir, Punjab, Assam, Hariyana, Agra, Delhi, Uttar Pradesh, Madhya Pradesh, Rajasthan, Gujarat and Bombay. They make use of train and lorry service for sending away of the products (vide map 6.2)

6.10 Apart from these industries, there are about 117 other industries composed of the following types.

1. Ginning factories
2. Printing presses
3. Rice and flodr mills
4. Oil mills
5. Service industries and
6. Industries relating to engineering products

About 600 workers are engaged in these industries, operating nearly 900 HP mechanical installations. The classification of the industries is shown in Table 6.3 and map 6.1.

Industrial Estate

6.11 The industrial estate is located at the out skirts of the town on the south-east direction. At present the area set-out for industrial estate is not completely occupied by industries, only 7 units are functioning with a power of 127.5 HP giving employment to about 175 persons. The products are splint and veeneers which are materials to make matches and match boxes. The raw-materials arrive from Theni, Shencottah, Pollachi, Dindugal and Nagercoil by means of lorry service. The products are transported to Sivakasi and Sattur excluding the supply to local. The total annual output is recorded to be 50 quintal per annum of splints and 1500 gross per annum of veeneers.

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Industrial areas have been notified in the town under town planning schemes, apart from the area set apart under zoning, industrial to meet the future requirement.

TABLE 6.1

BREAK UP RETAIL SHOPS 1976

| S.No. | Classification | Number |
|---|---|---|
| 1. | Petty shops | 135 |
| 2. | Essential goods | 195 |
| 3. | Textile and allied goods | 17 |
| 4. | General goods | 220 |
| 5. | Public services | 161 |
| 6. | Building materials | 25 |
| | | 753 |

Source: Tirunelveli-Kanyakumari Region
Kovilpatti Master plan Records 1976.

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TABLE 6.2
BREAK UP WHOLE SALE TRADING CENTRES 1976

| Sl. No. | Classification | Number |
|---|---|---|
| 1. | Essential Goods .. | 33 |
| 2. | General Goods .. | 22 |
| 3. | Textiles and allied goods .. | .. |
| 4. | Building materials .. | 6 |
| 5. | Whole sale markets .. | 20 |
| | Total | 81 |

Source: Tirunelveli-Kanyakumari Region
Kovilpatti Master plan Record 1976

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TABLE 6.3

CLASSIFICATION OF INDUSTRIES

| Sl. No. | Classification | No.of persons employed | No.of units | No.of H.P. installated | Remarks |
|---|---|---|---|---|---|
| 1. | Food industry | 138 | 28 | 487.00 | |
| 2. | Automobile and Engineering | 141 | 29 | 57.75 | |
| 3. | Chemical and Metals | 4318 | 106 | 42.00 | |
| 4. | Tanning and Leather | .. | .. | .. | |
| 5. | Printing Press | 181 | 17 | 55.50 | |
| 6. | Other services including textiles | 2498 | 19 | 7967.50 | |
| | | 7276 | 199 | 8606.75 | |

Source: Tirunelveli-Kanyakumari Region
Kovilpatti Master plan Record 1976

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# C H A P T E R VII

## SERVICES

### Water supply

7.01 Water supply has been extended to Kovilpatti by the TWAD Board effected from the middle of the 1976 and the scheme costs nearly Rs.2.50 lakhs. Water is taken from Thamparaparani river and the head work is located at Sivala village. The head work consists of a collector well of 4 M Diametre and 5.85 M. depth which is connected with 300 MM diameter radial slotted pipes of 30 M. length driven in different directions for about 220 M. length with a 100 HP motor fitted for pumping. It has been designed to supply water at the rate of 15 million litres per day. These pumped water is reserved in 3 reservoirs located at differer parts of the town (wide map 7.1) with a capacity of 7.25 lakhs litres (2 numbers) and 5.75 lakhs litres (1 number) Water is supplied through 48 public fountains to the town ar connections were made for domestic (763 numbers) and non-domestic (93 numbers ) uses.

7.02 Before providing this supply, the water supply to the town was made through 165 tube wells and 40 open wel Out of this 38 wells have been fitted with pumpsets.

7.03 Underground water drainage facility is absent and there is no organised drainage facility also. Only open drains are available in some parts of the town.

### Electficity

7.04 The electricity is supplied by the Tamil Nadu Electricity Board. The monthly consumption of electricity is given in table 7.1. There are 909 street lights available and out of these 46 are tube lights. For maintenance the local body has spent Rs.85603.71 during 1974-75.

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Education

7.05 There are 12 elementary schools, 6 Higher Elementary schools, 3 High schools and 9 other institutions functioning in the town (vide table 7.2 map 7.2) among which I Higher Elementary School and 5 Elementary schools are conducted by the Municipality. The strength of the municipal schools vary from 101 to 428. The strength in the high schools vary from 581 to 900. The Nadrar Middle school ranks first in strength with 1673 (vide table 7.5). All the schools posses play grounds. ExceptingA.V. High School and Government secondary school for girls all schools maintain garden. A college is located in a nearby village for the requirement of the town and the surrounding villages, offer course in arts and science for under graduate.

Libraries

7.06 There are 7 Libraries available in the town. Journals and news papers are made available for reading purposes. A branch local library authority is also functioning here (vide table 7.2 map 7.1)

Health Institutions

7.07 One Government Hospital, three private hospitals 12 clinics and 4 Maternity and Child Welfare Centres serve the needs of the town (vide table 7.2 and map 7.2) In the Government hospital 78 beds are available for inpatients and 10 Doctors are looking after the inpatients and out-patients. The total bed strength available in private hospitals and clinics account to 54 and totally 15 private doctors are running these private medical institutions (Vide table 7.6)

Recreation

7.08 Seven Libraries, five clubs and three theatres are available for public recreation. The seating capacity of theatres vary from 690 to 1106 (vide table 7.7) Two parks are also available with an extent of 14950 sq.ft. and 2,22,000 sq.ft. both of them are maintained by Municipality (vide table 7.2 and 7.8 and map 7.1)

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Religious

7.09 The Thiruppuvanathar temple is a famous one which attracts a large number of pilgrimes and disciples and the Shenbagavalli Amman kovil around which the town developed is an old and famous temple. Inclusive of these there are 43 t temples, 5 churches and 3 mosques are serving the needs of the people (vide table 7.2 map 7.1.)

Housing

7.10 Nearly 354.18 acre of lands are put under residential use which works out to be 19.75% of the total area of the town (1792.32 acre) The housing density varies from 15.63, and the density are found high in wards A (63), C (36) and D (34) (Vide table 7.3 and map 7.3) Out of 10,686 houses in the town, 1897 are pucca, 7925 are semi-pucca and 864 are treated as katcha based on their building materials used for construction.

Slums

7.11 Slums are developed due to the overcrowding of the people in a locality which lacks in open space and proper sanitation. These are the evil effects of the industrialisation Slums and bad housing are identified in the ward B, D and E as shown in the map 7.4. These may be attributable to the developments of the textile and other industries in these area.

Town Planning scheme

7.12 There are six Town Planning schemes taken up by the Municipality. These town planning schemes are in draft and submitted stage. The details of the town planning schemes are given in table 7.4.

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TABLE 7.1

MONTHLY CONSUMPTION OF ELECTRICITY

| Sl.No. | Uses | Consumption in units |
|---|---|---|
| 1. | Domestic | 76836 |
| 2. | Industrial | 86794 |
| 3. | Others | 91433 |
| | | 255063 |

Source: Assistant Accounts Officer, Tirunelveli Electricity System, Revenue Unit, Kovilpatti.

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TABLE 7.2(a)

AVAILABILITY OF EDUCATIONAL, MEDICAL, RELIGIOUS AND RECREATIONAL FACILITIES

| Sl. No. | Name of ward | EDUCATION | | | | | MEDICAL | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Elementary Schools | Higher Elementary school | High school | College | Other Institutions | Clinic | Nursing Home | Maternity & Child Welfare centre | Hospital |
| 1. | A | 2 | .. | .. | .. | 2 | 1 | .. | .. | .. |
| 2. | B | .. | .. | .. | .. | 1 | 2 | .. | 1. | .. |
| 3. | C | 5 | 5 | 2 | .. | 3 | 5 | .. | 1 | 2 |
| 4. | D | 4 | 1 | .. | .. | .. | 4 | .. | 1 | 1 |
| 5. | E | 1 | .. | 1 | .. | 3 | .. | .. | 1 | 1 |
| | Total | 12 | 6 | 3 | .. | 9 | 12 | .. | 4 | 4 |

Source: Tirunelveli Kanyakumari Region
Kovilpatti Master plan Field Records 1976

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TABLE 7.2(b)

AVAILABILITY OF EDUCATIONAL, MEDICAL, RELIGIOUS AND RECREATIONAL FACILITIES

| Sl. No. | Name of ward | RELIGIOUS | | | RECREATIONAL | | | | | | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Temple | Church | Mosque | Library | Park | Club | Theatre | Public play ground | Area in acre | |
| 1. | A | 2 | .. | .. | 1 | .. | .. | .. | .. | 0.33 | |
| 2. | B | 13 | .. | .. | 1 | 1 | 2 | 1 | .. | 11.20 | |
| 3. | C | 17 | 3 | 2 | 5 | .. | .. | 2 | .. | 13.82 | |
| 4. | D | 6 | 2 | 1 | 5 | 1 | 3. | | .. | 7.35 | |
| 5. | E | 5 | .. | .. | .. | .. | | 1. | .. | 18.65 | |
| Total | | 43 | 5 | 3 | 12 | 2 | 5 | 4 | .. | 51.35 | |

Source: Tirunelveli-Kanyakumari Region
Kovilpatti Master plan Field Records 1976

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TABLE 7.3

WARDWISE RESIDENTIAL DENSITY

| Sl. No. | Name of ward | Pucca | Semi pucca | Kutcha | Total No. of houses | Residential area in Hect. ares | Density per Hectare |
|---|---|---|---|---|---|---|---|
| 1 | A | 170 | 1025 | 67 | 1262 | 8.142 | 155 |
| 2 | B | 392 | 742 | 107 | 1241 | 21.772 | 57 |
| 3 | C | 494 | 2812 | 319 | 3625 | 40.853 | 89 |
| 4 | D | 465 | 2607 | 234 | 3306 | 38.919 | 85 |
| 5 | E | 376 | 739 | 137 | 1252 | 33.646 | 37 |
| Total | | 1897 | 7925 | 864 | 10686 | 143.332 | |

Source: Tirunelveli-Kanyakumari Region
Kovilpatti Master plan Field
Record of 1976

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TABLE 7.4

TOWN PLANNING SCHEMES DETAILED DEVELOPMENT FOR TOWN

| Sl. No. | Name of scheme | Area in acre | Stage of the scheme | Remarks |
|---|---|---|---|---|
| 1. | Town Planning scheme $N_o$.1 | 75.030 | Submitted | Action have to be proceeded as per Town & Country Planning Act |
| 2. | Town Planning scheme $N_o$.2 | 52.140 | Draft | |
| 3. | Town Planning scheme No.3 | 57.239 | Draft | |
| 4. | D.D.Plan No.IV | 190.22 | " | Notified under Town & Country Planning Act 1971 |
| 5. | D.D.Plan No.V | 287.06 | " | |
| 6. | D.D.Plan No.VI | 235.88 | " | |

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TABLE 7.5

DETAILS OF SCHOOLS IN KOVILPATTI

| Sl. No. | Name of schools | Location | Total strength | Area of play field | Area of garden |
|---|---|---|---|---|---|
| 1. | Municipal Primary school | Bunglow street | 278 | 700sqft. | 1200 sq.ft. |
| 2. | -do- | Barathi nagar | 193 | 1 Acre 221sqft. | 200 sqf.t |
| 3. | -do- | Aruntha-thiyar colony | 101 | 62.8 sq.mt. | 27.9 sq.mt. |
| 4. | -do- | Gandhinagar | 258 | 440 sq. ft | 1500 sq.ft |
| 5. | -do- | Chekkadi street | 199 | 400 sq.ft | 25 sq.ft |
| 6. | A.V.Primary school | Kovil-patti | 496 | 240sqft. | 30 sq.ft |
| 7. | Poovalingam Chettiar Primary school | -do- | 170 | 2376 sq.mt. | 636 sq.mt |
| 8. | Loyal Textile Primary school | -do | 489 | 6775 sq.mt. | 180 sq.mt |
| 9. | T.D.T.A. Primary school | -do- | 170 | 843 sq. mt. | 466 sq.mt |
| 10. | Pillaiyammal Primary school | -do- | 173 | 1776 sq.mt. | 240 sa.ft |
| 11. | Lakhsmi Mills Primary school(east) | -do- | 109 | 3443 sq.mt | 330 sq.ft. |
| 12. | Illathar Primary school | -do- | 144 | 1.5 ac. | 484 sq.ft |
| 13. | Municipal Middle school | -do- | 428 | 10000 sq.ft | 1780 sq.ft |
| 14. | Nadar Middle School | -do- | 1673 | 2 Acres | 6050 sq.ft |
| 15. | Vaniga Vysia Middle school | -do- | 566 | 8694 sq.ft. | 1701 sq.ft |
| 16. | Viswakarma Middle school | -do- | 444 | 1.5 ac. | 702 sqf.t |

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| | | | | | |
|---|---|---|---|---|---|
| 17. | Kanagasabapathi Middle school | Kovil-patti | 610 | 1.5 Ac. | 211 sq.ft. |
| 18. | R.C.Middle school | -do- | 412 | 2525 sq.m. | 211 sq.m |
| 19. | Govt.High school | -do- | 581 | 5 Acres | 2 acres |
| 20. | A.V.High school | -do- | 799 | 5 Acres | Nil |
| 21. | Govt.secondary school (For girls) | -do- | 900 | 21780 sq.ft. | Nil |

Source: Tirunelveli-Kanyakumari Region
Kovilpatti Master plan field records

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TABLE 6

DETAILS OF MEDICAL FACILITIES AVAILABLE IN TOWN

| Sl. No. | Name of Hospital or Clinic | Bed strength | Number of Doctors |
|---|---|---|---|
| 1. | Government Hospital, Kovilpatti | 78 | 10 |
| 2. | Balaji Clinic New Road | 4 | 1 |
| 3. | Durairaj Hospital New Road | 9 | 1 |
| 4. | Jothi Clinic, New Road | 3 | 1 |
| 5. | Bala Clinic New Road | .. | 1 |
| 6. | Pirems Maternity Home, Bharathi Nagar | 6. | Ø1 |
| 7. | Pirems surgeory Home, Main Road | .. | 1 |
| 8. | Lakshmi Nursing home, Main Road | 2. | 1 |
| 9. | Srinivasa Clinic, Chekkan Chetty road | 10 | 1 |
| 10. | Venkateswara Clinic, Main Road | 3 | 1 |
| 11. | Padma Clinic, Krishnan Kovil Street | .. | 1 |
| 12. | Vadivelraja Clinic, Kadakara st | .. | 1 |
| 13. | Jeeva Clinic Mathankoil st. | 12 | 1 |
| 14. | Palaniappa Hospital, Santhapettai st. | 5 | 1 |
| 15. | Balaji Dental Clinic, Mathakoilst | .. | 1 |
| 16. | Ganesh Clinic, Kadalaikara st. | .. | 1 |
| 17. | Municipal Maternity Centre, Gandhinagar | 2 | Maternity Assistant and Ayah |
| 18. | Municipal Maternity Centre, V.O.C. Nagar | 2 | |
| 19. | Municipal Maternity Centre Muthiah Nadar Middle School | 2 | |
| 20. | Municipal Maternity centre Padrakaliammon koil street | 2 | |

Source: Tirunelveli-Kovilpatti Region
Kovilpatti Master plan Field Record

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TABLE 7.7
DETAILS OF THEATRES

| Sl. No. | Name of the Theatre | Capacity | | | |
|---|---|---|---|---|---|
| | | Soba | Chair | Bench | Floor |
| 1. | Saraswathy Talkies | .. | 60 | 168 | 462 |
| 2. | Ramaswamy Talkies | .. | 120 | 196 | 436 |
| 3. | Narayanaswamy Theatre | 60 | 180 | 326 | 540 |
| | | 60 | 360 | 690 | 1438 |

Source: Tirunelveli-Kanyakumari Region
Kovilpatti Master plan Field Records

TABLE 7.8
DETAILS OF PARKS

| Sl.No. | Name of park | Area |
|---|---|---|
| 1. | Rajaji park | 14,950 sq.ft. |
| 2. | Ramaswamy Doss park | 2,22,000.sq.ft. |

Source: Tirunelveli-Kovilpatti Region
Kovilpatti Master plan Field Records.

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# CHAPTER VIII

## ASSESSMENT OF REQUIREMENTS

8.01 The subject of the studies so far made is to design and prepare a Master plan which will serve as a physical frame work for regulating the future development of Kovilpatti. A suitable environment has to be designed on Scientific principles to create a happy healthy and hazardless is the ultimate aim of this Master plan.

8.02 The plan along with related documents provide an assessment of the future population, special needs, transport and communication needs and the land use pattern of the planning area. The analysis and assessment made in this chapter relate to the following classifications.

1. The plan period or design period
2. Assessment of future population
3. Assessment of future land requirements and
4. Circulation pattern and land use.

### PLAN PERIOD

8.03 It is an accepted formula to fix up a period of "twenty years" or "thirty years" to assume and assess the requirements. But from the practical point of view a period of "twenty years" is neither a long period nor a short period to assume and assess the requirements. Hence a period of twenty years has been taken as the Design period

### ASSESSMENT OF FUTURE POPULATION

8.04 Kovilpatti being a small town, the Master Plan proposal for Kovilpatti town has been restricted to town area only. At present the population density varies from ohe part to another. In certain sector, a higher desnity is experienced and in other sectors the developments are spare with large vacant areas. The wardwise population, density in 1971 and 1976 is given in table 8.1. From the

table it is seen that high density is experienced in ward 'C'. The overall density is 66 persons per hectare. For arriving at the design population, the population of the town has been projected proportionally on the assumption that the decade increase of population will be 47%. Adopting this method, the population and density has been projected for 1991 at 5 years interval. The ward-wise population and density break-up from 1981 to 1991 have been worked out and furnished in the table 8.2. From the table it is seen that the density for 1981, 1986 and 1991 would be 93 persons per hectare, 120 persons per hectare and 114 persons per hectare respectively due to increase of population of the town. The population thus arrived in 1991 will be 1,04,824 and this will be the design population for which Master Plan is drawn up.

ASSESSMENT OF FUTURE LAND REQUIREMENTS

8.05 Usually the land area required for different land uses proposed for the future expansion will be worked out by calculating the future population under various occupational groups. But here it is suggested (as per the Director of Town and Country Planning's instructions circular No.MP4) that the existing land use of the present town may be taken as a guidance for arriving the future break-up of land use. This method based on the existing land use is considered satisfactory, unless otherwise there is an anticipated change in the characteristics of the town.

8.06 With this object in view existing land break-up for 13 towns already available have been compiled and furnished in the table 8.3. From a general look at the break-up figure, certain conclusions can be arrived at regarding the break-up of the land use for the various town depending on their characteristics. The existing break-up has been taken into consideration and a suggested percentage for the future land uses are given in the statement.

8.07 Since Kovilpatti is a bi-functional town, with commercial and industrial use as a major use, area under these uses are assumed on the higher side above the suggested per-centage of land use. The existing and the proposed land use break-up assumed are given in the table 8.4.

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RESIDENTIAL

8.08 From the table it is assumed that 40% of the town area will be put under residential use in1991 i.e. out of 725.307 hectare of the town area $\frac{725.307}{100} \times 40 = 290.123$ hectare will be the area under residential use.

COMMERCIAL

8.09 The commercial area includes the local shopping complex and the area for the ware-houses shandies etc. Since Kovilpatti is commercially an important town 7% of the lands are assumed under this ... use. Therefore the area under commercial use will be 725.307 hectares $\frac{725.307}{100} \times 7 = 50.771$ hectares

INDUSTRIAL

8.010 Major and minor industries are predominent in the town. There is more scope for match industries in the town. So nearly 12% of the town area is considered for the industrial use. The area works out to be 725.307 Hectares. $\frac{725.307}{100} \times 12 = 87.037$ hectares

TRANSPORTATION

8.11 It is expected that the railway station at Kovilpatti and the bus stand will expand in future with the increase in volume of traffic in future along with goods traffic. So an extent of 15% of the town is expected to be covered by transportation. Therefore the area will be $\frac{725.307}{100} \times 25 = 181.327$ hectares. The area will include the area occupied by the major roads and railways also.

UTILITIES AND SERVICES

8.12 The land requirement under the use shall include the following uses viz. water supply, drainage electric sub station, sewerage farms and rubbish disposal depot, burial and burni. , ground etc. Area assumed under this use is 1% of the total town area.The area required is $\frac{725.307}{100} \times 1 = 7.253$ hectares

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PUBLIC AND SEMI PUBLIC USE

8.13 Area requirement for hospital dispensaries and allied uses, educational, religious, community halls, town centres etc. comes under this use. Nearly 8% of the town area is assumed under this use. Area required will be $\frac{725.307}{100} \times 8 = 58.025$ hectares

PUBLIC AND SEMI PUBLIC OPEN SPACES

8.14 Public and semi public open space has to be reserved for the public recreational requirements and lands for public gathering during fair and festival 5% of the town area is reserved for this purpose, works out to be

$\frac{725.307}{100} \times 36.265$ hectares

AGRICULTURAL USES

8.15 Apart from the above mentioned uses, some portions of the town area are reserved for agricultural use where in agricultural farm is in existence and the area reserved for public open.

The calculated area for different use are tabulated and furnished in table $N_o$.8.6.

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TABLE 8.1

WARDWISE POPULATION AND DENSITY IN KOVILPATTI TOWN FOR 1971 - AND 1976.

| Ward | Area in sq.km. | Area in Hectares | Density in 1971 | Population 1971 | Density in 1976 | Population in 1976 |
|---|---|---|---|---|---|---|
| A | 1.04360 | 104.360 | 40.168 | 4.192 | 49,607 | 5.177 |
| B | 2.17112 | 217.112 | 44.866 | 8.741 | 55.409 | 12.030 |
| C | 1.16608 | 116.608 | 140.393 | 16.371 | 173.388 | 20.219 |
| D | 1.58787 | 158.787 | 85.422 | 13.564 | 105.496 | 16.752 |
| E | 1.28440 | 128.440 | 36.133 | 4.641 | 44.627 | 5.732 |
| Total | 7.25307 | 725.307 | 66.880 | 48.509 | 82.598 | 59.909 |

Source: Master plan Records

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TABLE 8.2

WARDWISE POPULATION AND DENSITY IN KOVILPATTI TOWN FOR 1981,1986 AND 1991

| Ward | Area in sq.km | Area in Hect. | Density in 1981 | Population in 1981 | Density in 1986 | Population in 1986 | Density in 1991 | Population in 1991 |
|---|---|---|---|---|---|---|---|---|
| A | 1.04360 | 104.360 | 59.045 | 6,162 | 72.920 | 7,610 | 86.795 | 9,058 |
| B | 2.17112 | 217.112 | 65.952 | 14,318 | 81.451 | 17,684 | 96,949 | 21.040 |
| C | 1.16608 | 116.608 | 206.383 | 24,066 | 254.883 | 29,772 | 303.383 | 35,377 |
| D | 1.58787 | 158.787 | 125.551 | 19,936 | 155.078 | 24,625 | 184.586 | 29,310 |
| E | 1.28440 | 128.440 | 53.122 | 6,823 | 65.606 | 8,427 | 78.090 | 10,030 |
| | 7.28440 | 725.307 | 98.315 | 71,309 | 121.417 | 88,068 | 144.533 | 1,04,824 |

Source: Master plan records

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TABLE 8.3(a)
LAND USE BREAK UP IN EXISTING TOWNS

| Sl. No. | Name of town | EXISTING LAND USE IN ACRES | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Residential | | Commercial | | Industrial | | Transport and communication | |
| | | Extent | Percentage | Extent | Percentage | Extent | Percentage | Extent | Percentage |
| 1. | Tiruppur | 581.00 | 38.70 | 85.00 | 5.63 | 225.00 | 15.00 | 496.00 | 33.03 |
| 2. | Pollachi | 347.00 | 39.70 | 70.00 | 8.00 | 86.00 | 9.85 | 262.00 | 30.00 |
| 3. | Kancheepuram | 740.22 | 57.74 | 54.45 | 4.26 | 40.86 | 3.25 | 262.22 | 20.25 |
| 4. | Palani | 236.45 | 34.55 | 35.05 | 5.63 | 25.90 | 4.20 | 140.37 | 21.50 |
| 5. | Periakulam | 132.60 | 52.34 | 7.78 | 3.26 | 5.28 | 2.30 | 66.68 | 26.00 |
| 6. | Viruthunagar | 248.91 | 32.17 | 47.91 | 6.20 | 141.12 | 18.20 | 170.74 | 22.00 |
| 7. | Coimbatore | 2054.00 | 54.90 | 109.00 | 2.90 | 310.00 | 8.30 | 645.00 | 17.30 |
| 8. | Trichy | 1328.65 | 41.10 | 112.00 | 3.40 | 95.54 | 2.90 | 797.20 | 24.70 |
| 9. | Srirangam | 337.72 | 45.69 | 8.71 | 1.00 | 15.11 | 1.85 | 260.85 | 35.25 |
| 10. | Dindugal | 492.39 | 33.20 | 78.82 | 6.00 | 173.92 | 13.00 | 341.46 | 26.56 |
| 11. | Chidambaram | 411.70 | 63.40 | 31.97 | 5.00 | 6.01 | 0.90 | 119.12 | 18.30 |
| 12. | Karur | 253.73 | 43.70 | 60.95 | 10.50 | 39.15 | 7.00 | 162.38 | 29.90 |
| 13. | Karaikudi | 672.37 | 58.70 | 45.38 | 3.80 | 10.48 | 0.90 | 45.31 | 30.00 |
| | Suggested percentage of break-up | 40 | 50 | 3 | 6 | 10 | 15 | 25 | 30 |

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TABLE 8.3(b)
LAND USE BREAKUP IN EXISTING TOWNS

| Sl. No. | Name of Town | EXISTING LAND USE IN ACRES | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Public utilities | | Public and semi public use | | Public and semi public open space | | Development area | |
| | | Extent | Percentage | Extent | Percentage | Extent | Percentage | Extent | Percentage |
| 1. | Tiruppur | 2.00 | 0.18 | 89.00 | 6.80 | 20.00 | 1.49 | 1498.00 | 100 |
| 2. | Pollachi | .. | .. | 85.00 | 9.80 | 23.00 | 2.69 | 873.00 | 100 |
| 3. | Kancheepuram | 0.20 | 0.01 | 167.28 | 13.34 | 10.99 | 0.88 | 1286.18 | 100 |
| 4. | Palani | 6.82 | 0.80 | 202.63 | 30.57 | 16.37 | 2.49 | 683.57 | 100 |
| 5. | Periakulam | 0.82 | 0.30 | 38.03 | 15.00 | 2.49 | 0.80 | 253.42 | 100 |
| 6. | Viruthunagar | 3.14 | 0.40 | 122.64 | 16.03 | 39.20 | 5.00 | 773.65 | 100 |
| 7. | Coimbatore | .. | .. | 518.00 | 13.80 | 107.00 | 2.80 | 3742.00 | 100 |
| 8. | Trichy | .. | .. | 834.90 | 26.00 | 60.26 | 1.90 | 3228.55 | 100 |
| 9. | Srirangam | .. | .. | 101.40 | 15.00 | 16.00 | 1.21 | 742.77 | 100 |
| 10. | Dindigul | 8.00 | 0.60 | 229.37 | 17.80 | 34.35 | 2.90 | 1358.31 | 100 |
| 11. | Chidambaram | 1.26 | 0.10 | 70.12 | 10.80 | 12.20 | 1.90 | 650.00 | 100 |
| 12. | Karur | 6.30 | 1.00 | 44.94 | 7.50 | 14.37 | 2.40 | 581.82 | 100 |
| 13. | Karaikudi | 2.18 | 0.10 | 50.71 | 4.60 | 18.86 | 1.90 | 1145.29 | 100 |
| | suggested percentage | 1 | | 8 | 11 | 5 | | | |

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TABLE 8.4

EXISTING AND ASSUMED LAND USE BREAK UP

| Sl. No. | Name of uses | Percentage of | |
|---|---|---|---|
| | | Existing land use | Proposed land use |
| 1. | Residential | 19.75 | 40 |
| 2. | Commercial | 2.47 | 7 |
| 3. | Industrial | 6.81 | 12 |
| 4. | Transportation | 7.67 | 25 |
| 5. | Utilities and service | 0.22 | 1 |
| 6. | Public and semi public including educational use | 5.77 | 8 |
| 7. | Public and semi public open space | 0.59 | 5 |
| 8. | Agriculture and forest | 16.44 | 2 |
| 9. | Vacant and waste | 37.56 | .. |
| 10. | Land under water | 2.72 | .. |
| | Total | 100.00 | 100 |

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TABLE 8.5

SUGGESTED AND EXISTING PERCENTAGE OF LAND USE BREAK UP

| Sl. No. | Name of land use | Assumed percentage | Existing percentage in 1971 |
|---|---|---|---|
| 1. | Residential | 40 | 19.75 |
| 2. | Commercial | 7 | 2.47 |
| 3. | Industrial | 12 | 6.81 |
| 4. | Transportation | 25 | 7.67 |
| 5. | Services and utilities | 1 | 0.22 |
| 6. | Public and semi public including educational use | 8 | 5.77 |
| 7. | Recreation (Open space) | 5 | 0.59 |
| 8. | Agriculture use | 2 | 16.44 |
| 9. | Vacant and waste under water | .. | 37.56 |
| 10. | Land .. | .. | 2.72 |

Source: Master plan records and instructions from main office.

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TABLE 8.6

LAND REQUIREMENT FOR DIFFERENT USES

| Sl.No. | Name of use | Percentage of use | Area in Hectare |
|---|---|---|---|
| 1. | Residential | 40 | 290.123 |
| 2. | Commercial | 7 | 50.771 |
| 3. | Industrial | 12 | 87.037 |
| 4. | Transportation | 25 | 181.327 |
| 5. | Utilities and services | 1 | 7.253 |
| 6. | Public and semi public including educational use | 8 | 58.025 |
| 7. | Public and semi public open space | 5 | 36.265 |
| 8. | Agricultural use | 2 | 14.506 |
| | | 100 | 725.307 |

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PROPOSALS

9.1 After careful analysis of the studies made and the assessment of requirements are finalised for the Master Plan. The salient features of this plan are detailed in the following paragraphs.

9.02 The Kovilpatti town has developed with the temple as necluous in those early times. In course of time it has expanded to match with the facilities and services that came into existence from time to time. On studying the trend of development of the town it has been observed that the developments are concentrated along the main roads. In certain sections viz. in the south west the expansion of the town is very slow. The reason for the slow development is due to rocks surface and the high gradient. Similarly due to the tanks and the railway line, the growth is restricted in the northern side. The town is to expand only on the eastern and western directions only.

9.03 A linear development is likely to occur along the proposed bye-pass road, which bye-passes the town in the direction parallel to the railay line. Even though the Athalikondan settlement falls outsidd the town limit, the people of the town only reside here because of its nearness to the town and the cheap availability of lands. The opening of the bye-pass road will also boost the developments in this sector in future. The presence of the industrial estate on the south-east side of the town will also generate new developments close to the Industries. Considering all these factors the proposals are so designed to meet the requirements.

**9.04 The proposals have been designed to form a suitable environment for proper development, taking into consideration, socio-economic conditions. The inter-relationship of different land uses has been explained.**

Below.

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RESIDENTIAL

9.05 The entire town area has been considered into a number of self supporting neighbourhoods, which are self-contained to meet their day to day requirements. Sufficient area for employment sector has also been provided as far as possible, close to the neighbourhoods, which can minimise the daily commutation distance, thereby avoiding the congestion of traffic in a particular area of the town.

9.06 The density of population inthe town has been divided into three groups viz. high medium and low densities High and medium group of density have been assigned near the work centre and near the commercial area where the land cost are also high. Such arda falls in the core of the town, near to the temple area and along the main road where the commercial activities are very active as shown in the map 9.1. The low density area falls in the outskirts of the town. The densities assumed are as follows.

1. High density-More than 200 persons per hectare
2. Medium density 100-200 persons per hectare
3. Low density - less than 100 persons per hectare

The total area under residential use comes to 290.123 hectare which can accommodate a total population of 104824 persons.

COMMERCIAL

9.07 The assumed land requirement for commercial use has been suitably distributed in the master plan area based on the existing trend of developments. The commercial areas are distributed along the main road. A commercial complex has been provided at the eastern and of the town near the railway line and near the industrial area to cope up with the requirements. Apart from this allotments commercial areas are distributed in either side of the N.H. considered to the day to day requirements of the people

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nearly at the centre of the N.H. along with the public and recreational uses; since all these uses goes hand in hand, Suitable, required areas has been provided as shown in the map for the shandies and ware-houses to facilitate the easy movements of vehicles and passengers as shown in the map 9.1.

INDUSTRIAL USE

9.08 Major industries are very limited. Except the textile mills, almost all the other industries are small scale industries, among these match industries are predominent.

9.09 Based on this requirements industrial area has been provided in almost in all sector of the town nearby along the transportation corridors as shown in the map. Since most of the units are of small scale in nature, all these units are assumed to be provided under the Industrial Estate available in the outskirit of the town. Almost all the industrial areas are allotted near the outskirit of the town so as to avoid uncontrolled industrial developments are also suggested near this uses. All these industrial area are properly connected by suitable road system as shown in the map so as to enable the movement of raw materials and finished goods.

TRANSPORTATION

9.10 It has already been discussed that the N.H. is the only road which carries maximum traffic. The N.H. and the M.D.R. bring the traffic to the town causing congestion in the heart of the town.

9.11 To eliminate the congestion through traffic are diverted by providing a bye-pass road on the northern side of the town, which will eliminate the two level crossings and the heavy flow of traffic, through the heart of the town.

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9.12 It is also suggested that the N.H. maybe widened. The M.D.R. are properly connected by ring roads will divert the traffic at appropriate roads without causing traffic congestions in a particular section of the roads. The M.D.R. and the ring roads also forms the boundary of the neighbourhoods proposed which will collect and distribute the Neighbourhood traffic without any difficulty.

9.13 The internal road system is so designed as to allow free flow of traffic connecting all uses. To relieve the congestion in the heart of the town the following roads should be widened and properly linked as shown in the map 9.2 so as to act as an internal road for circulation.

1. Chekkadi street
2. South Bazaar street
3. Chatram North street
4. Kadalaikara street and
5. Arunachalam pillai pettai street

9.14 When all developments take place the area, allocated for railway station is inadequate. The tanks located adjoining the railway station included in the Kovilpatti Rural village may be used for the expansion of the railway station, by filling the tank and raising the level to the ground level.

UTILITY AND SERVICES

9.15 At present Kovilpatti town has no adequate recreational facilities, parks and play fields and other assembly hallshave to provided. The open space near the Lakshmi mills can be converted into a statidum and the tanks in the outskirits of the town can be conveniently used for recreational purpose. Apart from this area small areas are ear-marked in each neighbourhood area for the use of the people of the neighbourhood.

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9.16 - The sewerage disposal for the town is proposed in the northern side of the Kovilpatti considering the gradient of the town, and the treated sewerage water can be utilised for garden crops cultivation.

9.17 Areas for burial use are also set out in the outskirits of the town with easy approach from the main roads.

AGRICULTURAL USES

9.18 Required areas are allocated for different land uses. Beyond that period some areas may be required for certain uses. To meet this requirement some portion of the town area near the outskirits are reserved for Agricultural use. This will provide for the additional requirements for the different uses. In the areas reserved for agricultural uses, only agricultural uses are permitted until the pressure on the land increases thereby demanding the change of land use.

Sd/- x-x

Deputy Director of
Town & Country Planning
Tirunelveli.

Sd/- x

Commissioner i/c
Kovilpatti Municipality

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## CHAPTER X

## ZONING REGULATIONS AND CONTROLLING OF DEVELOPMENT

In order to implement the proposals, contained in the Master plan, certain essential and important zoning regulations will have to be framed and enforced.

Every Development within the area covered by the Master plan for Kovilpatti Local Planning Area shall confirm to the regulations prescribed here under.

Proposed land uses zoning are shown in the proposed land use map itself. The uses permissible under the various use zones are given separately in the annexure A as per the G.O.Ms.No.1730 RD&LA dated 24.7.74

The uses permissible in various locations and its survey nos. are also given separately in the annexure A

i. All lands and premises listed in use zone I(a) shall be deemed to be zoned under primary residential use zone (PR)

ii. All lands and premises listed in the use zone I(b) shall be deemed to be zoned under mixed residential use zone (MR)

iii. All lands and premises listed in use zone II shall be deemed to be zoned under commercial use zone (c)

iv. All lands and premises listed in use zone III(a) shall be deemed to be zoned under controlled Industrial use zone (IC)

v. All lands and premises listed in use zone III(b) shall be deemed to be zoned under general industrial use zone (IG.)

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vi. All lands and premises listed in use zone III (c) shall be deemed to be zoned under special industrial and hazardous use zone (IS)

vii. All lands and premises listed in the use zone IV shall be deemed to be zoned under Educational use zone (E)

viii. All lands and premises listed in use zone V shall be deemed to be zoned under public and semi public use zone (PS)

ix. All lands listed inuse zone VI shall be deemed to be zoned under Agricultural use zone (AG)

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10.1 For the implementation of the plan by the Local Authority Zoning regulations are absolutely essential. The already approved zoning regulations by the Government in their G.O.Ms.No. 1730 Rural Development and local Administration Department dated 24th July, 1974 and subsequent amendments to be made to this G.O. as given in the annexure and enclosed in this report shall apply for this local Planning Authority. The grant or refused of planning permission shall be as per the above zoning regulations.

10.2 The Notification issued under the Tamilnadu District Municipalities Act 1920 delinating areas for industrial use shall be allowed to develop as such, except for the areas proposed for specific uses as contemplated in this Master Plan proposals for which the zoning regulations as in the Appendix shall apply.

10.3 No person shall carry out any development as defined in section2(13) of the Town and Country Planning Act 1971 without the written permission of the Local Planning Authority.

10.4 Any site approval or planning permission for any development under these rules, regulations shall not absolve the applicant of his responsibility to get clearance or permission under other Acts. Rules.

10.5 While granting permission the local planning authority may impose such restrictions and conditions as may be necessary under these rules.

10.6,i No development shall be in contravention of these rules.

10.6,ii No land premises for building shall be changed or put to a use not in confirmity with the provisions of these rules.

10.7 In the case of an area comprised in a detailed development plan contented/approved under the Town and Country Planning Act 1971 the developments in these area shall be in confirmity with the detailed Development Plan and regulations as per the provisions contained in the respective detailed development plans.

10.8 Where for an area detailed layout plan or land development has been approved by the Local Planning Authority with the approval of Director of Town Planning, the Zoning shown on such layout plan shall be applicable and the developments in the area shall be regularised according to the rules subject to such conditions as may be prescribed in such layout conditions.

10.9 The permission for any layout shall be granted by local planning Authority with the prior approval of the Director or his authorised officer subject to such conditions and regulations as may be stipulated by him.

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10.10 The multistoreyed buildings shall be permitted only along roads, abutting the roads having a minimum of 18 metres width by the local Planning Authority with the prior approval of the Director of Town Planning subject to such conditions as may be prescribed by the Director of Town Planning.

10.11 The layout sub-division of land for building purpose shall be carried out only in accordance with the provisions as specified in the approval layout.

10.12 Development charges.
Every development intending to develop an area, shall obtain planning permission from local Planning authority in payment of development charges at the rate fixed under the Act and rules.

10.13 Exemption.
The Director of Town and Country Planning can relax any of the provisions covered in specific cases relating to

(a) Set back and open space, requirements in plots.

(b) permit any land and building use in any of the zones delinated or in any part of the local planning area prescribing such conditions as may be deemed necessary.

10.14 Variation:
Any Variation to the Zoning regulations or variation to any of the classes contained in the master plan regulations shall be effected as per the provision under section 32 of the Town and Country Planning Act 1971.

10.15 In so far as the lands included in the master plan, they shall be deemed to have been excluded from residential areas notified under section 89 of the Tamilnadu Public Health Act 1939 and also from the Industrial areas notified under Tamil Nadu District Municipalities Act 1920 and the land and building users shall be regulated under the Town & Country Planning Act Development Plans.

10.16 The land use schedule as given in annexure is the final statement with respect to land use development irrespective of the colour indications as shown in the map which is only guidence.

Executive Authority.
Local Planning Authority

Deputy Director of
Town & Country Planning
TIRUNELVELI - KANYAKUMARI
REGION.
1988.

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USE ZONE I (a) PRIMARY RESIDENTIAL USE ZONE

USES PERMITTED.

1. All residential buildings including single and multifamily dwellings, apartment dwellings and tenements together with appurtenances pertaining there to:

2. Professional consulting offices of the residents and other incidental uses there for:

3. Petty shops dealing with daily essentials including retail provisions, soft drinks, cigarettes, newspapers, milk-kisoks, cycle repair shops and single person tailoring shops.

4. Hair dressing saloons and Beauty parlours:

5. Nursery and primary schools:

6. Taxi and Auto-rickshaw stands: and

7. Parks and playfields.

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# KOVILPATTI MASTER PLAN

## LAND USE ZONE SCHEDULE

### PRIMARY RESIDENTIAL USE ZONE: (PR)

| Sl. No. 1. | Zoning Area 2. | Village 3. | Ward No. 4. | Block 5. | Survey Numbers 6. |
|---|---|---|---|---|---|
| 1. | PR1 | Kovilpatti | A | 1 | 3, 4, 5pt 6, 7, 8, 9pt 10pt 11pt 12pt 13pt 14 15pt 16 |
| 2. | PR2 | " | A | 1 | 9pt 10pt 11pt 12pt 13pt |
| 3. | PR3 | " | C | 1 | 186 pt 187 pt 188 |
| 4. | PR4 | " | D | 1A<br>1B | 118pt<br>118pt 119pt 120pt |
| 5. | PR5 | Illupaiyurani | E | 6 | 519pt 520pt |
| 6. | PR6 | Kovilpatti | E | 5B | 624pt 625pt 626pt 627pt 659pt 661pt |
| 7. | PR7 | " | E | 3 | 630pt 653pt 654pt 655pt 656pt 658pt |
| 8. | PR8 | " | E | 2A<br>1<br>2C | 597pt<br>599 600pt 612pt 641pt<br>644pt 645pt 646pt 647pt 648pt |
| 9- | PR9 | " | E | 2A | 594pt 597pt |
| | | | E | 2A | 595 587pt 588pt 589pt |
| 10. | PR.10 | " | E | 1 | 598 600pt 603pt 609 612pt 614 616pt 641pt 643pt |
| 11. | PR.11 | " | E | 8A | 562 563pt 564pt 569 607 608 |
| 12- | PR 12 | " | B / E | 8B | 565pt 566pt 580pt 581 582pt 583pt |



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| 1. | 2. | 3. | 4. | 5. | 6. |
|---|---|---|---|---|---|
| 13. | PR 13 | Kovilpatti | B | 8B | 576 577pt 580pt 582pt 583pt |

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USE ZONE I(b) MIXED RESIDENTIAL USE ZONE

Uses permitted

1. All uses permitted under use zone I(a) i.e. primary residential use zone:
2. Hostels and single person apartments.
3. Community Halls, Kalyana Mandapams, Religious buildings welfare centres and Gymnasia:
4. Recreation Clubs, Libraries and Reading rooms:
5. Clinics, Dispensaries and Nursing Home:
6. Government, Municipal and other Institutional sub-offices.
7. Police stations, post & telegraph offices, Fire stations and Electric sub stations:
8. Banks and safe deposit vaults.
9. Educational institutions excluding colleges.
10. Restaurants, Residential Hotels and other Boards and Lodging houses:
11. Petrol filling and service stations:
12. Department stores or stores or shops for the conduct of tail business.
13. Vegetable, uit, flower, fish, eggs and meat shops:
14. Bakeries and Confectionaries:
15. Laundry, Tailoring and Goldsmith shops and
16. Cottage industries permissible i[illegible] elareas under G.O.Ms.No.566 dated 13.3.6

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| Sl. No. 1. | Zoning Area 2. | Village 3. | Ward No. 4. | Block 5. | Survey Numbers 6. |
|---|---|---|---|---|---|
| 1. | MR1 | Kovilpatti | A | 3 | 216 218pt 220pt 222pt |
| 2. | MR 2 | " | A | 6 | 223pt 224pt 225pt 226 |
| | | | | 5 | 213pt 214 215pt 223pt 224pt |
| 3. | MR 3 | " | A | 4 | 198 210pt |
| 4. | MR 4 | " | C | 1 | 191pt 196pt |
| 5. | MR5 | Illupaiyurani | D | 2 | 450 451 452 453 454 |
| | | Kovilpatti | D | 1C | 111pt 112pt 113 |
| | | | | 1A | 110pt |
| 6. | MR 6 | Illupaiyurani | D | 5 | 460 463B 464Bpt 465 466 467B |
| 7. | MR 7 | " | D | 6 | 461 |
| | | | | 7A | 457pt 458 459 462B |
| | | Kovilpatti | D | 7 | 247 pt |
| 8. | MR 8 | Kovilpatti | D | 8 | 243 250pt |
| 9. | MR 9 | " | D | 8 | 247pt |
| | | Illupaiyurani | D | 12 | 512pt |
| | | | | 12B | 512pt |
| | | | | 12C | 513pt |
| 10. | MR 10 | -do- | D | 12 | 513pt |
| | | Kovilpatti | D | 8 | 249pt |
| 11. | MR 11 | -do- | D | 10 | 264pt 265pt |
| | | | | 11 | 268pt 270pt |
| | | | | 12 | 513pt |
| 12. | MR12 | Illupaiyurani | D | 14 | 514pt 515pt 517pt |
| 13. | MR 13 | Kovilpatti | D | 13B | 274pt 275pt |
| 14. | MR 14 | Kovilpatti | D | 13A | 273pt |
| 15. | MR 15 | Kovilpatti | C | 5,6, 7,8,9A 9B | 305pt 306 315pt 316pt 319pt 322pt 323pt 327pt 329pt 331 333 338pt 339pt 340pt 342pt 352pt 354pt 356pt 361pt 364pt 365pt 366 367pt 370pt 373p 375 383 384pt 385pt 386. |

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| 1. | 2. | 3. | 4. | 5. | 6. |
|---|---|---|---|---|---|
| 16. | MR 16 | Kotilpatti | C | 2 | 460pt 466 469 470pt 472 474pt 476pt 478pt 480 481 |
| 17. | MR 17 | -do- | A | 8B | 493pt 494pt |
| 18. | MR 18 | -do- | A | 8A | 499pt 501pt |
| 19. | MR 19 | -do- | B | 3 | 538pt |
| | | | | 4 | 531pt 535pt |
| | | | | 5A | 532pt 534pt |
| | | | | 5B | 533 554 |
| 20. | MR 20 | -do- | B | 7A | 509pt 510 513pt 528 559pt |
| 21. | MR 21 | -do- | B | 7B | 519pt 520pt 521 524pt 525pt 526pt |
| 22. | MR.22 | -do- | C | 12, | 379pt 380pt 398pt 405 |
| | | | | 13, | 406 407 409 410 411 |
| | | | | 14 | 413pt 414 416pt 418 420 |
| | | | | 15 | 422 423 424 425 426 428 430 432pt 436pt 437pt 438, 440pt 446pt |
| 23. | MR 23 | -do- | B | 8, | 571pt 572pt 573 574pt 575 |
| 24. | MR 24 | -do- | E | 2B | 590pt 591pt 592pt 593pt 648pt |
| 25. | MR 25 | -do- | E | 3 | 628pt 630pt 631 632 633pt 634pt 652pt 653pt |
| 26. | MR 26 | -do- | E | 4 | 618pt 620 |
| 27. | MR 27 | -do- | E | 3 | 628pt 658pt |
| 28. | MR 28 | -do- | E | 5A | 623pt 624pt 625pt 626pt 627pt |

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II. COMMERCIAL USE ZONE - USE ZONE 2

USES PERMITTED

1. All uses permitted in use zones 1(a) and 1(b) i.e. Residential use zones.

2. All commercial and business uses including all shops stores, market and uses connected with the display and sale of merchandise, either wholesale or retail but excluding explosives, obnoxious products and other materials likely to cause health hazards.

3. Business offices and other commercial and financial institutions:

4. Warehouses, repositories and other uses connected with storage or wholesale trade, but excluding storage of explosives or products which are either abnoxious 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 hazardous:

7. Transportation terminals including bus stands, railway stations and organised parking lots:

8. Automobile repair shops and garages.

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

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

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| Sl. No. 1. | Zoning Area 2. | Village 3. | Ward 4. | Block 5. | Survey Numbers 6. |
|---|---|---|---|---|---|
| 1. | C1 | Kovilpatti | A | 1 | 1 |
| 2. | C2 | -do- | A | 2 | 205 |
| 3. | C3 | Illupaiyurani | D | 3 | 446pt |
| 4. | C4 | -do- | D | 4,5 | 457/A 462/A 463/A 464A 467A 468A 469A 478A 479Apt |
| | | Kovilpatti | C | 1C | 240pt |
| 5. | C5 | Kovilpatti | C | 3 | 293 294 295 |
| 6. | C6 | -do- | C | 3 | 460pt |
| 7. | C7 | -do- | C | 11 | 462 464 |
| 8. | C8 | -do- | C | 11 | 483 485 487 490 |
| 9. | C9 | -do- | A | 8A | 497 |
| 10. | C10 | -do- | B | 4 | 531pt 535pt |
| 11. | C11 | -do- | B | 6A 6B | &507pt 518pt 519pt |
| 12. | C12 | -do- | C | 14& 12 | 403 434pt 435 441pt 442pt 444 446pt 452 |
| 13. | C13 | -do- | C | 10 | 456pt |
| 14. | C14 | Kovilpatti | C | 5,6 | 305pt 315pt 327pt 346 |
| 15. | C15 | -do- | C | 5 | 290pt 299pt 300pt 391pt |
| 16. | C16 | -do- | D | 8 | 250pt |
| 17. | C17 | -do- | D | 9B | 258pt |
| 18. | C18 | -do- | D | 10 | 265pt |

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| 1. | 2. | 3. | 4. | 5. | 6. |
|---|---|---|---|---|---|
| 19. | C19 | Kovilpatti | D | 10 | 268pt |
| 20. | C20 | -do- | D | 11 | 270pt |
| 21. | C21 | Illupaiyurani | E | 5B&3 | 657pt 661pt 659pt |
| | | Illupaiyurani | E | 6 | 520pt |
| 22. | C22 | Kovilpatti | E | 2A<br>2B &<br>2C | 590pt 648pt |
| 23. | C23 | -do- | B | 2 | 549 552 |
| 24. | C24 | -do- | D | 2A | 565 pt 582pt 583pt |
| 25. | C25 | -do- | E | 2A | 587pt 588pt 603pt |
| 26. | C26 | -do- | E | 2C | 616pt 618pt 639pt<br>641pt 643pt 646pt<br>647pt |
| 27. | C27 | -do- | E | 3 | 633pt 634pt 652pt 653pt<br>654pt 656pt |
| 28. | C28 | -do- | E | 13A<br>13B | 273pt<br>274pt |
| | | Illupaiyurani | D | 14 | 514pt 515pt |
| 29. | C29 | Kovilpatti | C | 11 | 270pt |
| | | Illupaiyurani | D | 12 | 513pt |
| 30. | C30 | Illupaiyurani | D | 12B | 513pt |

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III. INDUSTRIAL USE ZONE

Use zone III (a) Controlled Industrial use zone.

Uses permitted.

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

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

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

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

4. Residential buildings for caretakers, watchmen and other essential staff required to be maintained in the premises;

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## INDUSTRIAL ZONE (IC)

| Sl. No. | Zoneing Area | Village | Ward | Block | Survey Numbers |
|---|---|---|---|---|---|
| 1. | 2. | 3. | 4. | 5. | 6. |
| 1. | IC1 | Kovilpatti | A | 3 | 219pt |
| 2. | IC 2 | " | A | 2 | ~~201pt~~ 202 203 208 |
| 3. | IC 3 | " | A | 2 | 199 200pt |
| 4. | IC 4 | " | D A | 1B | 116 ~~117~~ 117pt. |
| 5. | IC 5 | Illupaiyurani | E | 6 | 520pt |
| 6. | IC 6 | Illupaiyurani | D | 12A | 512pt |

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USE ZONE III (b) GENERAL INDUSTRIAL USE ZONE

Uses permitted.

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

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

3. Hotels, restaurants and clubs, or places for special intercourses, recreation and worship or for dispensaries and clinics; and

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

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## GENERAL INDUSTRIAL USE ZONE (IG)

| Sl. No. | Zoneing Area | Village | Ward | Block | Survey Numbers |
|---|---|---|---|---|---|
| 1. | IG1 | Kovilpatti | B (3) | 2 | 540 547 |
| 2. | IG2 | " | D | 8 | 249pt / 250 pt |
| 3. | IG3 | Illupaiyurani | D | 12 | 513pt |
| | | " | D | 4 | 469Bpt 470pt 471pt 472 478Bpt |
| | | " | D | 12D | 511pt |
| 4. | IG4 | Kovilpatti | D | 1A | 109pt |
| 5. | IG5 &IG6 | " | D | 1A | 108pt 122 |
| | | | D | 1A&1B | 118pt 121 123pt |

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SPECIAL INDUSTRIAL AND HAZARDOUS USE ZONE

Uses permitted

1. All commercial uses listed under use zone 1 and 2 i.e. residential and commercial use zones;

2. All industries permissible in the use zone III (a) and III(b) i.e. the controlled and general industrial use zones.

3. All uses involving storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosion;

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

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

6. Processing or manufacturing anything fromwhich offensive or unwholesome smells arise

7. Melting or processing tallow or sulphur

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

9. Washing or drying wool or hair;

10. Making fish oil

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

12. Manufacturing or distilling sago and artificial manure

13. Brewing beer, manufacturing by distillation of arrack or opirit containing alcohol, whether denatured or not

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

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

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

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IV. EDUCATIONAL USE ZONE - USE ZONE 4

Uses permited

1. Schools, colleges and other higher education and training institutions and the uses connected there with.

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

3. Hostels and single person apartments.

4. Recreation clubs, libraries and reading rooms and

5. Restaurants.

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## EDUCATION USE ZONE (E)

| Sl.No. | Zoning Area | Village | Ward | Block | Survey Numbers | | |
|---|---|---|---|---|---|---|---|
| 1. | E1 | Kovilpatti | B | 8 | 570pt | 571pt | 572pt |
| 2. | E2 | Illupaiyurani | E | 6 | 519pt | 520pt | |
| 3. | E3 | " | D | 14 | 517pt | | |
| 4. | E4 | " | D | 12 | 513pt | | |
| 5. | E5 | Kovilpatti | C | 9A | 258pt/ | | |
| 6. | E6 | " | C | 8 | 250pt | | |
| 7. | E7 | " | C | 1B | 115pt | | |
| 8. | E8 | " | E | 2B | 590pt | | |
| | E9 | " | D | 5B | 660 | | |

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

1. Government and Quasi Government offices

2. Art galleries, museums, acquaris and public libraries.

3. Hospitals, sanitoris and other medical and public health insitutions;

4. Harbour, airport and flying club.

5. Organised parking lots and bus and taxi stands.

6. Parks, playfields, swimming pools, stadia, zoological gardens, exhibition grounds and other public and semi public open spaces ; and

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

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## PUBLIC AND SEMI PUBLIC USE ZONE (PS)

| Sl. No. | Zoning Area | Village | Ward | Block | Survey Numbers |
|---|---|---|---|---|---|
| 1. | PS1 | Kovilpatti | C | 4 | 235 |
| 2. | PS2 | " | C | 16&8 | 381pt 382pt 387pt 388 |
| 3. | PS3 | " | E | 3 | 629pt 655pt |
| 4. | PS4 | " | E | 5A | 622 |
| 5. | PS5 | " | E | 2A | 587pt |
| 6. | PS6 | " | B | 8A& 8B | 563pt 564pt 565pt |
| 7. | PS7 | " | B | 6A | 507pt |
| 8. | PS8 | " | B | 8B | 494pt |
| 9. | PS9 | " | B | 1 | 548pt |
| 10. | PS10 | Illupaiyurani | D | 12B | 512pt |
| 11. | PS11 | Kovilpatti | D | 13A | 278pt |

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VI. AGRICULTURAL USE ZONE - USE ZONES

Uses permitted.

1. All agricultural uses.
2. Farm houses and buildings for agricultural activities.
3. Rural settlements with allied uses.
4. Public and private parks, playfields, gardens, caravan and camping sites and other recreational uses.
5. Diary and cattle farms.
6. Piggeries and poultry farms;
7. Water tanks and reservoirs;
8. Sewage farms and garbage dumps.
9. Airports and broad casting installations.
10. Forestry
11. Cemetaries, crematoria and burning and brial grounds.
12. Storing and drying of fertilisers;
13. Fish curring.
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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AGRICULTURAL USE ZONE (AG)

| Sl. No. | Zoning Area | Village | Ward | Block | Survey Numbers |
|---|---|---|---|---|---|
| 1. | AG1 | Illupaiyurani | D | 3 | 444 445 446pt 447 455 |
| 2. | AG2 | Kovilpatti | E | 3 | 656pt |
| 3. | AG3 | " | C | 1A | 107 108pt 123pt & 191pt 196pt |
| 4. | AG4 | Illupaiyurani | D | 4 | 473 474 475 476 477 |
| 5. | AG5 | Illupaiyurani | D | 12D | 511pt |
| 6. | AG6 | Kovilpatti | E | 1 | 570pt |
| 7. | AG7 | Kovilpatti | D | 3 | 538pt |
| 8. | AG8 | " | E | 4 | 618pt |
| 9. | AG9 | " | C | 16 | 388pt (play ground portion on |
| 10 | AG10 | " | C | 8 | 387pt |
| 11 | AG11 | Illupaiyurani | D | 6 | 519pt |
| 12. | AG12 | Kovilpatti | C | 15 | 416pt |
| 13. | AG13 | Kovilpatti | E | 01 | 500pt (burial ground) |
| 14. | AG14 | Illupaiyurani | D | 12D | 647pt (Barial ground) |
| 15. | AG15 | Kovilpatti | B | 8B | 583pt |

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TRANSPORTATION USE ZONE

| Sl. No. | Name of Road / Width of Road | Village | Ward | Block | Survey Numbers |
|---|---|---|---|---|---|
| 1. | B1B1 24M | Kovilpatti | B | 1 | 548pt |
| 2- | B2B2 24M | " | B | 1 | 548pt |
| | | | | 8B | 577pt 583pt |
| 3. | B3B3 24M | " | D | 2A | 588pt 589pt |
| | | | | 2B | 590pt |
| | | | | 2C | 648pt |
| 4. | B4B4 24M | " | E | 3 | 656pt 657pt 658pt 661pt |
| 5. | B5B5 18M | " | C | 7 | 247pt 249pt |
| | | Illupaiyurani | D | 7A | 464Dpt 467Bpt 469Bpt 470pt 473Bpt 647pt |

Executive Authority
Kovilpatti Local Planning Authority: Kovilpatti

Deputy Director of
Town & Country Planning,
Tirunelveli-2.

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KOVILPATTI MASTER PLAN

Survey Numbers Comprising promboke Lands
(Roads, Odai, Urani, Railway etc.,)

Kovilpatti Village

| S. No. | Name of Village | Survey Numbers |
|---|---|---|
| 1. | 2. | 3. |
| 1. | Kovilpatti | 2 5pt 9pt 10pt 11pt 12pt 13pt 15pt 17 18 19 109pt 110pt 111pt 112pt 114 115pt 117pt 118pt 119pt 120pt 173 186 174 187pt 189 190 192 193 194 195 197 2 201pt 204 206 207 209 211 212 215pt 213pt 217 218pt 219pt 220pt 221pt 222pt 223pt 224pt 225pt 227 228 229 230 231 2232 233 234 236 237 238 239 240pt 241 242 244 245 246 248 249pt 251 252 253 254 255 256 257 258pt 259 260 261 262 263 264pt 266 267 268pt 269 271 272 273pt 274pt 275pt 276 277 278pt 279 280 281 282 283 284 285 286 287 288 289 290pt 291pt 292pt 296 297 298 299pt 300pt 302 303 304 305pt 307 308 309 310 311 312 313 314 315pt 316pt 317 318 319pt 320 321 322pt 323pt 324 325 326 328 329pt 330 332 334 335 336 337 338pt 339pt 340pt 341 342pt 343 344 345 347 348 349 350 351 352pt 353 355pt 356pt 357, 358 359 360 361pt 362 363 364pt 365pt 367pt 368 369 370pt 371 372 373pt 374 376 377 378 379pt 380pt 382pt 384pt 385pt 389 390 391 392 393 394 395 396 397 398pt 399 400 401 401 402 404 408 412 413pt 415 416pt 417 419 421 427 429 431 432pt 433 434pt 436 pt 437 pt |

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| 1. | 2. | 3. |
|---|---|---|
| | | 439 440pt 442pt 443 447 448 449<br>450 451 452pt 453 454 455 456pt<br>457 458 459 461 463 465 467 468<br>470pt 471 473 474pt 475 476pt 477pt<br>478pt 479 482 484 486 488 489 491<br>492 493pt 495 496 498 499pt 500<br>x~~x~~x 501pt 502 503 504 505 506 508<br>509pt 511 512 513pt 514 515 516 517<br>518pt 519pt 2522 523 524pt 525pt<br>526pt527 529 530 531pt 532pt 534pt<br>536 537 539 541 542 543 544 545<br>546 550 551 553 555 556 557 558<br>559pt 560 561 566pt567 568 ~~56~~ 578<br>579 580pt 584 585 586 587pt 588pt<br>590pt 591pt 592pt 593pt 594pt 596.<br>597pt 601 602 604 605 606 610<br>611 612pt 613pt 615 617 619<br>621 624pt 625pt 626pt 627pt<br>628pt x~~62~~8 629pt 633pt 634pt 635.<br>636 637 638 639 640 641pt 642 644pt<br>645pt 646pt 647pt 649 650 651 653pt<br>654 656pt 658pt 659pt |
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திருநெல்வேலி நகர் ஊரமைப்புத்துணை இயக்குநர் அலுவலின் நடவடிக்கைகள்.

முன்னிலை: திரு ஏ. பி. ராஜன், பி. ஸ்ஸி (பொறியில்)
எம் டி. பி. ஏ. டி. பி.,

ந. க. எ. 2713/84 திகம 4

நாள். 23.7.84

பொருள்: தமிழ்நாடு நகர் ஊரமைப்பு சட்டம் 1971
முழுமைத்திட்டம் - உள்ளூர் திட்டப் பகுதி
நிலங்கள் மற்றும் கட்டிடங்கள் அபோதைய
உபயோக வரைபடம் மற்றும் முழுமைத்திட்டம்
தயாரித்தல் - கால நீடிப்பு உத்தரவு வழங்குதல்
- சம்பந்தமாக.

பார்வை: அரசு ஆணை எம். எஸ். எண், 34 வீட்டு வசதி
மற்றும் நகர் அபிவிருத்தி துறை நாள் 10.1.1984.

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ஆணை:

தமிழ் நாடு நகர் ஊரமைப்புச் சட்டம் 1971 இன் கீழ் முழுமைத் திட்டம் (தயாரித்தல், வெளியிடுதல்) விதி எண். 3 மற்றும் 4 படி கோவில்பட்டி உள்ளூர் திட்டப்பகுதிக்கு நிலங்கள் மற்றும் கட்டிடங்களின் தற்போதைய உபயோக வரைபடம் மற்றும் முழுமைத் திட்டம் தயாரிக்க 31.3.85 வரை கால நீடிப்பு அளிக்கப்படுகிறது.

(ஒம்) நகர் ஊரமைப்புத்துறை இயக்குநர்.

பெறுநர்
தலைவர்/ஆணையர்,
கோவில்பட்டி உள்ளூர் திட்டக்குழுமம்,
கோவில்பட்டி நகராட்சி
கோவில்பட்டி

/உண்மை நகல்/

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Copy of: Government of Tamil Nadu
Abstract

Local Planning Authorities - Constitution - Notification under section 11(1) of Tamil Nadu Town and Country Planning Act 1971 - issued.

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

Rural Development and Local Administration Department

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

ORDER:

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

/By order of the Governor/

R.Balasubramanian
Secretary toGovernment.

/true copy/

APPENDIX
NOTIFICATION

In exercise of the powers conferred by proviso to sub-section(1) of section 11, of the Tamil Nadu Town and Country PlanningAct 1971 (Tamil Nadu Act 35) of 1973) the Government of Tamil Nadu hereby declares the local authority of the local planning area specified below to be the local planning authority for such areas.

x x x
x x x

49. Colachel
50. Kuzhithurai
51. Padmanabhapuram
52. Kaniyakumari

x x x
x x x

70. Kadayamllur
71. Kovilpatti
72. Puliyankudi
73. Sankarankoil
74. Shencottah
75. Tenkasi
76. Courtallam
77. Tirunelveli.

Notification in Tamil Nadu Govt.Gazette page No.199, part II section 2 Wednesday May 7, 1975.

/true copy/

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Copy of G.O.Ms.No.2022 Rural Development and Local Administration Department dt. 20th September 1973

ABSTRACT

Local Planning Area - Kovilpatti - Declaration of Local Planning Area under section 10(1) of the Town and Country Planning Act 1971 - Preliminary notification issued.

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Read:

From the Commissioner, Kovilpatti Municipality letter No.E/7021/73 dated 28.7.83.

..

ORDER:

It is proposed to declare the local areas 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 TamilNadu Government Gazette and republished in English and in Tamil in the Tirunelveli District Gazette.

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

3. The Director of Translation, Madras is requested to arrange to have the notification translated into Tamil and foward the translation urgently to theCollector.

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

/By order of the Governor/

C.G.Rangabashyam
Secretary to Government.

/true copy/

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APPENDIX

NOTIFICATION

In exercise of the powers conferred by sub-section(1) of section 10 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby declares his intention to specify the local areas specified in column (3) of the Table below to be a local planning area with the name specified in the corresponding entry in column (2) thereof.

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

THE TABLE

| S.No. | Name of Local Planning Area | Area forming the Local Planning area |
|---|---|---|
| | | No. and Name of Revenue village |
| 1 | 2 | 3 |
| 1. | Kovilpatti | 84 Kovilpatti (Part)<br>49 Illupairuani (Part) |

/true copy/

Copy of G.O.Ms.No.644 Rural Development and Local Administration Department dated 10.3.1974

ABSTRACT

Local Planning area - Kovilpatti - Declaration - Notification under section 10(4) of the Tamil Nadu Town and Country Planning Act 1971 - issued.

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

Read:

G.O.Ms.No.2022 RD.&LA Dept. dt. 20.9.73

ORDER:

A proposal notifying the intention of the Government to declare certain areas forming a local planning area and to constitute for such local planning area, a local planning authority, was published at pages 565 of Part II section 1 of theTamil Nadu Government Gazette dt.7.11.73for General information as required under sub-section 98 of section 10 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) No objection or suggestion or having been received the Government declare the local areas specified in col.(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 col. 2 thereof.

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

/By order of the Governor/

C.G.Rangabashyam
Secretary to Government.

/true copy/

NOTIFICATION

In exercise of the powers conferred by sub-section (4) of section 10 of the Tamilnadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) and after previous publication of the declaration under sub-section(1) thereof the Governor of Tamil nadu hereby declares the area comprising the revenu villages specified in column (3) of the table below to be local planning area under the name specified in the corresponding entry in column (2) thereof.

THE TABLE

| Sl. No. | Name of local planning area | Number andname of revenue village |
|---|---|---|
| 1. | Kovilpatti | 84. Kovilpatti (part)<br>49 )Illupaiyurani (part) |

/true copy/

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# GOVERNMENT OF TAMIL NADU
## ABSTRACT

Local Planning Authorities - Constitution - Notification under section 11(1) of Tamil Nadu Town and Country Planning Act 1971 issued.

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

RURAL DEVELOPMENT & LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.No.650

Dated: 8th April 1975

ORDER:

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

/By order of the Governor/

R.Balasubramanian
Secretary to Government

/true copy/

APPENDIX
NOTIFICATION

In exercise of the powers conferred by proviso to sub-section (1) of section 11, of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35) of 1973) the Government of Tamil Nadu hereby declares the local authority of the local planning area specified below to be the local planning authority for such areas.

x x x
x.x x

70. Kadayanallur
71. Kovilpatti
72. Puliyangudi
73. Sankarankoil
74. Shencottai
75. Tenkasi
76. **Courtallam**
77. **Tirunelveli.**

tification in Tamil Nadu Govt.Gazette
e No.199 part II Section 2 Wednesday May 7, 1975.

/true copy/

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py of: GOV

Local Planning Authorit. — position of Local Planning
Authorities which compris- — single local authority order
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
RURAL DEVELOPMENT AND LOCAL . MINISTRATION DEPARTMENT

G.O.Ms.No.651 — Dated: 8th April 1975

Read:

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

ORDER:

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

2. According to the proviso to sub-section (1) of section 11 of the Tamil NaduTown and Country Planning Ac 1971 (Tamil Nadu Act 35 of 1972) in case where the loc planning ~~auth~~ areas consists of the area under the jurisdiction of a single local authority, the Gover may declare such local authority as the local pl authority for that area. Sub section (3) of the section 11 provides for appointment of the Chairma and Member-Secretary for the Local Planning Authori than the local authority which has been declared a s local planning authority under the said sub section (

3. The Government clarify that on the declarati by the Government of the single local authority as local planning authority under the proviso to section 11 (1) of the Act, the Chairman, Member and Executive Authority of the local authority shall automatically become the Chairman-Members and the Executive Authority of the Local PlanningAuthority concerned.

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

5. The Director of Stationery and Printing is requested to publish this order in the Tamilnadu Go Gazette.

/By order of the Governor/

R.Balasubramanian
Secretary to Governmen

/true copy/

Verified by PRIA Institute ™

ist of single local authori... ...chhave been declared as local planning authorities ...r the proviso to sub-section (1) of section 11 of T... ...l Nadu Town and Country PlanningAct 1971.

LIST

| S.No. | Name of the local Authority | Name of the local planning Authority |
|---|---|---|
| 1 | 2 | 3 |
| | **MADURAI DISTRICT** | |
| 1. | Palani Municipality | Palani |
| 2. | Periyakulam Municipality | Periyakulam |
| 3. | Bodinayakanur Municipality | Bodinayakanur |
| 4. | Theni Allinagaram Municipality | Theni-Allinagaram |
| 5. | Cumbum Municipality | Cumbum |
| 6. | Kodaikanal Township. | Kodaikanal |
| | **...OIMBATORE DISTRICT** | |
| | ...chi Municipality | Pollachi |
| | ...ettipalayam Municipality | Gobichettipalayam |
| | ...am Municipality | Dharapuram |
| | ... Municipality | Udumalpet |
| | ...galam Municipality | Sathyamangalam |
| | ...agar Township | ~~Valparai~~ BHAVANI-SAGAR |
| | ...i Township | VAL PARAI |
| | **...CHIRAPPALLI DISTRICT** | |
| | M...aparai Municipality | Manaparai |
| 16. | Thuraiyur Municipality | Thuraiyur |
| | Karur Municipality | Karur |
| | **CHENGALPATTU DISTRICT** | |
| 17. | Tiruvallur Municipality | Tiruvallur |
| 18. | Chingelepu... Municipality | Chengalpat |
| | **NORTH ARCOT DISTRICT** | |
| | ...konam Municipality | Arakonam |
| | ...iyatham Municipality | Gudiyatham |
| | ...yambadi Municipality | Vaniyambadi |
| | ...vannamalai Municipality | Tiruvannamalai |
| | ... Municipality | Arni |
| | ...apet Municipality | Walajapet |
| | ...t Municipality | Ranipet |
| | ... Municipality | Arcot |
| | ...ur Municipality | Ambur |
| | ...upattur Municipality | Tirupattur |

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PROPOSED LAND USE

Madurai.

Bye pass Road.

Kadayoor Road.

ILLUPAYURANI

REFERENCE

L.P.A. BOUNDARY

BLOCK BOUNDARY

D.D.PLAN BOUNDARY

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

EDUCATIONAL

PUBLIC & SEMI

AGRICULTURAL

Ibayeer Bazar Road

KOVILPATTI LOCAL PLANNING AREA – MASTER PLAN

OFFICE OF THE DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING

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