RAMANATHAPURAM MASTER PLAN.

RAMANATHAPURAM PUDUKKOTTAI REGION.

01.02.1985

EXECUTIVE AUTHORITY,
COMMISSIONER,
Ramanathapuram Municipality.

SENIOR DEPUTY DIRECTOR OF
TOWN & COUNTRY PLANNING,
RAMANATHAPURAM PUDUKKOTTAI REION.

DIRECTOR OF TOWN &
COUNTRY PLANNING,
MADRAS.

COMMISSIONER & SECRETARY
TO GOVERNMENT,
HOUSING & URBAN DEVELOPMENT DEPARTMENT

DTCP	MP	84-02
MP	RP	84-02

Under Secy. to Govt. of Tamil Nadu
(Home)
1 FEB 1985
Housing & Urban Dev. Dept.

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" RAMANATHAPURAM MASTER PLAN "

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hapter - 1

NTRODUCTION

ocation

1.01 Ramanathapuram, headquarters of Ramanathapuram taluk is located 112 km. south-east of Madurai on Madurai - Rameswaram Road, namely National Highway No. 49. It is only 13 km. from the sea. It is located at 9°22' East Latitude and 78°50' North Longitude. The important towns near Ramanathapuram are Rameswaram, Paramakudi, Sivaganga and Madurai. It is a second grade Municipality.

History:

1.02 The town derives its name from Lord Ramanathaswami of Rameswaram. It is said that the town was originally known as Mugavainagaram. The origin of this name is traced to the epic Ramayana. According to the legend, Rama directed Guha to build a town near the mouth of Sethu. The sea is said to have been then very near to Ramanathapuram. The town came into existence and was known as Mugavainagaram meaning mouth or entrance town. Even now Ramanathapuram is addressed as Mugavai.

1.03 Raguna tha Sethupathi alias Kilavan Sethupathi constructed the Ramanathapuram Fort. There are still the remains of the fort and buildings of Sethupathies called Moolai Kothalam, at a mile west of Ramanathapuram. The fort was formerly garrisoned by a Company of native infantry. Ramanathapuram was stormed by Thirumala Nayak during the reign of Sadika Thevar alias Dalavoy Sethupathi (1635 - 1646) and the Sethupathi was caputured and taken to Madurai. In 1726 AD, the Thanjavur force advanced to Ramanathapuram, caputured and took Tanda Thevar the then ruler as

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Sethupathi (1763 - 1732), his minister Damodaran Pillai strengthened the fort and placed it in a thorough defence. In June 1772, the company's forces supported the military undertakings of the Nawab of carnatic and captured Ramanathapuram. The fort passed into the hands of the Nawab of Arcot. In 1792 the British occupied Ramanathapuram having been surrendered by Sethupathi. Raja Muthramalinga Sethupathi was deposed for rebellion in 1795. The fort was not very extensive and was never a formidable one. It was occupied by Colonel Martinz of the Nawab's service who commanded the place as well as a regularly disciplined provinced battalion bearing his own name.

Physical Geography:

1.04 The sedimentary rocks are formed in the whole of Ramanathapuram Taluk. The soil present in Ramanathapuram taluk is alluvial soil which is of a grey or pale brown colour and is made up of fine clay or sand suitable for paddy cultivation. The climate is hot tropical climate mitigated to some extent by the sea breeze since the town is nearer to sea. The rainfall is low, the major part of it occurs during the months of October, November and December.

1.05 The town and the environs are plain with few natural barriers. There are two big tanks in the immediate vicinity of the town. One is Ramanad big tank in Achudawayal village and another is big tank in Rajasuriya Madai village.

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Growth of Town:

1.06 The present town was formed by merging the parts of the following revenhe villages into a Municipality.

46 - Sakkarakottai
20 - Surankottai
19 - Pattanamkottan
22 - Achudanvayal
24 - Kooriyur
44 - R.S. Madai

1.07 The town has a steady growth in population at the rate of 0.8% to 1.3% per year except in two different decades.

The table below shows growth of population

Year	Population
1901	14,546
1911	16,513
1921	15,281
1931	16,817
1941	18,152
1951	24,053
1961	26,890
1971	36,122
1981	45,719
1991	52,654

The population has increased by 2.5 times in a span of 70 years.

Local Planning Area

1.08 The Ramanathapuram Local Planning Area was delineated after conducting the following necessary studies and surveys.

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1. Trend of Urbanisation.
2. Movement of Industrial workers.
3. Movement of Day Scholars to Higher Educational Institutions.
4. Movement of population for Medical aid
5. Movement of milk and vegetables
6. Postal service jurisdiction.
7. Influence of Cinema theatres.
8. Physical constraints.

.09 The local planning area thus delineated consists of only Ramanathapuram town of area 5.79 sq.km. which concides with Municipal jurisdiction, comprising of parts of the following revenue villages.

46 - Sakkarakottai
20 - Surankottai
19 - Pattanamkattan
22 - Achudanvayal
24 - Kooriyur
44 - R.S. Madai

The constitution of such a local planning area was notified by Government in G.O.Ms.No. 2008 RDLA dated 20.9.73 and confirmed by Government in G.O.Ms.No. 1307 RDLA dated 23.5.74.

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Chapter - 2

EXISTING CONDITIONS

Population

Growth of Population:

2.01 Table 2.1 shows the decennial growth of population of Ramanathapuram town from 1901 onwards.

Table 2.1
Growth of Population

Year	Population	Decade variation	Percentage Decade variation
1901	14,546	-	-
1911	16,513	+ 1,967	+ 13.52
1921	15,281	- 1,232	- 7.46
1931	16,817	+ 1,536	+ 10.05
1941	18,153	+ 1,336	+ 7.94
1951	24,053	+ 5,901	+ 32.51
1961	26,890	+ 2,837	+ 11.79
1971	36,122	+ 9,232	+ 34.34

SOURCE: CENSUS OF INDIA 1971

2.02 Ramanathapuram has recorded a positive growth of population from 1901 to 1911 and 1921 to 1971 and negative growth of population from 1911 to 1921. The reason for negative growth rate of 7.46% in the Decade 1911 - 1921 is attributed to the epidemic. The higher growth rate in the decade 1941-51 has been a common feature for the entire state. The higher growth rate of 34.34% in the decade 1961-1971 is attributed to the increase in urbanisation.

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Population Density:

2.03 The population density in 1971 varies from more than 300 persons/hectare in ward No. 10 to less than 50persons/hectare in ward Nos. 1, 4, 5, 6, 11, 13, 16 and 18. Map No. 1 appended to this report shows population density in 1971.

Sex ratio:

2.04 2.03 The sex ratios of population of Ramanathapuram as prevailed in 7 9 Decades from 1901 is depicted in Table 2.2

Table 2.2

Year	Males	Females	Females/ 1000 males
1901	6,918	7,628	1,100
1911	7,636	8,877	1,162
1921	7,325	7,956	1,088
1931	8,063	8,754	1,088
1941	8,943	9,209	1,032
1951	11,650	12,403	1,065
1961	13,207	13,683	1,035
1971	18,063	18,059	1,000
1981	23,217	22,502	969

SOURCE: CENSUS OF INDIA 1971

2.05 2.04 The ratio of females per 1000 males has been steadily decreasing from the year 1901 to 1971. This may be perhaps due to inflow of more male population from the surrounding areas into the Town seeking employment.

Age characteristics:

2.06 Composition of population of Ramanathapuram town as per 1971 Census is depicted in Table 2.3.

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ble 2.3

ge	Total persons	Percentage to total population	Males	Percentage to total population	Females	Percentage to total population
- 14	14,480	40.1	7,353	20.4	7,127	19.7
- 39	14,370	39.8	6,961	19.2	7,409	20.6
- 59	5,390	14.9	2,815	7.8	2,575	7.1
and bove.	1,882	5.2	934	2.6	948	2.6
tal	36,122	100.0	18,063	50.0	18,059	50.0

URCE: CENSUS OF INDIA 1971

54.7% of total population are in the age group 15 - 59 hich is the working age group.

iteracy:

.07 2.05 As per 1971 Census, 60% of total population of Ramanatha- uram Town were literates. Among the literates, 58.4% were males and 1.6% were females.

There is morethan the percentage of literates of urban opulation of Ramanathapuram taluk and Ramanathapuram district which re 54.5% and 39.74% respectively.

There has been an increase in the percentage of Litera n the town from 1961 to 1971 as indicated below.

1961 - 57.8 %
1971 - 60.0 %

1981 - 67.16 %
1991 - 73.49 %

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Religious break-up.

2.08 The religious break-up of population of Ramanathapuram town in 1971 is depicted in Table 2.4.

Table 2.4

Sl. No.	Religion	Number of Persons.	Percentage to total
1.	Hindus	28,845	79.85
2.	Muslims	5,705	15.80
3.	Christians	1,568	4.34
4.	Sikhs	4	0.01
	Total	36,122	100.00

Hindu population accounted for nearly 80% of total population. There is a considerable percentage of Muslim population.

Occupational pattern:

2.09 Table 2.5 gives occupational pattern of Ramanathapuram town as per 1971 Census.

Table 2.5

Sl. No.	Occupation	Total workers	Percentage to total workers	Percentage to total population
1.	2.	3.	4.	5.
PRIMARY				
1.	Cultivators	243	2.80	0.68
2.	Agricultural labourers	181	2.06	0.60
3.	Livestock, Forestry, Fishing, Plantation, Orchards			

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1.	2.	3.	4.	5.
SECONDARY				
4.	Mining and quarrying	-	-	-
5.	Manufacturing, Processing, Servicing and Repairs:			
	(a) Household Industry	288	3.28	0.80
	(b) Otherthan household industry	1,081	12.29	2.99
6.	Construction	320	3.64	0.89
	TOTAL	1,689	19.21	4.68
TERTIARY				
7.	Trade and commerce	3,046	34.65	8.43
8.	Transport, Storage and Communication	600	6.82	1.66
9.	Other services	2,457	39.09	8.26
	TOTAL	6,629	75.40	18.35
	NET TOTAL	8,792	100.00	24.34

SOURCE: CENSUS OF INDIA 1971

2.10 As per 1971 Census, 24.34% of the total population of the Town constituted workers in the nine occupations listed above. The workers in Trade and Commerce and other services claim majority which are 8.43% and 8.26% respectively. This indicates that the primary functions of the Town are Trade and Commerce and services. 20,760 persons or 64.7% of total population of the Town are within the working age group 15-59. Of 20,760 persons only 8,792 are engaged in productive occupations. The remaining are unemployed.

WORKERS PARTICIPATION RATE Page 31 of S.P.

2.06 → Para 3.0.9 x Table 3.10 to be kept

Table 3.10

2.07 As the workers participation rate or occupational pattern

Existing Land use:

2.08
2.11 A land and building use survey was conducted in the year 1975 by the Regional Directorate of Town and Country Planning, Sivaganga. The town extends over an area of 579.01 hectares. Out of this, the developed area is 291.07 hectares which is 50.3% of total area. The remaining 49.7% constitute undeveloped area comprising non-urban use, vacant land and land under water.

Land use break-up.

below
2.09
2.12 The table 2.6 gives the land use break up.

Table 2.6 Existing Landuse, 1999 (Pl. Type in Table given elsewhere in Structure Plan Report)

Sl. No.	Use	Extent in hectares.	Percentage to developed area.	Percentage to total area.
1.	2.	3.	4.	5.
DEVELOPED AREA A				
(1)	Residential	137.72	47.20	23.79
(2)	Commercial	15.14	5.18	2.62
(3)	Industrial	7.09	2.43	1.22
(4)	Public and Semi Public	47.28	16.20	8.18
(5)	Transport & Communication	76.75	26.30	13.26
(6)	Recreational	1.38	0.47	0.24
(7)	Utilities and Services	6.50	2.22	1.22
	TOTAL DEVELOPED AREA	291.87	100.00	50.43
UNDEVELOPED AREA B				
	Non Urban usses	79.49	-	13.72
	Vacant lands	102.32	-	17.65
	Land under water	105.43	-	18.20
	TOTAL UNDEVELOPED AREA	287.14	-	49.57
TOTAL AREA A + B ——→		579.01	-	100.00

SOURCE: Survey conducted by the Regional Directorate of Town & Country Planning, Sivaganga.

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Map No. 2 appended to this report shows existing land use of Ramanathapuram Town.

Ownership

2.13 Table 2.7 gives pattern of land ownership in Ramanathapuram Urban Town.

Table 2.7

Ownership	Area in hectares	Percentage to total area.
Private	365.95	63.2
Municipal	167.33	28.9
Government	45.73	7.9
TOTAL	579.01	100.0

Source: Municipal records.

Land use pattern:

2.14 2.10 The pattern of land utilisation in the planning area reveals:

(1) that the developments have taken place in concentric form.
(2) that the developments are devoid of any recreational open space.
(3) that the developments have taken places without any definite grouping or zoning of areas and hierarchy of urban services and facilities.

Residential use:

2.15 2.11 Residential use occupies 137.72 hectares or 47.20% of developed area or 23.79% of total area. The pattern of residential developments in Ramanathapuram town is high densities in the central parts of the town and low densities in the outer periphery of the town. The newly developed residential areas near municipal limits viz. parts of Pattanamkattan and Sakkarakottai villages which were included in Ramanathapuram Municipa

using:

As per 1971 Census, Ramanathapuram town had 6,663 households as against 5,697 houses. Table 2.8 below shows growth of housing in Ramanathapuram town.

Year	Number of houses.	Variation	Percentage variation
1961	4,558	-	-
1971	5,697	1,139	25%
1981	7970	2273	40%

(Source: Census Tables)

2.14 It has been estimated during the survey that 19.39% of houses are terraced, 42.49% of houses are titled and 38.21% of houses are thatched. Only 3,135 houses are provided with latrines as against 6,205 houses in 1973-74. As per the survey it is also observed that 82.5% of houses are provided with well and only 1% of houses are provided with protected water supply. Other houses are depending on public wells and street taps. As per the survey, it is also observed that only about 15% of houses are provided with bath room and only about 45% of houses are provided with electricity.

Housing Density:

2.17 The overall housing density of Ramanathapuram town is 10 houses/hectare. The housing density varies from 4 houses/hectare in ward No. 7 to 57 houses/hectare in Ward No. 10. Map No. 3 appended to this report shows housing density in 1971.

Commercial use:

The total area utilised for commercial purposes is 15.14 hectares or 5.18% to developed area or 2.76% to total area. Commercial use is mainly concentrated at Municipal feeder road, Salai road, Palace road, Devipattanam road, Big bazaar street, Duraisamy Chettiar street, Vandikarupillaiyar street, Raja Veethi, Pavundukadai street, Sikkandar Sahib Street, Periyapallivasal street, Mariamman Kovil street, Hospital road and Komutti street. There are two daily markets and one weekly market. Table 2.9 gives break-up of commercial use.

Table 2.9

	Extent in Hectares	Percentage to total.
Retail Trade	9.37	61.90
Whole-sale Trade	4.08	26.95
Markets	1.27	8.38
Firms	0.42	2.77
Total	15.14	100.00

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

5.18% of developed area under commercial use indicates large scale commercial activity in Ramanathapuram Local Planning Area. This is further emphasised by the number of workers engaged in Trade and Commerce which is 2,046 out of 6,629 workers or 34.65% to total workers.

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dustrial use:

.20 Industrial use occupies 7.09 hectares or 2.43% to total veloped area or 1.22% to total area. The industries are loca- d mainly along Kosvankoil street, Lakshmipuram urani street, lasubramanian Koil street, Devipattinam road, Municipal road, ndapam road, Salai road, Mulakothalam road, Madurai road, overnment Hsoptal road, Sikkandar sahib street, Annamalai Street, d Raja street. Map No. 4 appended to this report shows distri- ution of industries based on products.

As per 1971 Census number of workers in industrial acti- ities in Ramanathapuram are 1,369 out of 6,629 workers or 15.57% o total workers.

.21 Table 2.10 gives classification of industries based on roducts along with site area, floor apace and number of workers.

able 2.10

Sl. No.	Classification	Number of industries.	Site area in hectare	Floor space in hectares	Number of workers	Floor space per workers in sq.km
1.	Food products	40	5.40	1.05	191	55.0
2.	Engineering Works	4	0.06	0.03	18	16.5
3.	Automobiles	11	1.56	0.22	37	59.5
4.	Printing and Publishing	5	0.07	0.04	32	12.5
	Total	60	7.09	1.34	278	48.0

OURCE: Survey conducted by the Regional Directorate of Town an Country Planning, Sivaganga.

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The total number of workers as per the above table is ly 878. But as per 1971 Census, there are 1,081 workers en- ged in industries otherthan household industries. This may e due to unlisted casual workers employed in these industries.

dustrial area:

.89 Industrial area has been declared under Tamil Nadu istrict et Municipalities Act, 1920 in this Municipality to an tent of 15.17 hectares.

blic and Semi-public uses:

.23 This category of use includes Government and Quasi - overnment offices, Civic uses, Educational and Medical Insti- utions, Public and Semi-public use which account for 47.23 hec- res or 16.2% to total developed area or 8.18% to total area th 5 pockets of concentrations. One is along Madurai road with t. Mary's Girls' High School, C.M.C. Hospital, Schwart's High hool Play ground. Another is along New Hospital Road with adquarters' Hospital, Revenue Divisional office, Sub Magistrate's ourt, Schwart's High School (Boys) and D.M.O. Office. Another is long old Hospital Road with Government Maternity Hospital and yed Ammal Hospital. Another is alongMunicipal road with Municipal ffice, Taluk office and Sub Registrar office. Another is the alace complex with Sethupathi college, Electricity Board office nd Raja's high school.

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The total number of workers as per the above table is only 870. But as per 1971 Census, there are 1,081 workers engaged in industries otherthan household industries. This may be due to unlisted casual workers employed in these industries.

Industrial area:

Industrial area has been declared under Tamil Nadu District at Municipalities Act, 1920 in this Municipality to an extent of 15.17 hectares.

Public and Semi-public uses:

This category of use includes Government and Quasi - Government offices, Civic uses, Educational and Medical Institutions, Public and Semi-public use which account for 47.23 hectares or 16.2% to total developed area or 8.18% to total area with 5 pockets of concentrations. One is along Madurai road with St. Mary's Girls' High School, C.M.C. Hospital, Schwart's High School Play ground. Another is along New Hospital Road with Headquarters' Hospital, Revenue Divisional office, Sub Magistrate's Court, SchwartS High School (Boys) and D.M.O. Office. Another is along old Hospital Road with Government Maternity Hospital and Syed Ammal Hospital. Another is alongMunicipal road with Municipal Office, Taluk office and Sub Registrar office. Another is the Palace complex with Sethupathi college, Electricity Board office and Raja's high school.

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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), and after previous publication of the declaration under sub-section (1) thereof, the Governor of Tamil Nadu hereby declares the area comprising the revenue villages specified in column (3) of the Table below to be a local planning area under the name specified in the corresponding entry in column (2) thereof.

THE TABLE

(1)	(2)	(3)
1.	Ramanathapuram	22. Achundan Vayal (part) 20. Surankottai (part) 19. Kattanankathan (part) 46. Sakkarakkottai (part) 44. Rajasooriyanadai (part) 24. Kuriyur (part)

Jayaraman
27/6/74

SECTION OFFICER.

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3923/73/RL Revived in CWO 2356/74/RL

Sub: L.P.A - Ramnad - Declaration of L.P.A u/s 10(1) of the T2CP 1971 - Preliminary notification - publication - reference.

Ref: 1. G.O.Ms.No. 2008 MAPLES 20.8.73
2. Govt. Memo No. 47301/73 Public (Transport) dept. dt 12.10.73

1. DDO, Madurai Lr. No. V. 21/535 T2/73 22.10.73

In the ref 1st cited the D.D.O. Madurai has requested the Govt to direct the Collector, Ramnad to publish the notification in the Extra Ordinary Gazette.

G.O. No. 2 cited in this file

19. Pattanamkathan.

For orders

1/11/73

Draft is submitted

2/11/73 2/11/73

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3923/73

Draft is submitted for approval.

Law 12/11/73 12/11/73

14/11/73

RF 14/11/73

Two Rr. Drafts are submitted for approval

Law 14/11/73 14/12/73. 14/12/73

RF 14/12/73

Submitted

The Collector of Ramnad has sent one report publishing the notification in the Ramnad Gazette in reply thereto by this Office and the same has been attached with 3525/73. ~~file.~~

~~In this regard~~, the map has not been received from D.S.R. Madurai and we have requested the same to send D.S.R. Madurai in file no. 3822/73 ~~Hence that the map is not in the map comes.~~ This file was closed 14.1.73 and then the map comes, for which

28/11/73 28/11/73

By Proc. the Comm. Ramnad Lr. no. 7187/73 dt. 2.1.74

Lr. the map sent, the Comm. has sent the C.T.O. M.S. no. 2008/ dt. 20.9.73 as requested in this Office Lr. no 3923/73 dt. 5.11.73. This may be linked with this file.

8/1/74 9/1/74 9.1.74

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5

C No. 2356/74

- 3 -

2356/74 (3923/73)

Ref: Lr no. 3494/73/MP Dt. 12.2.74 of the D.D.O Madras-1.

In the ref. cited, the D.D.O has sent the copy of the layout memo, the comm. Ramnad P.V. Lr. and requested to offer this office remarks early.

Inc 12/4/74 12/4/74

The D.D.O may be informed

[vide a D.O. letter in the following lines.

The maps showing the proposed ~~local Planning~~ areas covered in the preliminary notification of Draft Up to 10(1) of TNTCP for various urban centres have not been received so far from the Master Plan Division.

~~Regarding~~ The objection of the Ramnad Thirupullani Panchayat union and the objection of the residents of Puthandal panchayat are that the villages under the jurisdiction of Ramnad sub office P.O. and the

need not be included within Ramanathapuram municipal jurisdiction. It appears that objectors have misunderstood the notification as the one for extending the mpl. limit.

It is made as the D.O(S) has stated in his D.O. letter d 9.2.74 that the proposed Local Plans Area in the draft mainly confines to Ramanathapuram mpl. area only, the objections can be over ruled. But it would be desirable if the draft contained the words "part of the village"

See 'A' in page ante may be appl.

16.2.74

D.O. draft is submitted for apprl.

16/2/74 16/2/74 16.2.74

Submitted

Discussed with the Asst Director (TP) The map showing the L.U.P. of Ramnad has been called for from the D.D.S.M.V.Dr. in file no. 3822/73/RR2. Further action may be proceeded soon after the receipt of the map. In the meanwhile this file may be sent to Calk Branch for 2 months.

for approval.

C No. 2356/24

[Ref: From the Secy to Govt, R&DE(E) Dept, Ho. MS No. 1307 dt 23.5.24]

In the Ho. cited, the Secy to Govt. R&DE(E) Dept has Communicated a copy of Ho. MS No. 1307 dt 23.5.24 for this office ref. and further action.

The file may be sent to Tech. Section for Scrutiny.

B/20/6

Rly

1) When was this file received from Cash Unit?

2) What is the present Cus of file? Why it is not with the top of this page?

3) Pl. put up note early. W/20/6

Submitted

ಪರಿಶೀಲನೆಗಾಗಿ

1) 20.6.24 ರಂದು ಆ.ಸ.ಅ - ಗಳಿಂದ ಬಂದಿರುವ ಟಿಪ್ಪಣಿ, ಸಿ ಸಂಖ್ಯೆ ಮತ್ತು (2356/24) ಫೈಲ್

2) ಸಿ.ಸ. ಸಂಖ್ಯೆ 2356/24, ಫೈಲಿನಲ್ಲಿರುವ ಟಿ

B.A. 2356/76

(3) நகரிய நிலைய மன்னர்களை எண்ண.

21/6

Reminding.

Answer 2

Case file 2353/76ல்
அவர் பிரதம மன்னர் அறிக்கை
வரவழைக்க வேண்டும். 21-6-76

Revised Report.

திரும்ப பெறுதல் வழக்கு
சம்மன்களை மற்ற அதிகாரி அறிக்கை
Petition எண் 1307 நாள் 23.5.76ல் வரவழைக்க
உள்ளது.

இவ்வழக்கில் நான் மீண்டும் வழக்கறிஞர்
நிறுவன சம்மன்கள் மற்ற அதிகாரிகளை
[illegible]
சம்மன்களை 5-6(1)G.T.-ன் படி C.G.
M 8916/76 நாள் 5.6.76 ல் அறிவிக்கப்பட்டது.

மேலும் தெரிவிக்கப்படுவது வழக்கு நிறுவன
சம்மன்கள் மற்ற அதிகாரி முதல்
நாளில் திரும்பப் பெறுவது வழக்கம்.

21/6/76

21/6/76

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...nad/73/352 dt. 28.3.1974

...l Planning Area
...Declaration
of Local Planning Area
...section 10(i) of the
...P. Act 1971 -
Preliminary notification
issued.

.....

...d 08.5.1974

...nathapuram Collector's Office,
Madurai. Dt.

...L ASSISTANT TO COLLECTOR OF
...URAI.

...nad Declaration
...r Sec. 10(1) of the Town
1971 - Preliminary
... - raquested.
...&L.A. Dspartment dt.20-9-73.
Public (Translation)
...-73.

...ation both in English and Tamil
...nclosed. I request you to publish
... and Tamil in the ensuing District

...t notification, I request you to
...on.

...send 3 co... ...ss of the District
...tte in which the notification made.

...BU)

DISTRICT DEVELOPMENT OFFICER (EAST)

...l Notification.

...to the Deputy Director of Town Planning, Sivaganga
...to the Municipal Commissioner, Ramnad Municipality, Ramnad.

Verified © RedEstate ™

Rc. No. 3923/73/A1

DEPUTY DIRECTOR OF TOWN PLANNING
No. 3923
SIVAGANGA.
Dt. 21.53592

51/10/73

Ramanathapuram Collector's Office,
Madurai. Dt.

To NOTE TO THE ADDITIONAL PERSONAL ASSISTANT TO COLLECTOR OF RAMNAD AT MADURAI.

SUB: LOCAL PLANNING AREA - Ramnad Declaration of Local Planning Area under Sec. 10(1) of the Town and Country Planning Act, 1971 - Preliminary Notification - publication - requested.

REF: G.O. Ms. No. 2008 R.D.&L.A. Department dt.20-9-73.
Govt. Memo. No. 4700/73-1 Public (Translation) Department dated 12-10-73.

A copy of the notification both in English and Tamil appended in G.O. first cited is enclosed. I request you to publish this notification both in English and Tamil in the ensuing District Gazette.

As this is an important notification, I request you to give top priority for publication.

I also request you to send 3 copies of the District Gazette in which the notification made.

(BY ORDER OF THE [illegible])

DEVELOPMENT OFFICER (EAST)

C.G.RANGAB[illegible]
DISTRICT Secretary to Govern[illegible]

Encl: Notification.

Copy to the Deputy Director of Town Planning, Sivaganga
Copy to the Municipal Commissioner, Ramnad Municipality, Ramnad.

Verified RedEstate™

Rc. No. 3923/73/M1

Dt 5.11.73

To
The M/s. Comm.
Ramnad

3

Sir,

Sub: L.P.A - Ramnad - Declaration of L.P.A. U/s 10(1) of the T&CP 1971 - Preliminary Notification publication - requested.

Ref: G.O. M.S. No. 2008, RD&LA dt 20.9.73

I request you to kindly send a copy of the G.O. cited in the 2nd ref. for necessary action.

V.
DESPATCHED. (Encl.)
Date 5.11.73

BA 5/11/73

21/11/73

21/11/73

V 14/11/73

D.D. 14/11/73

Order.

...tion in the District Gazette.

...BY ORDER ... THE GOVERNOR).

...DISTR...

...RANGABASHYAM,
to Government.

...l: Notification.

...y to the Deputy Director of Town Planning, Sivaganga

...y to the Municipal Commissioner, Ramnad Municipality, Ramnad.

Verified RedEstate™

...No. 3123/73 M2 5 Dated: 14-11-'73.

Developed Plots

The District Collector,
Ramanathapuram at Madurai.

Sir,

Sub: L.P.A. - Ramnad Declaration of L.P.A. under section 10(1) of the T & C.P. Act 1971 Preliminary - notification - Regarding.

Ref: 1. G.O.Ms.No. 2008 dt. 20.9.73
2. ~~This office letter No.~~ dt. 21.5.3.73
3. Letter from the D.D.O. (East) dt. 10.73 addressed to the Additional P.A. to the Collector of Ramnad at Madurai.

..

Kind attention is invited to the reference cited. I request you to kindly intimate ~~the~~ the date of publication of the notification in the Ramanathapuram District Gazettee and to send the same to this office for reference.

14/11/73

D.D.

DESPATCHED. (Encl.)
Date 15.11.73

12/11/73 12/11/73

D.D.

14/11/73 14/11/73

Order.

...otifi...
...tion in the District Gazette.

...DISTRICT GOVERNOR).

23/10

...NGABASHYAM,
...overnment.

...Notification.

...to the Deputy Director of Town Planning, Sivaganga
...to the Municipal Commissioner, Ramnad Municipality, Ramnad.

Verified RealEstate TM

Roc.No.3923/73-RR2 Dated: 14.11.73

To
The D.D.O.(East),
Ramnad @ Madurai

Sir,

Sub: L.P.A.-Ramnad-Declaration of L.P.A. under section 10(1) of the T.&C.P.A.1971-Preliminary-notification-reg.

Ref: 1. G.O.Ms.No.2008 dated 20.9.73.
2. Letter from the D.D.O.(East) Roc.No.V.21. 53592/73 dated 22.10.73 addressed to the Additional Personal Assistant to the Collector of Ramnad at Madurai.
3. This office letter No.3923/73-RR2 dated 14.11.73.

.....

Kind attention is invited to the ref. cited. I request you to kindly intimate the date of publication of the notification in the Ramnad District Gazettee and to send a copy of the same to this office for ref.

DESPATCHED 15.12.73

o/c 14/12 D.D.

Order.

...otification in the District Gazette.

BY ORDER OF THE GOVERNOR).

...ANGABASHYAM,
Government.

...l Notification.

...py to the Deputy Director of Town Planning, Sivaganga
...y to the Municipal Commissioner, Ramnad Municipality, Ramnad.

Verified RedEstate

Rec. no. 3923/73 Land

To
The Mnl. Comm.
Ramnad.

Sir,

Sub: L.A.- Ramnad - Declaration of L.A. under Sec 4(1) of the TN&CP 1971 - Preliminary notification Publication requested.

Ref: 1. G.O Ms. no. 2008 RD&LD 21.2.74
2. This office letter no. 3923/73/Land 21.5.11.73

In inviting your attention to the 2nd letter cited, I request you to kindly send a copy of the G.O. Ms. no. 2008 RD&LD dt. 21.2.74 early.

DESPATCHED. ~~(Encl.)~~
15.12.73
15.12.73

Order.

...otification in the District Gazette.

(BY ORDER OF THE GOVERNOR).

DISTRICT COLLECTOR.

RANGABASHYAM,
Government.

...l: Notification.

...y to the Deputy Director of Town Planning, Sivaganga
...y to the Municipal Commissioner, Ramnad Municipality, Ramnad.

Verified TM RedEstate

LOCAL ADMINISTRATION DEPARTMENT.

From
Thiru M. Shanmugam, B.A.,
Municipal Commissioner,
Ramanathapuram.

To
The Deputy Director of Town Planning,
SIVAGANGA.

Roc.No.7187/73 dated 2.1.74.

Sir,

Sub: Local Planning Authority - Ramanathapuram - Declaration of Local Planning Authority - Under Section 10(1) of the Town and Country Planning 1971 - Preliminary Notification - Publication - Regarding.

Ref: 1. G.O.No.2008, R.D.&L.A.Department dt.20.9.73.
2. Your letter Roc.No.3923/73-RR2 dt.5.11.73.

In response to your letter cited, I enclose a copy of G.O.Ms.No.2008 R.D.&L.A.Department dated 20.9.73.

Commissioner,
Ramanathapuram Municipality.

Encl: Copy of Government Order.

...tion in the District Gazette.

(BY ORDER OF THE GOVERNOR).

G.RANGABASHYAM,
to Government.

...cl: Notification.

...y to the Deputy Director of Town Planning, Sivaganga

...y to the Municipal Commissioner, Ramnad Municipality, Ramnad.

GOVERNMENT OF TAMIL NADU
ABSTRACT

[illegible] DIVISION.

LOCAL PLANNING AREA - Ramanathapuram - Del... 9.1.74.
Planning Area under Section 10(1) of the To...
ing Act, 1971 - Preliminary notification - issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

Dated the 20th September 73,

G.O.Ms.No.2008.

Read:-

From the Commissioner, Ramanathapuram Municipality,
Letter No.Roc.4696/73 dated 20.7.73.

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 Tamil Nadu Government Gazette and republished in English and in Tamil in the Ramanathapuram District Gazette.

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

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

4. The Collector of Ramanathapuram 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/

APPENDIX.
NOTIFICATION.

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

Notice is hereby given that this Notification ... taken into consideration again under sub-section ... said section 10 on or after the expiry of two mo... date of the publication of this Notification in ... Government Gazette and that any objection or su... may be received from any inhabitant or any local ...

Verified Red Ribbon™

... any, should be addressed to the ...
... to Government, Rural Development and Local ...
... ministration Department, Fort St.George, Madras.9.

THE TABLE.

S.No.	Name of Local Planning Area.	Area forming the Planning Area. No.and Name of Re... Village.
1.	2.	3.
1.	Ramanathapuram.	22. Achundanvayal. 20. Surankottai. 19. Pattanamkathan. 46. Sakkarakkottai. 44. Rajasooriyamadai. 24. Kuriyaa-ur.

/True Copy/

4/1/74

Commissioner,
Ramanathapuram Municipality.

4.1.74

GOVERNMENT OF TAMIL NADU

K. ANJANAPPAN,
M.A., B.L., F.I.T.P.,
DIRECTOR OF TOWN
PLANNING (SW.)

MASTER PLANS DIVISION,
18, NORTH BEACH ROAD,
MADRAS-1

9.1.74.

R.C.Roc.No.2494/73 MP dt.9.2.74

Thiru Anbazhagan.

Sub:Local Planning Area -Declaration of Local Planning Area under section 10 (1) of the Town & Country Planning Act 1971-Preliminary - Notification - Regarding.

Ref:Govt.Memo.No.166348/TCP/73-2 dt. 22.1.74.

I enclose a copies of the Government reference cited for your urgent remarks.

The Local planning Area Proposals sent from this Department to Government confine to the Ramanathapuram Municipal Area and to what extent please check up, whether the village are already notified for Local Planning Area In order that your remarks on the Government reference cited may also be sent to me early.

Yours sincerely,

9/1/74

Thiru N. Anbazhagan, B.E.,
M.T.P.I., A.I.T.P.,
Deputy Director of Town Planning,
Thondi Road,
Ramanathapuram.

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[illegible] உதவாட்சி தெற்கு ஆணையர்
[illegible] காசுக்கு வரைக்கு கடிதம்
[illegible] நகல். ச.க 11241/73. நாள் 22.12.73.

—x—

பொருள்: நகராட்சி – நகராட்சி வரிவசூலுக்கும்
கீழ்படும் மனை கையகப்படுத்த –
நோட்டீஸ் அனுப்புதல் சம்பந்தமாக.

பார்வை: கடிதம் எண் 2000, நாள் 20.9.73

—x—

[illegible] மைலாப்பூர் பகுதியில் பூங்கா ஒன்று
[illegible] கிரையங்கள் (1) சுப்புராஜ் ஐயர்
[illegible] கோட்டை (3) மயிலாப்பூர் (மேலாளர்)
[illegible] கிரையங்கள் [illegible] மைலாப்பூர் நகராட்சி வரி
[illegible] கீழ்கண்ட விவரங்கள் தெரிவிக்கும்படி
[illegible] கேட்டுக்கொள்ளப்பட்டது. அதன்படி தங்கள்
[illegible] எண் 2000 நாள் 20.9.73ல் மேலே கண்டுள்ள
[illegible] நகராட்சி வரி வசூலுக்கும் கீழ்படுத்தப்பட்ட
[illegible] தேவையான விவரங்களை தெரிவிக்கும்படி
[illegible] நகல் அனுப்பி வைக்கப்பட்டுள்ளது.

/கண்டிப்பு நகல்/.

[illegible] மேற்படி பூங்கா மனை [illegible]
[illegible] நகராட்சி, மைலாப்பூர் பகுதி [illegible]
[illegible] கையகப்படுத்தப்பட்டுள்ள [illegible]
[illegible] நகல்:-

பொருள்: கி.ட. மைலாப்பூர் நகராட்சியை
வரிவசூலுக்கும் கீழ்படுத்தும் [illegible]

~~பூரணியின்~~ பூரணியின் சட்டதின்கு சட்டதின்கு
கரியதர், ஆரன் கோட்டை, சங்கர
கொகுதிரியமனை, கூகிய
திங்கள் திருப்பதால் கையெழுத்திடுகி

நிர்மலை : 8 74/ கன் போதுள்ள சட்டதின்கு
ஆரன்கோட்டை, சங்கைக்குகோட்
கொகுதிரியமனை பட்டணங்கள்
நெஞ்சு இரைமம் மேனகர் பர்
கூகிய ஊர்களை இன் வெளிஞ்சிய
திருங்கையும் நகைகடி லாவுபட
ரட்சுத் நிர் திங்கள் கலகிய
னை கெமைகளாக நிர்மலைகளுப்பட

கெ/ நீ. ரு. கன்
மனைவி

/ணங்கை நகர்/

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திருமானூர் வட்டம் மு மாவட்டம் புகழ்கோர்கள்
மற்றையர்கு கிராமமக்கள் அனைவர்க்கு விண்ணப்பங்கள்
நகல்:

—x—

ஐயா,

பொருள்: கிராமமானூர் நகராட்சி —
மானபதி புகழ்கோர்கள் அருவாய்
கிராமம் உரியும் நகராட்சியில்
புகழ்கோர்கள் கிராமத்தை இணைக்க
உரியதாக மாற்றம் கிணைக்கிக்
கொள்ளக் கோருதல் சம்பந்தமாக.

பார்வை: 1. அரசாணை எண் 1000, நாள்
2.9.73.
2. ந.க.எ 2. 11841/73, நாள்
28.11.73 கிராமமானூர்
மானபதி கிராமம் ஆகியவை.

—x—

எங்களது கிராமம் புகழ்கோர்கள் அருவாய்
மாவட்டத்திலிருந்து தனிப் பாராட்சியாக்கி கியாக்கத்
தனது இணைக்கொண்டு வருவதை எண்ணி பெரு.
ஆர்வ மகிழ்வு கொள்கிறோம். கிராமமானூர்
பஞ்சாயத்தில் எல்லோரும் ஒரே ஊரில் வாழ்பவர்கள்.
ஒரு குடும்பம் என்பதைப் போல் ஒற்றுமையாக
இருக்கும் எல்லோரும் ஒரே தொழிலை செய்பவர்களே
ஆவோம். புகழ்கோர்கள் பெரும்பான்மை
மக்கள் விவசாயத்தை நம்பியே வாழ்கிறோம்.
நாங்கள் புகழ்கோர்கள் அருவாய் கிராமமானூர்
பஞ்சாயத்தில் இருந்தால் எங்களுக்கு
ஒரு பயனும் கிடைக்காது. மேலும் எங்கள்
ஊரிலிருந்து பஞ்சாயத்து அலுவலகம் 5 கி.மீ
தொலைவில் உள்ளது. ஆனால் புகழ்கோர்கள்
அருவாய் கிராமமானூர் பஞ்சாயத்து அலுவலகம்
சுமார் 15 கி.மீ தொலைவில் உள்ளது. இதனால்
எங்களுக்கு பல்வேறு இன்னல்கள் ஏற்படுகின்றன.
மேலும் பஞ்சாயத்து அலுவலகத்தில் செய்ய
வேண்டிய பணிகளை செய்து முடிக்க
முடியாமல் பல்வேறு இடர்பாடுகளை அனுபவிக்கிறோம்.
எனவே புகழ்கோர்கள் அருவாய் கிராமத்தை
மானபதி பஞ்சாயத்துடன் இணைத்து
கிராமமானூர் பஞ்சாயத்தில் இருந்து
பிரித்து மானபதி பஞ்சாயத்துடன்
இணைத்து ஆணை வழங்கிட
தாழ்மையுடன் வேண்டுகிறோம்.

இடம்
நாள்

இப்படிக்கு

உறுதிக்கும் அடையே சுமார் 6 கிலோ மீ
தொங்கு வண்ணில் வாங்குகால் முழுவதும் ந
அண்டும் நோடி வகை கட்டுக் கைப்பாதி. அ
நோக்கையில் எவ்வகையிலும் புகுந்தோர்கள் கா
நகைத்தையில் அணைப்பது பொருந்தாதாகக

மேலும், வையங்காயத்தில் தேர்ந்தெ
கொடுத்த, தை டாதுகாவி அருகாமையில் வ
அமைந்துள்ள மருத்துவை தேர்ப்பது நியாய
அறிவுடைமையுமாகும். ஆகவே புகுந்தோர்கள் ம
நகரிலுள்ள மட்டுமே அரசுமருத்துவம் நல்
கொண்டு புகுந்தோர்கள் விருப்பத்தை வெ
வேண்டுமாறு தனி வருவாய் அரசுமருத்துவம் ம
விடுக்க ஆவன செய்யப்படுமாறு வே

இப்ப
உ

/ உண்மை தகவல் /

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From D.D.(R)

No. 39 /3/RM2 dt. 8-2-74

Dear Thiru Jagannathan

Sub: L.P.A - Declaration of L.P.A under section 10(1) of the T&CP Act 1971 - Preliminary notification -reg.

Ref: 1. Govt. Memo No. 166846/TCP/73-2 dt. 22.1.74
2. D.O. Lr. No. 3836/74/DP dt. 6.2.74 of the D.D.(S) M.P. Dn. Madras-1.

With reference to the D.O. letter cited, I offer the following remarks:

2) The maps showing the areas covered in the preliminary notification of Govt. under section 10(1) of T&CP Act 1971 for various urban centres have not been received by me from the M.P. Division.

3) The objection of the Ramanathapuram Panchayat and the objection of the residents of Puthendal Panchayat are that the villages under the jurisdiction of Ramanathapuram P.U. and the areas under the Puthendal panchayat should be included in the Ramanathapuram Municipal limits. It appears that the objectors have misunderstood the notification as the one for extending the municipal limit.

4) In as much as the D.D.(S) has stated in his D.O. dt. 6.2.74 that the proposed L.P.A. in the Govt. memo refers to Ramanathapuram municipal area only, the objections are over ruled. But it would have been desirable if the memo contained the words "part of the villages"

D.D.(R)

27

LOCAL ADMINISTRATION DEPARTMENT.

From
Thiru M. Shanmugam, B.A.,
Municipal Commissioner,
Kanchipuram.

To
The Secretary to Government,
Rural Development and Local
Administration Department,
Fort St. George,
MADRAS.9.

Roc.No.634/74 F1 dated 4.5.74.

Sub: LOCAL PLANNING AREA - Declaration of Local Planning Areas under Section 10(1) of the Town and Country Planning Act 1971 -Regarding.

Ref: 1) D.O letter No.16304/73 SM dated 12.7.73 of the Joint Director of Town Planning, Madras.
2) This office letter Roc.No.4696/73 dated 20.7.73.
3) G.O Ms.No.2008 R.D.&L.A., dated 20.9.73.
4) Government Memorandum No.166348/TCP/73-1 R.D.&L.A., dated 9.1.74.
5) Government Memorandum No.166348/TCP/73-2 RD&LA., dated 22.1.74.

I beg to submit that in the D.O.letter first cited above, the Joint Director of Town Planning, Madras - informed this office about the Government's proposal to notify under the new Town and country Planning Act, the whole area comprised within this munidpal limits as local planning area, and requested to furnish direct to Government the Revenue No. and name of the villages comprised within the munidpal area and also to send a Map showing the boundaries of the Municipality. Accordingly the particulars and the maps were submitted to Government in this office letter 2nd cited above. In the said letter of this office, the Revenue Number and name of villages were reported as follows:-

S.No.	R.No.	Name of villages.
1	22	Achundanvayal.
2.	20	Suvankottai.
3.	19	Pattanamkathan.
4.	46	Sakkarakkottai.
5.	44	Rajasooriyamedai.
6.	24	Kuriyur.

Consequently, in the Government Order 3rd above, the Government have issued the preliminary notification as regards their intention to declare the areas as Local Planning area under Section 10(1) Town Rxxxxxxx and Country Planning Act 1971. In of the said preliminary notification of the Gove the villagers of the Puthendal Panchayat have re to Government(vide Government memorandum 4th ci that the village, Kuriyur (which is comprised i Puthendal Panchayat) alone may be included in t puram Municipality and that the Puthendal Panch be allowed to continue as a separate Panchayat. the Ramanathapuram Panchayat Union has passed th No.872 dated 21.12.73(vide Government Memorandu above) to the effect that the above 6 villages be included in the Ramanathapuram Municipality.

In the Government Memorandums 4th and 5 xxxxxx my remarks have been called for by the G in regard to the representation of the villager Puthendal Panchayats and on the resolution of t

puram Panchayat Union respectively. My remarks in ... to the representation of the villagers of the Puthen... Panchayat have already been submitted to Government in this office letter Roc.No.634/74 F1 dated 2.2.74. In continuation of the same, I beg to submit the fo... with reference to Government memorandums 4th and 5th cited above.

I beg to submit that the villagers of the Puthendal Panchayat and the Ramanathapuram Panchayat Union have misunderstood the notification of the ... ment issued in G.O.Ms.No.2008 R.D.&L.A., dated 20.... as if it is for extension of jurisdiction of this ... Municipality by including the above villages entire... in this Municipality. The misunderstanding is ... due to the factx that the exact Survey Nos. of the 6 villages comprised in this Municipality were not ... to be furnished to Government in this office letter ... and cited above and consequently omitted in the no... tion issued in G.O.Ms.No.2008 R.D.&L.A., dated ... The omission is regretted.

The exact Survey Nos. of the above 6 villages ... comprised in this Municipality have been subsequently reported in this office letter Roc.No.634/74 F1 dated 15.4.74. However the particulars of Number and Name of Revenue villages and the S.Nos.comprised in ... Municipality are submitted herewith for ready reference (vide annexure).

In the circumstances, I beg to request that the ... Government may kindly be pleased to issue a revised

Total

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notification, if necessary, with reference to the particulars of the Number and Name of the Revenue villages and the Survey Numbers comprised in the Municipality as submitted herewith, as regards the intention to declare the said areas as Local Plan area under Section 10(1) of the Town and Country Planning Act 1971 so that the entire area will be within this Municipality and that there can be no representation either from the villagers of Puthu or the Ramanathapuram Panchayat Union.

4/57

Commissioner,
Ramanathapuram Municipal

4574 4574

Encl: Annexure.

Copy submitted to the Deputy Director of Town Pl
Sivagange.
Copy submitted to the Deputy Director of Town an
Planning(Special), Master Plan
Madras.1.
Copy submitted to the Joint Director of Town Pla
Kuralagam, Madras.1.

Received
Thanks and wishes. Yours,
This may be linked with 3923/73/2012.

B2 28574

21/5
22/5

GOVERNMENT OF TAMIL NADU

ABSTRACT

...l Planning Area - Ramanathapuram - Declaration under Sect... 4) of the Tamil Nadu Town and Country Planning Act, 1971 - ...ued.

- -

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

Dated 23rd May 1974

G. Ms. No. 1307,

Read:

i) G.O. Ms. No. 2008, Rural Development and Local Administration dated 20.9.73.
ii) From the Villagers of Puththendal Panchayat representation dated Nil.
iii) From the Commissioner, Ramanathapuram Panchay... Union, letter No.11241/73 dated 20.12.73
iv) From the Commissioner, Ramanathapuram Municipal... letter Roc. 634/74-F1, dated 2.2.74.

ORDER:

A proposal notifying the intention of the Governme... to declare certain local areas forming a local planning ar... and to constitute for such local planning area, a local pl... authority, was published at page 548 of Part II Section I ... the Tamil Nadu Government Gazette dated 31.10.73 for genera... information as required under sub-section (3) of section 10 ... the Tamil Nadu Town and Country Planning Act, 1971 (Tam... Act 35 of 1972). The villagers of Puththendal Panchaya... objected that Revenue village No.24 Kuriyur which lies ... the Puththendal Panchayat should not be included in the ... Ramanathapuram Municipality. The Ramanathapuram Panch... Council also has in its resolution No.872, dated 21.12.7... objected to the proposal on the ground that the villages ... Lchundan Vayal, Surankottai, Pattanamkathan, Sakkaraikott... and Rajasooriyamadai which lie within the jurisdiction ... Ramanathapuram Panchayat Union should not be excluded f... the said Union.

Total
1624
5673
3808
1160

2. TheCommissioner, Ramanathapuram Municipal... in his letter fourth read above, stated that in addit... to No.24 Kuriyur village, the other villages referred ... Resolution No. 872, dated 21.12.73 of the Ramanathapu... Panchayat Union also lie partly within the Ramanathapuram ... Municipality. As the intention of the Government is ... exclude any area from any of the existing local auth... and also as it is only proposed to declare the area...

4 hec-

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at present lie within the Ramanathapuram Municipal
as a local planning area under sub-section (4) of
of Tamil Nadu Town and Country Planning Act, 1971 (
Act 35 of 1972), the objection of villagers of Ku
Panchayat and the Ramanathapuram Panchayat Union Co
over-ruled.

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

(BY ORDER OF THE GOVERNOR)

M.N. RAJENDRAN,
SECRETARY TO GOVERNMENT.

To
The Director of Stationery and Printing, Madras-1.
for publication of the notification in the Tamil
Government Gazette dated
The Collector of Ramanathapuram at Madurai.
The Director of Translation, Madras.
The Director of Town Planning, Madras-1. / and C
Deputy Director of Town Planning, Sivaganga.
The Commissioner of Ramanathapuram Municipality
(through Chairman, Municipal Council).
The Secretary, Tamil Nadu Legislative Assembly/Legislat
Council Department. (with copies of 325/125
notifications for being placed on Table of t
the Council)

/True copy/Forwarded/

Ref.23.5.

SECTION OFF

p.t.o

21.

(ii) Educational Institutions:

(i) Schools:

There were in all 11,160 children attending schools in Ramanathapuram town as per the survey conducted. The number of schools, their extent and strength are as per Table 2.11. The total area occupied by schools is 16.48 hectares. The total area used as school play ground is 8.22 hectares.

Table 2.11

Sl. No.	Category of School	No.	Site area in hectare	Built up area in hectares	Play area in hectare	Strength		
						Boys	Girls	Total
1.	Nursery Schools	2	0.02	0.02	-	27	2	55
2.	Elementary Schools	7	1.32	0.16	0.05	850	774	1624
3.	Higher Elementary Schools	7	2.89	0.45	0.09	2898	2675	5673
4.	High School	5	12.25	0.77	8.08	2450	1358	3808
	Total	21	16.48	1.40	8.22	6325	4835	11160

SOURCE: Survey conducted by the Regional Directorate of Town and Country Planning, Sivaganga

(ii) Teachers' Training Institution:

There is one Government Teachers Training Institution for Women with a site area of 0.66 hectares and play area of 0.4 hectares and strength of 30 students.

(iii) Tutorial Colleges:

There is one Tutdrial college of site area 0.01 hectare and strength of 30.

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(iv) Typewriting Institutions:

There are 3 Typewriting Institutions of area 0.01 hectare and strength of 144.

Map No. 5 shows location of Educational institutions.

(b) Health Institution

There are in all 6 Hospitals, 4 Maternity Centres, 6 Clinics and 3 Dental Clinics with a site area of 11.10 hectare. The total bed strength in all these medical institutions is one (1a) one bed for a population 872. Table 2.12 gives site area and bed strength.

Table 2.12

Sl. No.	Category	Number	Sitearea in hec - tares.	Bed strength.
1.	Government Hospital	1	5.420	125
2.	Private Hospital	5	2.410	239
3.	Maternity centres	4	3.230	50
4.	Clinics	6	0.040	-
5.	Dental clinics	3	0.014	-
	Total	19	11.094	414

SOURCE: Survey conducted by the Regional Directorate of Town and Country Planning, Sivaganga

Map No. 6 shows location of medical institutions.

(c) Government offices:

The area occupied by Government offices is 5.25 hectares Revenue Divisional office and D.M.O. Office are located along New Hospital road, Municipal Office, Taluk office and Sub Registrar's office are located along Municipal road. Electricity Board office

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(d) Religious, Cultural and other Public uses.

The area occupied by this use is 13.97 hectares. This use includes temples, Mosques, churches, Madams and miscellaneous public uses.

Recreational use:

Recreational use account for 1.38 hectares or 0.47% to total developed area or 0.24% to total area. There are two parks and one children's park maintained by Municipality. There are two libraries maintained by Local Library Authority and one library maintained by Municipality. There are 3 Cinema theatres in this town occupying an area of 0.75 hectares. No area has been declared as Parks and Play Fields as per Parks and Play-Fields Act.

Utilities and Services:

The total area under utilities and services are 650 hectres ① or 2.22% to total developed area or 1.12% to total area. The usages under this head are water-supply, drainage, electricity and burial grounds.

Non-urban use:

Non-urban use includes wet and dry lands which account for 8.49 hectares or 13.72% of total area of the town. This area can ② be used first for future development.

Vacant land:

103.22 hectares of land or 17.65% of total area of the town are under this use. Out of this, 80.71 hectares constitute undeveloped vacant and 21.51 hectares as undeveloped waste which can be used first for future development.

① & ② Love

Land under water:

105.43 hectares or 18.2% of total area of the town are under land under water.

Transport and communication use:

The main usages under this head are railway line, railway station, streets, roads and bus stand, transport and communication use accounts for ~~1976~~ 76.76 hectares or 26.3% to total developed area or 13.26% to total area.

Roads

The total length of roads maintained by the Municipality is 33.54 km. the break up of which are given in Table 2.13.

Table 2.13

	Length in kilometre.
Concrete roads and cement roads ..	2.94
Tar roads ..	26.30
Metalled roads ..	3.73
Gravel roads ..	0.47
Earthern roads ..	0.12
Total ..	33.54

Source: Administration Report 1973-74 of Ramanathapuram Municipality.

Madurai - Rameswaram National Highway (NH 49) is passing through this town. Two Major District Road from Devipattinam and Nainar Koil converge at this town. National Highway and Major District Roads serve as thorough fares in the town. All the other roads are maintained by Ramanathapuram Municipal Council. The length of roads per 1000 population is approximately one

Traffic Volume Survey:

A traffic volume survey was conducted to assess the volumetric flow of fast and slow moving vehicles and cycles at four important jundctions. The peak hour traffic volume at four important junctions is given in Table 2.14. Map Nos. 7 and 8 appended to this report shows fast and slow moving peak hour traffic flow is more at Madurai road and Sub-Collector's office Road Junction. The peak hour slow moving traffic flow is more at Salai road big Bazaar junction.

Origin and Destination survey:

A traffic volume survey along with origin and destination survey was conducted at Municipal limits on all roads for 24 hours from 6 a.m. to 6 am. The total number of vehicles entering and leaving the town in a day through all the four roads are given in Table 2.15. Map No. 9 appended to this report shows peak hour traffic volume at important roads. Madurai - Mandapam road carries more fast moving vehicles than other roads.

Through Traffic flow:

To assess the volume of through traffic in a day, the number of vehicles and the out-let through which the vehicles left within half an hour from the time of entry were analysed and furnished in Table 2.16. Map No. 10 appended to this report shows through traffic flow.

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TRAFFIC FLOW (6 pm to 7 pm)

Name of the Junction.		Fast Moving Vehicles		Slow moving vehicles		Cycles	
		In bound	Out bound	In bound	Out bound	In bound	Out Bound
Gandhi Road Big Bazaar Junction.	Big Bazaar street	15	6	23	13	208	210
	Salai road	11	12	28	40	257	236
	Palace road	6	8	35	35	297	300
	Alagachari road	5	1	9	9	153	155
Madurai Road and Sub-Collector's office road Junction.	Madurai road	13	19	8	6	60	57
	Salai road	17	11	4	5	85	104
	Sub Collector office road	13	15	6	7	96	80
Railway Feeder Road and Municipal Road junction.	Durairaj Chatra road	10	9	12	20	112	137
	Railway Feeder Road	22	14	33	27	90	64
	Municipal Road	6	14	31	42	136	137
	Devipattinam Road						
Hospital Road Junction	Hospital Road	4	11	12	12	45	71
	Devipattinam Road	10	5	16	12	94	103
	Devipattinam Road	4	5	13	10	33	41
	Madurai Chettiar road	3	2	11	3	99	91

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Table 8.15

TRAFFIC VOLUME IN A DAY

Name of Road	Traffic volume. In bound fast moving	Trucks	Out bound fast moving	Trucks	Remarks
Madurai Road	143	54	161	60	
Mandapam Road	119	36	120	35	
Keelakarai Road	105	32	100	27	
Devipattinam Road	83	34	80	35	
Mainarkoivil road	26	14	25	10	

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TRAFFIC FLOW

Road through which vehicles entered the town.	Number of vehicles entered which left town with-in half hour	Number of vehicles and roads through which vehicles left the town within half an hour				
		Madurai Road	Nainar-kovil road	Devi-pattinam road	Manda-pam road	Keela-karai road
Madurai Road	31	8	-	2	12	9
Nainarkoil Road	10	2	2	-	2	4
Devipattinam Road	19	4	2	4	7	2
Mandapam Road	23	12	-	3	5	3
Keelakarai road	12	4	1	2	4	1
TOTAL	95	30	5	11	30	19

Survey conducted by the Regional Directorate of Town and Country Planning, Sivaganga.

The number of vehicles entered from and left through Nainar- road and Keelakarai road are less. The National Highway (viz) ai - Mandapam road had maximum through traffic (both in-bound and ound) from either end, but the quantum of through traffic do not olate a bye-pass road.

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Traffic bottlenecks:

There is only one level crossing across Keelakarai Road. But as the level crossing is situated away from the built up area of the town more vehicles are not delayed due to this level crossing except vehicles from and to Keelakarai. But it cannot be said that there is free flow of traffic in other roads of the town. This is due to improper utilisation of right of way and narrow width of carriage way, bad alignment of roads and improperly designed road junctions.

Mass Transportation:

There is no mass transportation facility to various areas of the town. It is not felt because of the size of the Town. The popular mass mode of transportation appears to be the cycle.

Bus stand:

There is one Municipal bus stand. newly constructed by availing loan under IDSMT. The old bus stand is used as a Town bus stand. and also a mini bus stand is constructed near Railway Station

Railways:

The railways serve as the mode of transportation for long distance traffic from and to the town. The Manamadurai - Rameswaram railway line passes through the southern end of the town. The railway do not appear to be a popular mode of transportation either for the people of for goods.

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Facilities and services:

(i) Water supply:

The source of water supply for this town is Muhavai [illegible] Lakshmkpuram urani and Pamburani. Water is supplied [illegible] ground level reservoirs with wells. Out of this, six [illegible] constructed under Drought Relief Scheme. A water supply [illegible] was sanctioned at an estimated cost of Rs. 37.41 lakhs [illegible] is now under execution by Tamilnadu Water Supply and Drainage [illegible] Rs. 40.84 Lakhs has been got as loan for this scheme. [illegible] of this Rs. 22.28 lakhs has been got as loan from Life Insu- [illegible] Corporation and Rs. 18.56 Lakhs as Loan from Government.

(ii) Drainage:

There is no underground drainage system for this Town. [illegible] are a number of open drainages which spoil the public [illegible]. An underground drainage system is essential for this [illegible].

There are 656 sewage tanks in the town. The sewage [illegible] is taken through cart and tractors to compost yard. A [illegible] to maintain a sewage from is under consideration of [illegible] Municipality.

(iii) Conservancy:

Fifteen dust containers have been kept rubbish and night soil are transported to compost yard by tractors, bullock carts and hand-pulled carts.

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(a) Electricity:

Electricity is supplied by Tamilnadu Electricity Board. There are 402 tube lights and 396 ordinary lights. 396 ordinary lights and 135 tube lights are maintained by the Electricity Board. 267 tube lights are maintained by the Municipality.

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PART - II

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Chapter - 1

Problem:

1.01 The primary functions of Ramanathapuram town are Trade and Commerce and Services. The rate of growth of population of Ramanathapuram was not very fast till 1941. The higher growth rate in the decade 1941 - 1951 has been a common feature for the entire state. The higher growth rate in the decade 1961 - 1971 is due to increased urbanisation.

1.02 The existing land use pattern of the town is not based on any rational or scientific lines at present. The developments have taken place without any definite grouping or zoning of areas and heirarchy of urban services and facilities. The developments are devoid of any recreational open space.

1.03 The housing problem is acute. There are 5,697 houses and 6,664 household-holds as per 1971 Census. It is estimated that there is housing shortage of 967 units in 1971 which will increase to 2,576 units in 1981 and 4,976 units in 1991 assuming that one house is occupied by one household (Please refer Chapter 3). Many dwelling units do not comprise the basic facilities such as bathroom, latrine, water supply, electricity. Only 3,135 houses are provided with latrines as against 6,205 houses in 1973-1974. As per the survey conducted, it is observed that only about 15% of houses are provided with bath rooms and only about 45% of houses are provided with electricity. As per the survey conducted, it is also observed that 32.5% of houses are provided with protected water supply. Other houses are depending on public wells and street taps.

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1.04 There is also unemployment problem at Ramanathapuram. Only about 24.34% of population has been classifiaid as workers as per 1971 Census. But 39.8% of population is in the working age group. A considerable percentage of the remaining 15.46% of population is unemployed even though there are house-wives and the disabled in the above percentage.

1.05 There is no free flow of thaffic in almost all the roads of the town. This due to improperutilisation of right of way and narrow width of carrieage way, bad alignment of roads and improperly designed road junctions.

1.06 The amenities such as recreational facilities and drainage are insufficient. The recreational use works out to 0.030 hectares per 1000 population which is quite inadequate. There is no organised underground drainage system nor a comprehensive drainage system in this town.

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Chapter - 2

POPULATION FORECASTS

Population projection:

2.01 The population of Ramanathapuram town for successive decades were projected by using second degree curve and geometric ratio methods.

Sl. No.	Method	Population	
		1981	1991
1.	Second Degree Curve	44,435	54,904
2.	Geometric Ratio method	43,300	49,630

But assuming the same rate of growth of 34.34% from 1961 to 1971, the population of Ramanathapuram town in 1981 and 1991will be 48,522 and 60,922 respectively. So, the projected population of Ramanathapuram town can be assumed to be 49,000 and 61,000 in 1981 and 1991 respectively.

Anticipated Age-sex structure:

2.02 The break up of total anticipated population ~~in~~ in coming decades for Ramanathapuram town will be as follows assuming same sex ratio prevalent in 1971.

	1981	1991
Males	24,500	30,500
Females	24,500	30,500

Age characteristics:

2.03 It is proposed to adopt age groups prevalent in 1971 for the population of Ramanathapuram town in 1981 and 1991

(i) In view of the intensive driver undertaken for birth control and family planning it is expected that the percentage of children of age group 0 - 14 is likely to show a reduction and as such it is proposed to reduce the percentage from 40.1% to 30%.

(ii) An increase in the percentage of population in age - groups 15 - 39, 40 - 59 and 60 and above is expected in view of trend of higher expectancy of life noted due to increased medical facilities and prevention of epidemics and improved standard of living. The 11.1% reduction in age group 0 - 14 is therefore proposed to be distributed among other age groups in the manner indicated below.

Age group	Existing percentage	Anticipated percentage
15 - 39	39.8%	44.0%
40 - 59	14.9%	20.0%
60 and above.	5.2%	6.0%

9.04 Based on the above modified percentage for different age groups the composition of total population of Ramanathapuram during the coming two decades are given below.

Age Group	Percentage to total population	Total population		Males		Females	
		1981	1991	1981	1991	1981	1991
0-14	30	14700	18300	7350	9150	7350	9150
15-39	44	21560	26840	10780	13420	10780	13420

Estimated working force:

3.06 The assessment of working force in various economic activities is a most important factor in planning. The participation rate for Ramanathapuram is 24.34% in 1971.

3.06 In 1971, 14,370 persons out of 36,122 are in the age-group 15 - 39 which is usually deemed as working force forming 39.8% of total population. But only 8,792 persons are actually classed as workers (ie) only 61.2% of total working force are actually employed. The remaining 5,878 persons are not employed due to unemployment, disability etc. This includes housewives also.

3.07 In future decades, 64% of total population will be in working age group viz. 15 - 59 as per Art 2.04. Of this to eradicate unemployment at all levels, atleast 90% of working population in males and 50% of working population in females have to be actually engaged in economic activities.

3.08 The population in working age group 15 - 59 in 1991 is 19,520 males and 19,520 females as per art. 2.04. Taking into consideration, estimated participation rates of 90% in males and 50% in females out of working population of the actual number of persons engaged in works in the year 1991 will be 17,568 and 9,760 totalling to 27,328.

3.09 Similarly, the population in working age group 15-59 in 1981 works out to 15,680 males and 15,680 females as per art 2.04 taking into account the estimated participation rates of 90% in males and 50% in females. Out of total working

Make-up of working force:

3.10 In apportioning the percentage of workers engaged under different occupations, the following assumptions have been made.

(1) As urbanisation proceeds and alternate avenues of employment made available in the Town the number of persons engaged in agricultural activities will get reduced progressively. It is assumed that agriculture will shed labour at the rate of 2.5% during the two decades in 1981 and 1991.

(2) There will be a spurt in commercial activity in the coming years as this Town is a growing commercial centre. The number of persons engaged in commerce is expected to increase at the rate of 2% during the two decades viz. 1981 and 1991.

(3) Corresponding increase in the number of workers engaged in occupations of industry and services are also anticipated and the rate of increase has been assumed at the rate of 0.5% per decade.

3.11 The anticipated number of workers in different occupations in 1981 and 1991 at Ramanathapuram is given below.

Occupations	Workers in 1971	% to total workers	Workers in 1981	% to total workers.	Workers in 1991	% to total workers
Agriculture	474	5.39	634	2.89	1,075	3.93
Industries	1,369	15.57	3,420	15.57	4,250	15.57
Trade and Commerce	3,046	34.65	8,052	36.65	10,590	38.65
Transport	600	6.82	1,498	6.82	1,870	6.82
Construction	320	3.64	778	3.64	1,003	3.64
Services	2,983	33.93	7,570	34.43	9,540	34.93
Total	8,792	100.00	21,952	100.00	27,328	100.00

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Chapter - 3

Future land requirements

3.01 The future land requirements are to be worked out based on proposed standards worked out on the lines of existing conditions and proppects of future growth of Ramanathapuram.

3.02 The land required for future development of town to accommodate a population of 61,000 in 1991 is worked out assuming an average gross residential density of 250 persons per hectare (100 persons per acre) and that 50% of the area is under residential use and the remaining areas are under concommittant uses. The land required for future development of town based on the above standard is 488 hectares. Similarly the land required for future development of Ramanathanuram town to accommodate a population of 49,000 in 1921 works out to 392 hectares.

Residential use:

3.03 The land required for residential use to accommodate the additional population of 24,878 in 1991 works out to 100 hectares calculated at an average gross residential density of 250 persons per hectare.

Land required for additional Population	=	100 hectares.
Existing residential area	=	138 hectares
Total	=	238 hectares
Additional area required to decongest existing residential area at 250 persons per hectare	=	6 hectares
Total residential area required in 1991	=	244 hectares

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8.04 Similarly land required for residential use to accommodate additional population of 12,878 in 1981 works out to 52 hectares.

		Hectare
Land required for additional population	..	52
Existing residential area	..	138
Total	..	190
Additional area required to decongest existing residential area	..	6
Total residential area required in 1981	..	196

Housing:

8.05 The housing demand for Ramanathapuram town has been calculated on the basis of one dwelling unit for each household taking the average size of a household as 5, the total requirements of housing stock in the year 1981 and 1991 work out to as follows:

		1981	1991
Estimated population	..	49,000	61,000
Increase expected over the population in 1971	..	12,878	24,878
Houses required for additional population	..	2,576	4,976

The existing houses in 1971 are 5,607 as against 6,603 households. So, the deficiency in housing stock is 996 in 1971. This may be made up by decongestion of existing residential areas. The total additional housing requirements are 996, 2,576 and 4,976 units in 1971, 1981 and 1991 respectively.

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Commercial use:

The existing standard is 0.42 hectares per 1000 popu- A standard of 0.63 hectares per 1000 population has adopted to arrive at land required for commercial requirements of town since the town is a growing commercial centre.

Commercial area required in 1981 .. 31.0 hectares
Commercial area required in 1991 .. 38.5 "

of the total commercial required as above can be located at Central business District and the remaining percentage can distributed as local shopping areas.

Industrial areas:

The existing standard is 0.2 hectares per 1000 popula- This is very low. Atleast a standard of 1 hectare per 1000 population is to be adopted for urban centres. But a standard of hectare per 1000 population is adopted to arrive at the Industrial area requirements of Ramanathapuram as the town is not industrial town and as such no major industries are located here.

Industrial area required in 1981 .. 29.5 hectares.
Industrial area required in 1991 .. 36.5 "

Public and semi-public use:

All public and semi public institutions such as Gove offices and educational and health institutions are inclu in this category. The existing standard is 1.3 hectares per 1000 population. The existing educational and medical facili are sufficient for the population in 1991. Only area for Go

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1000 population is proposed to be reduced to 1.05 hectares
1000 population. Adopting this standard the area required
this category is as follows.

		Hectares
Public and Semi-public use area required in 1981.	..	50.5
Public and semi-public use area required in 1991	..	64.0

tional use:

This category of use include all categories of road
, parking spaces, highways and railway terminal. The
standard is 2.1 hectares per 1000 population. This is
high forming 26.3% of developed area of the town. This
to haphazard development of the town and the town has
developed with a regular street pattern in a planned
It seems that land has been utilised for roads without
any layout with regular street pattern. The existing
of 2.1 hectares per 1000 population is proposed to be
to 1.5 hectares per 1000 population. The area required
as follows:

		Hectares
Transport and Communication area required in 1981.	..	73.5
Transport and Communication area required in 1991.	..	91.0

use and land under water:

This category of use include land pu
and under water within the limits of Local Planning

Utilities and services:

3.12 This use include utilised for water supply, drainage, electricity, burial grounds etc.

Water supply:

3.13 The provision of additional water supply is necessary for the envisaged increase in commercial, industrial and recreational activities. The town cannot develop without an adequate level of protected water supply. Assuming the World Health Organisation's standard of 202.5 Litres per capita per day, the requirements are one million litres per day in 1981 and 1.235 million litres per day in 1991.

Drainage:

3.14 The underground drainage facilities are to be designed for the same quantity of water supply in 1981 and 1991.

proposed land use pattern1991

3.15 The proposed land use pattern in 1981 and 1991 for Ramanathapuram Local Planning Area is furnished in Table 3.1. It gives an abstract of actual land requirements for various uses in 1981 and 1991.

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RAMANATHAPURAM LPA

Table 8.1

Proposed land use pattern 1981 and 1991

Use	Standard	Land use in hectare 1981	Percentage to developed area	Land use in hectares in 1991	Percentage to developed area
Residential	Average gross residential density of 250 persons/hec.	196.0	48.08	244.0	48.40
Commercial	0.63 hectares per 1000 persons.	31.0	7.60	38.5	7.62
Industrial	0.60 hectares/ 1000 persons	29.5	7.22	36.5	7.23
Public and Semi Public	1.05 hectares/ 1000 persons	50.5	12.00	64.0	12.65
Recreational	0.4 hectares/ 1000 persons	20.0	4.90	24.0	4.75
Transport and Communication	1.5 hectares/ 1000 persons	76.5	18.00	91.0	18.05
Utilities and Services	-	6.5	11.00	6.5	1.30
TOTAL DEVELOPED AREA		410.0	100.00	504.5	100.00
Non-Urban use and Land under Water		169.0	-	74.5	-
TOTAL TOWN AREA		579.0	-	579.0	-

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Chapter - 4

PATTERN OF FUTURE DEVELOPMENT

Goals of future development:

4.01 The goals of future development of Ramanathapuram town is as follows:

(1) To develop the town to accommodate the projected population of 61,000 in 1991 and to make necessary incentives in Local Planning Area to accommodate the spill over population.

(2) To develop various parts of the Town to pre-determined density levels so that services provided can serve the population with full exploitation.

(3) To aim at achieving circulation pattern to meet various transport requirements.

(4) To provide for efficient, easy and safe circulation network.

(5) To retain the functional characteristics of the Town.

4.02 It is proposed to adhere to the followingpolicies for developing Ramanathapuram.

(1) To restrict the urbanisable area upto the limits of Ramanathapuram Local Planning Area.

(2) To provide appropriate functional zones. To segregate through traffic from local traffic.

(3) Apart from providing scope for industrialisation in a limited way to have economic viability to sustain; and promote the growth, adopting factors promoting and regulating present function of the town viz. commercial and services activities.

(4) To make the town as a place for comfortable living, efficient working and convenient recreation.

(5) To reserve commercial and industrial areas and public and semi-public use with the consideration of existing developments.

(6) Restricting, developments on the frinres by providing a green belt around

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Present pattern of Development:

4.03 Ramanathapuram town has developed in concentric form, with developments concentrated in the central part of the town with new developments in the fringes of the town.

Future pattern of development:

4.04 The future pattern of development will be also of concentric form with developments concentrated upto limits of Local Planning Area except water bodies.

The map showing the proposed land use is numbered as

DTCP MP 84.02

MP RP 84.02

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Chapter - 5

PLAN EXPLAINED

5.01 The proposed land use plan for Ramanathapuram envisages the development of 504.5 hectares to accommodate a population of 61,000 at the end of plan period viz. 1991 at an overall residential density of 250 persons per hectare. The town has been divided into 5 sectors based on the existing road pattern. Map No. 10 appended to this report shows proposed land use in 1991.

Residential use:

5.02 Residential use occupies maximum extent viz. 244 hectares at 48.4% of developed area. An average gross residential density of 250 persons per hectare have been provided in the plan.

The following residential density ranges has been adopted in the plan.

	Percentage to total residential area.
100 - 180 persons/hectare	34.6
180 - 400 persons/hectare	65.4

Commercial use

5.03 38.5 hectares of land is reserved for commercial use. Out of 38.5 hectares, 29.38 hectares has been reserved as central business district and 9.12 hectares have been distributed as local shopping centres. The central business district has been reserved in three areas one in existing central area of the town the other near junction of Devipattinam and Hospital Road and another comprising existing weekly shandy. The Local

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Industrial use:

8.04 36.5 hectares of land is reserved for this use on the western fringe of the town comprising of already declared industrial areas and the existing Pandayan Roadways Corportation's workshop. Out of 36.5 hectares, 11.45 hectares is reserved for control industrial zone and 25.05 hectares for General Industrial zone.

Public and semi-public use:

8.05 Institutional uses have been grouped and 64 hectares have been earmarked in the plan for this use. 7.8 hectares is reserved for extension of existing two hospitals and 6.72 hectares is reserved for public and semi-public offices. No new school nor new college is required for the population in 1991 apart from the existing schools and one college. But 2.20 hectares is provided for extension of existing Girls' High School in the plan.

Recreational use:

8.06 Twenty-four hectares of land is allotted to this use. One central recreational area of 7.08 hectares is proposed in the central area of the town. The remaining 16.9 hectares have been distributed all over the town as per plan.

Transport and communication use:

8.07 The circulation pattern for the town has been proposed after careful consideration of the traffic demands of

is proposed to serve as a bye-pass to National Highway No. 49 which passes through the town. A road of 60 feet width (A7B1) is proposed to connect Madurai road and Nainarkoil road along the eastern boundary of the proposed industrial area to serve the developments in the proposed industrial area. A road of 60 feet width (D1D2E3) is proposed to connect Devipattinam road and Mandapam road to serve the proposed residential developments. A road of 40 feet width (B2B3) to connect Devipattinam road to the Central Business area. A road of 40 feet width (F1F2) is proposed from the existing road to connect Mandapam road. The area of land required for new roads and widening of roads is 14.16 hectares. The existing area of one hectare with addition of 0.62 hectares is enough for bus stand. ~~The existing area of one hectare with addition of 0.62 hectares is enough for bus stand.~~ The existing area is enough for railway station. 8.70 hectares of land is under existing transport and communication use.

Utilities and services:

The existing electric sub-station and burial grounds are proposed to be reserved as area for utilities and services in tool.

Land under water:

Major Tanks are proposed to be retained as they are in the plan. Other smaller tanks are proposed to be closed.

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Non-urban use:

8.10 The area south of railway line within the limits of Local Planning area is proposed to be maintained for non-urban use with existing agricultural lands as the area cannot be developed as the area is inaccessible due to railway line.

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Chapter - 6

PHASING

6.01 The success of any plan depends to an appreciable extent phasing of the proposed developments. The phasing programme spread over a shorter period takes into account the growth of the town and proposes a schedule of development conforming to the priority needs of the community.

6.02 The phasing programme for Ramanathapuram Master Plan has been proposed in two stages spread over ten years (ie) 1971 - 1981 and 1981 - 1991. The land allocation for different uses for the two decades have been given in Table 6.1.

Table 6.1

Sl. No.	Use	Ist phase 1971 - 1981	IInd phase 1981 - 1991
1.	Residential	196.0	244.0
2.	Commercial	31.0	38.5
3.	Industrial	29.5	36.5
4.	Public & Semi Public	30.5	64.0
5.	Recreational	20.0	24.0
6.	Transport & communication	76.5	91.0
7.	Utilities and services	6.5	6.5
	TOTAL	410.0	504.5

6.03 The figures in the above table indicates the area to be developed at the end of each phase. The suggested phasing is depicted in the Phasing Map. (Map No. 11).

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8.04 The phasing adopted takes into account the existing pattern of development of Ramanathapuram. It may be seen that the population content of the town and its needs during first phase are quite large when compared to those in second phase. With the exception of part of residential area in zone B2 and central commercial area and central recreational area and part of industrial area in the western side of the town and extension of Government Headquarters' hospital and office complexes other areas are proposed to be developed in first phase itself. Special attention is to be bestowed on the development of existing developments in the town. A re-development scheme may be drawn for this area and the central business area to rejuvenate this part of the town which will gradually contribute in activising the economy of the town towards faster and healthier growth.

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Chapter - 7

Financial implication of the plan:

7.01 The extent to which the proposed development as envisaged in the plan will cost the exchequer is the most vital part of any development plan. The translation of the plan into reality much depends on the financial resources available. The probable financial commitment to the Ramanathapuram Local Planning Authority may be assessed under the following heads.

(1) Land acquisition
(2) Development.

Land Acquisition:

7.02 The land acquisition programme is to be suitably arranged according to the needs envisaged in phasing of the plan. All areas vulnerable to increasing market prices should be acquired by Local Planning Authority itself so that the monetary benefits may accrue to the public authority rather than to the private entrepreneurs. Table 7.1 shows land acquisition and development cost of major uses. An average land value of Rs. 1,25,000/- per hectare has been assumed for this purpose.

Development:

7.03 The development of acquired land contemplates the provision of necessary infrastructures in the major uses. A rate of Rs. 25,000/- per hectare towards development of infrastructures have been assumed in working out financial commitment of the Local Planning Authority.

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Real expenditure of the plan:

7.04 The cost of land acquisition and development is about 4.925 crores. But this cannot be termed as real expenditure but rather as investment as returns will be accruing from residential commercial and industrial developments by sale of developed plots. The major part of expense of public and semi-public uses will be incurred by Government Departments. As such the real expenditure will be only on developing recreational, transportation and utilities and services by the Local Planning Authority. The quantum of the real expenditure will be as follows:-

(1) Recreational facilities	..	Rs. 36,00,000.00
(2) Transportation	..	Rs. 21,75,000.00
(3) Water supply	..	Rs. 22,50,000.00
(4) Sewerage	..	Rs. 17,50,000.00
Total	..	Rs. 97,75,000.00

7.05 So the real expenditure of the plan is Rs. 97.75 Lakhs, which is to be spread over a period of 15 years from 1976, as 5 years had already lapsed in the Ist Phase of the plan. The real expenditure works to 6.52 lakhs per year from 1976 to 1991. But the present annual receipt of Ramanathapuram Municipality is about 10(ten) lakhs which will be insufficient to meet this expenditure apart from the routine expenditure. So, this extra expenditure is to be met from Planning and Development Fund of the Local Planning Authority and from grants from State Town and Country Planning Fund, and from State Government. The residential and industrial areas can be developed by revolving fund techniques including plugging back returns of development works.

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7.1

Financial Commitments - Ramanathapuram Master Plan

Ist Phase (1976-1981)

Use	Extent in hectare	Cost of acquisition at Rs.12,5000 per hectare	Cost of development at Rs.25,000 per hectare	TOTAL
Residential	48.00	60,00,000	12,00,000	72,00,000
Commercial	16.00	20,00,000	4,00,000	24,00,000
Industrial	29.50	36,87,500	7,37,500	44,25,000
Public & Semi-Public	3.00	3,75,000	75,000	4,50,000
Recreational	17.00	21,25,000	4,25,000	25,50,000
Transportation	-	-	-	-
Water Supply	Rs. 90/- per person			11,70,000
Sewerage	Rs. 70/- per person			9,10,000
TOTAL	113.50	1,41,87,500	28,37,500	1,91,05,000

IInd phase (1981-1991)

Extent in Hectares.	Cost of acquisition at Rs.1250000 per hectare	Cost of development at Rs.125000 per hectare	Total	Grand Total
48.00	60,00,000	12,00,000	72,00,000	1,44,00,000
7.50	9,37,500	1,87,500	11,25,000	35,25,000
7.00	8,75,000	1,75,000	10,50,000	54,75,000
13.50	16,87,500	3,37,500	20,25,000	24,75,000
7.00	8,75,000	1,75,000	10,50,000	36,00,000
14.50	18,12,500	3,62,500	21,75,000	21,75,000
-	-	-	10,80,000	22,50,000
-	-	-	8,40,000	17,50,000
97.50	1,21,87,500	24,37,500	1,65,45,000	3,16,50,000

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Chapter - 8

Plan implementation and Development control:

8.01 The success of this plan lies in its being implemented and development control enforced conforming to the plan. Ramanathapuram Municipal council has already been declared as Local Planning Authority by Government for Ramanathapuram Local Planning Area in G.O.Ms.No. 650 Rural Development and Local Administration dated 8th April 1975. Since the Local Planning Authority has been constituted, detailed action programmes and their cost breaks ups of the plan may be got prepared. This will enable the Government Departments, viz. Public Works Department, Industries Department, Agriculture Department, Public Health Department, Highways and Rural Works Department, Housing Board and Water Supply and Drainage Board to be put in their programmes with the requirements and schedules of Local Planning Authority.

8.02 Public and Semi Public uses proposed in this plan may be implemented by Local Planning Authority with the assistance of Public Works Department or Public Health Department or other Government Departments. The roads proposed in the plan may be implemented by Local Planning Authority with the assistance of Highways Department. The residential developments proposed in this Plan may be implemented with the assistance of Housing Board. The industrial developments proposed in this plan can be implemented with the assistance of Industries Department.

Development control:

8.03 The use and development of the land compirsed in Ramanathapuram Local Planning Area shall be in conformity of this Master Plan. The proposals contained in this plan can be

implemented by Local Planning Authority by effecting p
control based on the zoning regulations given in the An
of this report. This plan suggests various authorities
control development and for development in the Annexure.
zoning regulations proposed in the Annexure also gives u
permitted in each zone as per G.O.Ms.No. 1730 Rural Devel
and Local Administration dated 24.7.1974.

6.04 In respect of developments undertaken on
State Government or Central Government, the proced
herein shall be applicable.

(1) When any department of any State Government or
Government intends to carryout developments o
land or building, the officer in-charge there
inform in writing the Local Planning Authori
intention to do so, giving full particulars
and accompanied by such plan and documents
thirty days before undertaking such develop

(2) When the Local Planning Authority raising
the proposal for development on the g
the development is zones conformity wi
sion of this plan or
ration, the officer sha
modifications in the proposals
the objections raised by Local P
(ii) submit proposals for develop
objections raised by Local Planning
Government for decisions. The Government o
of the proposals for development together wit
objection of Local Planning Authority shall
sultation with Director of Town and Country P
either approve the proposal with or without modif
tions or direct the officer incharge to make such
modifications in the proposals as they consider ne
sary in the circumstances and the officer concerne
shall be bound to make such modifications as propo
by the Government.



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GOVERNMENT OF TAMIL NADU

Abstract.

Town Planning - Preparation of Zonal Plans - Formulation of draft Regulations submitted by the Director of Town & Country Planning - approved.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

G.O.Ms.No. 1730. dated the 2?th July 74.

READ:

1. D.O. letter No. 28332/MD/73-1 RDL/ dated 7.3.73.
2. From the Director of Town & Country Planning, letter No. 10989/73 SM dated 21.3.1974.
3. From the Member-Secretary, Madras Metropolitan Development Authority, D.O.Lr.No. 1088/74 AD-P dt:-19.5.1974.

. . .

ORDER:

The Director of Town & Country Planning submitted draft Zoning regulations on use of land and buildings particulars in urban areas. These regulations list out the uses permissible in each of the use zones and the restrictions to be imposed. For the purpose of these regulations, it has been suggested that the urban areas may be divided into the following six major use zones :-

(1) Residential use zone.
(2) Commercial use zone.
(3) Industrial use zone.
(4) Educational use zone.
(5) Public & Semi-Public use zone.
(6) Agricultural use zone.

Of these, the Residential use zone has been further sub-divided into two categories namely :-

(1) Primary Residential use zone, and
(2) Mixed Residential use zone.

The industrial use zone has been similarly sub-divided into three categories namely :-

(1) Controlled Industrial use zones.
(2) General Industrial use zone, and
(3) Special Industrial & Hazardous use zone

2. The Director has also stated that the Tamil Nadu Town and Country Planning Act 1971, provides for the zoning of areas under sections 17(1) and 20(2)(g) through the Master Plans and Detailed Development Plans respectively. He has recommended that the draft zoning regulations may be approved and communicated to the local planning authorities

for adoption as part of the Master Plan for proper land use planning and control in addition to other regulatory measures, and that is for the Madras Metropolitan Area, a copy of the regulations may be sent to the Member-Secretary, Madras Metropolitan Development Authority for adoption as part of the Metropolitan Development Plan with such modification as may be necessary in consultation with him (the Director) and the Government.

3. Copy of the Draft Regulations was sent to the Member-Secretary, Madras Metropolitan Development Authority for his views. He has stated that the comprehensive land use proposals and zoning regulations for Madras Metropolitan Area are under preparation and that the suggestion of the Town Planning Directorate will be considered and incorporated to the extent as may be necessary in the final proposals.

4. The Government have examined the suggestion. They accept the views of the Member-Secretary, Madras Metropolitan Development Authority so far as it relates to the Madras Metropolitan Area and as for other urban Areas of the State, the Government approve, in principle, the draft zoning regulations submitted by the Director of Town & Country Planning. The Director is requested to furnish copies of the draft zoning regulations to the Local Planning Authorities as soon as they are constituted.

5. The receipt of this order may be acknowledged by the Director of Town & Country Planning.

(By order of the Governor).

Sd/- xxx
Secretary to Government.

-/True Copy/-

Sd/-xx
Asst. Director of Town & Country Planning.

-/True Copy/-

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APPENDIX.

Use Zone Regulations.

RESIDENTIAL USE ZONE:

(a) Primary Residential use zone.
(b) Mixed Residential use zone.

Zone I(1) Primary Residential Use Zone - Uses permitted.

1. All residential buildings including single and multi-family dwellings, apartment dwelling and tenements together with appurtenances pertaining thereto:

2. Professional consulting offices of the residents and other incidential uses thereto:

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

4. Hair-dressing saloons and Beauty Parlaurs.

5. Nursery and primary schools.

6. Taxi and Auto-rickshaw stands and

7. Parks and Play-fields.

Zone I(b) Mixed Residential use-zone - uses permitted.

1. All uses permitted under use zone (a) (ie) Primary-Residential use zone:

2. Hostels and single persons apartments.

3. Community Halls, Kalyana Mandapams, Religious buildings, Welfare centres and Gymnasis;

4. Recreation clubs, Libraries and Reading rooms;

5. Clinics, dispensaries and Nursing homes;

6. Police Stations, Post & Telegraph offices, Fire stations and Electric sub-station.

7. Government, Municipal and other Institutional sub-offices.

8. Banks and Safe Deposit Vaults;

9. Educational Institutions excluding Colleges.

10. Restaurants, residential hotels and other board and lodging houses.

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11. Petrol filling and service stations.

12. Departmental stores or stores or shops or shops for the conduct of retail business:

13. Vegetable, Fruit, Flower, Fish, Eggs and Meat shops.

14. Bakeries and Confectionaries;

15. Laundry, Tailoring and Goldsmith shops, and

16. Cottage Industries permissible in residential areas under G.O.Ms.No. 556 dated 13.3.62.

II. Commercial use zone - Use zone 2: Uses permitted:

1. All uses permitted in use zone 1(a) and 1(b) (ie) Residential use zones;

2. All Commercial and business uses including all shops, stores, market and uses, connected with the display of merchandise, either whole-sale of retail rent excluding explosures, 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 whole-sale trade, but excluding storage of explosives or products which are either obnoxious or likely to cause health hazards.

5. Cinemas, theatres and other commercial entertainment centres

6. Research, experimental and testing laboratories not involving dnager of fire, explosion or health hazards.

7. Transportation terminals including bus stands, railway station and urbanised parking lots;

8. Automobile repair shops and garages;

9. Small Industries, using electric motor not exceeding 20HP and/or employing not more than 25 workers, which are not noxious or offensive due to order, dust, smoke, gas, noise or vibration or otherwise dangerous to public helath and safety; and

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

(III) Industrial use-zone - use zone 3.

(a) Controlled Industrial use zone.
(b) General Industrial use zone.
(c) Special Industrial & Hazardour use zone.

Zone III (a) Controlled Industrial use zone - uses permitted:

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

Industries using electric power not exceeding 130 Hr (L.T. maximum load) but excluding industries of obnoxious and hazards 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 these industries may use steam, oil, or gas power during periods of power shortage or failure;

Hotels, restaurants and clubs, places for social inter course, recreation and worship and dispensaries and clinics; and

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

Zone III (B) Industrial use zone - uses permitted:

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

All industries without restriction on the horse power installed or type of motive power used excluding those of obnoxious or hazardi us naturally reason or odour, liquid effluent, dust, smoke, gas, vibration etc. or otherwise likely to cause danger or nuisance to public health or amenity.

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

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

Zone III (c) Special Industrial and hazardous use zone - uses permitted.

All commercial uses listed under use zones 1 and 2 (ie) residential and commercial use zones:

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

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

4. All uses involving storage, handling, manufacutring or processing which involve highly corrosive, toxix or noxious alkalies acides or other liquids or chemical producing flames, flumes and explosives, poisonous, irrintant or corrosive gases;

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

6. Processing or manufacutring anything from which offensive or unwholesome smells arise.

7. Melting or processing tollow or sulper.

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

9. Washing or driving 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 artifical manured

13. Brewin beer, manufacturing by distallation arrack or sprit containing alchohol, whether dentured or not;

14. In Gneral, any industrial process which is likely to be dnagerous to human life or health or amenity and not permissible in the use zones III (a) and III (b) (ie) Controlled industrial and the general industrial use zone

15. Hotels, restaurants and clubs or places for social inter course, recreation and worship or dispensaries and clinics

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

(IV) Educational use zone- Use zone 4 - uses permitted:

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

2. All uses permitted in the zone 1(a) ie. primary residential use zone;

3. Hostels and single persons apartments.

4. Recreation clubs, libraries and reading rooms, and

5. Restaurants.

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(V) Public and semi-public use zone - use zone- 5 - uses permitted.

1. Government and quasi-government offices. ;
2. Art galleries, Museums, Aquariums and Public Libraries;
3. Hospitals; Sanitorium and other medical and public health institutions;
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) (ie) the residential use zones:

(VI) Agricultural use zone- use zones 6. uses permitted:

1. All agricultural uses;
2. Far, houses and buildings for agricultural activities.
3. Rural settlements with allied uses;
4. Public and Private parks, play-fields, gardens, caravan and camp sites and other recreational uses;
5. Dairy and cattle farms;
6. Piggeries and Poultry farms;
7. Water tanks and reservoirs;
8. Sewages farms and garbage dumps;
9. Airports and broadcasting installations,
10. Forestry
11. Cemeteries, Crematoria and burning and burial grounds.
12. Storing and drying of fertilisers.
13. Fish curing;
14. Salt manufacturing;
15. Brick, tile or pottery manufacture:

VII SANCTIONED DETAILED DEVELOPMENT PLANS - USE ZONES

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

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PAMBUTHAPPTTAM LOCAL PLANNING AREA.

PROPOSED LAND USE 1991. ..STATEMENT. (Survey Number wise)

S.No.	Pro. Zone.	Pro.use.	Index No.	BOUNDARY. NORTH.	EAST.	SOUTH.	WEST.	SURVEY NUMBERS INCLUDED.	EXISTING LAND USE.
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
1.	RESIDENTIAL.	PRIMARY.	R1.	BOUNDARY OF LPA.	LPA BOUNDARY.	ZONE P5.	D2 D1 ROAD.	117P, 118 P, ...	Agriculture.
								136P, 137 P. ..	-do-
								147 ..	Water Bbdy.
								144, 145, 146	
								143P, 158, 160,	
								161. ..	Residential.
								158, 155P, 155P,	
								153P, 154, 151P, 289,	
								293P, 290, 292 ...	Agriculture.
2.	-do-	-do-	R2.	D1, D2 ROAD.	D1, D2 ROAD.	R2, D2 ROAD.	Existing Devipattinam Road.	140P, 141, 142P, 143P, ..	Agriculture.
								177.	..Tank.
								178P, 180P	.. Vacant.
								176, 175, 173, 174, 162, 163, 166.	Residential.
								284P, 285P, 286, 283, 282, 281, 278, 277, 279, 280P. 276, 272	Partly built up and partly vacant.
								290P, 291P, ..	Agriculture.
								287P, 288P, 186P ..	Residential.
(X) (3.)	-do-	-do-	R3.	LPA Boundary.	Ex. Devipattinam Road.	B2, B3 Road.	Zone P18. & AG10.	346P, 351P, 352P, 266, 267P, 269, 353, 220, 317P,	Agriculture.

(X) Approved Variation for S.No. 266 P from Agricultural to Residential.

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4.	RESIDENTIAL.	PRIMARY.	R4.	ZONE C28. & P17.	ZONE 329.	Continua- tion of D2,E2 Road.	ZONE R6.	335P, 335P,318, 335P.	..Vacent. .. Tank. .. Residential.
5.	-do-	-do-	R5.	Continua- tion of E2,D2 Road.	Exis. Devipat- tinsm Road.	Zone C26,& C16.	Zone C16.	335P. 310P,299P,	... Residential. .. Residential.
	-do-	Mixed.	R6.	-do-	-do-	-do-	-do-	307P, 301, 304P, 302.	... Residential. .. -do- .. Tank.
7.	-do-	-do-	R6.	Zone AG10.	Zone AG10 & P19.	Road B2,B3.	Zone AG10.	335P. 342,343,344P. 345P.	.. Residential. .. Agriculture. .. Tank.
8.	-do-	-do-	R7.	Road A7, B1.	Zone AG10, C90,C18, C14,C12& R11.	Road A7,A5.	Road A7,B1.	261P,271P,279P,280, 281P,282,283,284, 288,310,325P,327, 328P,335P,290	.. Residential.
9.	-do-	-do-	R8.	Zone E4.	Zone E4.	Road A1,A2.	Zone E4.	303P, ..	.. Vacent.
10.	-do-	-do-	R9.	Road A7, A4.	Zone P10. & AG4.	Road A1,A2.	Zone E4 & P11.	303P, 307P.	.. Partly built up partly vacant.
11.	-do-	-do-	R10.	Zone C7.	Road A4, A3.	Road A1,A2.	Zone P10 & C7.	60 59P.	.. Tank. .. Partly vacent & partly buil up.

1.	2.	3.	4.	5.	6.	7.	8.	9.	
12.	Residential-Mixed.	R11.	Zone C13, & C25.	Zone C26,	Road A5, A4.	Zone R7 & C13.	292.	..	Tank.
							293,294P,298,312P, 314R.	..	Built up area.
							295P.	..	Tank.
							321P.	..	Vacant.
13.	-do-	-do-	R12.	D2,E2 Road.	D2,D3 Road.	A3,A4 Road. & Devipat-tinam	Zone C6 Road.	287P,	.. Residential & Tank.
								273,274,317P.	.. Residential.
								300P,301P	.. Agriculture.
								15,32,29,26	.. Vacant & Tank.
								1,5,6,7,8,9,10, 11,12P,13,15,17, 18P, 19, 23,24,25P, 30,31,33P,34P.	Residential.
14.	-do-	-do-	R13.	F1,F2 Road.	Zone I2.	Zone R12.	D2,D3 Road.	27P,28P.	.. Vacant.
15.	-do-	-do-	R14.	F1,D2 Road. & Zone C2.	LPA. Boundary.	F1,F2 Road.	D2,D3 Road.	301P, 300P, 302P,303P,304P	.. Tank. .. Agriculture.
16.	-do-	-do-	R15.	A4,A5 Road.	Zone I3.	Railway Line.	Zone C10.	46P	.. Residential.
17.	COMMERCIAL.	LOCAL SHOPPING AREA.	C1.	All sites covered by Zone of 12.				18P, 30P,29P.	.. Vacant.
18.	-do-	-do-	C2.	Road F1,F2.	Zone R14.	Zone R14.	Road D2,D3	287 P.	.. Tank. .. Light Trees.
19.	-do-	-do-	C3.	E2,D2 Road.	3 sites covered by Zone R12.				

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1.	2.	3.	4.	5.	6.	7.	8.	
				All sites covered by Zone R12.		287P,1P.		.. Residential
20.	COMMERCIAL.	Local Shopping Area.	C4,					
21.	-do-	-do-	C5.	R Road R2, D2.	Zone R12.	Zone R12.	Zone C27. 287P.	.. Tank.
22.	-do-	Weekly Market.	C6.	Zone R12.	-do-	Road A4, A5.	Zone R11. 318P.	.. Weekly Mar
23.	-do-	Central Business Area.	C7.	A5, A3 Road.	A3, A4 Road.	Zone R10.	Zone P10. 320 P.	.. Vacant.
24.	-do-	Bus stand.	C8.	Zone R12.	Zone R12.	A4, A3 Road. Zone R12.	A4, A3 Road. 12P.	.. Bus Stand
25.	-do-	Local shopping area.	C9.	A2, A3 Road.	A2, A3 Road.	Zone C10.	Zone P9. 54P.	.. Commercial
26.	-do-	Railway Station.	C10.	Zone P9, & C9.	Zone R15.	LPA Boundary.	Zone AG3& P9. 62P.	.. Railway Stn.
27.	-do-	Local shopping area.	C11.	Zone R7.	A5, A7 Road.	A5, A7 Road.	Zone R7. 289	.. Commercial
28.	-do-	C.B.Area.	C12.	Zone C14.	Zone C13.	Zone R7.	Zone 37. 325P.	.. -do-
29.	-do-	-do-	C13.	Zone C15. &C16.	Zone R11.	Zone R11.	Zone C12, C14. 295	.. Tank.

Protected Private

2.	3.	4.	5.	6.	7.	8.		
30. COMMERCIAL.	C3. Area.	C14.	R2, R1 Rual.	Zone C15, C16.	Zone C11, R7.	Zone R7.	325P.	Commercial Built up Area.
31.	-do-	-do-	C15.	-do-	Zone C16.	Zone C13.	Zone C14.	325P.	-do-
32.	-do-	-do-	C16.	-do-	Zone R5.	Zone C13.	Zone C15.	325P.	-do-
33.	-do-	-do-	C17.	Zone R5.	Zone C18&R7.	Zone C14&R7.	Zone R20.	335P.	-do-
34.	-do-	-do-	C18.	Zone R7.	Zone C19.	Zone C14.	Zone C17 & R5.	335P.	-do-
35.	-do-	-do-	C19.	Zone R7 & AG10.	Zone C21, R4, &C22.	Zone C15.	Zone C18 & R7.	320, 321.	-do-
36.	-do-	Local shopping area.	C20.	Zone AG10.	Zone AG10.	Zone R7.	Zone AG10.	335P.	Commercial & Light Industries -do-
37.	-do-	C.B. Area.	C21.	B2, B3 Rual.	Zone AG7	Zone R4.	Zone C19.	335.	Commercial Built up Area.
38.	-do-	-do-	C22.	Zone R4.	Zone G23.	Zone G24, R5, &C16.	Zone C19.	335P.	-do-
39.	-do-	-do-	C23.	Zone R4.	Zone R4.	R2, R1 Rural s1on.	Zone C22, R4.	335P.	-do-
40.	-do-	-do-	C24.	R1, R2 Rual Zone Extens1on.	P1	s 1 1 s c	R5. Zone R5.	310P.	

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1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
41.	COMMERCIAL.	C.B.Area.	C25.	Zone P15, C26.	Zone C6,	Zone R11.	Zone R11.	314P	69hm
42.	-10-	-10-	C26.	Zone R5.	Zone R12.	Zone C25.	Zone B15.	301P, 302P	-10-
43.	-10-	-10-	C27.	R2, R1 Road Extension.	Zone C5, R12.	Zone R5.	Zone P15.	307P, 306, 303	Summer
44.	-10-	-10-	C28.	B2, B3 Road.	Zone P17.	Zone B1.	Zone R1.	335k.	Light Ind-38V
45.	-10-	-10-	C29.	-10-	Devipattinam Road.	R2, R1 Road. Extension.	Zone R4, P17.	335P, 317P.	Agricu Vacan
46.	-10-	-10-	C30.	Zone R2.	Zone R2.	R2, R1 Road.	Devipattinam Road.	272, 287P.	Comm Vac
47.	-10-	Local shopping area.	C31.	Zone R2.	Zone R2.	R2, R1 Road.	Zone P7.	287P	Light Indus.
48.	-10-	-10-	C32.	All sites covered by Zone R2.				284P. 307 P (100 feet Appx)	Vacan
48A	commercial	Local Shopping	C33						
(X) 49.	INDUSTRIES.	Controlling of Industries.	I1.	Zone P5.	LPA Boundary.	R1, R2 Road.	D1, D2 Road.	292P, 299P.	Agricu
50.	-10-	-10-	I2.	R1, R2 Road.	-10-	Zone R12.	Zone R13.	28P.	Tank
51.	-10-	-10-	I3.	A4, A3 Road.	-10- 15.	Railway line.	Zone R16.	45P, 46.	Indust Vacan
52.	-10-	Gl. Industries.	I4.	A1, A5 Road.	Zone & R	A1, A2 Road.	A1, A2	169 299 170P	Tanks Farm Agricul

(X) I1 — T.S.No. 299/5 — Approved Variation ~~Residential~~ Industrial Use to Residen

1.	2.	3.	4.	5.	6.	7.	8.	
53.	INDUSTRIES.	G1. Industries.	I5.	LPA. Boundary.	F1, A7 Road.	A1, A5 Road.	LPA Boundary. 176 164P, 161P. 162, 173P, 174P, 175, 177, 180, 182, 183, 276P. 277P, 278P	Industrial Vacant Tank Agriculture
54.	EDUCATION.	High school.	F1.	Zone AG12.	Zone R2.	Zone R2.	Zone R2. 276.	High School Public use
55.	-do-	-do-	F2.	Zone R12.	Zone R12.	Zone C6.	Zone R12. 317P.	
56.	-do-	-do-	F3.	Zone R11.	Zone AG5 & R11.	A7, A4 Road.	Zone R11. 309.	
57.	-do-	-do-	F4.	Zone R11. A7, A5 Road.	Zone R11 & R9.	A1, A2 Road & Zone R8.	Zone R11. 301P. 302. & I4. 300 303	Agriculture Tank. High School.
58.	-do-	-do-	F5.	Zone R7.	Zone R7 & C18.	Zone C17.	Zone R20. 335.P,	Public use -do-
59.	-do-	-do-	F6.	All sites covered by Zone R7.			335.P.	-do-
60.	PUBLIC & SEMI PUBLIC.	Temple.	T1.	Three sites Zone R2.			Zone AG12 178.P.	Temple.
61.	-do-	-do-	I2.	All sites covered by Zone R2.			172	-do-

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1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
62.	PUBLIC & SEMI PUBLIC.	Local Recreation.	P3.	Zone R2.	D1,D2 Road1.	Zone P2.	Zone R2.	142	Agriculture &Commercial
63.	-do-	-do-	P4.	Zone R1.	Zone AG1.	Zone R1.	Zone R1.	155P, 156P.	Agriculture.
64.	-do-	-do-	P5.	Zone R1.	LPA Boundary.	Zone I1.	D1,D2 Road1.	292P, 299P.	-do-
65.	-do-	Temple.	P6.	Allsides covered by Zone R2.				287P.	Temple
66.	-do-	Medical.	P7.	Zone R2.	Zone C31.	R2,D2 Road1.	Zone R2.	287P.	Medical.
67.	-do-	Local Recreation.	P8.	F1,F2 Road1.	D2,D3 Road1.	Zone C1.	Zone R12.	26P, 27P.	Residential. Vacant.
68.	-do-	-do-	P9.	A1,A2 Road1.	Zone C9.	Zone C10.	Road A1,A2.	59P 61P.	Residential. & Vacant. Agriculture
69.	-do-	Medical. offices.	P.10	A5,A4 Road1.	Zone C7&R10.	& A1,A2 Road1.	Zone R9 &AG4.	320P 322, 366P. 321,367 61P.	Vacant. Public. ~~Residential~~ Agriculture.
70.	-do-	-do-	P.11	A7,A5 Road1.	Zone ~~R~~ R9.	Zone R4.	Zone R4.	303P.	Public Use.
71.	-do-	-do-	P.12.	-do-	Zone R4.	-do-	Zone R4.	301P, 299P.	-do-
72.	-do-	Temple.	P13.	Zone R7.	Zone R7.	A7,A5 Road1.	Zone	325 P.	Temple.

Property Report Verified

...பிரிவுக்கு)

...கோட்டை

...17, 318, 319, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,
11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24,
...27, 28, 29, 30, 31, 32, 33, 34, 35, 36,
...318, 319, 62P, 53, 54, 55, 56, 57, 58,

...கோட்டை

...277P, 279, 280, 281, 282, 283, 284, 285,
...287, 288, 289, 290, 291, 292, 293, 294,
...324, 327; 328, 329, 330, 331, 332, to 335,
...345, 346P, 351P, 352P, 376P

...
...P, 174P, 175P, 176P

...பிரிவு

...162, 163, 164, 165P, 174P, 175, 176, 173P, 69, P
...175, 180 to 183, 184 (40, 41, 42, 35, 39, 44, 45,
A7, 46, 43)

...கோட்டை

...265, 266, 267P, 289P, 290P, 292P, 293 to 298,
...300 to 315, 320, 321, 322, 323, 324P,

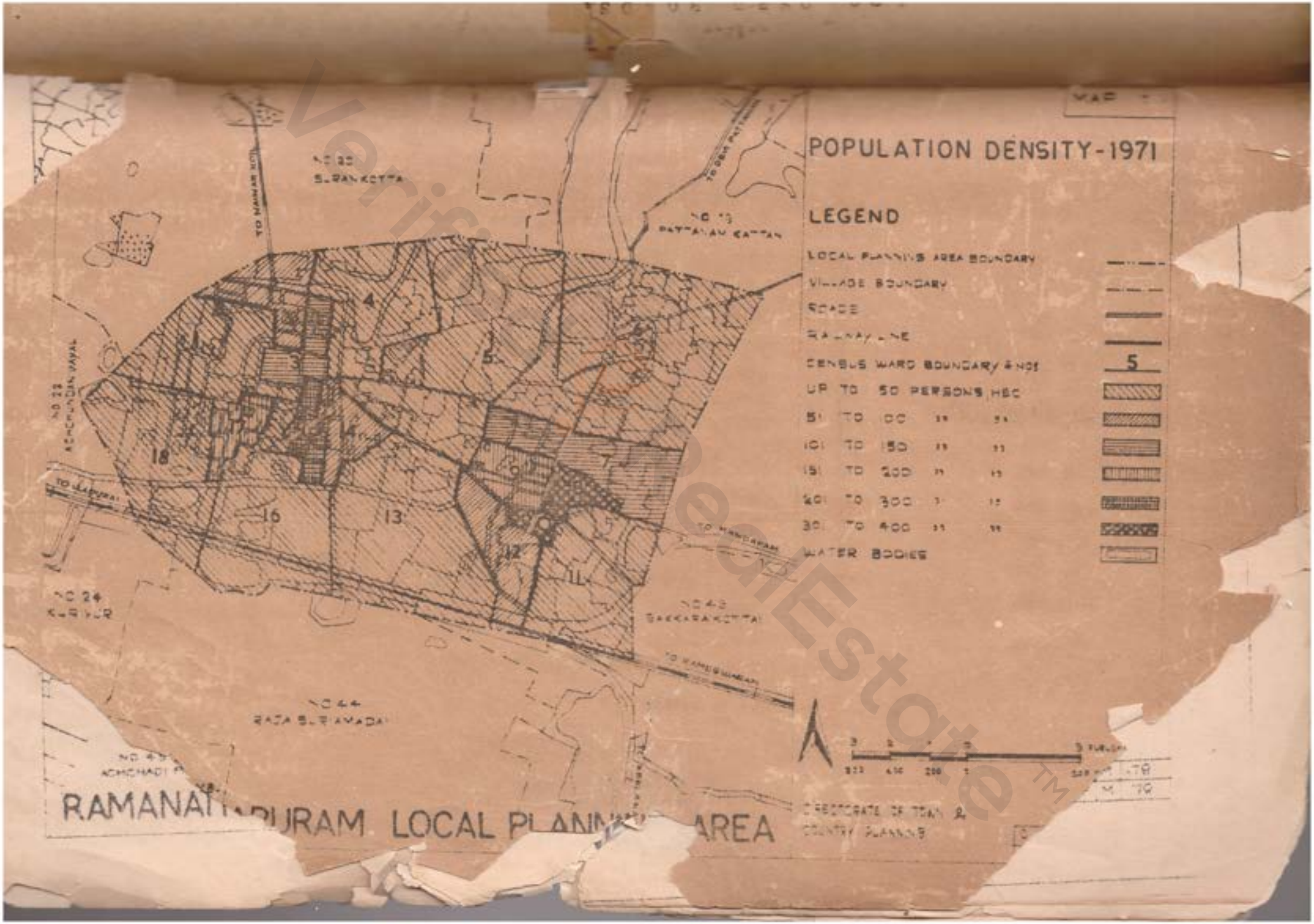
...கோட்டை திருவாரூர்

...P, 268 to 270, 271, 141 to 147, 118, 149, 150, 151P,
...153P, 154, 155, 156, 157, 158, 159, 160, 161,
...to 169, 141, to 147, 168 to 183, 272 to 290,
...P, 292P, 293P, 300, 301P, 312P,

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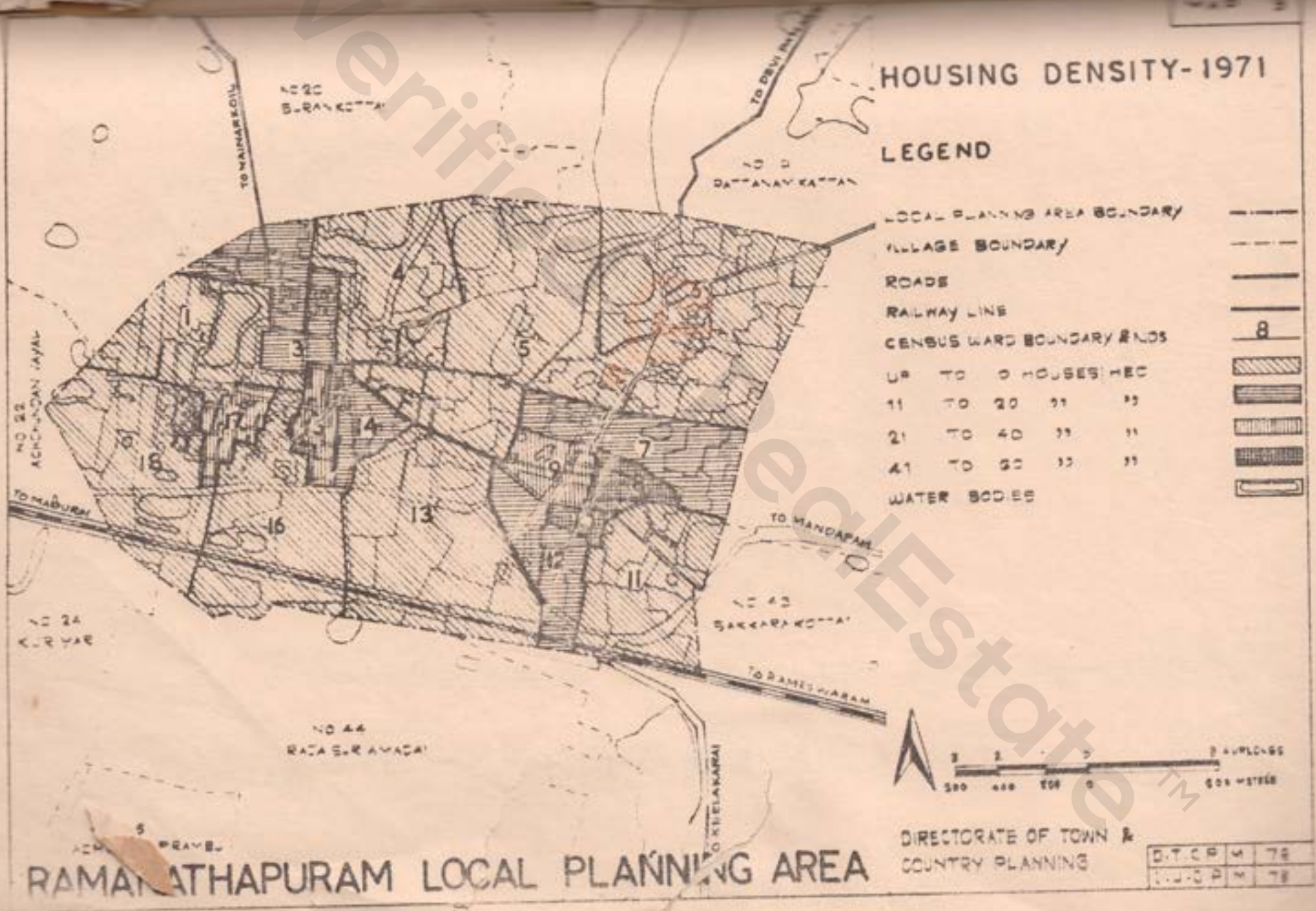
1.	2.	3.	4.	5	6.	7.	8.	10.
73.	PUBLIC & SEMI PUBLIC.	Local Recre- tion.	P.14.	Zone R	11.	Zone R11.	A5,A4 Road.	Zone R11. 313 . Tank..
74.	-10-	Medical. & Offices.	P.15.	Contin tion Quad. D2,E2	-10-	Zone C7.	Zone R5, & R11.	Zone R5. 300P,299P,308P. Public ut
75.	-10-	Medical.	P.16.	-10-		Zone R6.	Zone R5.	Zone C24. 335P. Tanks
76.	-10-	Central Re- creation area.	P.17.	B2,B3	Road.	Zone C29.	Zone R64.	Zone C28. 335P. Veterans
77.	-10-	-10-	P18.	Zone & R	G10.	Zone R3.	B2,B3	Road. Zone AG10. 353P. Agricultu
78.	-10-	-10-	P19.	Zone A	10.	Zone AG10.	-10-	Zone R6. 335P. -10-
79.	-10-	Public Office.	P20.	Zone R7		Zone R5. C17 & R7.	Zone R7.	Zone R7. 335P. Public
80.	-10-	Local Recre- tion.	P21.	Zone R7.		Zone AG9.	-10-	-10- 281P Agricultu
81.	-10-	-10-	P.22	B1,A7 Road		Zone R7.	Zone R7.	B1, A7 Road. 279P. -10-
82.	AGRICULTURE.	Utility Services.	AG1.	LPA Boun- dary.		LPA Boun- dary.	Zone R4.	Zone R4 151P 155P, 150, 152P. Tanks UTILITY
83.	-10-	-10-	AG2.	Zone R	2.	Zone R12.	A4,A3 Road.	Zone R12 33 P. UTILITY

84x



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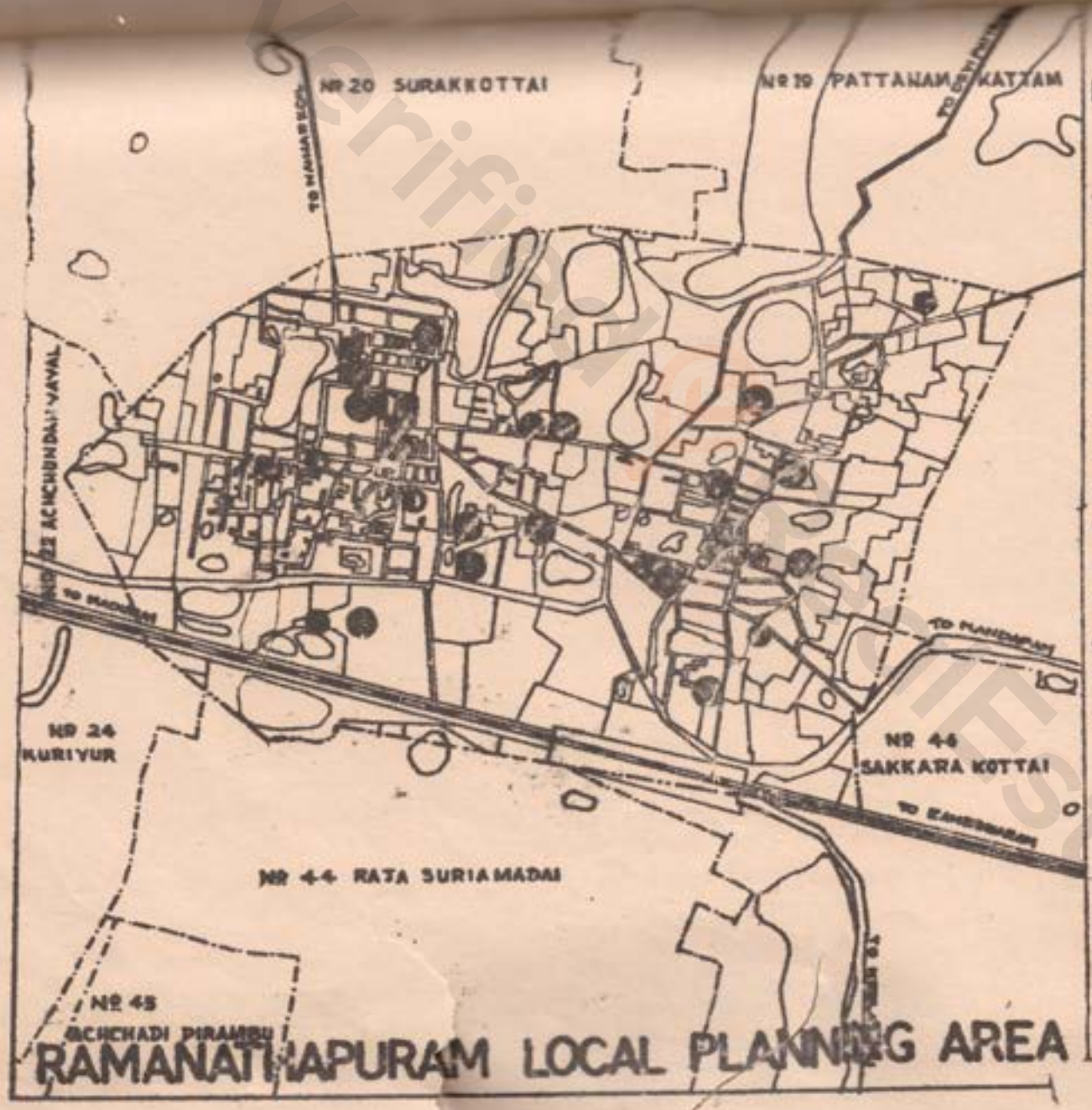

LAND USE - 1975
LEGEND
LOCAL PLANNING AREA BOUNDARY
VILLAGE BOUNDARY
ROADS
RAILWAY LINE
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
PUBLIC & SEMI PUBLIC
TRANSPORTATION
RECREATIONAL
UTILITIES & SERVICES
RURAL SECTOR
AGRICULTURAL
WATER BODIES
VACANT
NO 20 GURAN KOTTAI
NO 19 PATTANJAM KATTAI
NO 43 KOTHANDARAMPURAM
NO 42 KAKKARAKKOTTAI
NO 44 KATA KURICHAMADAI
NO 45 ACHCHADI KRAMEN
TO MADURAI
TO RAMESWARAM
TO KAMUDHI
METRES
DIRECTORATE OF TOWN & COUNTRY PLANNING
RAMANATHAPURAM LOCAL PLANNING AREA


HOUSING DENSITY-1971
LEGEND
LOCAL PLANNING AREA BOUNDARY
VILLAGE BOUNDARY
ROADS
RAILWAY LINE
CENSUS WARD BOUNDARY & NOS
8
UP TO 5 HOUSES/HEC
11 TO 20 " "
21 TO 40 " "
41 TO 80 " "
WATER BODIES
NO 20 SURANKOTTAI
TO NAINARKOIL
NO 2 PATTANAVKATTAI
TO DEVIPATTANAM
NO 22 ACHCHANGANAVAL
TO MADURAI
TO MANDAPAM
NO 43 SAKKARAKOTTAI
NO 24 KILAVAR
TO RAMESWARAM
NO 44 RAJA SURAVADAI
TO KEELAKARAI
DIRECTORATE OF TOWN & COUNTRY PLANNING
D.T.C.P. M 78
L.U.D.P. M 78
RAMANATHAPURAM LOCAL PLANNING AREA



RAMANATHAPURAM LOCAL PLANNING AREA

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MAP 5

EDUCATIONAL INSTITUTIONS

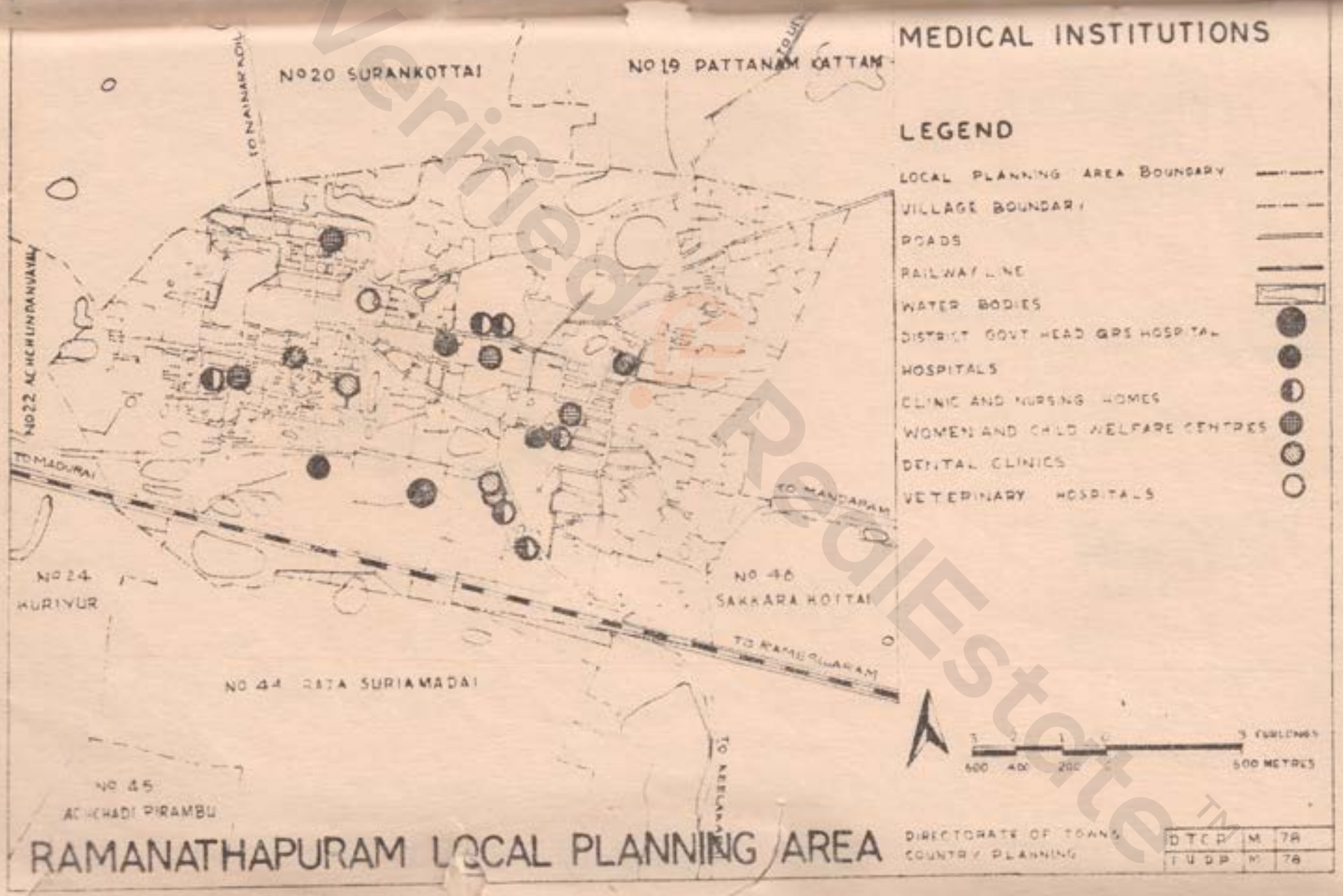
LEGEND

- LOCAL PLANNING AREA BOUNDARY
- VILLAGE BOUNDARY
- ROADS
- RAILWAY LINE
- WATER BODIES
- NURSERY SCHOOLS
- ELEMENTARY SCHOOLS
- HIGHER ELEMENTARY SCHOOLS
- HIGH SCHOOLS
- TRAINING SCHOOLS
- COLLEGE
- TUTORIAL COLLEGE
- TYPE WRITING INSTITUTIONS

3 2 1 0 3 KILOMETRES
400 400 200 0 600 METRES

DIRECTORATE OF TOWN & | D.T.C.P | M | 78

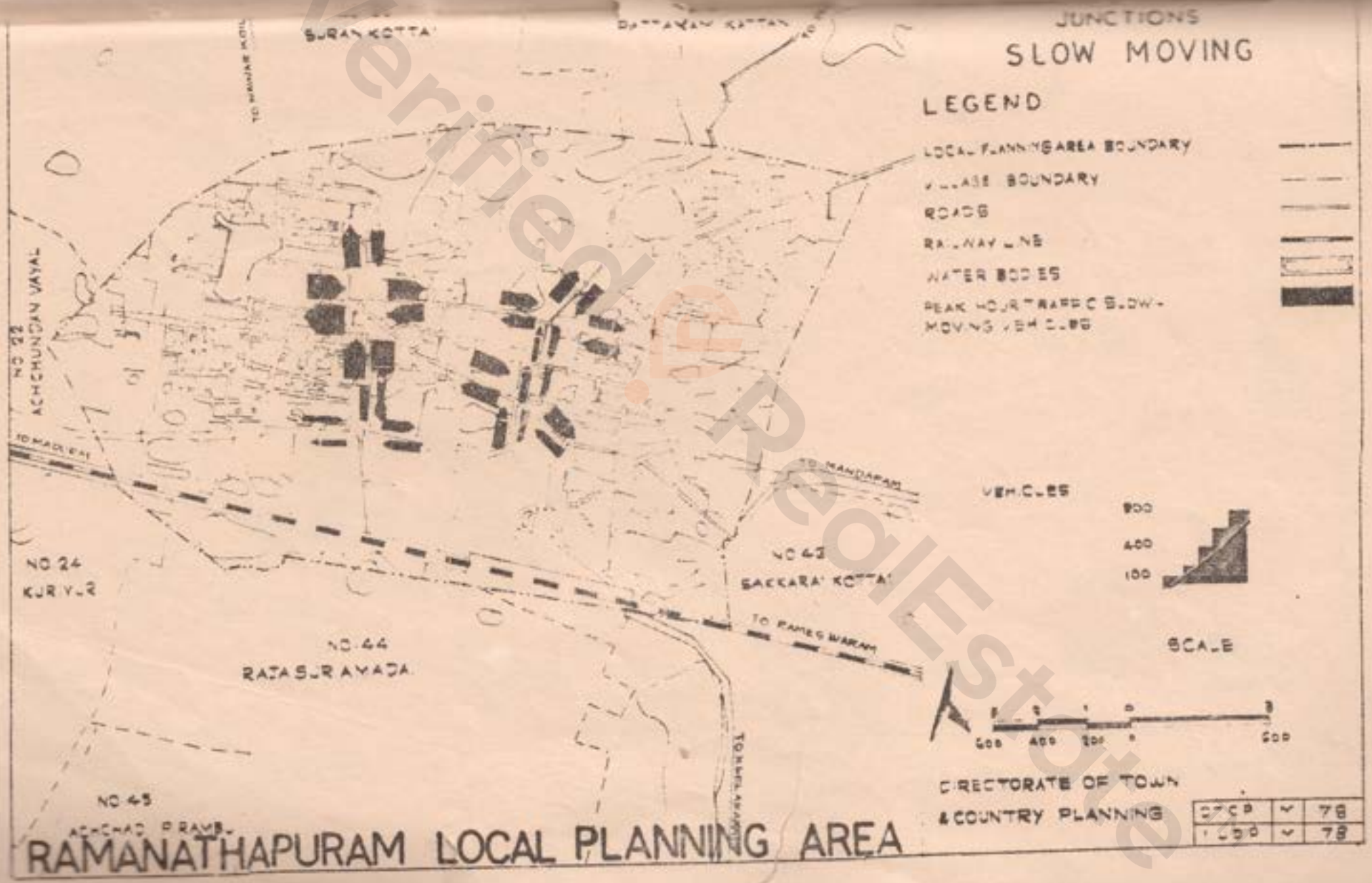
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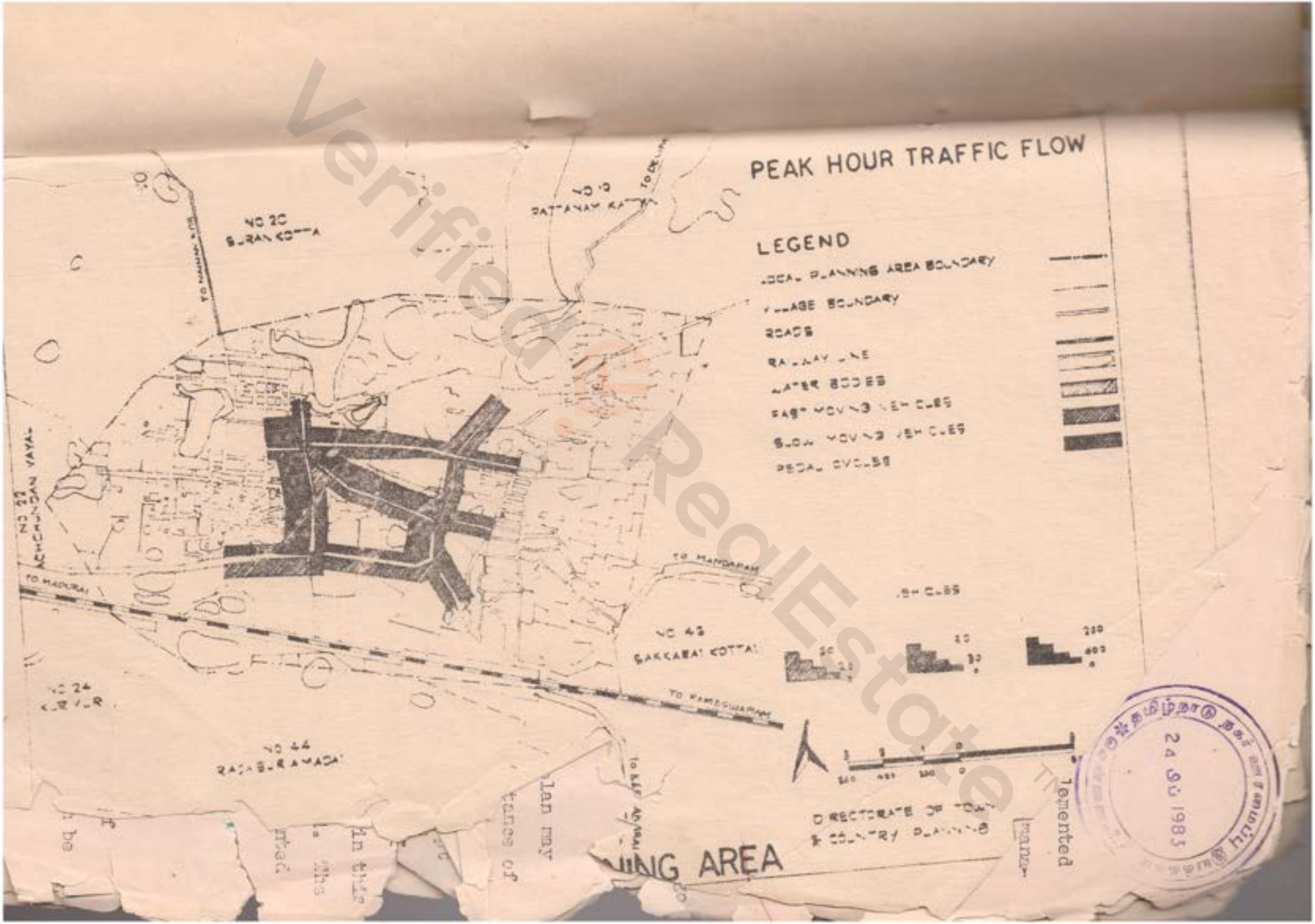
RAMANATHAPURAM LOCAL PLANNING AREA

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PEAK HOUR TRAFFIC FLOW AT JUNCTIONS
FAST MOVING
LEGEND
LOCAL PLANNING AREA BOUNDARY
VILLAGE BOUNDARY
ROADS
RAILWAY LINE
WATER BODIES
PEAK HOUR TRAFFIC FAST MOVING VEHICLES
SCALE
NO 20
SIRANKOTTAI
NO. 9
PATTANAM KATTANAI
NO 22
ACHUNDANVAYAL
NO 24
KURUR
NO 43
SAKKARA KOTTAI
NO 44
RAJASURIYADAI
NO 45
ACHCHAD PRAMBU
TO MADURAI
TO MANDAPAM
TO RAMESWARAM
TO NEDUNARAI
DIRECTORATE OF TOWN & COUNTRY PLANNING
RAMANATHAPURAM LOCAL PLANNING AREA



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PEAK HOUR TRAFFIC FLOW
LEGEND
LOCAL PLANNING AREA BOUNDARY
VILLAGE BOUNDARY
ROADS
RAILWAY LINE
WATER BODIES
FAST MOVING VEHICLES
SLOW MOVING VEHICLES
PEDAL CYCLES
NO 20
SURANKOTTAI
NO 21
ACHCHUNDAN VAYAL
NO 43
SAKKARAI KOTTAI
NO 44
RAJASURAMADAI
TO MADURAI
TO MANDAPAM
TO RAMESWARAM
DIRECTORATE OF TOWN & COUNTRY PLANNING
AREA
24 OCT 1985

24 JUL 1983

Chapter - 8

Plan implementation and Development control:

8.01 The success of this plan lies in its being implemented and development control enforced conforming to the plan. Ramanathapuram Municipal council has already been declared as Local Planning Authority by Government for Ramanathapuram Local Planning Area in G.O.Ms.No. 650 Rural Development and Local Administration dated 8th April 1975. Since the Local Planning Authority has been constituted, detailed action programmes and their cost breaks ups of the plan may be got prepared. This will enable the Government Departments, viz. Public Works Department, Industries Department, Agriculture Department, Public Health Department, Highways and Rural Works Department, Housing Board and Water Supply and Drainage Board to be put in their programmes with the requirements and Schedules of Local Planning Authority.

8.02 Public and Semi Public uses proposed in this plan may be implemented by Local Planning Authority with the assistance of Public Works Department or Public Health Department or oth Government Departments. The roads proposed in the plan m be implemented by Local Planning Authority with the assistance of Highways Department. The residential developments proposed in this Plan may be implemented with the assistance of Housing Board. The Industrial developments proposed in this plan can be implemented with the assistance of Industries Department.

evelopment control:

.03 The use and development of the land comprised in amanathapuram Local Planning Area shall be in conformity of his Master Plan. The proposals contained in this plan can be

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implemented by Local Planning Authority by effecting planning control based on the zoning regulations given in the Annexure of this report. This plan suggests various authorities to control development and for development in the Annexure. The zoning regulations proposed in the Annexure also gives uses permitted in each zone as per G.O.Ms.No. 1730 Rural Development and Local Administration dated 24.7.1974.

8.04 In respect of developments undertaken on behalf of any State Govdrnment or Central Government, the procedure described herein shall be applicable.

(1) When any department of any State Government or Central Government intends to carryout developments of any land or building, the officer in-charge thereof shall inform in writing the Local Planning Authority the intention to do so, giving full particulars thereof and accompanied by such plan and documents atleast thirty days before undertaking such development.

(2) When the Local Planning Authority raising any objection to the proposed development on the ground that the development is not in conformity with the provision of this plan or for any other material consideration, the officer shall (i) either make necessary modifications in the proposals for development to meet the objections raised by Local Planning Authority (ii) submit proposals for development together with objections raised by Local Planning Authority to the Government for decisions. The Government on receipt of the proposals for development together with the objection of Local Planning Authority shall in consultation with Director of Town and Country Planning either approve the proposal with or without modifications or direct the officer incharge to make such modifications in the proposals as they consider necessary in the circumstances and the officer concerned shall be bound to make such modifications as proposed by the Government.

EXECUTIVE AUTHORITY
LOCAL PLANNING AUTHORITY
RAMANATHA PURAM.

SENIOR DEPUTY DIRECTOR
AND COUNTRY

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LEGEND
LOCAL PLANNING AREA BOUNDARY
VILLAGE BOUNDARY
ROADS
RAILWAY LINE
WATER BODIES
1,2,3,4,5 - INBOUND
a,b,c,d,e - OUTBOUND
VADAPALANI ROAD
MANDAVELI ROAD
DEVIPATTANAM ROAD
NAVALAR KOTTAI ROAD
KEELAKARAI ROAD
SCALE
DIRECTORATE OF TOWN & COUNTRY PLANNING
DTCP
TNDTCP
NO 24
KURIYUR
NO 44
RAJA SURAMADAI
NO 46
SAKKARAI KOTTAI
NO 28
ACHCHUNDAN VAYAL
TO MANDAPAM
TO RAMESWARAM

Development Control

The use and development of the land comprised within the Local planning area shall be in conformity with ter plan. The proposals contained in this plan can be imple- ted by Local Planning Authority by effecting planning Controls d on the zoning regulations given in the Annexure to this ort. The zoning regulations proposed in the Annexure gives uses permitted in each zone as per G.O.Ms.No.1730 Rural lopment and Local Administration Department dated 24.7.1974

In respect of developments undertaken on behalf of Central tate Governments the procedure prescribed below may be icable.

When any department of any State or Central Government intends to carriout developments of any land or to build over any land the officer incharge there of shall inform in writting to the Local Planning Authority the intention to do so, giving full particulars there of and accompanied by such plan and document atleast 30 days before undertaking such development.

When the Local Planning Authority raises any objecti to the proposed development on the ground that the developments are not in confirmity with the provisi of this plan or for any other material consideration the officer shall either make necessary modification in the proposals for development to meet the objecti raised by the Local Planning Authority;

(ii) or subait proposals for development together w objections raised by the Local Planning Authority the Government for decision. The Government on re of the proposals for development together with the objections of the Local Planning Authority shall in consultation with the Director of Town and Country Planning either approve the proposals with or witho- modifications or direct the officer incharge to such modifications in the proposals as they necessary in the circumstances and the Off cerned shall be bound to make such modifi proposed by Government.

"ANNEXURE"

Zoning Regulations.

Use Zone Number	Use zone	Uses permitted
1	2	3
RESIDENTIAL:		
1.	(a) Primary Residential	1. All residential buildings including single and multi-family dwellings apartment dwelling tenements together with appurtenances pertaining thereto 2. Professional consulting offices of residents and other incidental uses therefor. 3. Petty shops dealing with daily essentials including retail provisions, soft drinks, cigarettes, newspaper, milk kiloske, cycle repairs shops and single man tailoring shops. 4. Hair dressing sallons and beauty parlours. 5. Nursery and Primary schools 6. Taxi and Auto-rickshaw stand 7. Parks and play-fields.
	(b). Mixed residential	1. All uses permitted in Residential use zone, 2. Hostels and Single room apartments. 3. Community Halls, Kalyana mandapams, Religious buildings, Welfare centres and Gymnasium 4. Recreation clubs, Libraries, Reading Rooms. 5. Clinics, dispensaries and Nursing homes. 6. Government, Municipal Institutional sub-office

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7. Police station, Post and Telegraph offices, Fire stations and Electric Sub Station.

8. Banks and Safe deposit vaults.

9. Educational Institution excluding Colleges.

10. Restaurants, Residential hostels and other Boarding and Lodging Houses.

11. Petrol filling and Service Stati

12. Departmental stores or shops fo the conduct of retail busines

13. Vegetables, Fruit, Flower, F Eggs and Plot shops.

14. Bakeries and Confectioneries.

15. Laundary, Tailoring and Gold

16. Cottage Industries permissi residential areas under G R.D.&L.R. 565 dated 13.3.

COMMERCIAL

1. All uses permitted in Res use zones.

2. All commercial and bus including all shops, ke kets and uses, conne play of mechandise e or retail rent incl sures, obnoxious other materials likely to health hazards.

3. Business offices and oth cial and financial i

4. Warehouses, repositori uses connected with st whole-sale trade, but e storage of explosives o which are either obnoxi likely to cause health h

5. Research, experimental l laboratories not involvi of fire explosion or h

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6. Cinemas, theatres and other commercial entertainment centre

7. Transportation terminals inclu bus-stands railway station an urbanised parking lots.

8. Automobile repair shops and garages.

9. Small industries using electric motors not excluding 20HP and employing not more than 25 wor which are not noxious of offer due to odour, dust smoke gas or vibration or otherwise de ous to public health and s

10. Installation electric mot exceeding 20 HP for use i to the commercial activi missible in the zone.

INDUSTRIAL

(a) Controlled Industrial

1. All Commercial uses lis Residential and commerc zones.

2. Industries using elec not exceeding 130 HP(load)but excluding i or obnoxious and haz by reason of odours, effluent dust smoke g etc, or otherwise like danger or nuisance to or amenity. Provided th industries may use st gas power during peri shortage of failure.

3. Hotels, Restaurants an Places for social inte recreation and worshi pensaries and clinics.

4. Residential building takers watchman and tial staff require tained in the premis

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 spontaneous ignition.

6. Processing or manufacturing anything from which offensive or unwholesome smells arise.

7. Melting or processing tallow or sulphur.

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

9. Washing or dringing wool or hair.

10. Making fish oil.

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

12. Manufacturing or distilling sugar and artificial manure.

13. Brewing beer, manufacturing by distillation arrack or spirit 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 use zones.

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

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

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RAMANATHAPURAM LOCAL PLANNING AREA

PROPOSED LAND USE 1991

LEGEND

- TOWN BOUNDARY
- VILLAGE BOUNDARY
- SURVEY BOUNDARY
- ROADS
- RAILWAYS
- HIGH TENSION LINE
- TELEPHONE LINE
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- EDUCATIONAL
- PUBLIC & SEMI PUBLIC
- AGRICULTURAL USE
- APPROVED VARIATIONS

DTCP	MP	84-02
MP	RP	84-02

DTCP/M/84/RP(R)MP 1/84.

(THIS REVISES DTCP/M/83/RP(R)MP 4/83).

15 ACRES = 25 HECTARES

EXECUTIVE AUTHORITY	DY. DIRECTOR RAMNAD	DIRECTOR OF TOWN AND COUNTRY PLANNING	COMMISSIONER & SECRETARY, TO GOVT.

REGIONAL DIRECTORATE OF TOWN AND COUNTRY PLANNING
SIVAGANGA

RAMANATHAPURAM MASTER PLAN

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Tamil Nadu Archives & Historical Research Institute