SATTUR MASTER PLAN

APPROVED MASTER PLAN

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SATTUR LOCAL PLANNING AUTHORITY

GOVERNMENT OF TAMIL NADU

ABSTRACT

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

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.1168 Dated: 19.12.1989.

Read:

1) G.O.Ms.No.411, Housing and Urban Development dated 20.4.1985.
2) From the Director of Town and Country Planning Letter Roc.No.37036/85/MP1 dated 4.9.86 and 28.3.88.

Read also:-

3) G.O.Ms.No.909, Housing and Urban Development dated 8...1989.

...

ORDER:-

In G.O.Ms.No.411, Housing and Urban Development Department, dated 20.4.1985 the Government have accorded consent to the publication of notice of preparation of Master Plan for Sattur Local Planning Area.

2. Under section 28 of Town and Country Planning Act, 1971 (Tamil Nadu 35 of 1972), the Governor of Tamil Nadu hereby approves the Master Plan for Sattur Local Planning Area submitted by the Director of Town and Country Planning. The delay of 197 days in the preparation of Master Plan and convening a meeting of the Local Planning Authority is hereby condoned. Copies of the Master Planfor Sattur Local Planning Area as approved by Government is communicated to the Director of Town and Country Planning.

3. The following notification will be publfshed in the TAMIL NADU GOVERNMENT GAZETTE:-

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 30 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes theapproval of the Government under section 28 of the said Act for the Master Plan of Sattur Local Planning Area submitted by the Director of Townand Country Planning.

...pto..

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

(BY ORDER OF THE GOVERNOR)

C. CHELLAPPAN
SECRETARY TO GOVERN

/true copy/

Office of the Director of Town and Country Planning, Master Plan Di-
Madras-600 002.

Endt.No.37036/85/MP4 Dated: 2.2.90

Copy of G.O.Ms.No.1168 H&UD dated 19.12.89 is com

5/2/90

for DIRECTOR OF TOWN & COUNTRY PL

To

1. The Executive Authority/ Commissioner,
   Sattur LPA/Municipality,
   Municipal Office, Sattur.
2. The Deputy Director of Town and
   Country Planning,
   Madurai Region, Madurai.
3. The Deputy Director of (MP) & (DDP) Divisions
4. Additional Director/Joint Director
5. Assistant Director (MP) & (DDP) Divisions
6. Supervisors (MP) 1,2,3,4
7. stock file
8. spare-10.

REFERENCE NO. 192/85 RH2.

REGIONAL OFFICE : RAMANATHAPURAM-KAMARAJAR REGION DIRECTORATE OF TOWN & COUNTRY PLANNING.

MASTER PLAN FOR : SATTUR LOCAL PLANNING AREA

APPROVED IN RESOLUTION : APPROVED IN G.O.NO. 1168

NO. 12 DATED. 17-3-86. HOUSING AND URBAN DEVELOPMENT Dated 19.12.89

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING, ARUPPUKOTTAI.

COMMISSIONER, SATTUR MUNICIPALITY / EX. AUTHORITY
SATTUR L.P. AUTHORITY
21.3.86

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING, M.P. DIVISION, MADRAS.

ADDL. ~~JOINT~~ DIRECTOR OF TOWN AND COUNTRY PLANNING, MADRAS.
6-A
6

DIRECTOR OF TOWN AND COUNTRY PLANNING, MADRAS.

COMMISSIONER AND SECRETARY TO GOVERNMENT, HOUSING AND URBAN DEVELOPMENT, MADRAS.

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LIST OF SCHEDULES

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I. RESIDENTIAL ZONE
   (a) PRIMARY RESIDENTIAL
   (b) MIXED RESIDENTIAL

II. COMMERCIAL ZONE

III. INDUSTRIAL ZONE

IV. PUBLIC AND SEMI PUBLIC ZONE

V. EDUCATIONAL ZONE

VI. AGRICULTURAL ZONE

R E F E R E N C E

PR	PRIMARY RESIDENTIAL
MR	MIXED RESIDENTIAL
C	COMMERCIAL
IC	INDUSTRIAL CONTROLLE
IG	INDUSTRIAL GENERAL
P&S	PUBLIC AND SEMI PUBLI
E	EDUCATIONAL
AZ	AGRICULTURAL ZONE

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ANNEXURE - C	...	Local Planning Authority constitution unde r section 11(1) G.O. Ms. No.650, R.D. & L.A., Dt. 8-4-1975
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ANNEXURE - E	...	Adoption of land and building use map under rule (3) resolution of local planning authority No.4, dt. 29.1.1985.
ANNEXURE - F	...	Rough cost Estimation for public use zone - scheme.

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CHAPTER-I

MASTER PLAN - THE LEGAL FRAME WORK

1.01. Government of Tamil Nadu may notify any area as Local Planning Area under section 10(1) of the Town and Country Planning Act,1971 and confirm such notification under section 10(a) after allowing reasonable time for Public to file any objection and suggestion. Section 11(1) provided for the constitution of Local Planning Authority to exercise the functions of such Local Planning Area. Section 12 enable the Local Planning Authority to prepare a plan, known as "MASTER PLAN" for the whole or part of Local Planning Area warranting for organised development.

1.02. The Master Plan may propose or provide for all or any of the following matters, namely:-

a) The manner in which the land in the planning area shall be.

b) The allotment or reservation of lands for Residential, Commercial, Industrial, Recreational and Agricultural purpose.

c) The allotment or reservation of lands for Public Building, Institutions and for Civic amenities.

d) Making provisions for National Highways, Arterial Roads, Ring Roads, Major Streets, Lines of communications including Railways, Airways, Port and Canals.

e) The Traffic and Transportations pattern and Traffic circulation pattern.

f) Improvement of Major roads and streets.

g) Area reserved for future development, expansion and for new housing.

h) Provision for the improvement of areas of bad layout or absolute development and slum areas and for relocation of population.

i) The amenities, utilities and services.

j) Provision for Detailed Development of specific areas for Housing, Shopping, Industries, Civic amenities, Educational and Cultural facilities.

k) Control of Architectural features, elevation and frontage of buildings and structures.

l) Provisions for regulating the zone, locations, height, number of storeys, size of buildings, other structures, open space and use of buildings and other matters may be prescribed.

.../3/

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SATTUR LOCAL PLANNING AREA:

1.03 Preliminary notification declaring Sattur Local Planning Area was issued under section 10(1) of Town and Country Planning Act,1971 in G.O. Ms. No.2003, R.D. & L.A., Dated 20.9.73 (Annexure - A) and confirmed under 10(a) of the Act in the G.O. Ms. No.628, R.D. & L.A., Dt. 16.3.1974 (Annexure-B)

1.04 Inexercising the powers conferred under section 11(1) of the Act, the Government in their G.O. Ms.No.650 and 651 R.D. & L.A. Dated 8-4-1975 (Annexure-C) appointed the Sattur Municipal Council as the Local Planning Authority and the 'Commissioner' of the Municipality as the Executive Authority.

1.05 Extension of time to prepare and adopt the existing land and building use map was granted upto 31.3.1985 to the Local Planning Authority in the proceedings Roc.No.7042/84 MP2 Dt. 5.4.1984(Annexure-D) of the Director of Town and Country Planning, Madras.

1.06 The Local Planning Authority has not yet appointed any technical staff to look after the functions, the present Land and Building use map, as prepared by the Office of the Regional Deputy Director of Town and Country Planning, Ramanathapuram-Pudukkottai Region has been adopted by the Local Planning Authority in its resolution No.4 dated: 29.1.1985.

.../4/

1.07 Sattur Local Planning Area which conterminus with Municipal limit comprises only No.127, Sattur village.

1.08. Rule 4 of Master Plans rules enables the Local Planning Authority, to prepare a draft Master Plan for the whole of the Local Planning Area or any part of it. Sattur Master Plan is prepared for the whole area of the Municipal limit.

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CHAPTER II

PHYSIOGRAPHY

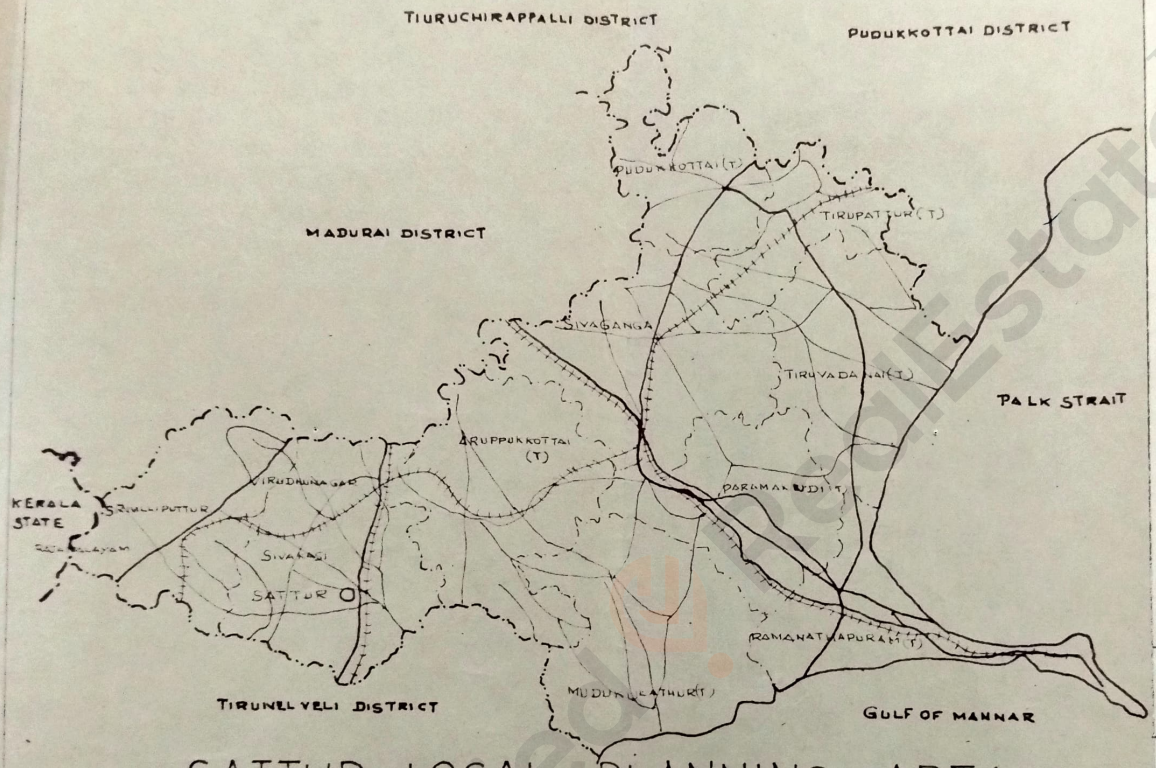
INTRODUCTION

2.01 Growth of Urban Centres and Urban Development all over the Country achieved a new dimension with advent of National Five Year Plans and Industrial Policies and Programmes adopted by the Central and State Government. There has been an unprecedental migration to the Urban Areas, seeking employment in industrial and other economic sectors resulting in Urban sprawal, over-crowding, slum and bad housing, traffic hazard, accident, air and water pollution, social evils, etc. In order to guide and control the physical developments in urban areas with economy, convenience and beauty, it has been decided to prepare a Master Plan for the growing Sattur Municipal Town.

LOCATION

2.02 Sattur, a Second Grade Municipal Town in Tamilnadu, is located at 77 K.M. along National Highways 7, South of Madurai City. Sattur is the part of Kamarajar District and it is Taluk Headquarter. Map No.1A & 1B reveals the Geographical location of the Town with reference to the nearby towns. The town is well connected by Major District Road with Surrounding areas.

MAP NO. 1A



SATTUR LOCATION MAP

LEGEND

- STATE BOUNDARY
- DISTRICT BOUNDARY
- TALUK BOUNDARY
- NATIONAL HIGHWAYS
- STATE HIGHWAYS
- MAJOR DISTRICT ROADS
- RAILWAY LINE (METRE GADGE)
- RIVER
- SATTUR LOCAL PLANNING

10 0 30 60 KM

10 0 10 20 30 MILS

SATTUR LOCAL PLANNING AREA

DIRECTORATE OF TOWN & COUNTRY PLANNING GOVERNMENT OF TAMIL NADU

DTCP RP	MMP	85

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MAP.No.1B

ENVIRONMENT DEVELOPMENT MAP.

LEGEND

- MUNICIPAL BOUNDARY
- VILLAGE BOUNDARY
- METAL ROAD
- CART TRACT
- RAILWAY LINE
- TOWN OR VILLAGE SITE
- FOOT PATH
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- EDUCATIONAL (COLLEGE)

8 4 0 2

DIRECTORATE OF TOWN & COUNTRY PLANNING

GOVERNMENT OF TAMILNADU

DTCP	M	85
RP	MP	

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2.03 Sattur Town is located 9°27' of North Latitude and 77°46' of East longitude. The town comprises of 3.84 sq.km. extent and has a population of 27,143 as per 1981 census with the composition of 13,838 males and 13,305 females.

2.04 Minerals of any importance is not available in this Town. Only black cotton soil is available in the town. A small portion is cultivated by cotton and cholam.

2.05 Sattur town is located 61.19 metres above mean sea level. The town has a hot and dry climate throughout the year with April to June being the hottest months. The temperature during these months is generally at its peak. The maximum temperature is rarely above 37.5°C and the minimum temperature is below 31.2°C.

RAINFALL

2.06 The town gets its rainfall mostly during the North East monsoon during the month of October to December. Average annual rainfall is around 959 mm.

CHAPTER III

POPULATION AND FACILITIES

3.01 Tamilnadu State is the second, next to Maharastra State in India, embedding with large number of Urban Settlements. Sattur is one of such urban area having a population of 27,143 as per 1981 census. Table 3.1 gives statement of percentage of decades population variation of Sattur Town, 1941-1981.

Table 3.1

POPULATION INCREASE
SATTUR TOWN

Year	Population	Decade Variation	Percentage to variation
1941	9,831		
1951	13,565	+ 3,734	+ 37.98
1961	15,759	+ 2,194	+ 16.17
1971	22,222	+ 6,463	+ 41.01
1981	27,143	+ 4,921	+ 22.14

3.02 The population of Sattur Town which was 9,831 in 1941 has raised to 27,143 in 1981 which amounts to 2.76 times increases in a span of 40 years (Table 3.1). The rate of increase may be due to the Industrial Development and the commercial activities.

SEX RATIO:

Table No.3.2

FEMALE POPULATION FOR 1000 MALE POPULATION

SATTUR TOWN

Year	Males	Females	No. of females per 1000 males
1941	4,843	4,988	1,029
1951	6,630	6,935	1,046
1961	8,060	7,699	955
1971	11,114	11,108	999
1981	13,838	13,305	961

3.03 The Female population was more than the male population during the early decades and now become less than the male population.

LITERACY:

3.04 The literacy of Sattur town population as per 1961 and 1971 census are given in Table No.3.3

Table 3.3

Year	Total population	Literates	% to Total population	Male Literates	Male % to Total population	Female Literates	Female % to Total population
1961	15,759	9,166	58.16	5,901	37.44	3,265	20.72
1971	22,222	13,897	62.54	8,245	37.10	5,652	25.43

The study of above tables reveals that out of the total population of 22,222 there are 13,897 litrates as per 1971 census. It works out to 62.54% to the total population. Percentage of litrates to the total population increases by 4.42 during 1961-1971.

Out of the total literates, male literates constitute 37.10% as per 1971 census. Decrease in male litrates and increase in female litrates could be observed as 0.34 and 4.71 respectively to total population of the town.

WORKING FORCE:

3.05 Only 34.11% of population constitute to the working class in 1971 which is lower than the 1961 figure (43.89%) which indicate the unbalanced economic growth of this town.

Table No.3.4

PERCENTAGE OF WORKERS TO WORKING POPULATION-SATTUR TOWN

Sl. No.	Economic Activity	1961 Workers	1961 %to the Total workers	1971 Workers	1971 % to the Total workers
	PRIMARY SECTOR				
1.	Cultivators	92	1.33	66	0.87
2.	Agricultural Labourers	106	1.53	96	1.27
3.	Mining, Live stock Fishing, Hunting etc.	116	1.68	45	0.60
	Total	314	4.54	207	2.74
	SECONDARY SECTOR				
4.	House-hold industry	1,598	23.11	446	5.92
5.	Manufacturing Industry	1,723	24.91	2,937	38.96
6.	Construction	209	2.95	191	2.53
	Total	3,525	50.97	3,574	47.41
	TERTIARY SECTOR				
7.	Trade and Commerce	93[illegible]	13.46	1,733	22.99
8.	Transport and Communications	45[illegible]	6.59	451	5.98
9.	Other service	1,69[illegible]	24.44	1,574	20.88
	Total	3,07[illegible]	44.49	3,758	49.85
	Total employment	6,91[illegible]	100	7,539	100

3.06 Table 3.4 shows the participation of workers under three major categories. Secondary sector workers are predominent as per 1961 census and Tertiary Sector Workers are predominent as per 1971 census. A slight increase in working force under Trade and Commerce as per 1971 census reflecting commercial nature of the Town.

RESIDENTIAL

3.07 The town consist of 83.04 hectares which works out to 21.64% and 46.12% to the developed area and total area respectively. There is no notified residential area in this town.

COMMERCIAL

3.08 Sattur Town experience lack of organised commercial area except Municipal Market and regulated market. The total Commercial area is 15.8[illegible] hectares which works out to 8.82% and 4.23% to the develop[illegible] area and total area respectively. The Commercial deve[illegible]pments has taken place on both sides of the following streets.

1. Railway Feeder Road
2. Madurai Trunk Road
3. Vembakkottai Road

The commercial area are sprinkled here and there catering to the needs of the Local People. The availability of commercial area works out to 0.71 hectares per 1000 persons.

../12/

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INDUSTRIAL

3.09 The area under Industrial use is 10.56 hectares, which constitute about 5.87% and 2.57% to the developed area and tota l area respectively. Match works, Nib Industries, Saw Mills, Litho & Press and Rice & Flour Mill are the major Industries in Sattur Town. There is no notified Industrial area in the town. The table No.3.5 and Map No.2 shows the location of Heavy and Light industries.

INDUSTRIES

Table No.3.5

Name of the Industries	Number of Industries
1. Nib Manufacturing	74
2. Match Industries(above 25 workers)	8
3. Litho & Press	31
4. Ginning Factory	5
5. Rice & Flour Mill	16
6. Saw Mill	9
7. Candle manufacturing	6
8. Others	72

EDUCATIONAL INSTITUTION:

3.10 The table No.3.6 and Map No.3 shows the details and location of Educational Institution. There are about 13 elementary and Higher elementary schools and 4 High and Higher Secondary Schools. A Secondary Teachers Training



MAP NO 2

SATTUR INDUSTRIES

LEGEND

- L.P.A. BOUNDARY
- RAILWAY LINE (M.G.)
- LAND UNDER WATER
- HEAVY INDUSTRIES (ABOVE 20 HP) ▲
- LIGHT INDUSTRIES (5 H.P. TO 20 H.P.) ●

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School is functioning at the North East boundary of the Local Planning Area at Mannarkottai Road. An Arts College for men is situated at Madurai Road namely Ramaswamy Naidu College which needs to travel about 1.5 K.M.

Table 3.6

Sl. No.	Classification	Nos.	Male	Female	Total
1.	Elementary School	7	1,140	961	2,001
2.	Higher Elementary School	6	1,413	1,366	2,779
3.	High School	1	229	..	229
4.	Higher Secondary School	3	1,620	964	2,584
5.	Teachers Training School	1	35	..	35

MEDICAL

3.11 A Government Hospital is located near Taluk Office at Madurai Trunk Road (N.H.7). Municipal Maternity Hospital is located within Municipality at Perumalkoil South Car Street. In total, there are 10 private clinics and nursing homes available for serving the medical requirements of the people. Map No.4 shows the details and Table No.3.7 shows the location of medical institution within the study area.

Table No.3.7

MEDICAL INSTITUTIONS

Sl. No.	Category	Number	Bed strength
1.	Government Hospital	1	44
2.	Government Maternity Home	1	5
3.	Private cinics & Dispensaries	7	40



SATTUR LOCAL PLANNING AREA

MAP No. 4

SATTUR MEDICAL INSTITUTIONS

LEGEND

- L.P.A. BOUNDARY
- ROADS
- RAILWAY LINE (M.G)
- LAND UNDER WATER
- BURIAL GROUND
- HOSPITAL
- CLINIC
- MATERNITY HOME

330 0 330 660 1320 FEET

160 80 0 160 320 640 960 METRES

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GOVERNMENT OF TAMILNADU

DTCP	M	85
R.P	MP	/86

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RELIGIOUS BUILDING:

3.12 There are many predominent Hindu Temples available in this town, such as Sivankoil, Mariammankoil, Perumalkoil. Few churches and pallivasals (mosque) are also available in this study areas.

RECREATION

3.13 The available one park and play grounds works out to 3.38 hectares which is 1.88% and 0.879 percent to the developed area and total area respectively. This also works out to 0.15 hec./1000 persons which is far less when comparing to accepted norm as 0.4 hectare per 1000 persons. There is no notified parks and playfields in the town.

TRANSPORT AND COMMUNICATION:

3.14 The bus-stand available in this Town is 'C' class Type which is located at the middle of the planning areas. It serves only 50% of accomodation (approximately) for the buses passing through this town.

Sattur Railway Station is one of the important Station in the Southern Railway due to movement of Industrial and Commercial products. This station is located on the Madurai-Tirunelveli metre gauge line.

The nearest Air-port located at Madurai is about 76 K.M. from the Sattur Town.

3.15 The Sattur Town is served with the protected water supply by intermittent system. The duration of water supply is from 06.00 Hrs. to 07.00 Hrs. In summer and winter season the percapita supply is in the order of 30 lpd.

Water is collected from VAIPAR RIVER and pumped to elevated reservoir and supplied by gravity system. The water is distributed through 58 public fountains and 1588 house service connections.

ELECTRICITY:

3.16 The Electricity required for the Sattur is supplied by Tamil Nadu Electricity Board. There are 604 street lights available. Consumption of the Electricity are as follows:-

Tabl e No.3.8

ELECTRICITY CONSUMPTION(UNITS)

Agriculture	Indus-trial	Commer-cial	House	Public lamps	Other	Total
2260907	7560037	3785026	6244029	602048	813849	21265896

DRAINAGE:

3.17 Only a part of the town is served by under ground drainage system. The remaining portion of the town is served by open drainage system.

.../16

LAND UNDER WATER:

3.18 The major area under this category belongs to VAIPAR RIVER, which flows along the Southern boundary of the Local Planning Area. The total area under this category is 143.55 hectares which works cut to 70.25% and 37.34 percent to the undeveloped area and total area respectively.

DETAILED DEVELOPMENT PLAN:

In Sattur Municipality there are five Detailed Development Plan. The above five Detailed Development Plans cover the entire Local Planning Area. All the five Detailed Development Plan are at only notified stage. The schemes are notified under section 23 of Town and Country Planning Act,1971 as per Director of Town and Country Planning Roc. No.30373/79, D2, Dated 17.4.1980.

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CHAPTER-IV

LAND USE AND TRANSPORTATION

4.01 Sattur Town has developed in a circular pattern, Madurai Road, Vembakottai Road, Nenm eni Road, Mannar Kottai Road, Bye pass Road are the major roads radiating from the neucleus of the town. Among above roads Madurai Road and Bye Pass Road are the National Highway Road Number 7.

4.02 Table 4.1 gives the land use of Sattur town. From the existing land use break up it is seen that out of the total area 384.39 hectares, the total developed area is 180.05 hectares which forms 46.84% to the total area and the undeveloped area is 204.34 hectares which forms 53.16 percent to the total area. The existing land use structure of the Local Planning Area is given in the table indicated below:-

.../18/

Table No.4.1

EXISTING LAND USE - SATTUR LOCAL PLANNING AREA

Sl. No.	Landuse	Extent in Hectares	Percentage to total area	percentage to the developed area
1.	Residential	83.04	21.60%	46.12%
2.	Commercial	15.88	4.23%	8.82%
3.	Industrial	10.56	2.57%	5.87%
4.	Education	12.30	3.29%	6.83%
5.	Public & Semi Public(including Roads)	58.27	15.15%	32.36%
6.	Agriculture (including under water)	204.34	53.16%	-
	Total Area	384.39	100%	100%

4.03 The Existing land uses are shown in the map.

...

38439
2.43
269073
153756
76878
949.44.33

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CHAPTER.V

SCOPE OF URBANISATION.....

ANALYSIS AND ASSESSMENT

5.01 The existing trend of the town with references to its growth potentialities, land utilisation and functions were dealt in the foregoing chapters. An attempt is made in this chapter, to analyse the potentialities, needs and limitations whin which the town can be developed in a more organised manner.

5.02 The planning period for this Master Plan is taken as 20 years from 1981, taking last census as the base year. As such land uses and projections are made for the requirements in 2001.

5.03 The population of the Town has been increasing steadily in the past decades. The expected population in Sattur town will be 40,000 in the year 2001 (Source: R.P. Division, Directorate of Town and Country Planning). If this estimated figure is adopted for planning proposals, there will be need for allocation of land for the additional population about 12857 in the year 2001.

5.04 Presently, Sattur is developed both as a Industrial and Commercial Town mainly due to the availability of cheeper work force and commercial commodities.

The proposed economic activities can be organised to cater to the needs of growing population of planning area. The land needed to accomodate the economic activities is discussed in the next chapters.

5.05 Presuming that there will not be any changes in the percentages of population in different age groups of 1981 census for another two decades 'projections' are made as given in table 5.1

Table No.5.1

FUTURE AGE GROUP POPULATION

SATTUR TOWN

Age Group	Persons 1981	Percentage	Persons 2001
0 - 14	9,907	36.5%	14,600
15 - 34	8,632	31.8%	12,720
35 - 59	6,867	25.3%	10,120
60	1,737	6.4%	2,560
Total	27,143	100%	40,000

Nearly 23,000 people fall between the age-group of 15 and 59 which constitute the anticipated working force of the Town.

.../

CHAPTER VI

MASTER PLAN PROPOSALS.

6.01 The planning objectives of the Master Plan area are based on the following assumptions.

(i) Sattur Town will retain its multifunctional character namely Industrial, Commercial and Administrative activities.

(ii) Sattur Town and the environs are influenced by Industrial activities namely Nib Industries, Litho Press, Offset Printing, Master works. The present trend will bound to continue in the future decades also.

With these basis the sectoral objectives are discussed in the following paragraphs.

6.02 Land is a scarce commodity particularly in urban areas where different uses will be competing based on the land now put to urban use, a rough estimate is made in this chapter to assess the future requirement of land for the population anticipated for the period 1981-2001.

6.03 The present population (1981 census) of the town is 27,143 the estimated population for Sattur Town in the year 2001 will be 40,000. The overall density of population prevailing in the town area at the time of 1981 census was 70-71 persons per hectare. Some of the land within the town area is still vacant. However, for future planning of the town area an overall density of 110 persons per hectare is assumed to be a desirable standard. Based on this assumption, the overall land requirement for the future decades has been worked out and shown in the Table 6.1.

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Table 6.1

LAND REQUIREMENTS FOR ESTIMATED POPULATION OF SATTUR TOWN FOR THE YEAR 2001

Decade	Existing in hectares	Requirement of land in hectares	Total area to be added in hectares
1981-2001	180.00	325	145
		Total requirement	145 hectares

From the above table, it can be seen that an additional area of 145.00 hectare is needed for the estimated population in year 2001. This means upto the planning period (upto 2001) the existing land area under Municipal limit should be brought under planned judicious usage, so as to achieve optimum use of land. Land available under non-urban use and vacant land should be utilised for urban development.

COMMUNITY ACTIVITIES:

6.04 The objective of the preparation and implementation of the Master Plan for a town is to create an environment for community participation. The plan is after all for the welfare of the community to whom it is prepared. The community welfare will be of foremost aim in designing the infrastructures which are to be provided through the Master Plan. The community participation is required in the following matters of:-

(1) Identification of problems

(2) Formulating solutions

(3) Implementing the projects.

(4) In sharing the expenditure required for execution of the projects.

The objective of this plan is to promote the communities participation in fulfilling the tasks assigned by the plan. The members of the community will have to be motivated actively to participate in executing the projects. The residential, commercial and industrial activities shall be planned to attract the private investment which ultimately will lead to reduce the burden of the planning authority.

ACTIVITY ZONES:

6.05 The study of the profile of the Town reveals that the town is situated in a favourable location for trade and industrial activities. Mostly retail trade units had spread all along the traffic corridors. The industries are located in a disorganised manner in the town. The Plan objective is to orient towards organising an orderly development of trade and industrial units so as to cater to the needs of the town. The orderly placement with the necessary infrastructures will help the entrepreneurs to invest in these economic activities.

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STANDARD OF URBANISATION

6.06 The existing facility for social gathering includes only cinema theatres, reading rooms and a park. There is no organised open space for community activity. The plan objective is therefore to be in line with the provision of the services to the extent of the desired norms and standards for both the present and future population. The plan objective is to create an organised place for community activity.

6.07 The present position in water supply is at the rate of 30 litres/day/head during summer and winter season as against the standard requirement of 250 lit./day/head. This needs improvement to water supply at the rate of atleast 150 litres/day/head.

6.08 The underground drainage facility is available in part of the town and in remaining parts the waste water is allowed to run over the open land and surroundings of buildings, leads to health hazards. There is an urgent need for comprehensive improvement to sewage system.

6.09 Housing stock has to be improved by pooling the public fund by the State Housing Board. The public participants in housing activity has to be stimulated and stream lined by the preparation and implementation of Detailed Development Plans by Sattur Local Planning Authority. Due to much of the industrial development in this town, the industrial organisation also may be encouraged to form Housing Societies on Co-operative basis for their labourers.

6.10 The plan objective is to lay emphasis on co-ordination of participation of various agencies in tackling the sectoral problems. The Local Planning Authority constituted for this town will be responsible to co-ordinate and monitor the developmental agencies to achieve the target assigned through this Master Plan.

RESIDENTIAL:

6.11 Based on the present trend of new development and land classification pockets of land are earmarked for future residential use. The vacant land within the developed pockets as residential, dry lands in between Vellakarai Road and Vembakottai Road and the similar lands in between the Vembakkottai Road and Bye-pass Road excluding the Commercial existing residential pockets have been earmarked for residential developments. Total land proposed under this zone is 145 hectares considering the trend of development in the existing developed residential pockets in core area, this residential area has been earmarked as mixed residential.

COMMERCIAL

6.12 ---The linear Commercial activity zone on both sides along the major through fares namely Railway Feeder Road, Kanyakumari-Madurai Road, Bye-pass road and Vembakkottai Road in existance will be extended upto 50' depth and allowed to function as town centre. A commercial area proposed in between the Kanyakumari-Madurai Road and Railway line also adjoining the Municipal boundary and also 5 pockets have been proposed as a commercial zone as shown in the proposed map.

INDUSTRIAL

6.13 Sattur is also one of the Industrial Town. There is no any notified Industrial Area. Now the dry land in between the Kanyakumari-Madurai Railway line and Ventankulam Tank has been proposed as Industrial use zone. Total land proposed under this zone is 44.5 hectares.

EDUCATION:

6.14 The present educational institutions will continue its functions to cope up with future requirements. For the men students a college situated at Madurai Road namely Ramaswamy Naidu College is serving for the college education which needs to travel about 1.5 K.M. from the southern boundary of the Local Planning Area.

PUBLIC AND SEMI PUBLIC:

6.15 Public uses comprising of Government institutions, Religious centres and Medical care units in existence are already serving for a good number of local and floating population. When developed further as anticipated, the town will have to be provided with additional public institutions. To accomodate them a portion of land has been earmarked in the junction of Kanyakumari-Madurai Road and Vembakottai Road.

BUS STAND:

6.16 The existing Bus stand is inadequate to accomodate the present and increased fleet strength and to provide the amenities required for travelling public. The vacant dry land lies in eastern and southern side of the Bus stand may be included with the existing bus stand for expansion and also to provide the amenities required for the travelling public.

AGRICULTURE:

6.17 The existing park, open space and sewage farm are to be maintained as agricultural use.

TRANSPORT:

6.18 The major corridors is sufficiently wide except interior of the town centres. Eventhough this section of the road cannot be widened, this section can be improved by phased removal of the encroachments and also by proper traffic operation plans.

IMPLEMENTATION AND ESTIMATE COST:

6.19 While basic amenities and maintenance of internal circulation of street will take care off by the local civic authorities, the major public proposals like new bus stand, public & semi public complex will be implemented by the Local Planning Authority through State Government Agencies.

6.20 The public schemes may be financed under Integrated Urban Development Projects of Central Sectors or Integrated Urban Development Projects of State Sector monitored through the Committee of Town and Country Planning Board. The approximate estimate cost is worked out and enclosed at the Annexure 'F'.

Table 6.2

//28//

PROPOSED LAND USE

Uses	Requirement as per standard in Hectares.	Land provided in Hectares	Percentage to the total area
Residential	155	136.40	35.48%
Commercial	30	32.88	8.55%
Industrial	40	44.56	11.59%
Education	20	12.30	3.20%
Public & Semi Public	95	60.27	15.68%
Others (including land under water)	50	97.98	25.50
Total	390	384.39	100%

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Ramanathapuram Kamarajar Region
Code; TE 0051

COMMISSIONER 21.3.96
SATTUR MUNICIPALITY.

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CHAPTER VII

ZONING REGULATIONS

7.1 For the implementation of the plan by the Local Authority, Zoning regulations are obsolutely essential. The already approved Zoning regulations by the Government in their G.O.Ms.No.1730 Rural Development and Local Administration department dated 24th July 1979 and subsequent amendments to be made to this G.O., as given in Annexure-A and enclosed in this report shall apply for this town. The grant or refusal of Planning permission shall be as per the above zoning regulations.

7.2 The notification issued under Tamilnadu District Municipalities Act 1920 delineating areas for industrial use shall be allowed to develop as such, except for the areas, proposed for specific uses as contemplated in this Master Plan proposals, for which the Zoning regulations as in Annexure-A shall apply.

7.3.1 No person shall carry out any development as defined in Section 2(13) of the Town and Country planning Act 1971 without the written permission of the Local Planning Authority.

7.3.2 Any Site approval or planning permission for any development under these rules/ regulations ahll not absolve the applicant of his responsibility to get clearance or permission under other Acts, Rules.

7.3.3 While granting permission, the Local Planning Authority may impose such restrictions and conditions as may be necessary under these rules.

7.3.4 i. No development shall be in contravention of these rules;

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

7.3.5. In the case of an area comprised in a Detailed Development plan ~~consented~~/approved under the Town and Country Planning Act 1971 and in respect of areas comprised under detailed Town Planning schemes ~~prepared or~~ sanctioned under Town ~~and Country~~ Planning Act of 1920, the developments in those area shall be in confirmity with the detalled Development plan and regulated as per the provisions contained in the respective Detailed Development plans.

7.3.6 Where for an area, a detailed layout plan or land development has been approved by the local planning Authority with the approval of Director the zoning shown on such layout plan shall be applicable and the developments in the area shall be regulated according to these rules subject to such notifications as may be prescribed in such layout, conditions.

7.3.7 The permission for any layout shall be granted by LPA with prior approval of Director or his authorised officer, subject to such conditions and regulations, as may be stipulated by him.

7.3.8 The proposed rights of way for all major roads together with set back lines for them shall be in accordance with details specified in the Annexure.B.

7.3.9 The Multi-Storeyed Buildings shall be permitted only along roads abutting the roads having a minimum of 18 mts. width by the Local planning Authority with the prior approval of Director subject to such conditions as may be prescribed by the Director.

7.3.10 The layout and sub-division of land for building purposes shall be carried out only in accordance with the provisions as specified in the approved layout.

7.3.11 Development charges:

Every developer intending to develop any area, shall obtain planning permission from Local Planning Authority on payment of development charges at the rate fixed under the Act and Rules.

7.3.12 Exemption

The Director of Town and Country Planning can relax any of the provisions concerned in specific cases relating to

a. set back and open space requirements in plots,
b. permit any land and building use in any of the zones delineated or in any part of the Local Planning area prescribing such conditions as may be deemed necessary.

7.3.13 Any variation to the zoning regulations or variation to any of the clauses contained in the M Master Plan Regulations shall be effected as per the provision under Section 32 of the Town and Country Planning Act 1971.

7.3.14 In so far as the lands included in this Master Plan., they shall be deemed to have been excluded from residential areas notified under section 89 of the Tamilnadu Public Health Act, 1939, and also from the Industrial areas notified under section 193 of Tamilnadu District Municipality Act, and the land and Building uses shall be regulated under the Town and Country Planning Act Development plans.

ANNEXURE -B

Description	Minimum width	Remarks
a. Passage:		
i. When it is intended to serve only one plot and the length of passage does not exceed of 40 m(131.234-ft)	3.5m (11.483ft)	The passage will remain private
ii. When it is intended to serve two plots only and the length of passage does not exceed 80m	4.75m	The passage will remain private
b. Streets and Roads:		
i Streets intended to serve not more than 10 plots on one side and/or subject to a maximum length of 120m (393.7 ft)	7.0m 22.966ft	All streets shall become public. The land owner/developer shall hand over (*) through a letter of relinguishment in a stamp paper to the local Authority concerned after forming the road as per specifications contained under relevant sections of TNDM Act 1920
ii. Streets intended to serve not more than 20 plots on one side and/or subject to a maximum of 240 m (787.4 ft)	9.00m (30')	
		(*) these streets/road portion
iii. Roads of length more than 240m. but below 400M(1312.336 ft)	12m (40')	-do-
iv. Roads length between 401 to 1000m	18.0m (60')	-do-
v. Roads of length more than 1000m (above 32808 ft)	24m	-do-
c. Splay		A splay at the intersection of two or more streets/roads shall be provided

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width of Smaller	Space to be left for splay/round of
1. Road upto 10m	1.5m x 1.5m.
2. Road above 10m	1/3rd of the width of road

Note: 1. All streets except cul-de-sac streets shall be connected to a public or an approved private street at both ends. pedestrian pathways and cul-de sac streets shall be connected to a public or an approved private street at one end.

Note: 2. The width of streets and roads in layouts in areas covered by development plan shall conform to the provision of the Development plan.

7.4 The land use schedule is given in

Annexure-C

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USE ZONE REGULATIONS

I. RESIDENTIAL USE ZONE

(a) Primary Residential Use Zone

(b) Mixed Residential Use Zone

USE ZONE I(a) PRIMARY RESIDENTIAL USE ZONE USES PERMITTED:

1. All residential buildings including single and multi family dwellings, apartment dwellings and tenements together with appurtenences pertaining thereto;

2. Professional consulting offices of the residents and other incidential uses therefor;

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

4. Hair dressing saloons and Beauty parlours;

5. Nursery and Primary Schools.

6. Taxi and Auto-rickshaw stands; and

7. Parks and Playfields.

USE ZONE I(b) MIXED RESIDENTIAL USE ZONE:

Uses permitted:-

1. All uses permitted under Use Zone 'I(a) ie. primary Residential use Zone.

2. Hostels and single person apartments;

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3. Community Halls, Kalyana Mandapams, Religious buildings welfare centres and Gymnasia;

4. Recreation Clubs, Libraries and Reading Rooms;

5. Clinics, Dispensaries and Nursing Home;

6. Government, Municipal and other Institutional sub-offices;

7. Police Stations, Post & Telegraph Offices, Fire stations and Electric Sub-stations;

8. Banks and Safe Deposit Vaults;

9. Educational Institutions excluding Colleges;

10. Restaurants, Residential Hotels and other Board and Lodging Houses;

11. Petrol filling and service stations;

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

13. Vegetable, Fruit, Flower, Fish, 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.566 dated 13.3.62.

II. <u>COMMERCIAL USE ZONE - USE ZONE 2</u>

<u>Uses permitted:</u>

1. All uses permitted in Use Zones 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 and sale of merchandise, either wholesale or retail but excluding explosives, obnexious products and other materials likely to cause health hazards;

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3. Business offic and other commercial and financial inst tions;
4. Warehouses, rep itories and other uses connected with storage or wholesale trade, but excluding storage of explosives or products which are either obnoxiou or likely to cause health hazards;
5. Cinemas, Theatr s and other commercial entertainment centres.
6. Research, exper ntal and Testing laboratories not involving d er of fire, explosion or health hazards;
7. Transportation t minals including bus stands, railway station nd organised parking lots;
8. Automobile repai hops and garages;
9. Small industrie sing electric motors not exceeding 20 H.P nd or employing not more than 25 workers, whic e not noxious or offensive due to odour, dus smoke, gas, noise or vibration or otherwise dan ous to public health and safety; and
10. Installation of e ctric motors not exceeding 20 H.P. for use i dental to the commercial activities permiss le in the zone.

III. INDUSTRIAL USE ZONE - USE ZONE 3:

(a) Controlled Industrial Use Zone
(b) General Industrial Use Zone
(c) Special Industrial and Hazardous Use Zone

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USE ZONE III (a) CONTROLLED INDUSTRIAL USE ZONE:

USES PERMITTED:

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

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

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

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

USE ZONE III(b) GENERAL INDUSTRIAL USE ZONE:

Uses permitted:

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

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

3. Hotels, restaurants and clubs, or places for social intercourse, recreation and worship or for dispensaries and clinics; and
4. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

USE ZONE III(c) SPECIAL INDUSTRIAL AND HAZARDOUS USE ZONE:

USES PERMITTED:

1. All commercial uses listed under Use Zone 1 and 2 ie. residential and commercial use zones;
2. All industries permissible in the Use Zones III (a) and III (b) ie. the controlled and general industrial Use Zones;
3. All uses involving storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and or which may produce poisonous fumes or explosion;
4. All uses involving storage, handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalies, acids, or other liquids or chemicals producing flames, fumes and explosive, poisionous, irritant or corresive gases;

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

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

7. Melting or processing tallow or sulphur;

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

9. Washing or 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 artificial manure;

13. Brewing beer, manufacturing by distillation arrack or spirit containing alcohol, whether denature 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) ie. controlled industrial and the general industrial use zones.

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

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

IV. EDUCATIONAL USE ZONE - USE ZONE 4:

Uses Permitted:

1. Schools, Colleges and other higher education and Training Institutions and the uses connected therewith.

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

3. Hostels and single person apartments

4. Recreation Clubs, Libraries and Reading rooms; and

5. Restaurants.

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

Uses permitted:

1. Government and Quasi Government offices.

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

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

4. Harbour, Airport and Flying Club.

5. Organised parking Lots and Bus and Taxi stands;

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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 Zone 1(a) and 1(b) ie. the residential use Zones.

VI. AGRICULTURAL USE ZONE -USE ZONE 6:

Uses permitted:

1. All agricultural uses;
2. Farm houses and building for agricultural activities;
3. Rural settlements with allied uses;
4. Public and private parks, playfields, gardens caravan and camping sites, and other recreational uses;
5. Diary and Cattle Farms;
6. Piggeries and popultry Farms;
7. Water tanks and reservoirs;
8. Sewage farms and garbage dumps;
9. Airports and broadcasting installations;
10. Forestry
11. Cometaries, Crematoria and Burning and Burial grounds;
12. Storing and drying of fertilisers;
13. Fish curing;
14. Salt manufactning;
15. Brick, tile or pottery manufacture;
16. Stone crushing and quarrying and
17. Sand, clay and Gravel quarrying.

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ANNEXURE - C

PRIMARY RESIDENTIAL ZONE

Sl. No.	Index No. shown in Map	Survey numbers of Sattur
1.	PR1	177 pt
2.	PR2	19,20
3.	PR3	12pt, 14 pt

MIXED RESIDENTIAL ZONE

1.	MR1	175pt, 176pt,177pt,181pt,182pt, 183pt
2.	MR2	188 pt, 189 pt
3.	MR3	205 pt
4.	MR4	207 pt
5.	MR5	203 pt
6.	MR6	195 pt
7.	MR7	225 pt, 226pt, 227 pt
8.	MR8	225 pt
9.	MR9	99pt, 100pt,101pt, 102pt,106pt, 109pt, 111pt, 114pt, 117 pt,118pt, 127
10.	MR10	124 to 126, 132 to 136, 137pt, 146pt, 147pt, 148pt.
11.	MR11	153pt, 154pt,155pt,156pt,157,158pt, 159pt,162pt,163pt,164pt,165, 166, 167pt,168 pt.
12.	MR12	169 pt.
13.	MR13	169 pt
14.	MR14	172 pt
15.	MR15	173 pt, 183 pt
16.	MR16	38,63pt,64 to 69, 70pt,71pt,72 to 77, 78pt,79 to 81, 83pt, 84pt,85pt, 86 to 93, 96 pt, 97pt.
17.	MR17	62pt
18.	MR18	43pt, 58 pt

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1.	2.	3.
19.	MR19	54pt
20.	MR20	47pt
21.	MR21	5pt, 6pt
22.	MR22	33pt, 34pt, 35pt
23.	MR23	23,24,28, 32,33pt
24.	MR24	41pt
25.	MR25	10pt, 30pt
26.	MR26	45pt
27.	MR27	7pt
28.	MR28	7pt, 46 pt
29.	MR29	1pt, 17pt
30.	MR30	1pt,2,3,4pt,5pt;6pt,7pt,12pt, 13, 14pt, 15

COMMERCIAL ZONE

1.	C1	188pt, 189pt
2.	C2	207pt, 208pt
3.	C3	203pt,205pt,206pt,213pt
4.	C4	195pt
5.	C5	195pt
6.	C6	226pt
7.	C7	137pt,146pt,147pt,148pt
8.	C8	106pt,111pt, 114pt,118pt,119pt,121
9.	C9	225 pt
10.	C10	35 pt
11.	C11	84 pt, 85pt, 96pt, 97pt

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1.	2.	3.
12.	C12	83pt
13.	C13	150pt
14.	C14	154pt, 158pt
15.	C15	162pt
16.	C16	142
17.	C17	153pt,155pt,156pt,159pt,162pt, 163pt,164pt,167pt,168pt
18.	C18	171pt
19.	C19	172pt,173pt
20.	C20	172pt,183pt
21.	C21	175pt,181pt,182pt
22.	C22	176pt,177pt,178pt,179pt,180pt
23.	C23	175pt,176pt
24.	C24	54pt
25.	C25	45pt
26.	C26	10pt,30pt,43pt,58pt
27.	C27	58pt,59pt,61pt,62pt
28.	C28	62pt
29.	C29	42pt
30.	C30	41pt
31.	C31	30pt
32.	C32	10pt,30pt
33.	C33	12pt
34.	C34	7pt,8,45pt,46pt
35.	C35	7pt
36.	C36	5pt
37.	C37	17pt

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1.	2.	3.
	INDUSTRIAL ZONE	
1.	IC1	180,181 pt,182pt
2.	IC2	186,187,188pt,189pt,192
3.	IC3	205pt
4.	IC4	202
5.	IC5	71pt
6.	IC6	42pt
7.	IC7	62pt
8.	IC8	171pt
9.	IC9	174
10.	IC10	47pt,54pt
11.	IC11	46pt
12.	IC12	7pt
13.	IG1	206pt,207pt,208pt,209,213pt.
	EDUCATIONAL ZONE	
1.	E1	173pt
2.	E2	141
3.	E3	204
4.	E4	102pt
5.	E5	101pt
6.	E6	96pt
7.	E7	78pt
8.	E8	70pt
9.	E9	59pt
10.	E10	30pt

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b

1.	2.	3.
	PUBLIC & SEMI PUBLIC ZONE	
1.	P&S1	177pt
2.	P&S2	174pt
3.	P&S3	140
4.	P&S4	223pt
5.	P&S5	222
6.	P&S6	224pt
7.	P&S7	118pt
8.	P&S8	109pt
9.	P&S9	111pt
10.	P&S10	100pt
11.	P&S11	99pt
12.	P&S12	150pt
13.	P&S13	82
14.	P&S14	63pt
115	P&S15	169pt
16.	P&S16	171pt
17.	P&S17	54pt
18.	P&S18	47pt
19.	P&S19	6pt
	AGRICULTURAL ZONE	
1.	AG1	4pt
2.	AG2,	35pt
3.	AG3	33pt
4.	AG4	223pt, 224pt, 225pt, 227pt

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ANNEXURES

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ANNEXURE-A

GOVERNMENT OF TAMILNADU

Abstract

Local Planning Area - Sattur - Declaration of Local Planning Area under section 10(1) of the Town and Country Planning Act,1971 - Preliminary Notification - Issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O. Ms. No.2003

Dated 20th September '73
Read:

From the Special Officer,Sattur Municipality, letter No.C2/4019/73,dated 19.7.73 and 6.8.73.

***

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 local planning authority. The appended notification will be published in English in the Tamilnadu Government Gazette and republished in English and in Tamil in the 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.

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 the 1972) the Governor of Tamilnadu hereby declares his intention to specify the local areas specified in column(3) of the Table below to be a local planning are a with the name specified in the corresponding entry in column (2) thereof.

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

THE TABLE

S.No.	Name of Local Planning Area	Area forming the Local Planning Area
		No.and Name of Revenue Villages
	SATTUR	127 Sattur

/True Copy/

Sd./- ...
Section Officer

/True Copy/

ANNEXURE-B

GOVERNMENT OF TAMILNADU
Abstract

LOCAL PLANNING AREA - Sattur - Declaration - Notificat. under section 10(4) of the Tamil Nadu Town and Country Plann. Act,1971 - Issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O. Ms. No.628

Dated 16th March,1974

G.O. Ms. No.2003, RDLA, dated 20.9.73

ORDER

A proposal notifying the intention of the Government to declare certain local areas forming a local planning area and constitute for such local planning area, a local planning authority, was published at page 563 of Part II section1of the Tamil Nadu Government Gazette, sub-section (3) of section 10 of the Tamil Nadu Town and Country Planning Act,1971(Tamil Nadu Ac 35 of 1972) No objection or suggestion having been received, the Government declare the local areas specified in column (3)o the Table in the Notification appended to this order to be a local planning area by the name specified in the correspondin entry in column (2) thereof.

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

(BY ORDER OF THE GOVERNOR)

C.G.Rangabashyam
Secretary to Government

/ True Copy /

NOTIFICATION

In exercise of the powers conferred by sub section (4) of section 10 of the 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 tobe a local planning area under the name specified in the corresponding entry in column (2) thereof.

The Table

Sl. No.	Name of Local Planning area	Number and name of Revenue villages
(1)	(2)	(3)
1.	SATTUR	127 Sattur

Sd/- ...
Section Officer.

/ True Copy /

Verified Real State

ANNEXURE-C

opy of G.O. Ms. No.650 dated 8.4.1975,R.D.& L.A., Department

...

ABSTRACT

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

ORDER:

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

(By Order of the Governor)

R.BALASUBRAMANIAN
SECRETARY TO GOVERNMENT

APPENDIX
NOTIFICATION

In exercise of the powers conferred by proviso to sub section (1) of section 11 of the Tamil Nadu Town and Country Planning Act,1971 (Tamil Nadu Act,35 of 1972) the Governor of Tamil Nadu hereby declares the Local authority of the local planning areas specified below to be the local planning authority.

1. Palani
2. Periyakulam
3. Bodinayakanur
4. Theni-Allinagaram
5. Cumbum
6. Kodaikanal
7. Pollachi
8. Gobichettipalayam
9. Dharapuram
10. Udumalpet
11. Sathyamangalam
12. Bhavanisagar
13. Valparai
14. Manaparai
15. Thuraiyur
16. Karur
17. Thiruvallur
18. Chingleput
19. Arkonam
20. Gudiyatham
21. Vaniyambadi
22. Thiruvannamalai
23. Arni
24. Walajapet
25. Ranipet
26. Arcot
27. Ambur
28. Tiruppathur
29. Tindivanam
30. Villupuram
31. Nellikuppam
32. Panruti
33. Virudhachalam
34. Chidambaram
35. Mayuram
36. Nagapattinam
37. Mannargudi
38. Pattukottai
39. Tiruvarur
40. Sirkali
41. Pudukottai
42. Attur
43. Rasipuram
44. Tiruchengode
45. Idapadi
46. Namakkal
47. Mettur
48. Yercaud
49. Colachel
50. Kuzhithurai
51. Padmanabapuram
52. Kanyakumari
53. Dharmapuri
54. Krishnagiri
55. Kotagiri
56. Cotacamund
57. Coonoor
58. Virudhunagar
59. Srivilliputhur
60. Rajapalayam
61. Sivakasi
62. Sattur
63. Karaikudi
64. Aruppukottai
65. Devakottai
66. Paramakudi
67. Ramanathapuram
68. Sivaganga
69. Rameswaram
70. Kadayanallur
71. Kovilpatti
72. Pullangudi
73. Sankarankoil
74. Shencottah
75. Tenkasi
76. Courtallam

GOVERNMENT OF TAMILNADU
Abstract

LOCAL PLANNING AUTHORITIES - composition of Local Planning Authorities which comprises of single Local authority - ordered.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O. Ms. No.651 Dated:8th April,1975.
Read:
G.O.Ms.No.650, RD & LA, dt. 8-4-75.

ORDER

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

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

3. The Government clarify that on the declaration by the Government of the single local authority as local planning authority under the proviso to section 11(1) of the Act, the Chairman, Members and executive authority of the local authority shall automatically become the Chairman, members and the executive authority of the local planning authority concerned.

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

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

(BY ORDER OF THE GOVERNOR)

Sd./-...
Secretary to Government

/ True copy /

APPENDIX

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

LIST

Sl. No.	Name of the Local Authority	Name of the Local Planning Authority
	RAMANATHAPURAM DISTRICT	
62.	Sattur Municipality	Sattur
63.	Karaikudi Municipality	Karaikudi
64.	Aruppukottai Municipality	Aruppukottai
65.	Devakottai Municipality	Devakottai
66.	Paramakudi Municipality	Paramakudi
67.	Ramanathapuram Municipality	Ramanathapuram
68.	Sivaganga Municipality	Sivaganga
69.	Rameswaram Township	Rameswaram

Sd./- ...
SECTION OFFICER.

/True copy/

Sd./- ...
Commissioner,
Sivaganga Municipality.

/ true copy /

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ANNEXURE-D

நகர்-ஊரமைப்பு இயக்குநர், சென்னை - அவர்களின் நடவடிக்கைகள்...
முன்னிலை: திரு. த.ச. செல்வராஜ், இ.ஆ.ப.,

***

ச.க.எண்.7042/84, முதி.2. நாள்: 5.4.1984

பொருள்: தமிழ்நாடு நகர் ஊரமைப்புச் சட்டம் 1971 முழுமைத் திட்டம் - உள்ளூர் திட்டப்பகுதி நிலங்கள் மற்றும் கட்டிடங்கள் தற்போதைய உபயோக வரைபடத்தினை தயாரித்தல் - கால நீடிப்பு - உத்தரவு வழங்குதல் - சம்பந்தமாக.

பார்வை: அரசு ஆணை எம்.எஸ். எண்.1811, வீட்டு வசதி மற்றும் நகர்ப்புற வளர்ச்சித்துறை, நாள்:1.9.78.

***

ணை:

தமிழ்நாடு நகர் ஊரமைப்புச் சட்டம் 1971-ன் கீழ் முழுமைத் திட்டம் (தயாரித்தல், வெளியீடு, ஒப்புதல்) விதி எண்.3-ன்படி இணைப்பு 'அ'வில் குறிப்பிடப்பட்டுள்ள உள்ளூர் திட்டப் பகுதிகளுக்கு நிலங்கள் மற்றும் கட்டிடங்களின் தற்போதைய உபயோக வரைபடத்தினை தயாரிக்க 31.3.1985 வரை கால நீடிப்பு அளிக்கப்படுகிறது.

(ஒம்.).....
நகர் ஊரமைப்பு இயக்குநருக்காக

இணைப்பு 'அ'

1. மதுராந்தகம்
2. ராணிப்பேட்டை
3. வாணியம்பாடி
4. ஆம்பூர்
5. திருஉண்ணாகிரி
6. திருப்பத்தூர்
7. பண்ருட்டி
8. திருச்செங்கோடு
9. திண்டிவனம்
14. சத்தியமங்கலம்
15. கோதவாரி
16. பவானிசாகர்
17. சீர்காழி
18. திருவாரூர்
19. மணப்பாறை
20. துறையூர்
21. மன்னார்குடி
22. பட்டுக்கோட்டை
23. பழனி
24. சாத்தூர்
25. விருதுநகர்
26. கொடைக்கானல்
27. தேனி
28. ஸ்ரீவில்லிபுத்தூர்
29. சிவகாசி
30. கம்பம்
31. அரந்தாங்கி
32. தூத்துக்குடி
33. கடையநல்லூர்
34. தென்காசி
35. சங்கரன்கோயில்
36. புளியங்குடி
37. கொளச்சல்
38. பத்மநாபபுரம்
39. குழித்துறை

/ உண்மை நகல் /

ANNEXURE - E

சாத்தூர் நகர் மன்ற உள்ளூர் திட்டக்குழுக் கூட்டத்தின் நடவடிக்கைகள்

பொருள்:

சாத்தூர் உள்ளூர் திட்டப் பகுதிக்கு இராமநாதபுரம்-புதுக்கோட்டை மண்டல நகர ஊரமைப்பு துணை இயக்குநர் அவர்கள் தற்கால மற்றும் உத்தேச நில உபயோக வரைபடம் தயாரித்து குழுமத்தின் ஏற்புக்காக அனுப்பியுள்ளார். மேற்படி வரைபடம் முழுமைத் திட்டம் தயாரிக்கும் விதி 3-ன்படி ஏற்பு செய்ய உள்ளூர் திட்டக் குழுமத்தின் ஒப்புதலுக்கு வைக்கப்பட்டுள்ளது.

அலுவலகக் குறிப்பு: சாத்தூர் உள்ளூர் திட்டப் பகுதிக்கு இராமநாதபுரம்-புதுக்கோட்டை மண்டல நகர் ஊரமைப்பு துணை இயக்குநர் அவர்களால் தயாரிக்கப்பட்டுள்ள தற்கால மற்றும் உத்தேச நில உபயோக வரைபடத்தை முழுமைத் திட்ட விதி 3-ன்படி ஏற்பு செய்யலாம்.

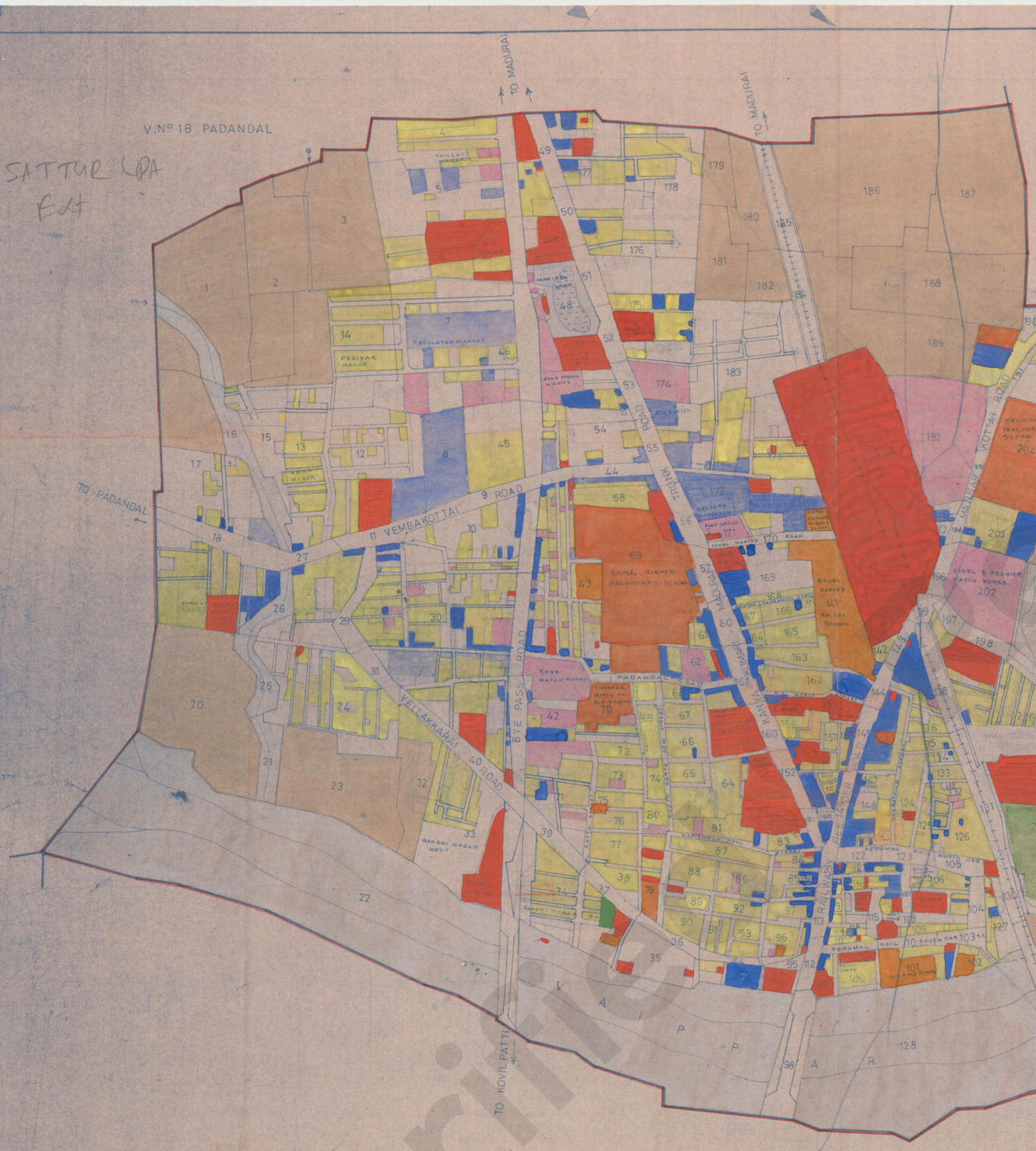
தீர்மான எண்.4 நாள்: 29.1.1985

அனுமதிக்கப்பட்டுள்ளது.

(ஒம்.)நா.ரமிகராஜன்,
தலைவர்,
உள்ளூர் திட்டக்குழு மற்றும்
தனி அதிகாரி

/ உண்மை நகல் /

SATTUR LPA
Ext



SATTUR LOCAL PLANNING AREA

SATTUR MASTER PLAN
EXISTING LAND USE -1995

LEGEND

- L.P.A. BOUNDARY
- S.F. BOUNDARY
- RAILWAY LINE (M.G.)
- ROADS
- WATER BODIES
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- EDUCATIONAL
- PUBLIC AND SEMI PUBLIC
- AGRICULTURAL — WET LAND / DRY LAND

EXECUTIVE AUTHORITY
SATTUR L.P.A.

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING MADURAI REGION

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING M.P. DIVISION. ~~MADRAS~~ CHENNAI

ADDITIONAL JOINT DIRECTOR OF TOWN AND COUNTRY PLANNING ~~MADRAS~~ CHENNAI.

SPECIAL COMMISSIONER OF TOWN AND COUNTRY PLANNING, CHENNAI.

for SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPT.

80 40 0 80 160 240 320 400 Metres
330 165 0 330 660 990 1320 Feet

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMIL NADU.

DTCP	M	/95
MR	MP	/95

Verified
TM

SATTUR MASTER PLAN

PROPOSED LAND USE - 2011

TO MADURAI

TO MADURAI

TO MANNAR KOTTAI

V. NO. 18
PADANDAL

TO PADANDAL

D.D. PLAN NO: 1

D.D. PLAN NO: 2

D.D. PLAN NO: 3

D.D. PLAN NO: 4

D.D. PLAN NO: 5

11 VEMBAKOTTAI ROAD

MADURAI ROAD

NOTTAI ROAD

PADANEAR ROAD

VELLAKKARAI ROAD

EYE

VAIPAR RIVER

SATTUR RAILWAY STATION

SECONDARY GRADE TEACHER TRAINING SCHOOL

EXCEL PREMIER MATCH WORKS

VENJANKULAM TANK

MUNICIPAL SEWAGE FARM

SHINE HIGHER SECONDARY SCHOOL

REGULATED MARKET

PERIYAR NAGAR

ANNA NAGAR

GANDHI NAGAR

MARIAMMAN KOIL

PERUMAL KOIL

V. NO. 126
KATTALAMPATTI

V. NO. 128
CHINNAGOLLAPATTI

V. NO. 17
CHATTRAPPATTI

TO NENMENI

TO KOVILPATTI

TO KOVILPATTI

TO KOVILPATTI

SATTUR BYT-II

LEGEND

L.P.A. BOUNDARY.	
S.F. BOUNDARY.	
RAILWAY LINE (M.G.).	
ROADS	
WATER BODIES	
D.D. PLAN BOUNDARY.	

	EXG	PRO
RESIDENTIAL		
COMMERCIAL		
INDUSTRIAL		
EDUCATIONAL		
PUBLIC AND SEMI PUBLIC		
AGRICULTURAL WET LAND		
DRY LAND		
DRY LAND IRRIGATED		
PROPOSED ROAD.		

EXECUTIVE AUTHORITY
SATTUR L.P.A

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING MADURAI REGION

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING M.P. DIVISION
~~MADRAS~~ CHENNAI

ADDITIONAL ~~JOINT~~ DIRECTOR OF TOWN AND COUNTRY PLANNING
~~MADRAS~~ CHENNAI

SPECIAL COMMISSIONER OF TOWN AND COUNTRY PLANNING, CHENNAI.

SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT

80 40 0 80 160 240 320 400 Metres
330 165 0 330 660 990 1320 Feet

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMIL NADU

DTCP M /96
MR MP /96

SATTUR LOCAL PLANNING AREA

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SATTUR
MASTER PLAN
EXISTING LAND USE - 1995

V.No.18 PADANDAL

TO MADURAI

TO PADANDAL

TO KOVIL PATTI

TO NENMENI

TO KOVILPATTI

V.No.17 CHATTRAPPATTI

V.No.126 KATTALAMPATTI

V.No.128 CHINNA GOLLAPATTI

THILLAI NAGAR · OFFICE · FIRE STATION · MARIYAN URANI · REGULATED MARKET · PERIYAR NAGAR · STAR MATCH WORKS · RICE MILL · ANNA NAGAR · KALYANA MANDAPAM · POST OFFICE · KORD JUNIOR MIDDLE SCHOOL · BUS STAND · S.H.N.E. HIGHER SECONDARY SCHOOL · SATTUR RAILWAY STATION · SECONDARY TEACHER TRAINING SCHOOL · EXCEL & PREMIER MATCH WORKS · HR. SEC. SCHOOL · ETHEL HARVEY · GURULI · ROSE MATCH WORKS · THERESA GIRLS HR. ELE.SCHOOL · TELEPHONE EXCHANGE OFFICE · MUNSIF COURT · CSI CHURCH · RC CHURCH · POLICE STATION · S.M COURT · THALUK OFFICE · GANDHI NAGAR WEST · GANDHI NAGAR EAST · PALLI VASAL · A.L. HIGH SCHOOL · MUNICIPAL SEWAGE FARM · KOVIL · VENTANKULAM TANK · PERUMAL KOIL NORTH CAR ST · PERUMAL KOIL SOUTH CAR ST · VAIPPAR · VEMBAKOTTAI 9 ROAD · VEMBAKOTTAI 11 ROAD · VEMBAKOTTAI 40 ROAD · MADURAI ROAD · KULWARI ROAD · KAVAYAFIELDER ROAD · RAILWAY FIELDER ROAD · TRUNK ROAD · BYE PASS ROAD · MANNAR KOTTAI ROAD · ETHEL HARVEY ROAD · NENMENI ROAD · PADANDAL ROAD

LEGEND

L.P.A. BOUNDARY	
S.F. BOUNDARY	
RAILWAY LINE (M.G.)	
ROADS	
WATER BODIES	
RESIDENTIAL	
COMMERCIAL	
INDUSTRIAL	
EDUCATIONAL	
PUBLIC AND SEMI PUBLIC	
AGRICULTURAL	WET LAND
	DRY LAND

EXECUTIVE AUTHORITY
SATTUR L.P.A.

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING. MADURAI REGION.

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING M.P. DIVISION CHENNAI.

ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING CHENNAI.

SPECIAL COMMISSIONER OF TOWN AND COUNTRY PLANNING, CHENNAI.

For SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPT.

80 40 0 80 160 240 320 400 METERS
330 165 0 330 660 990 1320 FEET

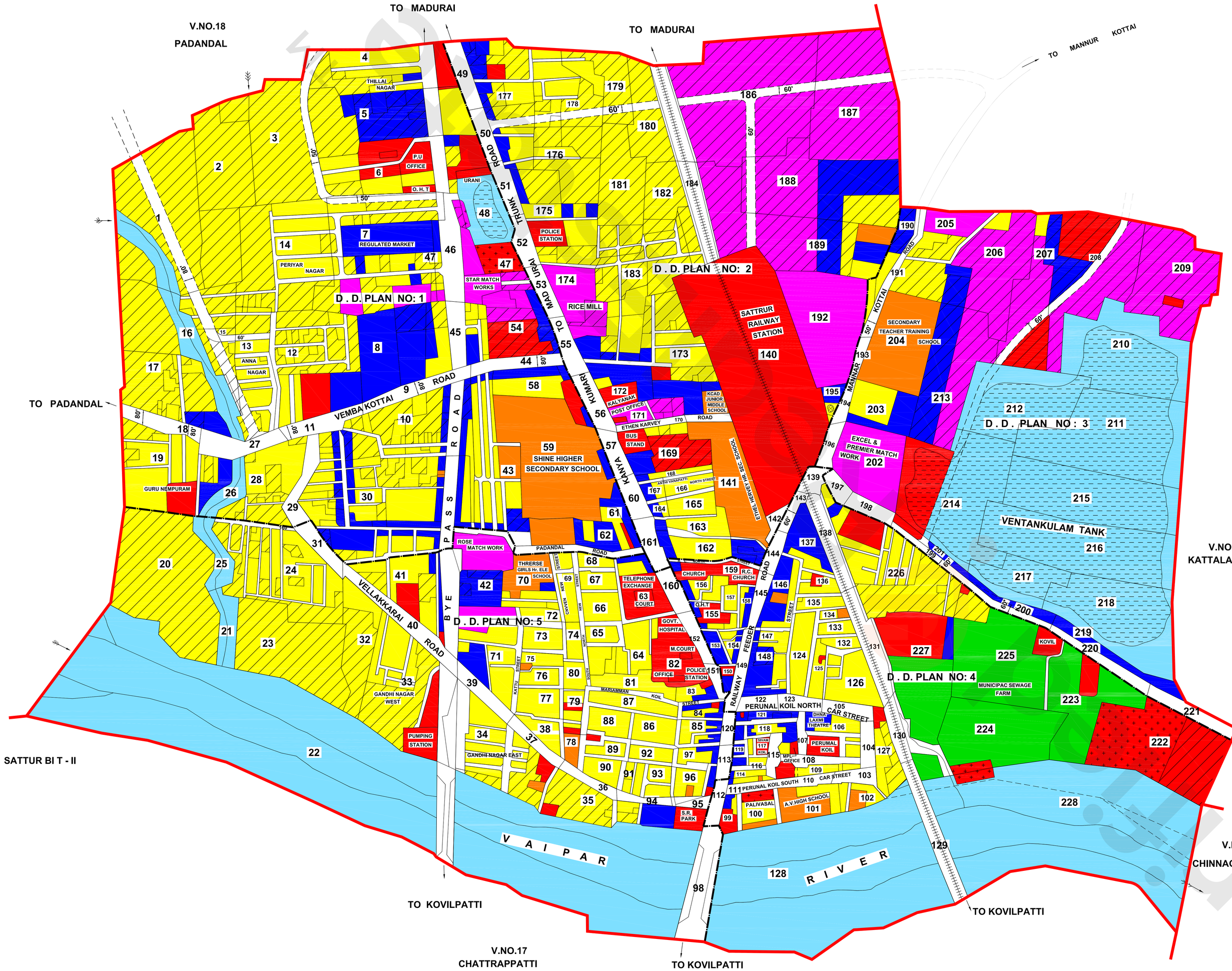
This map is only for information purpose.
For authorized map a Seal and
or authorized signatory is a must

SATTUR LOCAL PLANNING AREA

DIRECTORATE OF TOWN AND COUNTY PLANNING
GOVERNMENT OF TAMILNADU.

DTCP	M	/95
MR	MP	/95

SATTUR
MASTER PLAN
PROPOSED LAND USE_2011



LEGEND

	EXG	PRO
L.P.A. BOUNDARY		
S.F. BOUNDARY		
RAILWAY LINE (M.G.)		
ROADS		
WATER BODIES		
D.D. PLAN BOUNDARY		
RESIDENTIAL		
COMMERCIAL		
INDUSTRIAL		
EDUCATIONAL		
PUBLIC & SEMI PUBLIC		
AGRICULTURAL WET LAND		
DRY LAND		
DRY LAND IRRIGATED		
PROPOSED ROAD		

EXECUTIVE AUTHORITY SATTUR L.P.A	DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING MADURAI REGION
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING M.P.DIVISION CHENNAI	ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING CHENNAI
SPECIAL COMMISSIONER OF TOWN AND COUNTRY PLANNING CHENNAI.	
For SECRETARY TO GOVERNMENT HOUSING AND URBAN DEVELOPMENT	

80 40 0 80 160 240 320 400 METERS
330 165 0 330 660 990 1320 FEET

This map is only for information purpose.
For authorized map a Seal and
or authorized signatory is a must

SATTUR LOCAL PLANNING AREA

DIRECTORATE OF TOWN AND COUNTY PLANNING
GOVERNMENT OF TAMILNADU

DTCP	M	/96
MR	MP	/96