METTUR MASTER PLAN

A DRAFT REPORT

APPROVED IN G.O.Ms.No.985 H&UD DT.24.11.84.



(METTUR LOCAL PLANNING AREA)



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GOVERNMENT OF TAMIL NADU

ABSTRACT

MASTER PLAN for Mettur Local Planning Area - Submission of Master Plan to Government for final approval under section 28 of Town and Country Planning Act, 1971 - Accorded.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.985 Dated 24th November, 1984

Read:-

1. G.O.Ms.No.1038, Housing and Urban Development, dated 14.8.80.
2. From the Director of Town and Country Planning, Lr.Roc.No.22507/80-M2, dt.21.4.84.

ORDER:

The Government in the G.O. first read above have accorded consent to the publication of notice of preparation of Master Plan for Mettur Local Planning Area. The Director of Town and Country Planning, in his letter second read above, has submitted the Master Plan for Mettur Local Planning Area for approval of Government.

2. Under Section 28 of Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves the Master for Mettur Local Planning Area as submitted by Director of Town and Country Planning. A copy of the approved Master Plan for Mettur Local Planning Area is communicated to the Director of Town and Country Planning, Madras. The following notification will be published in the Tamil Nadu Government Gazette.

NOTIFICATION

In exercise of the Powers conferred by sub-section (1) of section 30 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Government to the Master Plan for Mettur Local Planning area under section 28 of the Town and Country Planning Act 1971; (Tamil Nadu Act 35 of 1972) submitted by the Director of Town and Country Planning.

pto

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The Master Plan for Mettur Local Planning Area with all its enclosures shallbe kept open to the inspection of the public in the office of the Commissioner of Mettur Municipality during office hours.

(BY ORDER OF THE GOVERNOR)

M.RAGHUPATHY,
COMMISSIONER & SECRETARY TO
GOVERNMENT

/true copy/

Office of the Director of Town and
Country Planning, Master Plan
~~Division~~, Madras-2.

Endt.No.39770/84-MP1 Dated: 11.12.84

Ref: G.O.985 H&UD dated 24.11.84 - Mettur Master Plan - approval under section 28.

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copy communicated. The receipt of this shall be acknowledged. The Executive Authority of Mettur LPA shall take follow up action as per Master Plan rules. The Regional Deputy Director (Salem) is instructed to guide and monitor follow up action and report.

for Director of Town and Country Planning. 21.12.84

To

1. The Executive Authority, Executive Officer, Mettur LPA/Township.
2. The Deputy Director, Salem-Dharmapuri Region.
3. The Deputy Director, M.P.
4. The Senior Deputy Director DDP.
5. Joint Directors (BVJ,&JVC)
6. Assistant Director (M.P.) 1,2
7. Assistant Director (DDP) 1
8. Supervisors 1,2,3,4 (M.P.)
9. Draftsman II, 1,2,3,4 (M.P.)
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METTUR MASTER PLAN.

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NT DIRECTOR OF TOWN AND COUNTRY
PLANNING.

Sd x x x x x x x x x x
DEPUTY DIRECTOR OF TOWN AND
COUNTRY PLANNING.

SALEM-CUDDALORE REGION.
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Executive Officer,
Mettur Township Committee.

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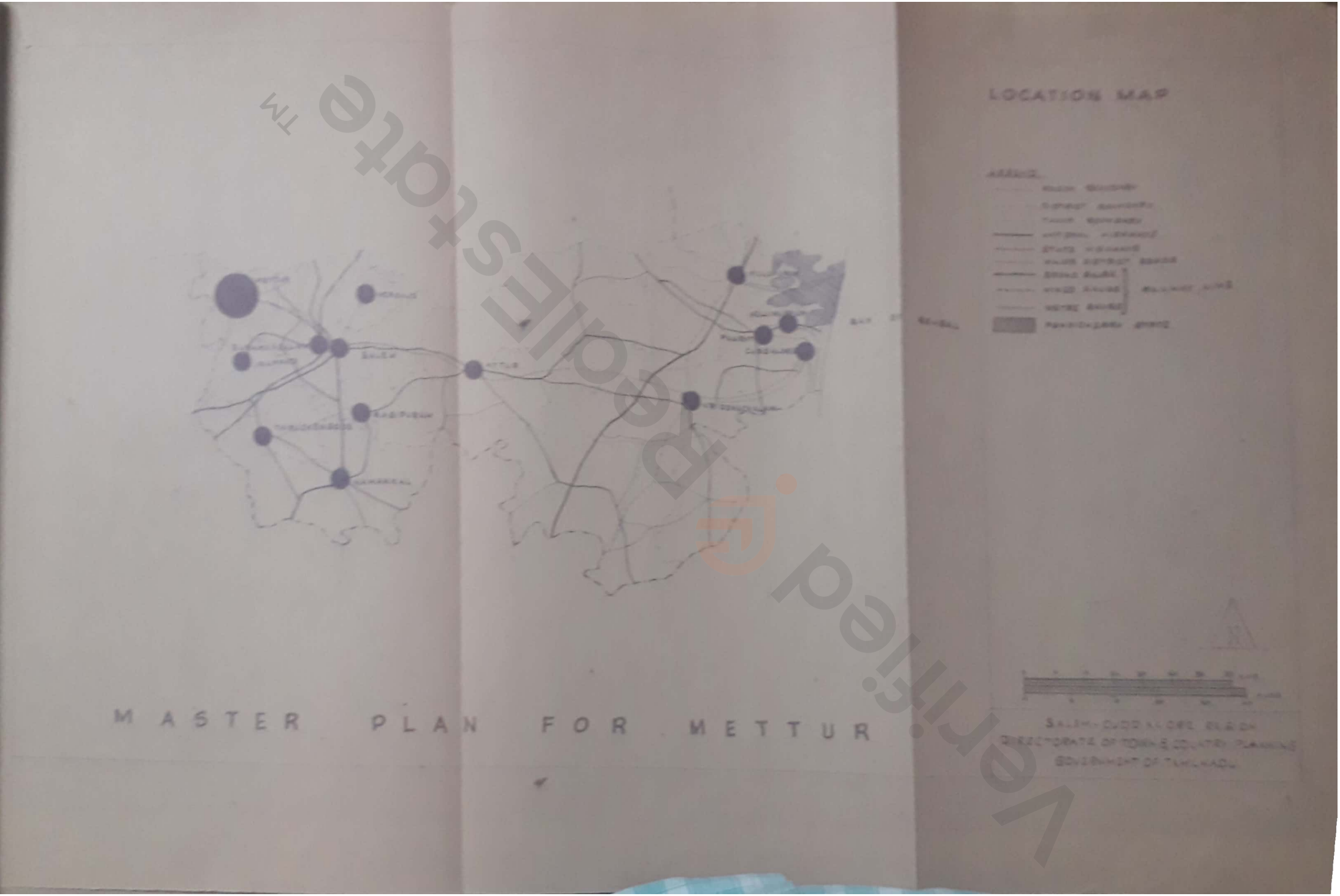
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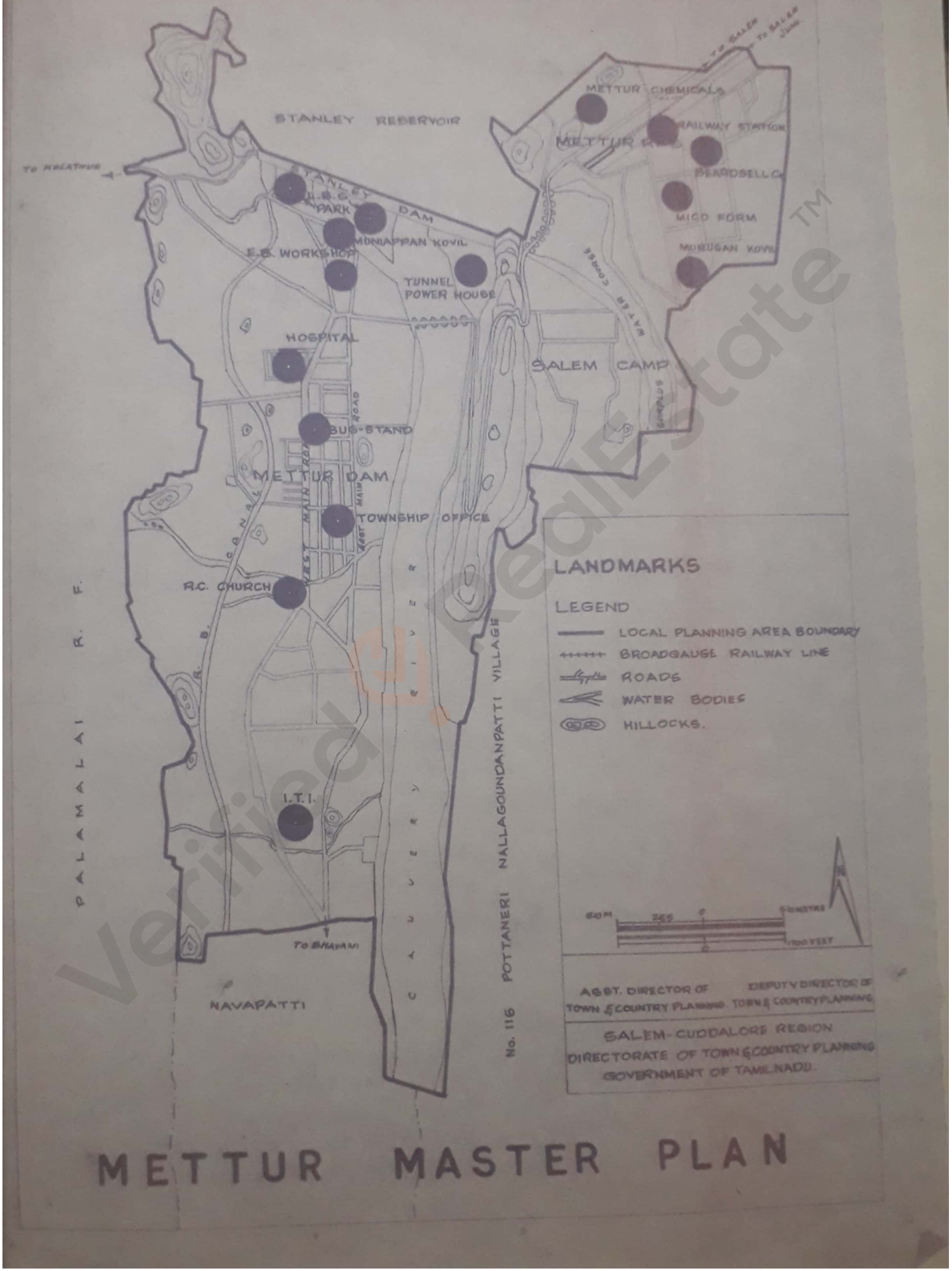
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:: METTUR MASTER PLAN ::

INTRODUCTION.

The Construction of the Dam across the Cauvery in the year 1934 was the origin for coming into existence of the Mettur Township. The small settlement which was mainly intended to house the personnel engaged in the construction of the Dam seems to have slowly attracted the industries because of the easily available facilities like water supply and electricity. Consequently the industries themselves in certain cases have put up their own housing near their factories. Due to the location of the factories along with the residential developments, naturally the dependent population who are engaged in ancillary occupations such as commercial came into existence. This Township because of the location of industries in the past 2 decades made the Town Planning Authorities to prod into the necessity of regulating the future developments. As such the entire area of the Township has been covered with 4 Town Planning Schemes. Out of 4 Town Planning Schemes 3 have already been sanctioned by Government and they are being implemented. One peculiar thing in this Township is that the major portion of the land belongs to Government leaving only a very meagre extent of land in the ownership of private parties. This is also one reason as to why though 4 schemes have been prepared no appreciable development seems to have been taken place. Now a days in view of the population increase and consequent necessity of housing the private parties have started encroaching upon the Government lands within Township area. These encroachments are slowly being regularised thus transferming the ownership of land from Government to private. Again the Township has been fully covered by Industrial developments and even some of the industries have started coming up contiguously beyond the Township limits. The Township as such is divided into three areas viz., Mettur Camp area which is lying in the Valley on the banks of river Cauvery, the Salem Camp which is between the river course and the surplus water channel course and thirdly the Mettur Railway Station area where there is Prodominantly the industrial development which is on the eastern side of the surplus water course upto the Township boundary.

As per new Town and Country Planning Act, 1971, each urban centre should invariably have a Master Plan, prescribing the broad frame work alongwith the land uses so that the Local Planning Authority constituted under this Act will exercise their powers of control of developments with reference to this. In G.O.No.653/RD&LA dated 16-3-74 and G.O.No.651/RD&LA dated 8-4-75 Government have already declared Local Planning Area as well as Local Planning Authority. The Master Plan will be usually a fore-runner of the Detailed Development Plan. The Master Plan

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will provide a broad frame work and within this broad frame work, the Detailed Development Plans will be prepared to the various sectors noted in the Master Plan. But the State of affairs as existing in Mettur is ~~xxxxx~~ opposite to this. Here the whole Township area have already been covered with Detailed Detailed Development Plans. But there is no Master Plan. In this peculiar situation, when there is full details of various land uses of every bit of land the broad land uses as contemplated in the Master Plan will seem to be a redundent one. But however a broad frame work is necessary and incidentally this will in this case justify the various uses and proposals made in the Detailed Development Plans which have been prepared without the overall planning concept. This altogether approach has been adopted while preparing the Master Plan for Mettur Township Area.

The report consists of three parts. Chapter-I to Chapter-I~~I~~ ~~xxxxxxxxxx~~ contain the existing conditions, Chapter-IV deals with t~~h~~ analysis of the existing conditions and Chapter-V to Chapter-VII deal with the proposals and suggestions made taking into account the overal~~l~~ developmental needs which have been included in the Detailed Developm~~e~~nt Plans.

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METTUR MASTER PLAN.

CHAPTER-I.

PHYSIOGRAPHY.

LOCATION:-

1.01. Mettur is a Ist Grade Township and Taluk Headquarters in Salem District and is not a distance of 52 Kilometres North-west of Salem Town. Mettur is known for its huge dam built in 1934 which is still one of the best dams in the country and attracts tourists from all over the State. It is one of the major scurces of Power generation using the Hydro-rescurces. It is located at 11° 45' of Northern Latitude and 77°45' of Eastern Longtitude. The population as per 1971 Census is 38380 and the area spreads over to an extent of 14.55 Sq. Kilometres. The Township is well connected with adjoining urban Centres which falls within a radius of 60 Kilometres viz., Salem, Komarapalayam, Idappadi. It is also well connected by rail with the Salem Town.

1.02. The Town is surrounded by the Stanley Reservoir on the North, Palamalai on the west and Vanavasi Panchayat forest on the East. The River Cauvery traverses in the middle of the town and divides it into two parts namely Mettur and Mettur Railway station.

C L I M A T E.

1.03. As the Township is located in the Valley surrounded by barren rocky hill slopes it is very hot during summer. The climate season for Mettur Township can be broadly grouped into four categories as mentioned below.

i) Summer.	::	March, April and May.
ii) South-west Monsoon period	::	June, July and August.
iii) North-East Monsoon period.	::	September, October & November.
iv) Winter.	::	December, January & February.

RAIN FALL.

1.04. The Township gets its heavy rainfall during the North-East Monsoon period. During summer there will be heavy showers accompanied by thunder. The average rainfall is 800 mm.

TEMPERATURE.

1.05 The maximum and minimum temperature are 39.8° and 15.4°C respectively. Maximum temperature is generally recorded during the summer months of March, April and May.

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SOILS.

1.06 The Mettur Township and its environs form part of hill area and hence the soil generally found are of black loam and red soil.

MINERALS.

1.07. The Township is not having any major deposites of Minerals. A variety of minerals are abundantly available in the adjoining areas. The Crystalline lime stones are found in Sankari, Namakkal, Tiruchengode Taluks and are being utilised by the Mettur Chemicals Corporation for the Manufacture of bleaching powder. The Bauxite deposites in the Shevaroy hills are being utilised by the Madras Aluminium Company for the manufacture of Aluminium. The availability of plenty of water and electricity aide industrialisation of the area.

HISTORY.

1.08. The Township came into existence with the construction of the Mettur Dam. To improve the irrigation facilities in the Cauvery delta by damming the Cauvery by construction of a dam was first considered in 1834 by Sri. Arthur Cotton. But it did not materialise. In 1856 Mayor Lawford submitted proposals for the construction of a Dam across the Cauvery near Nerinjipet about 25 kilometres from the present site of the Dam. But the withdrew his proposals after inspecting Valley of the Bhavani river and its tributories.

1.09. It was Col.W.M. Ellis, Special Superintending Engineer, who drew a Detailed working Scheme and submitted a report to Government in 1910. A series of negotiations and meetings were held during 1922 and 1923 and the Scheme was finally agreed to by the then Chief Engineer of Mysore and Madras. The effective capacity of the proposed Mettur Dam was fixed at 93.500 M.Cu.ft. The Mettur Dam was completed in July, 1934 and in the words of the then Governor of Madras Sir.George Frederic Stanly, "the construction is by, for the largest single piece of masonry of its kind in the World". The dam which is built across the Cauvery is 170' high about the river bed and a mile in length. It is also one of the Major sources of Power Generation in the Tamil Nadu State with hydro resources. The dam power house which islocated at the front of the Mettur Dam was completed in 1937.

1.10. Mettur Township was constituted in 1940 with a population of 8670 and its extent was 14.55 sq. Kilometres.

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LOCAL PLANNING AREA.

1. 11 The Mettur ~~Town~~ area comprising of the part of the revenue villages Sampalli, Pottaneri, Nallagoundanpatti and Navalpatty was divided into 72 blocks. Out of these blocks the Mettur Township comprises of the blocks 2 to 69 part excepting the blocks of 55 part, 56 and 57. This township area was declared as Mettur Local Planning Area by the Government in G.O.Ms.No.653/RD&LA dated 16-3-74 as per section 10(4) of Tamil Nadu Town and Country Planning Act, 1971. Subsequently the Local Planning Authority was constituted under section 11(1) of the Town and Country Planning Act by the Government in G.O. Ms.No.651/RD&LA., dated 8-4-75, with the Members of Township Committee.

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CHAPTER. II.

Population.

Growth of Population.

2.01 The growth of population in Mettur Town during the past four decades is as shown in Table No.II.1.

TABLE No.II.1

Decennial growth and variation of Population of Mettur Town.

Year.	Population.	Decade Variation.	Percentage to decade variation.
1941.	8670	—	—
1951.	27002	18332	211.5
1961.	27698	696	2.5
1971.	38380	10682	38.5

SOURCE: SALEM DISTRICT CENSUS HANDBOOK - 1971.

2.02 The Population growth between the decades 1941 and 1951 is 211.5%. It may be due to the establishment of number of new industries in the area. The population of the Township from 8670 in 1941 has increased to more than four times now. As per 1971 census it has 38380 population.

2.03 The growth of population of Mettur in Comparison with that of the District Urban is given Table No.II.2.

TABLE. No.II.2.

DECONNIAL PERCENTAGE OF VARIATION OF POPULATION- Mettur Salem. DISTRICT - 1941-1971.

Decade.	Percentage of variation of Population.	
	Mettur.	Salem District.
1941-51	211.5	58.73
1951-61	2.5	52.33
1961-71	38.5	30.98

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2.04 Due to the rapid industrialisation trend, the population growth rate of Mettur is more or less equal to that of Salem District urban growth rate.

POPULATION DENSITY.

2.05 The overall density of the Local Planning Area is 25 persons per hectare. Salem Camp, Thangamapuripattinam and Central part of Mettur Dam are the thickly developed areas. The density of the Local Planning Area as a whole is low because the majority of the lands are rocky and vacant and belongs to the Government. Even the developments and encroachments are single floor constructions.

SEX-RATIO.

2.06 The variations in sex-ratio for the past four decades are given in Table No.II.3.

TABLE No.II.3.

DECENNIAL SEX-RATIO OF METTUR TOWN.

Sl. No.	Year.	Population.	Males.	Females.	No. of Females per 1000 males.
1.	1941	8670	4605	4065	884
2.	1951	27002	13850	13152	949
3.	1961	27698	14623	13075	893
4.	1971	38380	19957	18423	923

SOURCE :: SALEM DISTRICT CENSUS HANDBOOK - 1971.

2.07 The number of males exceed the number of females consistently. It may be due to the fact that the migration is only male population from other places because of the availability of employment opportunities in the various industrial sectors.

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AGE BREAKUP.

2.08 As the age breakup details for the Mettur Town as per 1971 Census are not available, the age group breakup for the urban in the Omalur taluk as per 1961 Census has been taken for study purposes. As Mettur is the Major ~~xxx~~ Urban Centre in this Taluk, these figures are assumed to represent roughly the trend of age composition in 1971 also. Table No.II.4. shows the age group percentage to the total population for the Omalur Taluk and Salem District Urban.

TABLE No.II.4.

Composition characteristics-Omalur taluk urban. Salem District Urban 1961.

Sl. No.	Age-Group.	Percentage of total population		Tamil Nadu.
		Omalur Taluk Urban.	Salem District Urban.	
1.	0-14	39.88	39.05	37.61
2.	15-34	34.00	32.54	33.01
3.	35-59	21.28	22.58	23.78
4.	60 and above.	4.84	5.83	5.60

SOURCE : Salem District Census Handbook - 1961.

LITERACY.

2.09 As per 1971 Census nearly 58% of the population are literates while that of the District and State are 31.78% and 39.39% respectively. Among the literates 61.42% are males and 38.58% are females. Table No.II.5 shows the details of literacy for the Town in 1961 and 1971.

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TABLE No.II.2.

LITERATE POPULATION-1961 and 1971 - METTUR TOWN.

Year.	Total Population.	Males.	Females.	Total Literates.	% to total population.	Male Literates.	% to total Literates.	% to total male population.	% to total population.	Female Literates.	% to total Literates.	% to total Female Population.	% to total population.
1961.	27698	14623	13075	13281	47.94	8826	66.05	60.36	31.86	4455	33.54	34.07	16.08
1971.	38380	19957	18423	22341	58.18	13723	61.42	68.76	35.75	8618	33.58	46.77	22.45

SOURCE:: Salem District Census Handbook - 1961 and 1971.

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OCCUPATIONAL PATTERN.

2.10 The Percentages of workers to the total population during 1961 and 1971 are 30.3% and 26.57% respectively. Among the working population the Percentage of workers engaged in primary, secondary and tertiary sectors as per 1971 census are 5.8%, 44.48% and 49.7% respectively. In the Secondary group, nearly 39.22% of workers are engaged in manufacturing other than household industry. The town has its economic activity as industrial right from the beginning. Table No.II.6 gives the occupational pattern for Mettur Local Planning Area for the decades ending 1961 and 1971.

TABLE. No.II.6.

OCCUPATIONAL PATTERN - 1961-71 - Mettur Local Planning Area.

Sl. No.	Occupation.	1961.			1971.		
		No. of Workers.	% to total workers. 8395	% to total population 27698.	No. of Workers.	% to total Workers 10201.	% to total population 38360
	PRIMARY.						
1.	Cultivator and Agricultural Labourers.	152	1.81	0.55	342	3.25	0.89
2.	Mining and Quarrying.	74	0.88	0.27	251	2.46	0.65
	Total.	226	2.69	0.82	593	5.81	1.54
	SECONDARY.						
3.	Household Industry.	166	1.98	0.59	144	1.41	0.38
4.	Manufacturing other than household Industry.	2885	34.37	10.42	4001	39.22	10.42
5.	Construction.	1079	12.85	3.90	393	3.85	1.02
	Total.	4130	49.20	14.91	4538	44.48	11.82
	TERTIARY.						
6.	Trade & Commerce.	535	6.37	1.93	1087	10.66	2.83
7.	Transport, Storage & communication.	236	2.81	0.85	903	8.85	2.35
8.	Other Services.	3268	38.93	11.80	3080	30.20	8.03
	Total.	4039	48.11	14.58	5070	49.71	13.21
	Net Total.	8395	100.00	30.31	10201	100.00	26.59

Source: Salem District Census Handbook - 1961 and 1971.

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MIGRATION.

2. 11 In as much as the upto-date details regarding the particulars for Mettur town is not available, the migration particulars for Salem District in 1961 isreferred toto known about the trend. The number of persons migrated to the Salem District was 94586 of which 52210 were to rural and 42376 were to urban areas. On the other hand, number of persons migrated to other districts of the State from Salem were 154276 of which 72452 to rural areas and 81824 to urban areas. Table No.II.7 gives the migration pattern from and to Salem District and in Tamil Nadu.

TABLE No.II.7.

Details of Migration in Salem District and Tamil Nadu-1961.

Sl. No.	District/State.	No.of inmigrants in Salem.	%	No.of outmigrants from sales.	%	Net migration.
1.	Madras.	3455	3.65	13272	8.60	- 9817
2.	Chingleput.	1095	1.16	4020	2.61	- 2925
3.	North Arcot.	19295	20.40	14579	9.45	+ 4716
4.	South Arcot.	6928	7.32	13228	8.57	- 6360
5.	Coimbatore.	29092	30.76	45310	29.57	-16218
6.	Nilgiris.	751	0.79	8828	5.72	- 8077
7.	Madurai.	3847	4.07	3208	2.08	+ 639
8.	Trichy.	22169	23.44	44303	28.71	-22134
9.	Thanjavur.	3995	4.22	5796	3.76	- 1801
10.	Ramanathapuram.	1695	1.79	905	0.59	+ 790
11.	Tirunelveli.	2023	2.14	695	0.45	+ 1328
12.	Kanyakumari.	241	0.26	132	0.09	+ 109
	State.	94568	100.00	154276	100.00	-59690

SOURCE: Salem District Census Handbook - 1961.

2.12 It may be seen that Coimbatore, Tiruchirapalli, North Arcot, South Arcot and Madurai Districts have received nearly 85% of the outmigration from Salem. The net result of in and out migration was outmigration from Salem District in the order of 60000 population.

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2.13 But Mettur being an industrial Township from beginning and also is a new town which was artificially developed, the trend as indicated by the district figures will be of little relevance to this. From the beginning because it is a potential employment centre, there would have been predominantly immigration rather than outmigration. If any industry is set up then there will be migration. If there are no changes in economic activity then the population increase will onlybe to that of natural increase.

HOUSEHOLD COMPOSITION.

2.14. The size of the household composition is necessary to decide the housing needs of the future population. According to the 1971 Census, there are 7649 households in the Mettur Local Planning Area and the average household size is 4.98.

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CHAPTER III.

LAND USE.

3.01 Mettur Planning Area extends over an area of 14.55 sq. Kilometres. The Town is divided into two parts by the Cauvery river. The Western part forms the Mettur Dam and developed areas with residential, Public and recreational uses. The Eastern part further divided into two parts by the surplus Channel. The Eastern part is called as Mettur Railway Station and is seat of industries. The western part is called as Salem Camp and predominantly a residential area. The total developed land within the Planning Area is about 468 hectares and it is 32.17% to the total extent of the town.

3.02 Table No.III.1 shows the major land uses within the town. Map No.1. shows the existing land use pattern of Mettur Local Planning area.

TABLE No.III.1.

LAND USE BREAK-UP OF METTUR LOCAL PLANNING AREA.

Sl. No.	Use.	Extent in hectares.	% to developed area.	% to total area.
Y.	DEVELOPED AREA.			
1.	Residential.	147.90	31.60	10.16
2.	Commercial.	6.36	1.36	0.44
3.	Industrial.	57.50	12.28	3.95
4.	Public and Semi Public.	58.60	12.53	4.03
5.	Recreation and Open spaces.	19.60	4.18	1.35
6.	Transport and Communication.	101.70	21.75	6.99
7.	Utilities and Services.	76.34	16.32	5.25
	Total Developed area.	468.00	100.00	32.17
II.	UNDEVELOPED AREA.			
1.	Agricultural lands.	218.70	22.14	15.03
2.	Hills and Quarries.	315.10	31.94	21.65
3.	Vacant Lands.	174.90	17.73	12.03
4.	Land under water.	278.30	28.19	19.12
	Total.	987.00	100.00	67.83
	Net Total.	1455.00	—	100.00

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Source : Compiled from the Survey data collected by the Regional Directorate of Town and Country Planning, Salem.9.

3.03 Out of the developed area, residential area occupies the maximum area viz., 31.60% followed by the transportation use with 21.75% of the total developed area. Industrial uses occupy 12.28% indicating the predominant industrial function of the town. As it is also a tourist centre, it has the land under recreational use to an extent of 4.13%

RESIDENTIAL USE:

3.04 The residential areas occupy 147.90 hectares which works out to 31.60% and 10.16% of the total developed area and total area of the town respectively. Mettur Dam and Salem Camp are mostly residential areas and the developments are in the form of colonies. Generally, the town is characterised by a regular street plan.

HOUSING:-

3.05 The number of house in the Local Planning Area as per 1971 Census is 7313. The overall density of housing in Mettur Local Planning area is about 5 houses per hectare and the net density works out to about 49 houses for a residential hectare. The household density of Mettur Local Planning Area is about 5 households per hectare.

3.06. Table III.2 shows the housing and household details of Mettur Local Planning area.

TABLE No.III.2

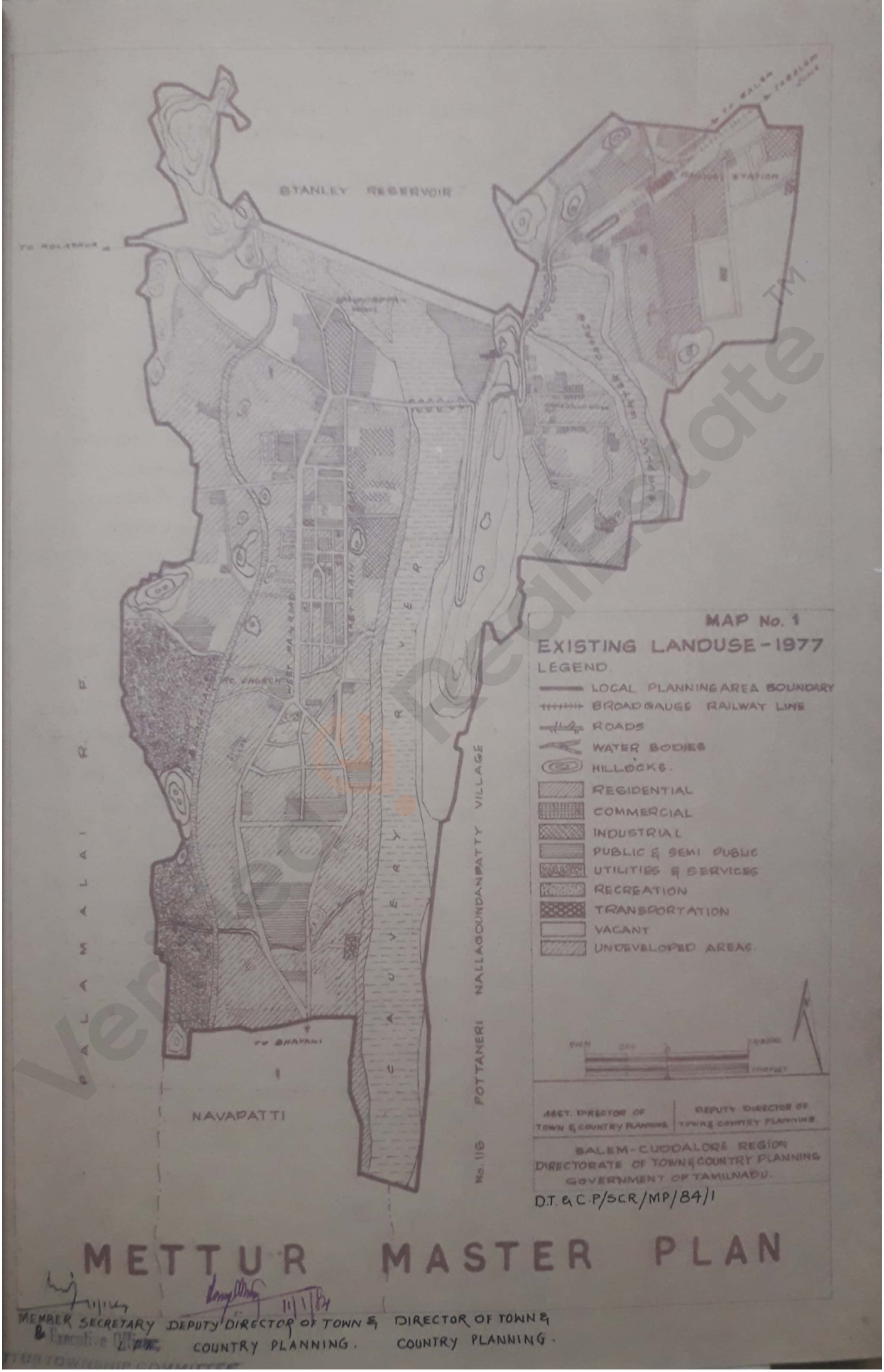
HOUSING AND HOUSEHOLD DETAILS OF METTUR LOCAL PLANNING AREA.

Sl. No.	Year	No. of houses	No. of house-holds.
1.	1961	5459	5930
2.	1971	7313	7649

SOURCE: Salem District Census Handbook - 1961 and 1971.

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COMMERCIAL USE :-

3.07 Commercial use is mainly concentrated in the Mettur Dam area and Mettur Railway Station. The retail shops are mostly located in square market. The commercial activity occupies nearly 6 hectares and it worksouts to 1.36% and 0.44% of the developed area and total area of the Local Planning Area respectively. At present the weekly shandy meets near Mettur Railway Station. The leading industrial firms are running their own Co-operative Stores, for their employees. One Mini Co-operative Super Market is located at Square Market.

INDUSTRIAL USE :-

3.08) Mettur Town is an important industrial Centre. Industrial activity occupies nearly 57 hectares or 12.23% of total developed area. The Major industries are located at Mettur Railway Station because of the availability of road and rail transportational facilities. The industries dealing with feed products are mainly located in Mettur Dam area. Mettur is flourishing as an important industrial town because of the availability of continuous supply of Electricity and water. Table No.III.3 gives the details of important industries. Map No.2 shows the location of Industries.

TABLE No.III.3.

DETAILS OF IMPORTANT INDUSTRIES IN METTUR TOWNSHIP.

Sl. No.	Name of Industry.	Type of Products.	Extent in hectares.	No. of Workers.
1.	The Mettur Chemicals and Industrial Corporation Limited, Mettur R.S.	Bleaching Powder Pottasium Chlorate.	28.31	890
2.	Mettur Beard shell Ltd., Mettur R.S.	Mulls and Long Cloth.	2.36 (Built up area).	3552
3.	The Mettur Sandalwood Oil Company, Mettur Dam.	Sandalwood oil and Sandal wood Powder.	2.13	15
4.	Tansi structural and Galvenizing works, Mettur Dam.	Fabrication and Galvanizing of structural items.	1.2	577
5.	The Mettur Spinning Mills, Mettur Dam.	Cotton yarn.	Not available.	400
6.	Mico Farm Chemicals Ltd, Mettur R.S.	G.H.C. (Technical) and Lindane (Technical)	8.64	83
7.	Indian Metal and Mettallurgical Corporation, Mettur R.S.	Brass Sheets.	Not available.	23

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8.	Anna Transport Corporation Limited, Mettur Dam.	Maintenance of Vehicles (Heavy).	Not available.	36

SOURCE: Compiled from the Survey data collected by Regional Deputy Director of Town and Country Planning, Salem.9.

INDUSTRIAL ESTATE :-

3.08A. SIDCO have set up an industrial estate in 1970 in an extent of 2.8 hectares. It lies in Town Planning Scheme Part III A along Salem road and Opposite to MALCO. At present 8 Units are functioning (Chemical products). The total number of plots in this Estate are 31.

INDUSTRY IN THE VICINITY AREA.

3.09. The major Industries which are located in the adjoining areas are Mettur Aluminium Factory, Champlast and Ramesh Metal Factory along the Salem Road. These areas have the potentials for the growth of industries because of the availability of facilities and resources like power, water supply, transportation, skilled workers and vacant lands.

PUBLIC AND SEMI PUBLIC USE.

3.10. Government Offices and buildings, Civil Buildings, religious, educational and Medical institutions are coming under this category and occupies 58.60 hectares or 12.53% of total developed area. These uses are mainly located in the MetturDam area.

PUBLIC BUILDINGS.

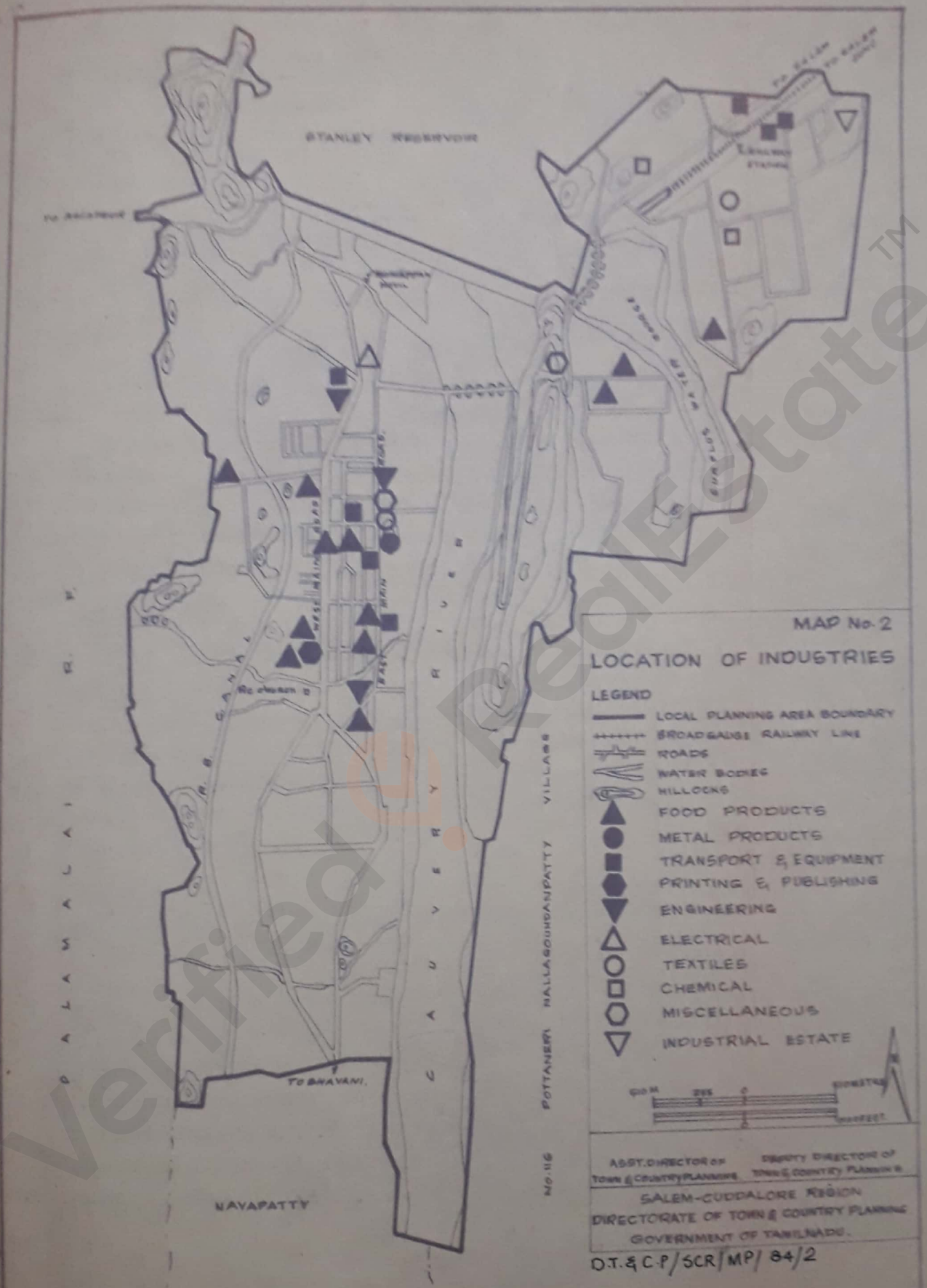
3.11. There are about 20 buildings belonging to Central Government, 629 buildings belonging to State Government and 3723 buildings belonging to Quasi Government.

EDUCATIONAL USE.

3.12. The town has 3 High Schools, two at Mettur Dam area and one at Mettur Railway Station. One Industrial Training Institute is located at Mettur Dam area. Table No.III.4 gives the details of educational institutions in Mettur Town. It covers an extent of 15 hectares approximately. Map.No.3. shows the location of Educational Institutions.

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TABLE No.III.4.

DETAILS OF EDUCATIONAL INSTITUTIONS IN METTUR TOWN.

Sl. No.	Institution.	No.	Extent in hectares.	Strength. Boys.	Girls.	Total.
1.	Nursery School.	2	--	404	211	615
2.	Primary School.	8	—	2787	2297	5084
3.	Higher Elementary School.	3	--	1130	901	2031
4.	Secondary School.	3	—	2900	1114	4014
5.	Industrial Training Institute.	1	—	272	—	272
			Hs 15.0			

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

MEDICAL INSTITUTIONS.

3.2.13 Government Hospital located at Mettur serves the needs of its population. There are also one Maternity Centre, five private clinics and two Hospitals. The major industrial firms run their own hospitals within their campus. Table No.III.5 shows the details of Medical institutions. It covers an extent of 2 hectares approximately. Map.No.4 shows the location of Medical Institutions.

TABLE No.III.5

Details of Medical Institutions in Mettur Local Planning area.

Sl. No.	Type of Medical Institution.	No.	Bed strenth.
1.	Consulting and Clinic.	5	—
2.	Dispensary.	1	—
3.	Maternity Centre.	1	11
4.	Hospital.	3	100

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UTILITIES AND SERVICES.

3.14 The area under this use comprising water supply, drainage and electricity uses is 76.34 hectares.

WATER SUPPLY.

3.15 Protected water supply is available for Mettur Local Planning area. Wateris pumped from Cauvery river to the Head works which are located at Mettur Camp and Salem Camp. This Scheme is designed to supply at the rate of 146 litres per head per day in 1976. Table No.III.6 gives the details of tap connections in Mettur Local Planning Area in 1976.

TABLE No.III.6.

Details of tap connections in Mettur Local Planning Area.

Sl. No.	Type.	Nos.
1.	House connections.	1497
2.	Street connections.	147
3.	Connections in religious buildings.	19

SOURCE : Mettur Township Records.

DRAINAGE :

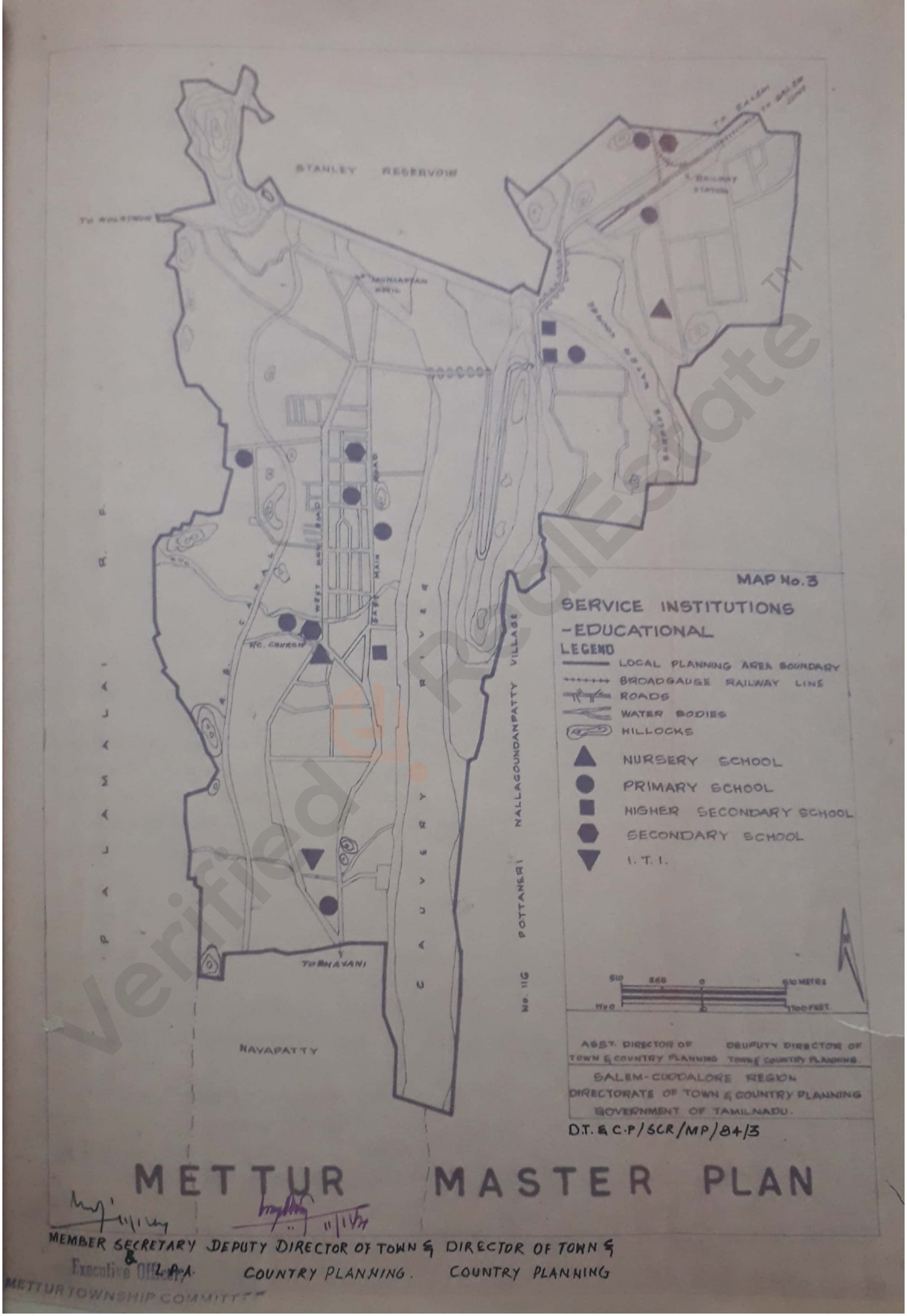
3.16 A part of Mettur Dam area is provided with underground drainage. The drainage water is utilised in sewage farm. The provision of underground drainage fully in Mettur Dam and Salem Camp areas was dropped due to non-availability of funds. The lengths of Kutcha ditch and built up ditch used for drainage purposes are 3811.13 Meters and 4002.48 Meters respectively.

ELECTRICITY.

3.17. Mettur power station which is located at the foot of the Mettur dam was completed in 1937. It has four hydro-generators with 10000 K.V. capacity each. Each generator is run by two turbines 8000 Horse Power capacity. The power generated from this power house is transmitted through 110 K.V. lines to Erode on one side and Singarapet on the other. The other power house Mettur Tunnel Power house was planned to utilise the irrigation discharge of 20000 cusecs in full for power generation. This power plant 200 of M.W.capacity is the biggest hydro station so far constructed in Tamil Nadu.

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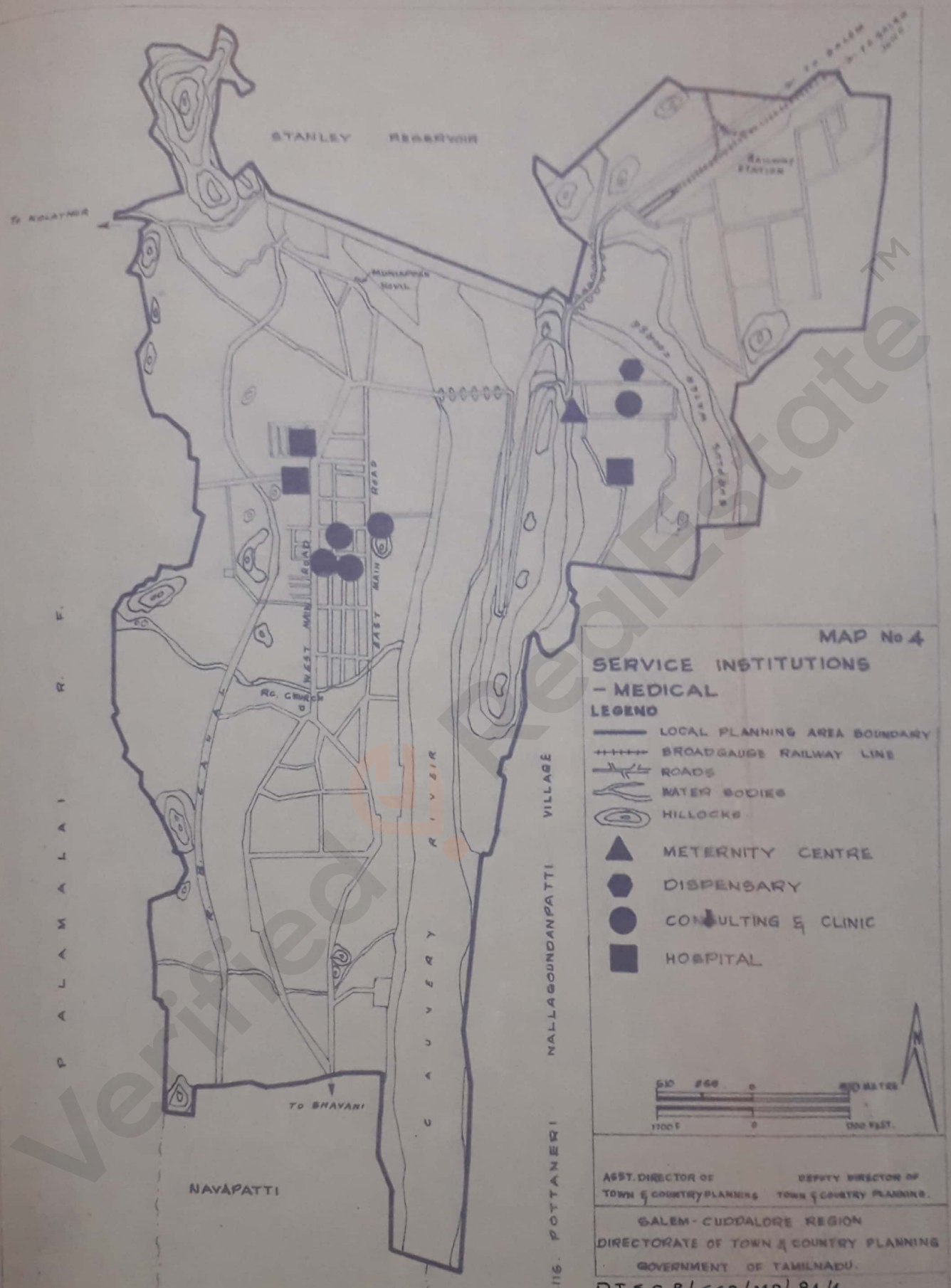
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RECREATIONAL AND OPEN SPACES.

3.18 Recreational and open spaces account for 19.60 hectares which is 4.18% of the developed area. The Mettur Township Committee owns and maintains a park at Mettur Dam area. Public Works Department maintains a Park in the whole area lying between the Dam and supply channel and covers about 13.6 hectares which attracts Tourists. There are two permanent Cinema Theatres and a well established recreation club for Ladies. Mettur Township Committee maintains a reading room and a Library.

TRAFFIC AND TRANSPORTATION.

3.19 Transportation and Communication uses occupy 101.7 hectares which worksout to 21.75% of the total developed area. The important road which passes through Mettur is Salem-Bhavani Major District Road. The Mettur Township Committee owns 30 Kilometres length of roads within the Township area and they are well maintained. Map.No.5 shows existing transportation net work.

RAILWAYS:-

3.20 Rail transportation facilities are available only upto Railway Station. Due to hillocks and water courses the further extension is made impossible.

AREA UNDER PLANNING CONTROL.

3.21 The whole area of Mettur Township is covered by four Town Planning Schemes of which three are sanctioned. The details of the Town Planning Schemes are given in Table No.III.7. Map.No.6 shows area covered by Planning control.

TABLE No.III.7.

Details of Town Planning Schemes in Mettur Local Planning Area.

Sl. No.	Name of the Scheme.	Extent in hectares.	G.O.No.& Date.	Stage of the Scheme.
1.	Town Planning Scheme Part.I.	264.00	Sanctioned in G.O.No.2381/ RD&LA dt. 2-11-73.	A sum of Rs.32000/- borrowed and amount utilised for the execution of Town Planning Scheme in this Planning Area.

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2. Town Planning Scheme. Part II.	540.36	Sanctioned in G.O.No. 1899/ RD&LA dt. 12-9-73.	
3. Town Planning Scheme Part IIIA	175.77	Sanctioned in G.O.No. 1654/ RD&LA., dated 17-8-73.	
4. Town Planning Scheme Part IIIB	219.95 + 254.92 (Portion of Hall & Water Courses).	Draft. 2797/T.H. dt.10-8-49.	Submitted for sanction was refused by Director of Town and Country Planning to take action as per T.&.C.P Act. Extension of time upto 31-3-68.

LAND VALUE.

3.22 The land value is maximum in the centre of the town. The Table No.III.8 shows the maximum and minimum land values.

TABLE No.III.8

Details of Maximum and Minimum land values in Mettur Local Planning Area.

Sl. No.	Area.	Maximum Value.			Minimum Value.		
		House Rs.Per	Site Sq.M	Agriculture land.Rs.per hectare.	House Rs.per	Site Sq.M	Agriculture land Rs.per hectare
1.	Heart of the Town.	190/-			30/-		
2.	Fringe of the Town.		40,000				20,000

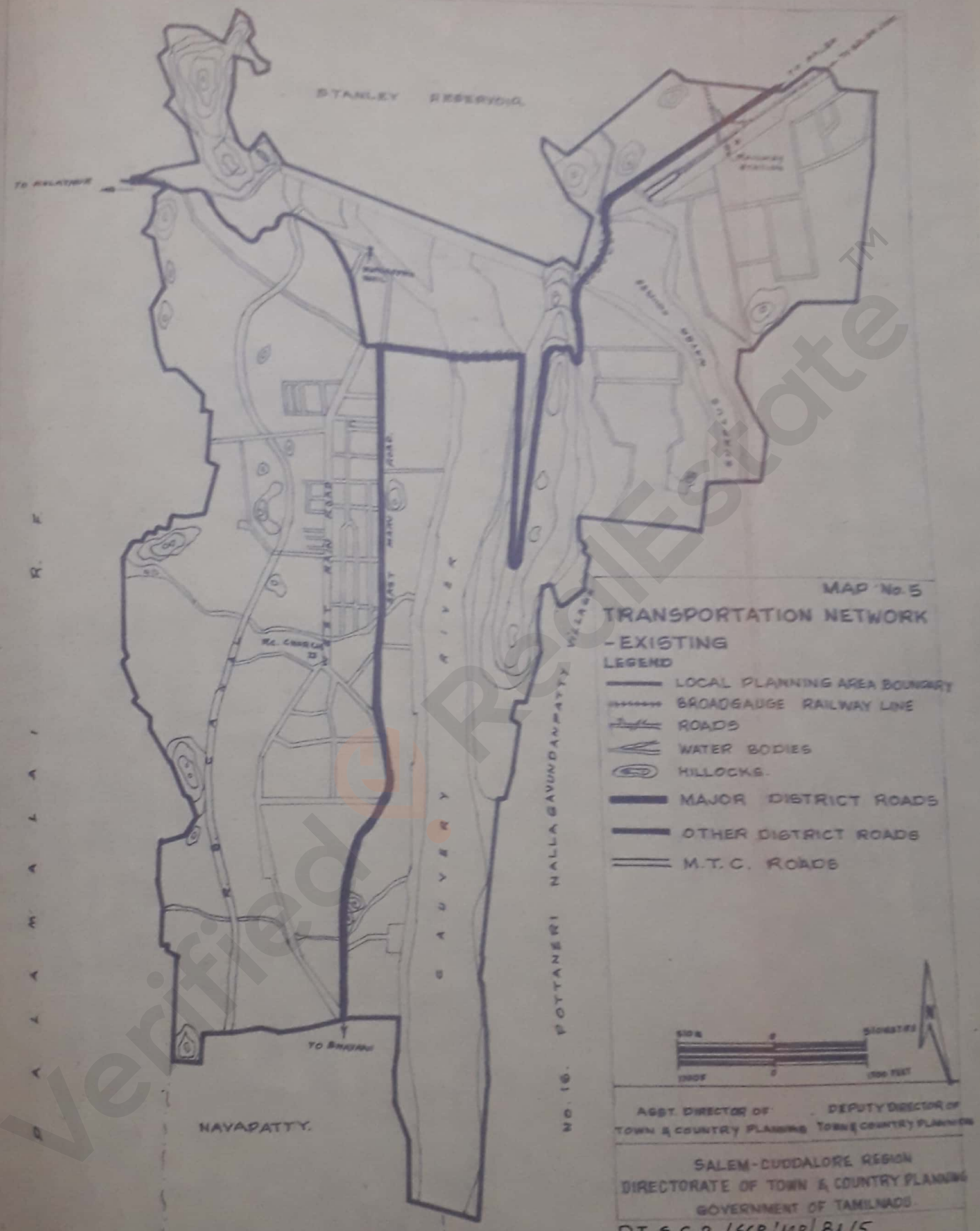
Source : Mettur Township records.

LAND OWNERSHIP.

3.23 Nearly 88% of the total area is owned by Government. Table No.III.9 shows the details of Land ownership.

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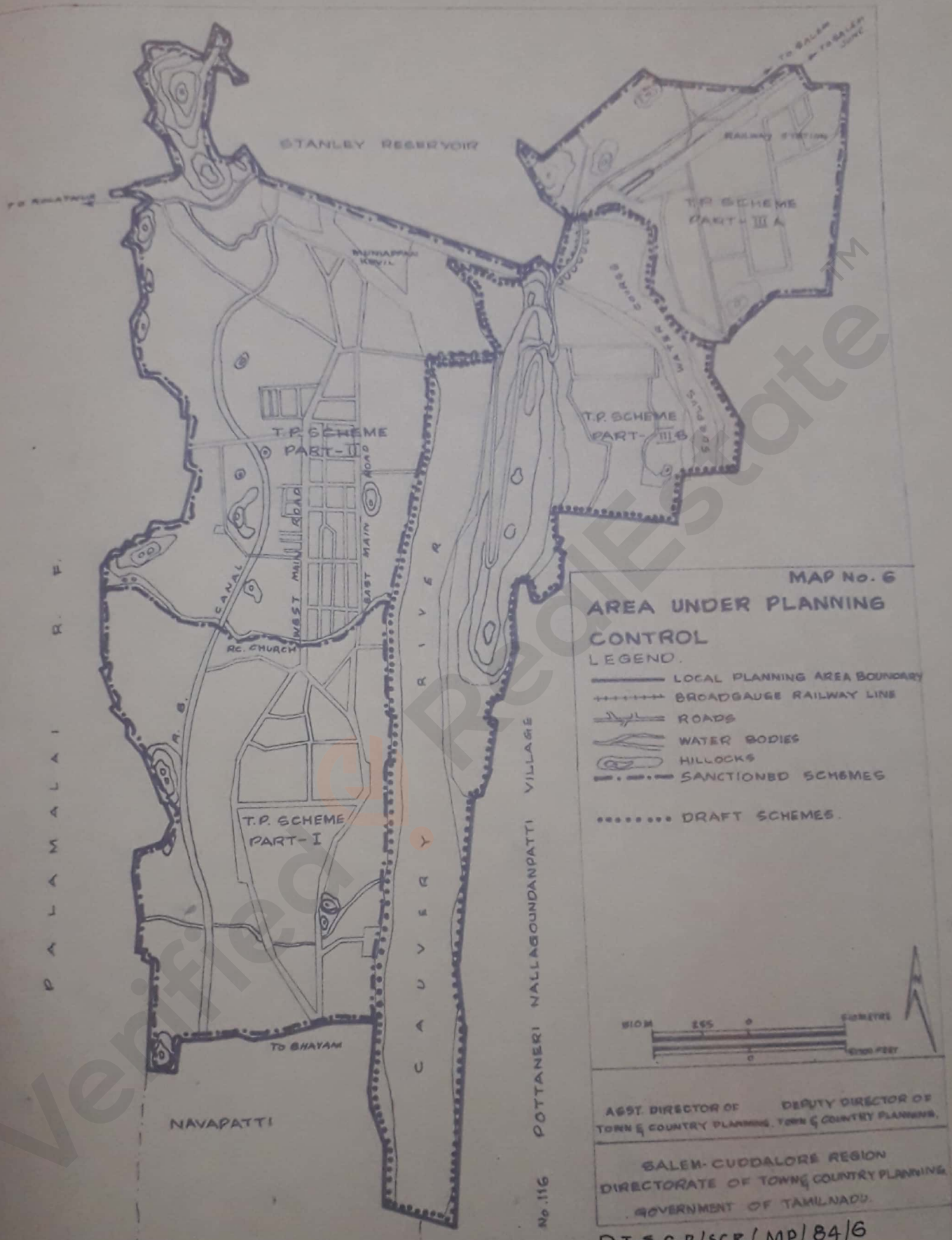
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TABLE No.III.9

OWNERSHIP OF LAND WITHIN TOWNSHIP LIMIT.

Sl. No.	Ownership.	Area in Hectares.	% to total Area.
1.	Private.	145.5	10 %
2.	Township.	29.1	2 %
3.	Government.	1280.4	88 %
	Total.	1455.0	100 %

Source : Mettur Township Records.

UNDEVELOPED AREA.

3.24 Under this agriculture land, vacant lands hills and quarry areas and lands under water are included. The agricultural land forms 15.03% of the town area. Hill and quarries and vacant lands occupy 22% and 12% of the town area respectively.

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CHAPTER.IV.

ANALYSIS AND ASSESSMENTS.

4.01 Mettur Town has been developed as a new town and so analysis of the limited data relating to the past three decades may not be of much use. Further, the characteristics of the population are also such that any future assessment can be purely by Judgement with reference to the possible future economic developments. So, in this Chapter the assessment and analysis are made with reference to the following aspects.

A. Plan Period.

B. Population forecast with its Characteristics.

C. Assessment of land use requirements and Facilities.

D. Form of Development.

A. PLAN PERIOD.

4.02 The provision of adequate facilities for the anticipated population would require certain period. This period should not be too long to foresee the future and should not be too short to implement the proposals. Normally the Planning period will be ranging from 5 years to 30 years. The Draft Regional Plan prepared for Salem-Cuddalore Region have a plan period upto 1991. Among other things the proposed distribution of urban population in the urban centres has been spelt out in the report. Accordingly the Master Plan for Mettur Local Planning Area is to accommodate a population of 40,000 in 1991. Since already six years have lapsed, the remaining period is only 14 years and this period is too short a period to anticipate the ~~needs for~~ further needs of the town. Therefore it is proposed to take a Planning period upto 2001 for Master Plan for Mettur Town. The proposals are to be workedout for the decades ending 1981, 1991 and 2001.

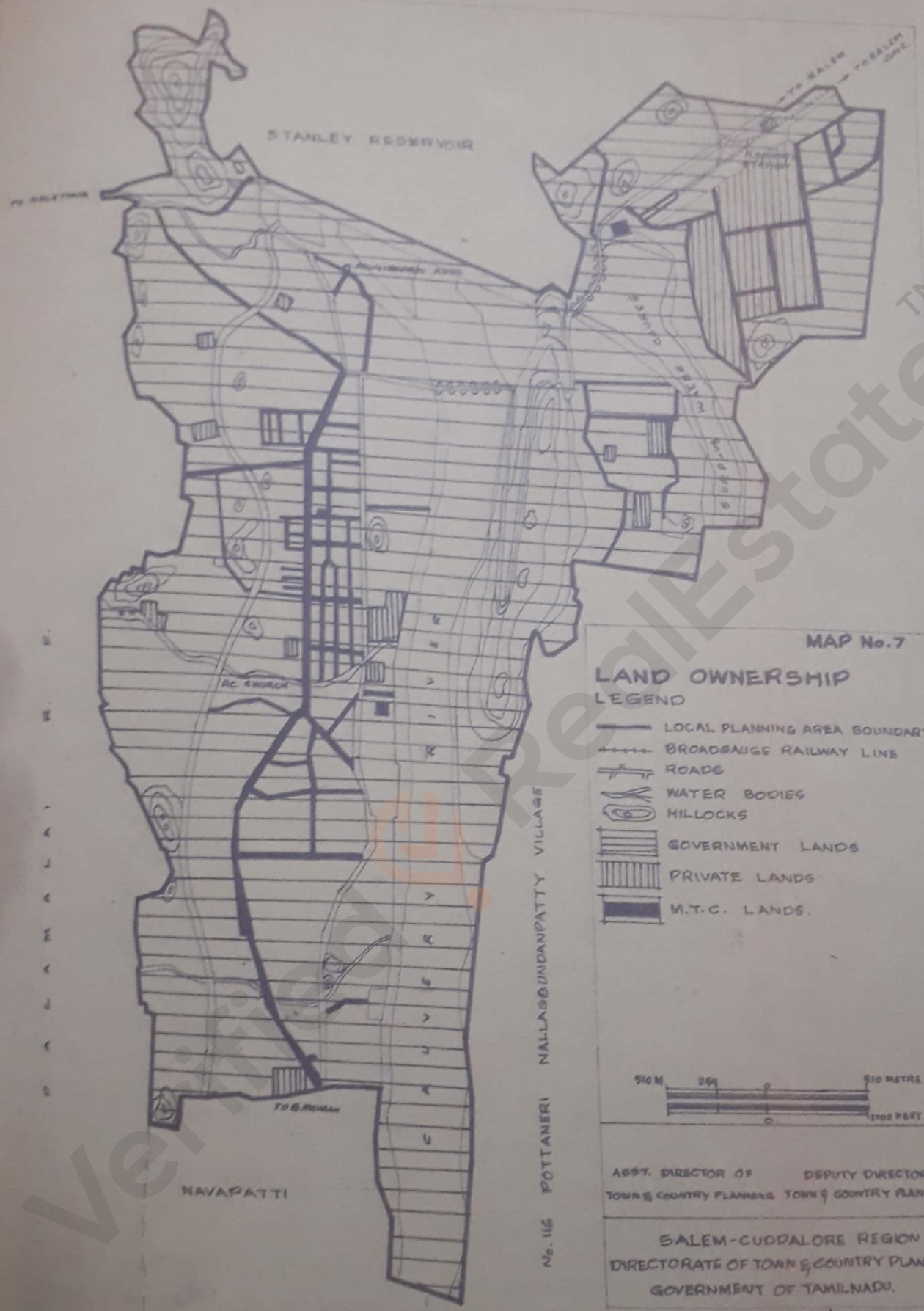
POPULATION FORECAST WITH ITS CHARACTERISTICS.

POPULATION PROJECTION.

4.03 Population projections for Mettur Township are made by various statistical methods, the details of which are given in Table.IV.I.

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TABLE No.IV.1.

POPULATION PROJECTIONS FOR METTUR TOWNSHIP AREA DURING 1981,1991 AND 2001.

Sl. No.	Methods.	Anticipated population.		
		1981.	1991	2001
1.	Geometric Curve.	43520	51890	61870
2.	Average Growth Rate.	46659	56002	67234
3.	Straightline fit.	47894	56877	64859
4.	Expenential Curve.	45609	50506	61526
5.	Decennial Growth rate.	43732	51225	7175

4.04 Average population in 1981, 1991 and 2001 by various methods are 45,000, 53,000 and 65,000 respectively. But the Regional Plan for the Salem-Cuddalore Region envisages urban growth rate of 35% per decade. If this rate is adopted, the population arrived at are 51,000, 70,000 and 95,000 respectively for the above years. The rate specified in the Regional Plan report is based on the growth rates of various urban areas in the region. But the Mettur urban area has got characteristics of a new town which are different from the other urban area organically grown in the region. The other urban areas located throughout the region are multi-functional in character and has got multivarious economic activities which will attract people from outside and grow at a faster rate. But the Mettur Township area is more or less unifunctional in character with manufacturing industry as economic base. The population residing in the Township mostly depend on these industries. A very low proportion of population will be dependant population who get themselves employed in the service occupations. Thus there is little scope for the outside population to inmigrate into the Mettur Township area. The rate of growth of Mettur Township can only be that of the natural growth of the population. So, the 35% growth rate indicated in the Salem-Cuddalore Region cannot be adopted in this case. The various methods used for projecting the population which take into account the natural growth are therefore alone to be considered to fix up the population. Taking the average of the various methods, the final population are therefore fixed at 45,000, 53,000 and 65,000 in 1981, 1991 and 2001.

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4.05 The population so arrived required modification. The employment potential as stated earlier in Mettur Township is very very limited. The industries in the Mettur Railway Station area, have already occupied all areas upto the Township limits. Any further industrial development can therefore be only beyond the Township area. Because of the availability of the perennial supply of water and assured supply of electric energy the industries that are going to be set up will be mostly of large scale in nature which will have their own Colonies for housing the staff. These colonies will naturally be developed very near to the existing industrial complexes and outside the Township limits. Considering these factors though the statistical methods indicate certain future population all the population cannot be sustained with employment in Mettur itself. In the absence of sufficient data it can be safely assumed that about 50% of the increase in population viz., 7,000 in 1981, 15,000 in 1991 and 27,000 in 2001 will be migrating outside the Mettur Town in search of employment opportunities. Only the 50% will remain within the Township. Of this it is assumed that another 50% will be provided jobs by the industrial developments that are taking place just outside the Township limits in Mettur Railway Station area and the remaining 50% alone will be dependant population and will remain within the Mettur Township area. For this population, alone the Master Plan will have to have proposals. So, the final population will be 40,000 in 1981, 42,000 in 1991 and 45,000 in 2001.

SEX-RATIO.

4.06 No definite trend in respect of sex-ratio of the population is noticed from the data relating to previous decades. The sex-ratio which a was 893 in 1961 has increased to 923 during 1971. As the population anticipated is only due to natural growth and outmigration is anticipated there is a likely increase in number of female population when compared to that of male population. Hence, it is assumed that the sex ratio will show increasing trend. Table No.IV.2 shows the sex-ratio of male and female population of Mettur Local Planning Area in next decades

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TABLE No. IV. 2

Anticipated Sex-ratio male and female population of Mettur Local Planning Area in 1981-2001.

Sl. No.	Decade.	Assumed sex ratio.	Population. Male.	Female.	Total.
1.	1981	930	20720	19280	40000
2.	1991	935	21700	20300	42000
3.	2001	940	23190	21810	45000

AGE CHARACTERISTICS.

4.07 The following assumptions are made for dividing the various age group proportions of the population during the plan period. In view of the intensive family planning drive it is expected that the percentage of children of the age-group is likely to be lower during the plan period than that exists today. An increase of percentage of population in the rest of the age group is expected due to availability of improved health facilities. As data for the Local Planning Area is not available, based upon the 1961 particulars for urban areas in Omalur Taluk, the percentage of the age groups have been assumed as shown in the Table No.IV.3.

LITERACY.

4.08 The literacy rate prevailing in the Local Planning Area is higher than that of the District and the State. As per 1971 Census nearly 58% of the population are literates while that of District and State are 31.78% and 39.39% respectively. There is an increase in literacy rate from 47.94% in 1961 to 58.18% in 1971. This trend will continue in the next decades also as the Local Planning Area is having major industries employing skilled labourers who are Literates besides the appreciable preparation of Government employees., Pro-rtion. The Table No.IV.4 shows the breakup of literacy rate for Mettur Local Planning Area for the next decades.

TABLE No.IV.4

Anticipated Literacy rate in 1981-2001 for Mettur Local Planning Area.

Sl.No.	Decade.	Population.	Percentage of Literates to total population.	Literates.
1.	1981	40,000	62 %	24,800
2.	1991	42,000	66 %	27,720
3.	2001	45,000	70 %	31,500

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TABLE No. IV. 3.

ESTIMATED AGE-GROUP COMPOSITION OF POPULATION OF METTUR LOCAL PLANNING AREA IN 1981-2001

Sl. No.	Age Group.	% as per 1961.	Anticipated percentage			Anticipated Population.								
			1981	1991	2001	1981			1991			2001		
						Males	Females	Total.	Males	Females	Total	Males	Females	Total.
1.	0.14	39.80	39.80	38.00	37.00	8081	7519	15600	8246	7714	15960	8580	8070	16650
2.	15.34	34.00	34.50	35.00	35.50	7148	6652	13800	7595	7105	14700	8233	7743	15975
3.	35.59	21.28	21.50	21.75	22.00	4455	4145	8600	4720	4415	9135	5102	4798	9900
4.	60+.	4.84	5.00	5.25	5.50	1036	964	2000	1139	1066	2205	1275	1199	2475
	Total.	100.00	100.00	100.00	100.00	20720	19280	40000	21700	20300	420000	23190	21810	45000

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OCCUPATIONAL PATTERN.

4.09 To estimate the number of persons in different occupations the following assumptions are made;

4.10 As discussed earlier the increase in population will be mainly of service population and hence the percentage of population in teritory sector will increase. The Primary sector which employed 0.82% of population in 1961 increased by 1.54% in 1971. This is not appreciable and further the change may be due to change in definition of workers adopted in the 1971 Census. Since the town is having only 20% of the area under agricultural use, it cannot provide employment for future increases in population. Further this area is likely to be reduced further by the needs of competing urban uses in future. Hence, it is assumed that the percentage of workers in agricultural sector will decrease by 0.25%, 0.5% and 0.75%, in 1981, 1991 and 2001 respectively.

4.11 As the major industries have already developed in this town upto its limits in Railway Station area, there is no possibility of setting up further major industries within the Town. The industries which can be expected to be located within the limits in the next decades will be only service and small scale industries. Therefore the number of persons engaged in industrial sector are expected to increase by 0.5, 1 and 1.5% in 1981, 1991 and 2001 respectively.

4.12 There will be increase in number of workers engaged in Trade and Commerce and Service sectors and the rates of increase are assumed as 0.5, 0.75 and 1 in 1981, 1991 and 2001 respectively. The estimated number of workers engaged in different occupations in Local Planning Area are given in Table No.IV.5.

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ITEM No. IV.5.
ANTICIPATED OCCUPATIONAL PATTERN FOR THE LOCAL PLANNING AREA DURING 1981-2001

Sl. No.	Occupation.	1971		1981		1991		2001	
		% to total population.	Population.	% to total Population.	Population.	% to total Population.	Population.	% to total population.	Population.
1.	Agricultural.	1.54	591	1.30	520	1.00	420	0.80	360
2.	Industrial.	10.80	4145	11.30	4520	11.80	4956	12.30	5535
3.	Trade & Commerce.	2.83	1086	3.30	1320	3.60	1512	3.80	1710
4.	Transport.	2.35	902	2.40	960	2.40	1008	2.40	1080
5.	Construction.	1.02	391	1.00	400	1.00	420	1.00	450
6.	Service.	8.03	3082	8.50	3400	8.75	3675	9.00	4050
	Total.	26.57	10198	27.80	11120	28.55	11991	29.30	13185

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LAND USE PATTERN.

4.13. The Master Plan among other things should broadly specify the areas for different land uses. For these areas Detailed Development plans should be prepared sector-wise so that the detailed land use pattern can be planned within the broad land use laid down in the Master Plan. In this approach depending upon the town population anticipated, the land use is to be assessed. Contrary to this, if Detailed Development plans have been already prepared for the whole of Local Planning area in which the detailed land uses have been decided, there is little use of the broad land use. All that is to be done is to justify whether the land use pattern spelt out in the Detailed Development Plans satisfy the land use requirements of the population as a whole during the planning period and properly positioned. While doing so, the developments that have taken place Contrary to the Detailed Development Plans are to be taken note and necessary variations have to be carried out in Detailed Development Plans alongwith incorporation in Master Plan. After assessing the population needs, allocation of areas for different uses to meet the needs of the future population is important.

4.14 Mettur Local Planning Area is a special one, where the whole Local Planning Area has been covered well before the preparation of Master Plan by three sanctioned schemes and one draft Scheme in submission stage. In these Schemes land use pattern has been suggested. Hence the land use assessment need not be done based upon future population. The population assessed during the plan period are in the order of 40,000, 42000, and 45,000 and actual increases are 1620, 3620 and 6620 in 1981, 1991 and 2001 respectively. As has been explained elsewhere in the report, this increased population is going to be mainly in service occupations which can be very well accommodated in the present developed areas in view of the following obvious facts.

i) No major industrial developments and public and semi Public uses are anticipated in plan period within Local Planning Area limits.

ii) As the town is having limited but well developed transportation net work there is hardly any necessity for Planning bye-pass. What is required will be only improvements to existing roads along with proper traffic management.

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iii) The encircling hilly areas and the water courses which traverse the town, are practically impeding factors for free physical development. There are already ample recreational areas in the form of parks and water courses.

iv) Commercial and residential uses alone may require additional areas and these can be suitably planned within the Local Planning Area.

4.15 Based upon the Town Planning Scheme proposals, the proposed land use pattern in 2001 is given in Table No.IV.6.

TABLE No.IV.6.

Proposed Land Use Pattern - 2001.

Sl. No.	Uses.	Extent in hectares.	% to the Developed area (760)	% to the total area (1455)
1.	Residential.	250	33.0	17.2
2.	Commercial.	23	3.0	1.6
3.	Industrial.	100	13.2	6.9
4.	Transport and Communication.	175	23.0	12.0
5.	Public and Semi Public.	70	9.2	4.8
6.	Utilities and Services.	& 90	11.8	6.2
7.	Open spaces.	52	6.8	3.6
	Total.	760	100.0	52.3
	UN DEVELOPED.			
1.	Hills.	242	34.8	16.6
2.	Land under Water.	278	39.8	19.1
3.	Not to be built-up.	175	25.4	12.0
		695	100.0	47.7

1455

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4.16 To ascertain whether the land uses as provided by the Detailed Development Plan satisfy the requirements of the future population, the land requirements for the total population is to be assessed. The Mettur Local Planning Area has 32.17% of its area as developed area. The remaining undeveloped area includes 12.03% vacant lands and 15.03% agricultural lands which can be developed in the Planning Period. The present developed area works out to 12.2 hectares per 1000 population. For planning ~~xxx~~ purposes, the extent of land required for development is 765 hectares at the standard of 17 hectares for 1000 population. For this additional areas required, vacant lands and agricultural lands may be utilised. Allocation of land for various uses is made based on the Circular No. M.P.4/ dated Nil of the Master Plan Division. Table No.IV 7 shows the land uses, suggested breakup by the Master Plan Division, existing and proposed for Mettur Local Planning area.

TABLE No. IV.7.

SUGGESTED LAND USE BREAKUP BY THE MASTER PLAN DIVISION THE EXISTING ~~XX~~ AND PROPOSED FOR METTUR LOCAL PLANNING AREA.

Sl. No.	Use.	Percentage of land use. Suggested by Master Plan Division.	Existing in L.P.A.	Proposed for the L.P.A.	Area required (Hectare
1.	Residential.	40 - 50	31.60	35	267.75
2.	Commercial.	3 - 6	1.36	3	22.95
3.	Industrial.	10 - 15	12.28	12	91.80
4.	Public and Semi Public.	8 - 11	12.53	8	61.20
5.	Recreation and Open spaces.	5	4.18	5	38.25
6.	Transport and Communitation.	25 - 30	21.75	25	191.25
7.	Utilities and Services.	1	16.32	12	91.80
					765.00

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4.17 Land requirements as per standards and that provide in the Town Planning Schemes for various uses within Mettur Local Planning Area fairly tally with only marginal differences. Hence the detailed land uses as suggested by the Town Planning Schemes have been taken into account for testifying the land use requirements of the Mettur Local Planning Area as a whole. The land requirements according to standards and that land provided in Town Planning Schemes are shown in the Table ~~xxxxxx~~ No.IV.8

TABLE No.IV.8.

Proposed Land use pattern - 2001

Sl. No.	Uses.	Suggested land use pattern as per standard.	Provided land use pattern.
1.	Residential.	35	33
2.	Commercial.	3	3
3.	Industrial.	12	13.2
4.	Transport & Communication.	25	23.0
5.	Public and Semi Public.	8	9.2
6.	Utilities and Services.	12	11.8
7.	Open spaces.	5	6.8
		100	100.0

RESIDENTIAL.

4.18 The residential development is having a density of only 256 persons per hectare. The proposed density will also be low as the majority of developed sites are with single storey buildings with ample open spaces and also there is no going to be appreciable increase in population and consequently there will not be much demand for land. With this presumption, the area provided for the residential development is 250 hectares.

4.19. The major portion of residential development is to be by the Private and Public agencies only. As this town is having maximum Government owned lands, the encroachments and consequent assignments of house sites to the encroachers is the normal practice. The lands reserved for Public purposes are also encroached resulting in loss of the essential areas needed in future. It is anticipated that about 25% of the developments will be done by the Housing Board.

The map showing the proposed land use is numbered as

DTCP MP 84 - 03

MP SCR 84 - 01

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COMMERCIAL.

4.20 The area provided for Commercial activity is 23 hectares. It is proposed to allocate this are among the following categories.

i) Central Business District.

ii) Shopping Centres.

CENTRAL BUSINESS DISTRICT.

4.21 In this area, requirements of the Commercial, certain administrative and social activities will be accommodated. The essential constituents of Central Business District are shops for occasional needs, Offices, Banks, Lodges, Theatres, Hospital etc. The extent provided for the Central Business District is 16 hectares.

SHOPPING CENTRES.

4.22 In order to meet the daily needs of the population, shopping centres are provided at suitable places. The extent provided for the shopping centres is 5 hectares.

WEEKLY MARKET.

4.23 In order to meet the needs of marketing facilities which will be next in ~~xxxxxxx~~ hierarchy of commercial activities next to daily market where commodities available will be more. An extent of 2 hectares has been provided.

INDUSTRIAL.

4.24 The area provided for industrial use is 100 hectares. This will be mainly to accommodate expansion needs of existing industries. The Service industries which are expected to develop further can be located in the commercial areas.

PUBLIC AND SEMI PUBLIC.

4.25 The assessment of future requirements of Public Offices, education and Medical institutions are made separately as follows.

PUBLIC OFFICES.

4.26 Almost all the Public Offices which are situated in the Local Planning Area are on their own lands. Further no more new offices are expected to be located in this area, during plan period. Hence additional areas have not been provided for Public Offices.

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EDUCATION.

4.27 The town has higher literacy rate and it is expected to be 70% 2001. This will in turn increase the proportion of the School going Children. To assess the number of schools that are to be provided additionally it has been assumed that the percentage of the students out of total literates will increase from 54% at present to 60% during the Planning period. The anticipated student population out of literates are given in Table No.IV.9.

TABLE No.IV.9.

Assessment of number of student and the educational institutions, in 2001.

Sl. No.	Age break-up.	1971. Student.	1971. % to total literates (22340).	Sl.No.	Age. Break up.	2001. Students.	2001. % to total literates (31500).
1.	4-5	615	2.7 %	1.	4- 15	945	3 %
2.	6-10	5084	22.7 %	2.	6- 10	7245	23 %
3.	11- 16	6125	27.4 %	3.	11- 15	7245	23 %
4.	17 & 18	272	1.2 %	4.	16-17	3150	10 %
				5.	18-20	315	1 %
		12096	54.0%			18900	60 %

NURSERY.

4.28 The existing nursery school facilities available serve for 615. In order to meet the increased figure of 945, additional nursery school provision is a necessity in the residential areas. Without earmarking separate areas for the purpose they can be accommodated in the residential areas itself.

PRIMARY SCHOOL.

4.29 There are eight primary Schools serving 5084 students. The anticipated number of students requiring this facility is 7245. Assuming the strength of a school as 800, the additional number of Schools to be provided are 3. An extent of 10 hectares has been provided for this.

..34...

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SECONDARY SCHOOL AND HIGHER SECONDARY SCHOOL.

4.30 There are three Middle and three Secondary Schools with total strength of 6125. The anticipated number of students in 2001 is 10395. Thersh old population of one Higher Secondary School is 50,000 population at present as per State Statistics. Additionally 3 Higher Secondary Schools are therefore required to meet the needs of the future.

Collegiate Education.

4.31 The College going student population works out to 315 in 2001 which is too small to support the location of a College. So, this town has to depend upon the adjoining Erode or Salem for this facility.

MEDICAL FACILITIES.

4.32 The present facilities available including 100 beds provided for impatient treatment works out to 2.6 beds per 1000 population. The normal ~~xxxxxx~~ standards adopted for rural and urban areas are 1 and 2 beds for 1000 population respectively. For the anticipated population of 45,000 at a rate of 2.2 beds per 1000 population, the existing Medical facilities can serve future needs also.

TRANSPORTATION

4.33 The transportation net work requires only improvement and formation of some link roads in the residential areas proposed. Further the local Planning Area has been divided into 3 parts viz., Mettur Railway Station, Salem Camp and Mettur Dam. In these Salem Camp and Mettur Dam are connected by a bridge located across the river Cauvery. Bu the surplus water course which divides the Mettur Railway Station and Salem Camp has no bridge for linkage. ~~xx~~ At present these two parts are linked through the Ellis Saddle only. Though the entire traffic is utilising this, it was not originally ment for traffic. In case of major repairs, in the Saddle, this cannot be used for the traffic and in turn these parts will be cut off without road link. Hence, to have an assured linkage in all the periods a separate bridge is the immediate need at suitable place connecting Salem Camp and Mettur Railway Station. As has been already mentioned because of the physical barriers the township area does not require any other major transportational net work. The area provided for this use is 175 hectares. Extension of railway facilities to the Township is not possible in view of the present adverse to[illegible]y topography.

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UTILISATION AND SERVICES.

4.34 Lands provided to meet the requirements of these are 90 hectares which include the needs of water supply, drainage, sewage treatments and electricity.

RECREATION AND OPEN SPACE.

4.35 The town is having well maintained park with an extent of 15.6 hectares. So additional major parks are not necessary. As it attracts tourists from all over the State, additional area is to be provided for expansion. The area provided for this use is 52 hectares.

REQUIREMENT OF IMPORTANT AMENITIES.

HOUSING.

4.36 The number of households and the houses available as per 1971 Census are 7649 and 7313 respectively. Assuming one house for each household the shortage of household worksout to 336 for the existing population. The details and shortage of houses to be built during the next decades are estimated as below.

HOUSING-METTUR LOCAL PLANNING AREA.

1971.

a) Existing number of households.	7649
b) Existing number of dwelling units.	7313
c) Existing shortage (Assuming one dwelling Unit for one household (a-B)	336
d) Dwelling units to be rebuilt (Assumed as 15% of the total).	1097
e) Immediate need (C + D)	1433

1981.

f) Projected households in 1981 at 4.5 persons per household.	8890
g) Increase in household from 1991 to 1981 (f-a).	1241
h) Total units required to be built (e&G)	2674

1991.

j) Projected households in 1991 at 4.5 persons per household.	9333
k) Increase in household from 1981 to 1991 (j-f)	443
l) Total units required to be built (h+k)	3117

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2001

m) Projected hafeholds in 2001 at 4.5 persons per household.	100000
n) Increase in households from 1991 to 2001 (m-j)	607
o) Total units required to be built (l-n)	3784

WATER SUPPLY.

4.37 This town has no water supply problem. The quantity of water required for the population anticipated is worked out based on the recommendations of the expert Committee of the Water Supply regarding the per capita requirement. The recommendations of the Expert Committee are given in Table No.IV.10.

TABLE No.IV.10

SUMMARY OF THE RECOMMENDATION.

Sl. No.	Recommending Organisations.	Standard in gpcd.	Remarks.
1.	Environmental Hygien Committee.	45	Include a minimum allowance for industry and Commerce.
2.	Ministry of Health, Government of India.	45	-do-
3.	Engineering Research Institute, Nagpur.	45 to 60	--
4.	Bombay Corporation report.	60	--
5.	World Health Organisation report in Calcutta Metropolitan.	5o to 60	--

Source: Madras Metropolitan plan 1971/ Rural Development and Local Administration Department, Government of Tamil Nadu.

4.38 It is proposed x to adopt a standard of 225 lpcd which include the industrial and Commercial requirements of 45 lpcd. So, the total water requirment of Local Planning Area in 2001 will be 10 mld.

DRAINAGE

4.39 Underground drainage system exists in part of the town. A comprehensive drainage scheme is the urgent need for the Sewage contribution of 225 lpcd fromx a population of 45000 in 2001.

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STRATEGY OF DEVELOPMENT.

4.40 Mettur Township is a new Town area developed because of the Mettur Dam constructed in 1934. The Township was first located to satisfy the needs of the allied activities of the Dam construction. Subsequently because of the facilities available such as water and power large industries were set up, and thus further development to its size today, has taken place. This development of the centre is different from the other Towns. The growth of a town will depend upon the transportational links by which it is connected with other adjoining areas. The Mettur Local Planning Area is segregated from the adjoining areas by the physical and artifical barriers such as Stanley reservoir on the North and the hillocks in the other directions. Only road linkages to Omalur on the East and Bhavani on the South and Kolathur on the West are existing. All of them are not major settlements. The Railway facility is available only in the eastern side and ends with Town area. These aspects above show the existing impediments in the growth of the Mettur Local Planning Area and any proposed from has to take this fact into account.

4.41 The settlement as developed itself is divided into mainly two parts by the river Cauvery and the surplus water course and hillock apart from the supply channels that traverse within Township area. These divide the settlement into small areas and as such any form of development other than contiguous development in the available spaces is not possible. It is therefore proposed to develop the area within the Township as development contiguous with the existing developed portion. The Town Planning Schemes already sanctioned and also under preparation also anticipate this type of development. Accordingly the proposals are dealt with in the report by ear-marking the various use areas to meet the needs of the future population.

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PUBLIC AND SEMI PUBLIC USES.

5.10 An extent of 70 hectares is provided for Public and Semi Public uses. This area will accommodate Public Offices, Educational and Health institutions etc. The needs of the Public Offices have already been met with and there may not be appreciable demand for lands under this category during Planning period and hence no additional areas have been ear-marked.

EDUCATIONAL USE.

5.11 Existing Educational Institutions will serve the needs of future also excepting the primary Schools. Three Primary Schools are to be provided in addition to the existing eight Schools. They are provided in Town Planning Scheme Part-I, Part-II and Part-IIB areas. [In Town Planning Scheme Part-I, the area for primary School is proposed on the northern part of Public uses comprising of Industrial Training Institute. In between these as already residential developments have taken place, necessary variation to the Sanctioned Scheme is necessary.] In Town Planning Scheme Part-II area ear-marked for Public use may be used for Primary School. [In the area ear-marked for Public use in the Town Planning Scheme Part II on the western side of Central Business District. Residential developments have already come necessitating the variation in Scheme from Public use to residential use. In Town Planning Scheme Part-III B, one Primary School is proposed. This area is residential area as per Town Planning Scheme and hence variation is necessary to the Scheme to change it as public use area.]

MEDICAL USE.

5.12 The Local Planning Area is having adequate Medical facilities and it can meet the future needs also. So, additional areas have not been suggested.

LIVING AREAS.

RESIDENTIAL AREA.

5.13. The residential area needs in 2001 will be 250 hectares. This extent of land is proposed to be developed with a low density of 250 persons per hectare. Bulk of residential development is suggested in Town Planning Scheme Part-I area as it is 100 hectares. All areas reserved for public and open spaces in this Scheme are encroached upon by public. The assignments to the encroachers in these areas are being made indiscriminately. Hence, it is suggested that residential areas in this Scheme should be developed by Housing Board or other single Agency under sites and services Scheme and allotted to encroachers.

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HOUSING.

5.14 The number of houses to be built are 3784 to meet the needs of the anticipated population. Out of this about 900 houses may be constructed by the Public sector Agency as per the presumption made earlier and the remaining by the private sector.

LEISURE TIME AREAS.

5.15 The Town is having a well maintaining Central park which can serve as a recreational place. Apart from this to cater the needs of the local population open spaces and recreational areas have been proposed spread over in the Scheme areas.

5.16 Besides this the topography of the area can be utilised to develop as recreational and tourist spot. The Seethamalai which is on the eastern bank of river Cauvery can bebetter utilised. This being fairly high point can be used for development of a site which will serve to have an serial view of the Dam, water spread and Township. Access may be from the Ghat road, This hillock is in Town Planning Scheme Part-III B.

ARTIFICIAL WATERFALLS.

5.17 At present tourists are coming to Mettur mainly to see the Mettur Dam which is one of the biggest masonry Dam in India. To provide additional attraction, an artificial waterfalls may be created utilising the water stored in the Dam. The water may be pumped and allowed to fall from a suitable site near the Hill located on the western side of the Dam. Bathing facilities can also be provided in the falls area. As an economical measure, the falls may be operated only during holidays for restricted hours. The feasibility of this proposal may be examined by the Public Works Department authorities.

UTILISING AND SERVICES.

5.18 An extent of 90 hectares has been provided in all Town Planning Schemes put together for this use to meet the needs of water supply, drainage and electricity facilities in the year 2001.

WATER SUPPLY.

5.19 Water Supply requirement of the Township at the 225 lpcd will be 10 mld. As the present Scheme supplied only 5.5 mld this ~~xx~~ augmentation scheme is to be taken up early.

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DRAINAGE.

5.20 Underground drainage system exists only in part of Local Planning Area. Hence it is suggested that a comprehensive drainage system designed for a Sewage contribution of 10 mld for the whole Local Planning Area needs to be taken up. For the purpose of sewage treatment and disposal, ~~an extent of 60 hectares in Town Planning Scheme Part-I and~~ 15 hectares in Town Planning Scheme Part-IIIB is reserved.

TRANSPORTATION AND COMMUNICATION.

5.21 To induce developments and to have free flow of traffic, the existing roads are to be improved besides formation of new roads as shown in Map.No.8. These roads include 50 feet roads which are to be formed by the Local body. The details of roads to be formed by the Local body and the private Agency are given separately in the Town Planning Scheme Part.I, II, IIIA, and IIIB.

BUS TERMINUS.

5.22 The existing Bus terminus is to be improved for the optimum utilisation of the area and to provide the necessary amenities for the passengers. Action in this regard is urgently required as present bus terminus is not a planned one.

LORRY PARKING.

5.23 Lorries which are coming to the industries located in and around the Mettur Local Planning Area are at present parked on the road margins, as there is no lorry stand at present. So, provision for a lorry stand ismade in the Town Planning Scheme Part-II near the entry point to the Mettur Dam area. An extent of 1 hectare is ear-marked for this purpose.

LINKAGE BETWEEN SALEM CAMP AND METTUR R.S.

5.24 The Mettur Railway Station area is linked up with Mettur Township as well as Salem Camp area through the road provided in the Ellissaddle. This Ellissaddle is a surplus water regulator and it is part and parcel of the main Dam. The road provided in this Saddle incidentally being used now as linking road. Further the width of road is very much less. This linkage is the only link available between these two areas. The surplus water flow course physically divides Mettur R.S.area and Salem Camp area. The Salem Camp area is predominantly residential while in the Mettur R.S. area is premominantly industrial character. From the obvious physical locations, it is apparent that these two areas should have a separate link between them

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across the surplus water course to connect these two areas viz., living as well as working areas and also to have an alternative transportation link, between the Township area and the Mettur R.S. area to serve in case of any repair to the Ellissaddle. Even now this Ellissaddle is noted as the property of the Public Works Department. Under these circumstances, a separate road link across the surplus water course if provided will aid the interaction between the Mettur R.S. Area, Salem Camp area and the Mettur Dam area. So in the Master Plan a link which is considered as an important one is suggested across the surplus water course near the areas as shown in Map.No.8.

AREAS NOT FIT FOR DEVELOPMENT.

5.25 The hilly areas and the steep river banks which are not fit for developmental purposes have been set apart as "areas not to be built upon". The total extent of such area is 175 hectares. The proposed land use pattern of the Local Planning Area is shown in Map.No.~~9~~.

5.26 The variations needed from that of Sanctioned Town Planning Scheme provisions are shown in Map.No.10 and the details of S.F.Number wise are given in Table No.VI.

TABLE No.VI.

DETAILS OF VARIATIONS TO BE MADE IN TOWN PLANNING SCHEME.

Sl. No.	Name of Town Planning Scheme.	Use in the TownPlanning Scheme.	Use to be changed.	Block No. and Survey Nos.
1.	Town Planning Scheme Part.I.	Public.	Residential. B.29	S.No.4/3 & 5
2.	Town Planning Scheme Part.II.	a) Commercial.	,, B.15	S.No.11,12 & 16
			B.17	S.No.1 to 18
			B.25	S.No.1 to 28
		b) Public	,, B.15	S.No.5,6, & 16.
3.	,,	c) Public.	Industrial B.16	S.No. 1 to 15
4.	,,		B.10	S.No.2/3, 2/4, 2/6, 2/7, 4 & 5
5.	,,	d) Industrial.	Public. B.2	S.No. 7,8, & 15 part.
6.	Town Planning Scheme Part IIIB	Residential.	Public. B.54	S.No.5,10 & 11.

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CHAPTER VI.

PHASING.

6.01 Phasing of the plan implementation will held to have an orderly development of the Local Planning Area and also to execute the plan proposals on a priority basis. As has been already mentioned the land use pattern of the Local Planning Area as suggested in Master Plan is governed by the already prepared and sanctioned Town Planning Scheme and also the developments that are taking place at present as per the Town Planning Schemes. As the whole Local Planning Area has been covered by Town Planning Schemes, the whole area is being controlled simultaneously. So there is no necessity now to insist on the phasing of the plan. Only amenities are to be planned in such a way as to serve the developing areas first. Accordingly the details of amenities that are to be provided are furnished in Table No.VI.1.

TABLE No.VI.1.

AMENITIES TO BE PROVIDED PRIORITY-WISE BY METTUR LOCAL PLANNING AUTHO...

Sl. No.	Description.	Ist Priority.	IInd Priority.	IIIrd Priority.
1.	COMMERCIAL.			
	1. Raw of shops.	Town Planning Scheme Part-I.	Town Planning Scheme Part-IIIA	--
	2. Weekly shandy.	Town Planning Scheme Part-IIIA	--	--
2.	PUBLIC AND SEMI PUBLIC.			
	Primary School.	--	Town Planning Scheme Part-I.	Town Pla... Scheme Part-II a... IIIB.
3.	RECREATION.			
	a) View Point.	Town Planning Scheme Part-IIIB	--	--
	b) Artificial falls.	--	Town Planning Scheme Part-II.	--

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4. UTILITIES AND SERVICES.

a) Water Supply.	--	Local Planning Area.	--
b) Drainage.	--	--	Local Planning Area.

5. HOUSING.

a) Sites and Services.	Town Planning Scheme Part-I (500)	--	--
b) Houses.	--	Town Planning Scheme Part-I (200)	Town Planning Scheme Part-I (200)

6. TRANSPORTATION.

a) Proposed roads (50' & above).	Local Planning Area.	--	--
b) Proposed roads (upto 50')	--	Local Planning Area.	--
c) Roads to be improved.	--	--	Local Planning Area.
d) Improvement of Bus-stand.	Town Planning Scheme Part-II.	--	--
e) Lorry parking.	--	--	Town Planning Scheme Part.II.

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CHAPTER. VII.

ZONING REGULATION.

7.01 As part of implementation of the proposals contained in the Master Plan certain zoning regulations will have to be enforced. These will enable to regulate the developments in accordance with the proposals. This will be in the forms of set of rules. As three Town Planning Schemes have already been sanctioned, three sets of rules are already approved by Government. So these rules will help to control the development. The Government orders in which these rules have been approved are as follows.

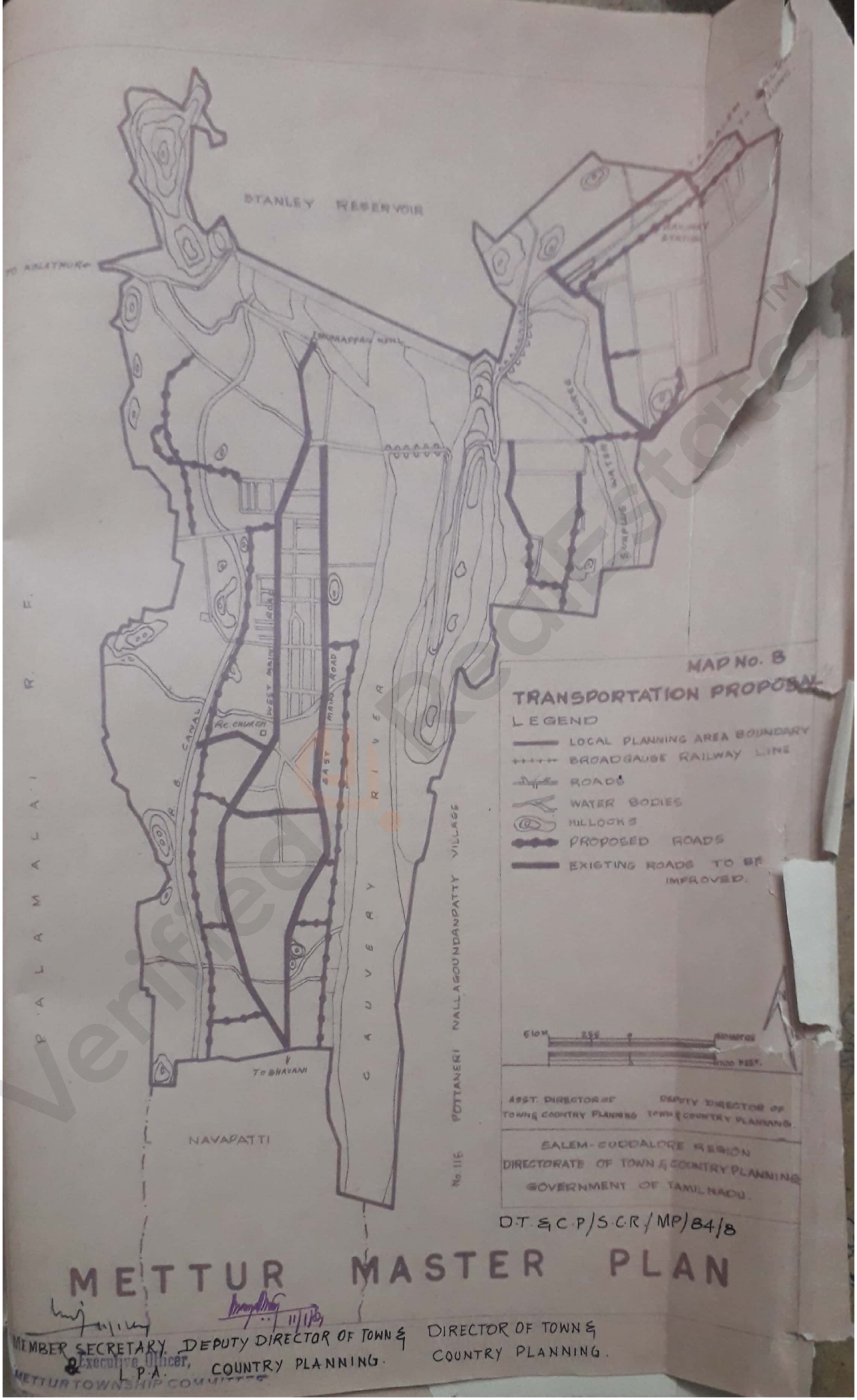
ANNEXURE-I -RELATES THE COPIES OF THESE GOVT. ORDERS.

(1) Town Planning Scheme Part - I Area.	: 264,00	Acrtares	G.O.No.2381/R. D. & L.A., Dt. 2-11-73.
(2) Town Planning Scheme	: 540,36	"	G.O.No.1899/R. D. &L.A., Dt. 12-9-1973.
(3) Town Planning Schme Part-III Area.	: 175,77	"	G.O.No.1654/R.D. & L.A., Dt. 17-8-73.

7.02 For the Town Planning Scheme Part III area, Draft Scheme rules have been framed to control the developmental activities in this area. These rules are appended separately in Annexure - II.

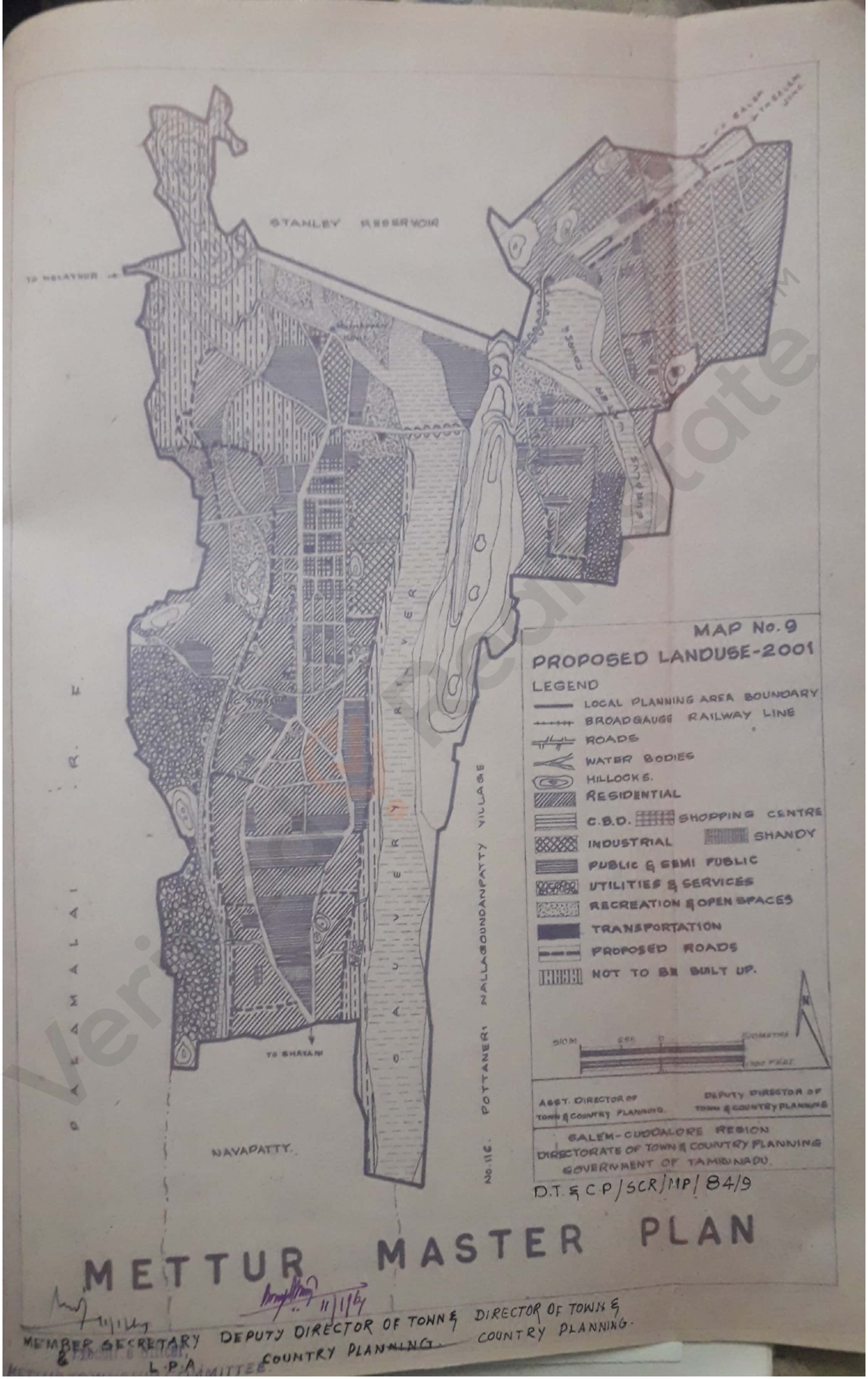
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METTUR MASTER PLAN

MEMBER SECRETARY & L.P.A. COMMITTEE

DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING.

DIRECTOR OF TOWN & COUNTRY PLANNING.

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COPY OF.

ANNEXURE. I.

GOVERNMENT OF TAMIL NADU. MISCELLANEOUS.
RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

...

G.O.No.2381/2nd November 1973.

Town Planning - Mettur Township Committee - Mettur Township Town Planning Scheme, Part.I - Sanctioned.

Read:- The following Papers.

1. Letter from the Executive Officer, Mettur Township, No.4361/64/03 dated 20th January 1968 and 12193/71/P1, dated 28th October 1972.
2. Letter from the Collector of Salem K.Dis.No.7069/68, K4, dated 14th August, 1968.
3. Letter from the Director of Town Planning, Tamil Nadu R.Dis. No.24016/70/DP3/DP3, dated 24th January 1972.

-x-

Order-No.2381/ Rural Development and Local Administration dated 2nd November 1973.

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Under section 14 (3) of the Tamilnadu Town Planning Act,1920 (Tamil Nadu Act VII of 1920) the Governor of Tamilnadu hereby sanctions the Mettur Township Town Planning Scheme, Part I, approved by the Mettur Township Committee in its Resolution No.79, dated 30th December 1967 read with the Resolution No.183, dated 26th October, 1972. The notification appended to this order will be published in the Tamil Nadu Government Gazette.

2. The Executive Officer, Mettur Township Committee requested to see that a copy of the scheme is open to inspection by the Public at the Municipal office during Office hours for a period of six months from the first day of the month succeeding the date of publication of the Scheme in the Tamil Nadu Government Gazette.

3. The Executive Officer is also requested to suggest in consultation with the Collector of Salem and the Director of Town Planning, the name of a suitable retired officer for appointment as Arbitrator for the scheme and the amount of honorarium to be paid to the Arbitrator.

(BY ORDER OF THE GOVERNOR)

C.G.RANGABASHYAM,
Secretary to Government.

To the Director of Stationery and Printing, Madras with schemes for publication in the Tamil Nadu Government Gazette.

To the Executive Officer, Mettur Township, through the Chairman.

To the Director of Town Planning, Madras.1.

To the Collector of Salem.

The Board of Revenue, Madras.5.

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APPENDIX.

NOTIFICATION.

Under sub-section (5) of section 14 of the Tamil Nadu Town Planning Act 1920 (Tamil Nadu VII of 1920) the Governor of Tamil Nadu hereby notified that under sub-section (3) of the said section he has sanctioned the Mettur Township Town Planning Scheme Part.I. The Scheme will be open to inspection by the Public at the Mettur Town Hall Office during Office hours for a period of six months from the first day of the month succeding the date of publication of the scheme in the Tamil Nadu Government Gazette.

The Scheme is published below for general information.

METTUR TOWNSHIP TOWN PLANNING SCHEME. PART.I.

1) This Scheme may be cited as "Mettur Township & Town Planning Scheme, Part.I.

2) In this scheme unless there is anything repugnant in the subject of context:-

i) 'ACT' means the Tamil Nadu Town Planning Act 1920

ii) 'MUNICIPAL ACT' means the Tamil Nadu District Municipalities Act 1920.

iii) 'EXECUTIVE AUTHORITY' means the Executive Authority of the Mettur Township Committee.

iv) 'COUNCIL' means the Mettur Township Committee.

v) 'DIRECTOR' means the Director of Town Planning Tamil Nadu.

vi) 'ARBITRATOR' means the Arbitrator appointed for the Scheme under Section 27 of the Act.

vii) Scheme' means the Mettur Township Town Planning Scheme.

viii) 'SCHEDULE' means a Scheduled annexed to the Scheme.

ix) 'MAP' means a map annexed to the Scheme.

x) 'STREET' means includes streets, roads and streets or road widening.

xi) 'DATE OF SCHEME' means the date of publication of the notification of Government sanctioning the Scheme under sub-section (5) of section 14 of the Act, in the Tamil Nadu Government Gazette.

xii) 'RULES' means the rules made under section 44 of the Act.

xiii) 'AREA' means the area to which the scheme applies.

xiv) 'GOVERNMENT' means the Government of Tamil Nadu.

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(xv) 'SITE OF BUILDING' means that portion of land or plot used for intended to be used, or allotted or shown in approved site plan layout plan or plan of sub-division for the purpose of the dwelling house, dwelling bungalow shop or other building of a particular category or use, and includes the land within the curtilege of such dwelling house, dwelling, etc. and forming its appurtenances such as out building yard lands, open spaces and gardents attached thereto or intended to be normally used or occupied therewith.

3. The Executive Authority subject to the control of the Township Committee shall be the 'Responsible Authority' for the purposes of the Scheme.

4. The area to which the scheme applies shall be that within the inner edge of the boundary line coloured red in Map Nos. 3 and 4 T.P./D.T.P No.22 of 1972 which show the existing lands, and streets and the proposed streets and reservation of lands in the area and such particulars and details in relation to the development of the area as can conveniently be indicated thereon by means of reference letters, numbers, distinguishing colours or other wise Nothing in this clause shall be deemed to restrict or otherwise affect the powers of the council to claim or levey betterment contribution from the owner of any property nor included within the area, which will not come under the purview of section 23 and 24 of the Act and Clause 21 of the Scheme.

5. a) The ownership of all lands in the area and their extents as on the date of publication on the notification of Government under section 12 of the Act in the Tamil Nadu Government Gazette are given in the Schedule I.

b) " The ownership and the extents of the lands are given to the extent that could be ascertained by the Mettur Township Committee and cannot be taken as conclusive evidence of conferring any rights which in reality one does not possess.

6. (1) An estimate of the total and net cost of the scheme is given in Schedule II. The net cost is proposed to be financed as therein stated. The estimate is liable to revision as a Responsible authority may consider necessary.

(2) The Responsible Authority shall have power to specify any date or period within which the execution of any work, which under the Scheme are to be executed by any authority or other person, as the responsible authority thinks necessary and expedient for the purpose of securing the development of the area without delay and ensuring the efficient of the scheme.

7. (i) Subject to the provisions of the Scheme all the new and future streets given in Schedule III shall be constructed by the Responsible Authority or the owners as the case may be on the lines shown in Map Nos. 3 and 4 (T.P./D.T.P.No) 22 of 1972) Provided that reasonable modifications may be made by the Responsible Authority with the approval of the Director.

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(ii) The Streets AA, A1A1, A2A2, A3A3, BB, CC, C1C1, C2C2, DD D1D1, D2D2, D3D3, EE, FF, FF1, F2F2, F3F3, F4, F4 ~~&~~ Part H2H2, H3H3 H4H4, H11H11, mentioned in Schedule III as shown in Map Nos. 3 and 4 (T.P/D.T.P.No.22 of 1972) shall be demorcated formed and constructed by the Responsible Authority in such manner as ~~that~~ he thinks necessary for the proper development of the area or expedient for the safety or convenience of the public:-

Provided that two-thirds of the entire cost of acquisition of lands and of metalling, draining and lighting of the streets may be recovered from the owners of occupiers of lands and buildings abutting the street in such proportion as may be decided by the Responsible and Authority.

Provided also that whenever the owner has been required to pay or has paid the proportionate cost under the above proviso or has been required to leave or has left lands freely for the streets, the Council shall levy only such portion of the betterment contribution payable under the scheme, as it may be decide or may forego the contribution entire.

(iii) Every other street shown in Map. Nos 3 and 4 (T.P./D.T.P.No.22 of 1972) shall be constructed in accordance with the provisions of the scheme by the owners of properties abutting or fronting such streets. Every such streets shall be levelled, paved, metal~~l~~ ~~ed~~, flagged channelled sewered drained, conserved and lighted by the owners aforesaid to the satisfaction of the Responsible Authority.

(iv) Any other private streets that may be permitted in the area shall conform to the proposed development of the area and comply with the following conditions unless otherwise approved by the Director.

(a) Every private streets shall be at least 30 feet in width except in areas set apart or declared for poor class housing or hutting ~~it~~ where it shall not be less than 20 feet in width.

(b) Every such street shall be in levelled paved, metalled, flagged, channelled, sewered, drainged conserved and lighted by the owners to the satisfaction of the Responsible Authority.

v) Sections 166 to 189 of the Municipal Act and the byelaws and rules made under sub-section 8 of section 306 and section 303 of the said Act shall apply for the formation and construction of streets under the Scheme in so far as they are not ~~x~~ inconsistent with the provisions of the Scheme.

vi) The Responsible Authority may with the sanction of the Director undertake to carryout any private street work or widening of any existing private street, either with the consent of the owners or occupiers of the lands or buildings fronting or abutting such streets or by acquiring the land covered by the Street.

** F5F5, F6 F6, F6 F6, F8 F8, GG G1G1, G2 G2, G3G3, G4G4, G5G5, HH

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vii) If the Responsible Authority executes any private street work or the widening of any existing street under the above sub-clause (vi) the expenses incurred shall be paid by the owners or occupiers according the frontage or their respective lands or in such proportion as may be settled by the Responsible Authority.

viii) Notwithstanding anything contained in the above sub clause (i) and (iii) & v vi the Responsible Authority may subject to any agreement with the owners or occupiers as to the cost of making undertake to construct any private streets in the area, provided that such agreement is, in the opinion of the Director not prejudicial to the interest of the Scheme.

ix) No person shall build any well or erect any fence or other construction or projection or make any encroachment on or over any land intended for use as a street orland.

x) The Responsible Authority shall so far as the funds at his disposal may permit, provide and maintain a sufficient and satisfactory system of public drains along the public streets in the area for effectual drainage and discharge of sewage.

8. (1) If any owner of land within the area intends or proposes to layout a street, lane or pathway or sub-divide utilise, lease or otherwise to dispose of such land or any portion or portions of the same as a site or sites for building purpose, he shall ~~permit~~ submit for the approval of the Responsible Authority, a site or layout plan showing the land and the site or sites intended or proposed for building purposes and the x Street or streets either existing already or intended to be laid out and made by the owner, giving access to the site or sites.

(2) Save in such cases as the site or sites intended for building purposes may abut on an existing public street or an existing private street made in conformity with the provisions of sections 175 and 176 of the Municipal Act, the owner of land shall layout and make a street or streets giving access to the site or sites and connecting with an existing street in accordance with the provisions of the Scheme.

(3) The owner of the land shall not proceed to sub-divide utilise sell lease, or otherwise dispose of the site or sites intended for building purposes, unless he had carried out or otherwise made arrangements to carry out the street works contemplated by sections 175 and 176 of the Municipal Act, and sub-clause (i) and (2) to the satisfaction of the Responsible Authority.

(4) If the street or streets have not been made as required by sub-clauses (i) and (ii) the Responsible Authority may order the street works to be carried out or to carry out the work himself in the manner prescribed by section 178 of the Municipal Act, in which case, the cost of such works will be recovered from the owners or occupiers.

(5) So far as may be necessary the owner, or occupiers while laying out a street shall provided and construct all proper approaches embankments, culverts, retaining wells, drains and other works connected therewith or incidental thereto.

9. For the purpose of adjusting the boundary of any street the council may make an exchange of land owned by it or forming part of streets for other land that it may requires with or without paying or receiving any money for equality of exchange.

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10. (a) A list of lands reserved for streets, roads and other purposes specified under sub-section (k) of section 4 of the Act is shown in Schedule IV.

(b) Despite anything contained in sub-clause (a) above and Schedule IV. The Township Committee may from time to time to meet the demand declare any part of the area with the sanction of the Director and subject to such conditions and restrictions as he may think fit, to be reserved for shopping hutting or poor class housing or for such other purposes which can be prescribed under sub section (k) of section 4 of the Act. Any part of the area so declared shall be included under lands reserved under the scheme and treated as such.

(c) The owners or occupiers may continue to use the lands and buildings in the area for the purposes for which they are used on the date of the scheme, provided that the Responsible Authority may at any time issue notice on the owners or occupiers to prohibit further use of the lands and buildings for such purposes which is in his opinion hinder or is likely to hinder the progress of the scheme or creat or likely to create insanitation, nuisance or loss of amenity, and direct that the requirements of the scheme shall be complied within every particular.

11. Any land in the area required for the purposes of the scheme may be ~~require~~ acquired by purchase, or otherwise, by the Township Committee at any time subject to the provisions of the Act and without prejudice to the interests of the Scheme, subject to the provisions of section 34 of the Act, the notification of the scheme under sub-section (5) of the section 14 of the Act, in the Fort St.George Gazette shall be in respect of any land mentioned in Schedule V operate as a declaration under section 6 of the land acquisition act 1894 for acquisition for the purposes of the scheme.

12. The Responsible Authority with the approval of the Township Committee may dispose of any land owned by it or acquired or secured under clause II by the sale, exchange, lease or otherwise without prejudice to the interests of the scheme and subject to the approval of the Director and subject, also to the payment of assessment which will not be liable to revision during the currency of the resettlement except as provided for in the resettlement notification as ground rent at Rs.12.50 per acre which will be liable to revision from time to time in accordance with the rules in force at the time of such revision.

13. (1) (a) No owner or other person shall layout a street lane or pathway or sub divide utilise, sell lease or otherwise dispose or his land or any portion or portions of the same as site or sites for building purposes until a site or layout plan or plan of sub-division has been approved by the Responsible Authority who shall consult the Director before granting approval or permission.

(b) The application for approval of such sites or layout plan of sub-division shall be submitted to the Responsible Authority in the form specified in Schedule VI with such variations as the circumstances may require. The Responsible Authority may in the interests of scheme impose reasonable restriction and condition and also insist on such modification or alteration of the plan as the Director necessary.

(c) The restriction and conditions as laid down by the Responsible Authority and the plan as approved or modified or altered by Responsible Authority or as decided by the Director shall be adopted by the owners or other person and shall be enforceable.

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II. (a) No owner or other persons shall construct or reconstruct or in any way alter or add to any building without conforming in every particular with the provisions of the scheme and unless he has applied for and obtained permission of the Responsible Authority under section. 17 of the Act and in compliance with the requirements of sub clause (v)(.) below No building shall be constructed or reconstructed in any land in which building is expressly forbidden or which is reserved in the scheme for any purpose incompatible with buildings.

(b) The Responsible Authority may for the purpose of the Scheme demolished or cause to be demolished or alter or cause to be altered, any building in the area so far as may be necessary for carrying the scheme into effect.

III. The Responsible Authority shall before granting permission or approval under section.17 of the Act for any site or layout plan or plan of subdivision of any land, plot or site in the area, or for construction, reconstruction or alteration of, or addition to, any building in the area take into consideration the desirability of reconstitution or redistribution of boundaries of any land, plot or plots or site or sites under clause 19 as he thinks fit, and may impose any restrictions or conditions or pass such orders as may be necessary to secure such reconstitution or redistribution of boundaries of the land, plot or plots or site or sites. The restrictions or conditions imposed or the orders passed by the Responsible Authority shall be compiled with by the owner or owners or other person or persons concerned and shall be enforceable.

IV. Notwithstanding anything contained in the Scheme, the Responsible Authority may prepare a layout plan for any portion of the area to determine the lines in which the detailed development of such area shall take place and the manner in which the laying out of streets, sub-divisions of lands into site for building purposes and the reservation of any lands for communal or public purposes shall be carried out and submit the same for the approval of the Director.xx The layout plan as approved by the Director and the restriction and conditions if any imposed by him shall be read as part of the scheme and shall be enforceable.

V. a) Subject to the provisions of section 17 of the Act every application for permission required to be obtained under sub-clause (II)(a) above, shall be submitted to the Responsible Authority in the form specified in the Building Rules made under Section 191 of the Municipal Act, with such variations as circumstances may required and shall be accompanied by a site plan and ground plan and plan of each floor, elevations and sections of the existing building or buildings if xxyx any, and the proposed building or buildings and also a specification or specifications in regard to design, materials, architecture, drainage water supply use of buildings and other details of building constructions.

(b) The Responsibile Authority shall have power to impose reasonable restrictions and conditions while granting permission and to make reasonable modification or alterations in the location, design, architecture or materials of the building or buildings as he thinks fit, or sall cause to be made such modifications or alterations as the Director may consider necessary. The restriction as and conditions as laid down by the Responsible Authority shall complied with the plans and the specifications as approved or modified or altered by the Responsible, Authority or as altered by the Director shall be adopted by the applicant, owner or other person concerned and shall be enforceable.

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14. I, Save as otherwise provided in the scheme every part of the area shall be entirely utilised for residential purposes provided that residential hotels, clubs, and buildings for public worship or instruction (Other than a reformatory or industrial [illegible] or for mentally defective or epileptic person) or buildings intended as places of social intercourse, entertainment, or recreation or as hospitals or dispensaries or theatre or for any other similar purpose may be permitted by the Responsible Authority with the previous sanction of the Director.

II. (i) The maximum number of dwelling houses or [illegible] which may be erected in any net acre of building land excluding portion covered by street and other public or common lands shall be and every dwelling houses or x dwelling shall be located in a site of its own and in no case shall such a site be less than 2400 square feet in extent and 40 feet in width.

Provided that in areas which are ~~xxxx~~ reserved under sub-clause (a) of clause 15 or under sub-clause (b) of clause 16 for poor class dwelling huts and maximum number of dwelling houses, dwellings or huts in any net acre of building land may exceed 15 but shall not be more than 34 and the extent of the site for such house, dwelling or hut may be less than 2,400 squares feet and shall not be less than 1250 square feet and also the width of such site may be less than 40 feet but not less than the 25 feet.

II.(ii) Every site intended for buildings other than dwelling houses or hut shall not be less than 2400 square feet in extent provided that in the case of shops godowns fuel depots and other similar buildings it shall be open to the Council to specify any suitable extent for each shop, godown, fuel, depots, or other building or for a special number of them not being however less than 600 square feet for any individual shop, godown, fuel depot or other buildings.

III. When a plot or site held in single ownership prior to the date of publication of the notification under section 12 of the Act in the Tamil Nadu Government Gazette is less than the minimum prescribed in this sub clause, the Responsible Authority shall decide whether in the interest of the scheme permission shall be given to build on such plot or site or whether the plot or site shall be incorporated in adjacent plot or plots or site or sites by reconstitution or redistribution of the boundaries of the latter.

IV. (i) All buildings other than huts in the area shall be detached or semi detached i.e. built singly in each site and entirely separated from adjacent building by open space, or built in side by side building in pairs in adjacent sites. Provided that in areas reserved for dwelling house or dwelling poor classes or shops, continuous buildings not exceeding eight in number may be permitted. All huts shall be detached.

(ii) Only one dwelling house dwelling hut or other building of a particular category shall be ~~xxxxxxxxx~~ constructed on a building site and no building site shall be sub-divided utilised, for the construction of more than one dwelling house, dwelling hut or other building of a particular category.

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V. The building line in respect of all streets shall be as shown in Map Nos. 3 and 4 of T.P. DT.P.No.22/72 and specified to Schedule III.

(a) 30 feet from the boundary or alignment of the streets BB and such other streets as the council may notify at any time.

(b) 20 feet from the boundary or alignment of the streets viz. DD, D1D1, D2D2, D3D3, EE, FF, F1F1, to F8F8, CC, C1C1, C2C2.

(c) 15 feet from the boundary or alignment of the streets GG, G1G1, G2G2, G3G3, G4G4.

(d) 10 feet from HH, H1H1, to H11,H11, KK to K38K38 and 5 feet from L1L1 to L5L5.

VI. (i) No building of any description other than a compound wall or fence shall be constructed in the space within the buildings lines specified in sub-clause (V) above except in the continuously built shopping area where an areaded verandah or roofed path way or suitable design architecture, height and materials approved by the Responsible Authority may be permitted.

(ii) No Compound wall of fence erected within the building lines shall be of a height greater than 5 feet measured from the crown level of the adjoining streets provided that gate pillars, piers, and decorative features may be allowed above such height as the Responsible Authority may think fit.

VII. (a) Along the streets, viz. as the Township Committee may notify at any time only detached buildings shall be permitted and there shall be on either sides of every such building an open space of not less than 10 feet between the building and the side boundaries of the site.

Provided that if any open space of 15 feet is left on one side of the building it shall be sufficient to leave 5 feet open space on the other side. In the case of all other streets, if buildings are detached there shall be on either side of such building an open space of notless than 5 feet between the building and the side boundaries of the site and on the building are semi-detached there shall be an open space of not less than 10 feet between each such detached building and the side boundary of the site on the unattached side.

EXPLANATION.: - The expression side Boundaries shall mean those boundaries of the site which are not either the front boundary abutting the street or the rear boundary away from the street in front.

b) There shall be a rear open space of atleast 15 feet for the entire width of the site from the rear boundary of the site in the areas reserved for shops and huts under the scheme where it shall not be less than 10 feet. In such a rear open space only a well, latrine, or ashpit, garage, cowshed or such other buildings not meant to be used for purposes of human habitation may be permitted, provided that such buildings does not occupy on the whole more than one third of the width of the site and provided also that the height of no such buildings shall exceed 12 feet measured from the rear level of the site to the top of the parapet or upto half of the height of the roof as the case may be.

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(c) Not more than one half of the extent of a site shall be built upon, except in the areas reserved under the scheme for poor class dwelling houses and huts and for shops where not more than two thirds the extent of a site shall be built upon. The space left unbuilt on any site shall be maintained as a private garden, courtyard or private open space in such a state as not to be a nuisance or annoyance to neighbours or persons using the adjoining streets, or occupying the adjacent plots or sites.

VIII. Except to the extent necessary for excavation of foundations, wells, levelling or sloping of grounds owner or other persons shall not remove any earth from land in the area for building or for any other purpose so as to create hollows or burrow pits therein.

IX. No site in area, which is under wet, cultivation of which is low lying shall be fit for residential or other building construction unless its level is raised suitably above the level of the nearest adjoining street or as may be approved by the Responsible Authority.

15. (a) Huts shall not be permitted in the area except in places as may be reserved for huts under sub-clause (b) of clause 10 above and thatch shall not be used for roofing.

(b) Shops and business premises shall be permitted only in the following areas:-

(1) Portion of land abutting the northern boundary of T.S.12 of Block 40 and in between existing (30 feet width approved layout road and C2C2 Part.

(2) Portion of land abutting to the west of K34K34 road and in between K35K35 and G2G2 roads.

(3) Portion of land abutting to the east of K34K34 road and in between K35K35 and G2G2 roads.

The above areas are shown is reserved sites in crimson lake hatching and crimson wash in the Map Nos. 3 and 4 (T.P/D.T.P.No.22/72).

Any other places or areas may be specified and declared from time to time by the Responsible Authority with the previous approval of the Director.

Explanation : Shop' means a building designed for the purpose of carrying of retail trade, not being a special industrial building and includes a light industrial building (not being a factory or workshop within the meaning of the Factories Act 1948) on the same premises and ordinarily incidental to the conduct of the retail business there a market or a hotel.

'Business premises' means a building designed for use as an office or theatre or for any business purpose but does not include special industrial building factory or Workshop.

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(c) Factories or workshops in which steam, water mechanicalor electrical power is employed shall not be permitted in the area, provided that installation of small mills of non offensive character run by electric Motor of horse power not exceeding 15 H.P. It approved by the Municipal Health Officer, and if over 15 but not exceeding 20 H.P. if approved by the Director, may be permitted in the places reserved for shops and business premises under sub-clause (b) above provided also that such mills shall comply with all such conditions and restrictions as maybe imposed by the Health Officer Director of Responsible Authority while granting approval or permission.

16. Sufficient means of effectual drainage and discharge of sewage shall be provided in every private street by the owners or occupiers of site abutting thereof and every site and building shall be provided with suitable drains leading therefrom to the nearest street drain. The sullage water may be used for watering gardens if no nuisance is created thereby or allowed to flow into drains or channels on its having been as previously treated sanitarily in any manner required by the Responsible Authority or the District Health Officer.

17. The provisions of the Municipal Act and the rules, bylaws and regulations made thereunder shall be applicable to the area in so far as they are not inconsistant with the scheme.

18. Housing schemes may be undertaken by the responsible authority without prejudice to the scheme subject to the previous sanction of the township committee and with the concurrence of the Government.

19. (a) Where necessary boundaries of sites or lands shall be redistributed and plots reconstituted in the manner prescribed by the Acts;

i) to suit the alignment of the proposed streets, or
ii) to provide frontage on streets, or
iii) to improve the size and shape of the plots in order to render them suitable for building purposes or.
iv) to secure the transference of ownership of land or portion of land, site or portions of site from one person to another.

(b) Every proposal for the redistribution of alternations of boundaries of lands or reconstitution of plots or sites in the area in any manner specified in sub-clause (a) above which may be made by the owner or owners concerned or by the Responsible Authority as required under sub-clause III of clause 13 or sub-clause III of clause 14 shall be submitted to the Arbitrator with the necessary maps as required by the Rule 37 of the rules, at any time. Unless the Arbitrator by notification specifies any particular time or period or periods when such proposals shall be made to him.

20. Any persons whose property is injuriously affected but any refusal to grant the permission applied for under section 17 of the Act or by making of the scheme, shall if he wants to make a claim for the purposes under section 20 of the act, submit such claim within 25 months of the date of the scheme or within such period as the Government may order otherwise.

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21. (a) Claims for a betterment contribution under section 2[illegible] of the act shall be submitted to the arbitrator within two years of the date of the scheme or within such period as the Government may order otherwise. The said contribution may be levied for a terms of 30 years from the date of the scheme at a uniform rate of 7½ per cent of the increase in value calculated in accordance with the provisions of the Act.

(b) Notwithstanding anything contained in this clause the Township committee may with the previous approval of the Government [illegible] with any owner to receive a fixed payment either in lump sum of by instalments in lieu of the betterment contribution.

22. Subject to the provisions of section 36 of the Act, the Responsible Authority may make any agreement with any person or body in furtherance of the carrying out of the scheme or any matter in connection therewith provided that such agreement is not inconsistant with the Scheme.

23. Subject to the provisions of section 36 of the Act, the Responsible Authority may make any agreement with any person or body in furtherance of the carrying out of the scheme or any matter in connection therewith provided that such agreement is not inconsistant with the Scheme.

23. The Responsible Authority may at the request of any group of persons registered or deemed to be registered as a Co-operative Building Society under the Tamil Nadu Cooperative Societies Act 1961 for the purpose of developing a Co-operative Housing Scheme afford such facilities as are possible for the acquisition of land either by such society or on its behalf and enter into any agreement with such society for the development of such land in accordance with the provisions of the Scheme.

24. The Responsible Authority if he thinks fit, in any particular case and subject to such conditions as he may impose dispense with or modify with the approval of the Director, any of the requirements of the scheme other than the requirements made obligatory by any law provided that he is satisfied that there are circumstances warranting such dispensation or modification and that the interest of the scheme will not be prejucidally affected thereby and the decision shall be final.

25. Any person who commits or knowingly permits a breach of any of the provisions of the scheme or who neglects or fails to comply with any of the provisions of the Scheme or any orders, proceedings, conditions, restrictions, limitations or terms made or imposed under or in pursuances of any of the provisions of the Scheme the rules or the Act shall be conviction be punished in accordance with section 44-B of the Act.

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GOVERNMENT OF TAMIL NADU.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

G.O.No.No.1899/12th September 1973.

Town Planning - Mettur Township Committee - Town Planning Scheme, Part II - Sanctioned.

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READ THE FOLLOWING PAPERS:-

From the Executive Officer, Mettur Township Letter No.C3/4361/64, dated 20th January 1969 and letter Roc.No.12193/71/T1, dated 25th October 1972.

Letter from the Collector of Salem K.Dis.7069/68/T3, dated 14th August 1968.

Letter from Director of Town Planning, Tamil Nadu R.Dis.No. 24016/T0/72T3, dated 24th January 1972.

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Order No.1899/Rural Development and Local Administration, dated 12th September, 1973.

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Under section 14(3) of the Tamil Nadu Town Planning Act 1920 (Tamil Nadu Act VII of 1920) the Governor of Tamilnadu hereby sanctions the Town Planning Scheme, Part II approved by the Mettur Township Committee, in its Resolution No.79, dated 30th December, 1967, read with Resolution No.184, dated 26th October 1972 The notification appended to this order will be published in the Tamilnadu Government Gazettee.

2. The Executive Officer, Mettur Township Committee is requested to see that a copyof the Scheme is open to inspection by the Public at the Municipal Office during office hours for a period of six months from the first day of the month succeeding the date of publication of the scheme in the Tamil Nadu Government Gazette.

3. The Executive Officer is also requested to suggest in consultation with the Collector of Salem and the Director of Town Planning, The name of a suitable retired officer for appointment as arbitrator for the scheme and the Amount of honorarium to be paid to the Arbitrator.

(BY ORDER OF THE GOVERNOR).

Sd. C.G.Rangabashyam,
Secretary to Government.

To
The Director of Stationery and Printing, Madras, with Scheme for publication to the Tamilnadu Government Gazette.
To The Executive Officer, Mettur Township Committee (through Chairman)
TheDirector of Town Planning, Madras.1.
To The Collector of Salem.
To The Board of Revenue, Madras.5.

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APPENDIX.
NOTIFICATION.

Under subsection (5) of section 14 of the TamilNadu Town Planning Act 1920 Tamilnadu Act VII of the 1920) the Governor of Tamilnadu is hereby notified that under subsection (3) of the said section he has sanctioned the Mettur Township Town Planning Scheme, Part.II. The Scheme will be open to inspection by the public at the Mettur Township Office during office hours for a period of six months from the first day of the month succeeding the date of publication of the scheme in the Tamil Nadu Government Gazette.

The Scheme is published below for general information.

METTUR TOWNSHIP COMMITTEE TOWN PLANNING SCHEME.
PART II METTUR DAM.

1) This Scheme may be cited as Mettur Township Town Planning Scheme Part II.

2) In this Scheme unless there is anything repugnant in the subject to context.

i) 'ACT' means the Tamil Nadu Town Planning Act 1920.

ii) 'MUNICIPAL ACT' means the Tamilnadu District Municipalities Act 1920.

iii) 'EXECUTIVE AUTHORITY' means the Executive Authority of the Mettur Township Committee.

iv) 'COUNCIL' means the Mettur Township Committee.

v) 'DIRECTOR' means the Director of Town Planning, Tamilnadu.

vi) 'ARBITRATOR' means the Arbitrator appointed for the scheme under section 27 of the Act.

vii) 'SCHEME' means the Mettur Township Town Planning Scheme Part II.

viii) 'MAP' means a map annexed to the Scheme.

ix) 'SCHEDULE' means a Schedule annexed to the Scheme.

x) 'STREET' includes streets, roads and Streets or road widening.

xi) 'DATE OF SCHEME' means the date of publication of the notification of Government sanctioning Government the scheme under sub-section (5) of section(14)of the Act in the Tamil Nadu Government Gazette.

xii) 'RULES' means the rules made under section 44 of the Act.

xiii) 'AREA' means the area to which the scheme applies.

xiv) 'GOVERNMENT' means the Government of Tamil Nadu.

xv) 'STATE OF BUILDING' means that portion of land or plot used or intended to be used, or allotted or shown in approved site plan layout plan or plan or subdivision for the purpose of one dwelling house, dwelling bungalow shop or other building of a particular category of use, and includes the land within the curtilege of such dwelling, house dwelling etc. and forming its appurtenances such as out building yard lands, open spaces and gardens thereto or intended to be normally used for occupied therewith.

3) The Executive Authority, subject to the control of the Township Committee shall be the Responsible Authority' for the purposes of the Scheme.

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4. The area to which the Scheme applies shall be that within the inner edge of the boundary line coloured red in Map No.3 & 4/T.P. D.T.P. No.23/72 which show the existing lands and streets and the proposed streets and reservation of lands in the area and such particulars and details in relation to the development of the area as can conveniently be indicated thereon by means of reference letters, numbers distinguishing colours or otherwise. Nothing in this clause shall be deemed to restrict or otherwise affect the powers of the council to claim or leve betterment contribution from the owner of any property not included within the area, which will come under the purview of sections 23 and 24 of the Act and clause 21 of the Scheme.

5. (a) The ownership of all lands in the area and their extent as on the date of publication of the notification of Government under section 12 of the Act in the Tamil Nadu Government Gazette are given in the Schedule.I.

(b) The Ownership and the extents of the lands are given to the extent that could be ascertained by the Mettur Township Committee and cannot be taken as conclusive evidence or conferring any right which in reality one does not possess.

6. (i) An estimate of the total and net cost of the Scheme is given in Schedule II. The net cost is proposed to be financed as therein stated. The estimate is liable to revision as the Responsible Authority may consider necessary.

(ii) The Responsible Authority shall have power to specify and date or period within which the execution of any work, which under the scheme are to be executed by any authority, owner or other person, as the Responsible Authority thinks necessary and expedient for the purpose of securing the development of the area without delay and ensuring the efficient operation of the Scheme.

7. (i) Subject to the provisions of the Scheme all the new and future streets given in Schedule III shall be constructed by the Responsible Authority or the owners as the case may be on the lines shown in Map.No.3 & 4 (T.P.No.23/72) provided that reasonable modification may be made by the Responsible Authority with the approval of the Director.

(ii) The streets viz, AA, BB, B1B1, B2B2, CC, C1C1, C2C2, DD, D1D1, D2D2, to D13D13, F6F6 mentioned in Scheduled III as shown in Map No.3 & 4 (T.P.No.23/72) shall be demarcated, formed and constructed by the Responsible Authority in such manner as he thinks necessary for the proper development of the area or expedient for the safety or convenience of the public.

Provided that two thirds of the entire cost of acquisition of lands and of metalling, draining and lighting of the streets may be recovered from the owners or occupiers of lands and buildings abutting the street in such proportion as may be decided by the Reponsible Authority.

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Provided also that whenever the owner has been required to pay or has paid the proportionate cost under the above proviso or has been required to leave or has left land freely for the streets, the Township Committee shall levy only such portion of the betterment contribution payable under the scheme, as it may decide or may forego the contribution entirely.

(iii) Every other street shown in Map 3 & 4 T.P/D.T.P No. 23/72 shall be constructed in accordance with the provisions of the Scheme by the owners of properties abutting or fronting such streets. Every such streets shall be levelled paved, metalled, flagged, channelled, sewered, drained conserved and lighted by the owners aforesaid to the satisfaction of the Responsible Authority.

(iv) Any other private streets that may be permitted in the area shall conform to the proposed development of area and comply with the following conditions, unless otherwise approved by the Director.

(a) Every private streets shall be atleast 30 feet in width except in areas set apart or declared for poor class housing or hutting where it shall not be less than 20 feet in width.

(b) Every such street shall be levelled, paved, metalled, flagged channelled, sewered, drained, conserved and lighted by the owners to the satisfaction of the Responsible Authority.

(v) Sections 166 to 189 of the Municipal Act and the bylaws and rules, made under sub section 8 of section 306 and section 303 of the said Act shall apply for the formation and construction of streets under the scheme in so far as they are not inconsistent with the provisions of the Scheme.

(vi) The Responsible Authority may with the sanction of the Director under take to carryout any private street work or widening of any existing private street, either with the consent of the owners or occupiers of the lands or buildings fronting or abutting such streets or by acquiring the land covered by the street.

(vii) If the Responsible Authority executive any private street work or the widening of any existing street under the above sub-clause (vi) the expenses incurred shall be paid by the owners or occupiers according the frontage of their respective lands or in such proportion as may be settled by the Responsible Authority.

(viii) Notwithstanding anything contained in the above sub-clauses (i) (iii), (v) and (vi) the responsible authority may subject to any agreement with the owners or occupiers as to the cost of making, undertake to construct any private street in the area, provided that such agreement is, in the opinion of the Director, not prejudicial to the interest of the Scheme.

(ix) No person shall build any wall or erect any fence or other construction or projection or make any encroachment on or over any land intended for use as a street or lane.

(x) The Responsible Authority shall so far as the funds as his disposal may permit, provide and maintain a sufficient and satisfactory system of public drains along the public streets in the area for effectual drainage and discharge of sewage;

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8. (1) If any owner of land within the area intends or proposes to layout a street, lane, or pathway or subdivide, utilise, ~~transfer~~ lease or otherwise to dispose of such land or any portion or portions of the same as a site or sites for building purposes, he shall submit for the approval of the Responsible Authority, a site or layout plan showing the land and the site or sites intended or proposed for building purposes and the street or streets existing already or intended to be laid out and made by the owner, giving access to the site or sites.

(2) Save in such cases as the site or sites intended for building purposes may abut on an existing public street or an existing private street made in conformity with the provisions of sections 175 and 176 of the Municipal Act, the owner of land shall layout and make a street or streets giving access to the site or sites and connecting with an existing street in accordance with the provisions of the Schedule.

(3) The owner of the land shall not proceed to subdivide, utilise, sell, lease or otherwise dispose of the site or sites intended for building purposes, unless he had carried out or otherwise made arrangements to carry out the streets works contemplated by sections 175 and 176 of the Municipal Act and sub-clauses (1) and (2) to the satisfaction of the Responsible Authority.

(4) If the street or streets have not been made as required by sub-clause (1) and (2). The Responsible Authority may order the street works to be carried out or to carry out the work himself in the manner prescribed by section 178 of the Municipal Act, in which case, the cost of such works will be recovered from the owners or occupiers.

(5) So far as may be necessary the owner or occupiers while laying out a street shall provide and construct all proper approaches, embankments, culverts, retaining, walls, drains and other works connected therewith or incidental thereto.

9. For the purpose of adjusting the boundary of any street the council may make an exchange of land owned by or forming part of streets for other land that it may require with or without paying or receiving any money for equality of exchange.

10. (a) A list of lands reserved for streets, roads and other purposes specified under sub-section (k) of section (4) of the Act is shown in Schedule IV.

(b) Depiste anything contained in sub-clause (a) above and Schedule IV, the Township Committee may from time to time, to meet the demand declare any part of the area with the sanction of the Director and subject to such conditions and restrictions as he may think it, to be reserved for shopping hutting, or poor class housing or for such other purposes which can be prescribed under clause (b) of section4 of the Act. Any part of the area so declared shall be included under lands reserved under the Scheme, and treated as such.

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(c) The owners or occupiers may continue to use the lands and buildings in the area for the purposes for which they are used on the date of the scheme, provided that the Responsible Authority may at any time issue notice on the owners or occupiers to prohibit further use of the lands and buildings for such purposes which is in his opinion hinder or is likely to hinder the progress of the scheme or create or likely to create insanitation or nuisance or loss of amenity and direct that the requirements of the scheme shall be complied with in every particular.

11. Any land in the area required for the purposes of the scheme may be acquired by purchase or otherwise, by the Township Committee at any time subject to the provisions of the Act and without prejudice to the interests of the scheme, subject to the provisions of section 34 of the Act, the notification of the Scheme under sub-section (5) of the section 14 of the Act in the Tamil Nadu Government Gazette shall be in respect of any land mentioned in Schedule V operate as a declaration under section 6 of the land acquisition Act, 1894 for acquisition for the purposes of the Scheme.

12. The Responsible Authority with the approval of the Township Committee may dispose of any land owned by it or acquired or secured under clause 11 by sale exchange lease or otherwise without prejudice to the interests of the scheme and subject to the approval of the Director and subject also to the payment of assessment which will not be liable to revision during the currency of the resettlement except as provided for in the resettlement notification as ground rent at Rs.12.501 per acre which will be liable to revision from time to time in accordance with the rules in force at the time of such revision.

13. I(a) No owner or other person shall layout a street lane or pathway or subdivide, utilise, sell, lease or otherwise dispose of his land or any portion or portions of the same as site or sites for building purposes until a site or layout plan or plan or subdivision has been approved by the Responsible Authority who shall consult the Director before granting approval or permission.

(b) The application for approval of such sites or layout plan of sub-division shall be submitted to the Responsible Authority in the form specified in schedule VI with such variation as the circumstances may require. The Responsible Authority may in the interests of scheme impose reasonable restriction and conditions and also insist on such modification or alteration of the plan as the Director consider necessary.

(c) The restriction and conditions as laid down by the Responsible Authority and the Plan as approved or modified or altered by Responsible Authority or as decided by the Director shall be adopted by the owners or other person and shall be enforceable.

II. (a) No owner or other persons shall construct or reconstruct or in any way alter or add to, any building without conforming in every particular with the provisions of the Scheme., and unless he has applied for and obtained permission of the Responsible Authority under section 17 of the act and in compliance with the requirements of sub clause (v) (a) below. No building shall be constructed or reconstructed in any land in which building is expressly forbidden or which is reserved in the scheme for any purpose incompatiable with buildings.

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(b) The Responsible Authority may for the purpose of the Scheme demolish or cause to be demolished or alter or cause to be altered, any building in the area so far as may be necessary for carrying the scheme into effect.

III. The Responsible Authority shall before granting permission approval under section 17 of the Act for any site or layout plan or plan of sub-division of any land plot or site in the area, or for construction, reconstruction or alteration of or addition to any building in the area take into consideration the desirability of reconstitution or redistribution of boundaries of any land, plot or plots or site or sites under clause 19 as he thinks fit, and may impose any restrictions or conditions or pass such orders as may be necessary to secure such reconstruction or redistribution of boundaries of the land, plot or plots or site or sites. The restrictions or conditions imposed or the orders passed by the Responsible Authority shall be complied with by the owner or owners or other person or persons concerned, and shall be enforceable.

IV. Notwithstanding anything contained in the Scheme, the responsible authority may prepare a layout plan for any portion of the area to determine the lines in which the detailed development of such area shall take place and the manner in which the laying out of streets, sub divisions of lands into sites for building purposes and the reservation of any lands for communal or public purpose shall be carried out land submit the same for the approval of the Director. The layout plan as approved by the Director and the Restrictions and conditions if any, imposed by him shall be read as part of the scheme and shall be enforceable.

V.(a) Subject to the provisions of section 17 of the Act every application for permission required to be contained under sub-clause (II)(a) above shall be submitted to the responsible authority in the form specified in the Building Rules made under section 191 of the Municipal Act with such variations as circumstance may require and shall be accompanied by a site plan and ground plan and plan of each floor, elevations and sections of the existing building or buildings, if any, and the proposed building or buildings and also a specification or specifications in regard to design, materials, architecture, drainage, water supply, use of buildings and other details of building constructions.

(b) The Responsible Authority shall have power to impose reasonable restrictions and conditions while granting permission and to make reasonable modification or alterations in the location design, architecture or materials or the building or buildings as the thinks fit, or shall cause to be made such modifications or alterations as the Director may consider necessary. The restrictions and conditions as laid down by the Responsible Authority shall be complied with and the plans and the specifications as approved or modified or altered by the Responsible Authority or as altered by the Director shall be adopted by the applicant, owner or other persons concerned and shall be enforceable.

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14. Save as otherwise provided in the Scheme every part of the area shall be entirely utilised for residential purposes only, provided that residential hotels, clubs and buildings for public worship or instruction other than a reformatory or industrial School or for mentally defective or epileptic persons) or buildings intended as places of social intercourse, entertainment or recreation or hospitals or dispensaries, or theatre or for any other similar purposes, may be permitted by the Responsible Authority with the previous approval of the Director.

Provided that in areas in which are reserved under sub-clause (a) of clause 15 or under sub-clause (b) of clause 10 for poor class dwelling huts the maximum number of dwelling houses, dwellings or huts in any net area of building land may exceed 15 but shall not be more than 34 and the extent of the site for such house, dwelling or hut may be less than 2,400 squares feet but shall not be less than 1250 square feet and also the width of such site may be less than40 feet but not less than the 25 feet.

[illegible] be less than 2400, square feet in extent provided that in the case of shops, godowns, fuel depots and other similar buildings it shall be open to the council to specify any suitable extent for each shop godowns, fuel depot or other buildings or for a special number of them, not being however less than 600 square feet for any individual shop godown fuel depot or other buildings.

III. When a plot or site held in single ownership prior to the date of publication of the notification under section 12 of the Act in the Tamil Nadu Government Gazette, is less than the minimum prescribed in the sub-clause, the Responsible Authority shall decide whether in the interest of the Scheme, permission shall be given to building on such plot or site or whether the plot or site shall be incorporated in adjacent plot or plots or site or sites by reconstruction or redistribution of the boundaries of the latter.

IV. (i) All buildings other than huts in the area shall be detached or semi-detached, i.e. built single in each site and entirely separated from adjacent buildings by open space or built as side by side building in pairs in adjacent sites. Provided that in areas reserved for dwelling houses or dwellings for poor classes or shops continuous buildings not exceeding 8 in number may be permitted. All huts shall be detached;

(ii) Only one dwelling house, dwelling hut or other building of a particular category shall be constructed on a building site [illegible] shall be sub-divided or utilised for the constructions of more than one dwelling house, dwelling hut or other building of a particular category.

V. The building line in respect of all streets shall be as shown in Map.No; 3 & 4 in T.P./D.T.P No.23/72 and as specified in Schedule III.

(a) 20 feet from the boundary or alignment of the streets AA, CC, C1C1, C2C2 and such other streets as the Township Committee may notify at any time.

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(b) 15 feet from the boundary or alignment of the streets ~~xxx~~ Viz. BD, B1D1, B2D2, D3D3, D4D4, D5D5, D6D6, D7D7, D8D8, D9D9, to D13D13.

(c) 10 feet from the boundary or alignment of the streets BB, B1B1, B2B2, EE, E1E1 to E15E15, FF, F1F1, F2F2 to F6F6, F7F7 to F26F26 and 5 feet building line to roads below 30 feet in width GG, G1G1, G2G2, G4G4, to G25G25 also approved layouts. The building or hut shall be set back by f 5 feet [redacted] from street boundaries and also as per approved layout.

VI. (i) No building of any description, other than 1 Compound wall or fence shall be constructed in the space within the building lines specified in sub-clause (v) above except in the continuously built shopping area, where an arcaded verandahs, or roofed pathway of suitable design architecture, heighs and materials approved by the responsible authority may be permitted.

ii) No Compound wall or fence erected within the building lines shall be of a height greater than 5 feet measured from the Crown level of the adjoining streets provided that gate pillars, piers, and decorative features may be allowed above such height as the Responsible Authority may think fit.

Provided that if an open space of 15 feet is left on one side of the building it shall not be necessary to leave 5 feet open space on the other side.

In case of sites having a width of less than 30 feet however, it shall be sufficient to have a side open space of 6 feet on any one side of the building but where open spaces are left on both sides of it such spaces shall not be less than 5 feet on both sides.

In the case of all other streets, if buildings are detached there shall be on either side of such building an open space of not less than 5 feet between the building and the side boundaries of the side and if the buildings are semi-detached there shall be an open space of not less than 10 feet between each such detached building and the side boundary of the site on the unattached side.

EXPLANATION: The expression side boundaries shall mean those boundaries of the site which are not either the front boundary abutting the street or the rear boundary away from the street in front.

(b) There shall be a rear open space of atleast 15 feets for the entire width of the site from the rear boundary of the site except in the areas reserved for shops and huts under the scheme where it shall not be less than 10 feet. In such rear open space only a well, latrine, or asphit, garage, cowshed or such other building not meant to be used for purposes of human habitation may be permitted provided that such building does not occupy on the whole more than one third of the width of the site and provided also that the height of no such building shall exceed 12 feet measures from the rear level of the site to the top of the parapet of upto half of the weight of the roof as the case may be.

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(c) Not more than one half of the extent of a site shall be built upon except in the areas reserved under the scheme for poor class dwelling houses and huts and for shops where not more than two thirds the extent of a site shall be maintained, as a private garden, courtyard for or private open space in such a state as not to be a nuisance or annoyance to neighbours or persons using the adjoining streets, occupying the adjacent plots or sites.

VIII. Except to the extent necessary for excavation of foundations, wells levelling or sloping of grounds owner or other persons shall not remove any earth from land in the area for building or for any other purpose so as to create hollows or burrow pits therein.

IX. No site in the area, which is under wet cultivation of which is low lying shall be fit for residential or other building construction unless its level is raised suitably above the level of the nearest adjoining street or as may be approved by the Responsible Authority.

15. (a) Huts shall not be permitted in the area except in places as may be reserved for huts under sub-clause (b) of clause 10 above and thatch shall not be used for roofing.

(b) Shops and business premises shall be permitted only in the following.

(1) Portion of land enclosed by roads 50 feet width road D4D4 and its continuation) B_1B_1, B6B6 and D5D5 in Block No.16.

(2) Portion of land abutting to the south of DD road and in between bund road and BB road.

The above areas are shown as reserved sites in crimson lake hatching in the Map No.3 & 4 (T.P./D.T.P. No.23/72).

Any other places of areas may be specified and declared from time to time by the Responsible Authority with the previous approval of the Director.

EXPLANATION:- Shop means a building designed for the purpose of carrying retail trade, not being a special industrial building and includes a light industrial building (not being a factory or workshop within the meaning of the (Factor's Act 1948) on the same premises and ordinarily incidental to the conduct of the retail business there, a market or a hotel.

Business premises' means a building designed for use as an office or theatre or for any business purpose but does not include special industrial building factory or workshop.

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(c) Factories or workshops in which team, water mechanical or electrical powere is employed shall not be permitted, in the area, Provided that installation of small mills of non-offensive character run by electric motor of horse power not exceeding 15 H.P. If approved by the Municipal Health Officer and if over 15 but not exceeding 20 H.P. If approved by the Director may be permitted in the places reserved for shops and business premises under sub-clause (b) above, Provided also that such mills shall comply with all such conditions and restrictions as may be imposed by the Health Officer, Director and Responsible Authority while granting approval of permission.

(d) Factories or workshops shall be permitted only within the area reserved and zoned as such for:-

(i) Controlled industries Comprises in T.S.No.

(ii) Industries - Comprised/in T.S.No.

and shown in Map.No. 3 & 4 T.P/D.T.P. 23/72.

In so far as the lands are allotted or reserved for "Controlled Industries" and 'Industries' under the scheme are concerned they shall be deemed to have been excluded from residential areas notified under section 89 of the Tamilnadu Public Health 1959. Act 1959.

Developments in the controlled industries zone shall be subject to the following conditions.

'Controlled industries'

a) Industries run by electric power only shall be permissible in the area and no installation of machinery driven by steam oil or gas shall be permitted in the area.

b) No individual site for any one industry shall not be less than 10 cents in extent.

c) (i) The extent of site in relation to the maximum of installation permissible therein shall be regulated as indicated below:-

Area of Sites.	Maximum H.P. Permissible.
10 cents and over but below 20 cents.	20
20 cents and over butbelow 30 cents.	30
30 cents and over but below 50 cents.	50
50 cents and over but below 1 acre.	80
1 acre and over.	150

(ii) The industry permissible shall be such as will not produce noxious or dangerous gases or smoke or otherwise cause any danger or nuisance to human beings.

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(iii) In every site there shall be between any building and the side boundaries of the site an open space of not less than 10 feet on each side.

(iv) Out buildings such as wardhouses, lavotries and other similar buildings not meant for purposes of human habitation or as a work place may be allowed to be constructed along the full extent of the rear boundary of the site.

(v) Not more than half of the extent of the site shall be built upon.

(e) No building intended for residential purposes shall be permissible in the area reserved under sub-clause 15(3) except quarters for watchmen, provided that buildings such as hotels and clubs and buildings for workshop or buildings for use as places of social intercourse or recreation or as hospitals or dispensaries or technical institutions or for any other such purposes may be permitted in the area with the previous approval of the Director.

(f) The sites shown in the plan shall not be subdivided without the approval of the Director.

16. Sufficient means of effectual drainage and discharge of sewage shall be provided in every private street by the owner or occupiers of sites abutting thereof and every site and building shall be provided with suitable drains leading therefrom to the nearest street drain. The sullage water may be used for watering gardens if no nuisance is created thereby or allowed to flow into drains or channels on its having been previously treated sanitary in any manner required by the Responsible Authority or the District Health Officer.

17. The provisions of the Municipal Act and the rules bylaws and regulations made thereunder shall be applicable to the area in so far as they are not inconsistent with the scheme.

18. Housing schemes may be undertaken by the Responsible Authority without prejudice to the scheme subject to the previous sanction of the Township Committee and with the concurrence of the Government.

19. (a) Where necessary boundaries of sites or lands shall be redistributed and plots reconstituted in the manner prescribed by the acts:-

(1) to suit the alignment of the proposed streets or

(2) to provide frontage of streets, or

(3) to improve the size and hape of the plots in order to render them suitable for building purposes; or

(4) to secure the transference of ownership of land or portion of land, site of portion of site from one person to another.

(b) Every proposal for the redistribution or alteration of boundaries of lands or reconstitution of plots or sites in the area in a manner specified in sub-clause (a) above which may be made by the owner or owners concerned or by Responsible Authority as required under sub-clause III of clause 13 or sub-clause III of clause 14 shall be submitted to the Arbitrary with the necessary maps as required by the Rule 37 of the Rules at any time, unless the Arbitrator by notification specifies any particular time, or period or periods when such proposals shall be made to him.

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20. Any person whose property is injuriously affected by any refusal to grant the permission applied for under section 17 of the act or by making of the scheme, shall if he wants to make a claim for the purposes under section 20 of the Act, submit such claim within 25 months of the date of the Scheme or within such period as the Government may order otherwise.

21. (a) Claims for a betterment contribution under section 23 of the act shall be submitted to the Arbitrator within two years of the date of the scheme or within such period as the Government may order otherwise. The said contribution may be levied for a terms of 30 years from the date of the scheme at a uniform rate of 7½ per cent of the increase in value from the date calculated in accordance with the provisions of the act.

(b) ~~Subject~~ Notwithstanding anything contained in this clause the Council may with the previous approval of the Government agree with any owner to receive a fixed payment either in lump sum or big instalment in lieu of the betterment contribution.

22. Subject to the provisions of section 36 of the act the Responsible Authority may make any agreement with any person or body in furtherance of the carrying out of the scheme or any matter in connection therewith provided the such agreement is not inconsistant with the scheme.

23. The Respoible Authority may at the request of any group of persons registered or deemed to be registered as a Co-operative Building Society under the Tamil Nadu Co-operative Societies act 1961 for the purposes of developing a co-operative housing scheme affor such facilities as are possible for the acquisitions of land either by such society for the development of such land in accordance with the provisions of the scheme.

24. The Respoisible Authority, if he thinks it in any particular case and subject to such conditions as he may impose dispense with or modify with the approval of the Director, any of the requirements of the scheme other than the requirements made obligatory by any law provided that he is satisfied that there are circumstances warranting such dispensation or modifications and that the interest of the scheme will not be prejudicially affected thereby and his decision shall be final.

25. Any person who commits or knowingly permits a breach of any of the provisions of the Scheme, or who neglects or fails to comply with any of the provisions of the schemes or any orders, proceedings conditi ns, restrictions, limitations, or terms made or imposed under or in pursuance of any of the provisions of the scheme, the rules or the Act shall on conviction be punished in accordance with section 44-B of the Act.

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COPY OF.

GOVERNMENT OF TAMILNADU.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

G.O.Ms.No.. 1654/ 17th August 1973.

TOWN PLANNING - Mettur Township Committee - Mettur Township - Town Planning Scheme Part III-A - Sanctioned.

Read:- The following papers:-

Letter from the Executive Officer, Mettur Township, Roc.No.4361/64/G3 dated 27th March, 1969 and Roc.No.12194/71/P1, dated 2nd October 1972 and letter, dated 21st December 1972.

Letter from the Collector, Salem K.Dis.No.2100/68/M4/ dated 14th August 1969.

Letter from the Director of Town Planning, Madras R.Dis.No.663 /70/DTP/ dated 24th January, 1972.

-x-

ORDER No. 1654. Rural Development and Local Administration, dated 17th Augusta 1973.

Under section 14(3) of the Tamil Nadu Town Planning Act, 1920 (Tamil Nadu Act VII of 1920) the Governor of Tamil Nadu hereby sanctions the Mettur Township Town Planning Scheme Part III-A approved by the Mettur Township Committee, in its resolution No.97, dated the 23rd March, 1969, read with resolution No.105. dated the 16th October, 1972. The notification appended to this order will be published in the Tamil Nadu Government Gazette.

2. The Executive Officer, Mettur Township Committee is requested to see that a copy of the scheme is open to inspection by the Public at the Municipal Office during the Office hours for a period of six months from the first day of the month succeeding the date of publication of the scheme in the Tamil Nadu Government Gazette.

3. The Executive Officer is also requested to suggest in consultation with the Collector of Salem and the Director of Town Planning, the name of suitable retired officer for appointment as Arbitrator for the Scheme and the amount of honorerium to be paid to the Arbitrator.

(BY ORDER OF THE GOVERNOR).

C.G.RANGABASHYAM,
Secretary to Government.

To

The Director of Stationery and Printing, Madras with scheme for Publication in the Tamil Nadu Government Gazette.
,, Executive Officer, Mettur Township Committee (through the Chairman)
,, Director of Town Planning, Madras.1.
,, Collector of Salem.
,, Board of Revenue, Madras.5.

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APPENDIX.

Notification.

Under sub-section (5) of section 14 of the Tamil Nadu Town Planning Act 1920 (Tamil Nadu Act VII of 1923) Governor of Tamil Nadu hereby notifies that under sub-section (3) of the said section he has sanctioned the Mettur Township Town Planning Scheme, Part III A. The Scheme will be open to inspection by the Public at the Mettur Township Committee during Office hours for a period of six months from the first day of the month succeeding the date of publication of the scheme in the Tamil Nadu Government Gazette.

2. The Scheme is published below for general information:-

THE METTUR TOWNSHIP TOWN PLANNING SCHEME.

PART III-A. METTUR DAM.

1. This Scheme may be cited as 'Mettur Township Town Planning Scheme, Part III-A.

2. In the Scheme unless there is anything repugnant in the subject or context:-

i) 'Act' means the Tamil Nadu Town Planning Act 1920.

ii) 'Municipal Act' means the Tamil Nadu District Municipalities Act.

iii) 'Executive Authority' means the Executive Authority of the Mettur Township Committee.

iv) 'Council' means the Mettur Township Committee.

v) 'Director' means the Director of Town Planning, Tamil Nadu.

vi) 'Arbitrator' means the arbitrator appointed for the scheme under section 27 of the Act.

vii) 'Scheme' means the Mettur Township Town Planning Scheme Part III-A.

viii) 'Schedule' means a Schedule annexed to the Scheme.

ix) 'Map' means a map annexed to the Scheme.

x) 'Street' includes streets, roads and streets or road widenings.

~~xi) 'Street' includes streets, roads and streets or road widenings.~~

xi) 'Date of Scheme' means the date of publication of the notification of Government sanctioning the scheme under sub-section (5) of section 14 of the Act in the Tamil Nadu Government Gazette.

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xiii) 'Rules' means the rules made under section 41 of the Act,

xiii) 'Area' means the area of which the scheme applies,

xiv) 'Government' means the Government of Tamilnadu.

xv) 'Site of Building' means that portion of land or plot used or intended to be used, or allotted or shown in approved site plan, layout plan or plan of subdivision, for the purpose of one dwelling house, dwelling bungalow, shop or other building of a particular category or use, and includes the land within the curtilage of such dwelling house, dwelling, etc and forming the appurtenances such as out building yard, lands, open spaces and garden attached thereto intended to be occupied used for occupied therewith.

3) The Executive Authority subject to the control of the Committee shall be the 'Responsible Authority ' for the purposes of the scheme and shall function as such for a period of 30 years from the date of the scheme unless the Government may order otherwise.

4) The area to which the scheme applies shall be that within the inner edge of the boundary line coloured red in Map Nos.3 and 4 T.P.No. 24/72 which show the existing lands and streets and the proposed streets and reservation of lands in the area and such particulars and details in relation to the development of the area as conveniently be indicated thereon by means of reference letters, numbers distinguishing colours or otherwise, Nothing in this clause shall be deemed to restrict or otherwise affect the powers of the Township Committee to claim or levy betterment contribution from the owner of any property not included within the area, which which will come under the purview of sections 23 and 24 of the Act and clause 21 of the Scheme.

Note:- The word 'Committee' may be altered as Township Committee wherever it occurs in the sanction clause.

5. a) The ownership of all lands in the area and their extent as on the date of publication of the notification of Government under section 12 of the Act, in the Tamil Nadu Government Gazette are given in Schedule I.

b) The ownership and the extents of the lands are given to the extent that could be ascertained by the Mettur Township Committee and cannot be taken as conclusive evidence or conferring any rights which in reality one does not possess.

1) An estimate of the total and net cost of the scheme is given in Schedule II. The net cost is proposed to be financed as therein stated. The estimate is liable to revision as the Responsible Authority may consider necessary.

2) The Responsible Authority shall have power to specify any date or period within which the execution of any work, which under the scheme are to be executed by any authority, owner or other person, as the responsible authority thinks necessary and expedient for the purpose of securing the development of the area without delay and ensuring the efficient operation of the Scheme.

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7. (i) Subject to the provisions of the Scheme all the new and future streets given in schedule III shall be constructed by the Responsible Authority or the owners as the case may be on the lines shown in Map.Nos. 3 and 4 (T.P/D.T.P) No.24/72 provided that Reasonable modifications may be made by the Responsible Authority with the approval of the Director.

(ii) The Steet A.A. BB to B2B2, CC, C1C1, DD and D1D1 mentioned in Schedule III as shown in Map Nos. 3 and 4 (T.P/D.T.P No.24/72) shall be demarcated, forward and constructed by the Responsible Authority in such manner as he thinks necessary for the proper development of the area or expedient for the safety or convenience of the Public:

Provided that two-thirds of the entire cost of acquisition of land and of metalling, draining, and lighting of the streets may be recovered from the owners or occupiers of the lands and buildings abutting the street in such proportion as may be decided by the Responsible Authority:

Provided also that whenever the owner has been required to pay or has paid the proportionate cost under the above proviso or has been required to leave or has left landsfreely for the streets, the Township Committee shall levy only such portion of the betterment contribution payable under the scheme, as it may decide or may forego the contribution entirely.

(iii) Every other street in Map Nos. 3 and 4 (T.P./D.T.P.No. 24/72) shall be constructed in accordance with the provisions of the scheme by the owners of properties abutting or fronting such streets. Every such streets shall be levelled, paved, metalled, flagged, channelled sewered, drained, conserved and lighted by the owners aforesaid to the satisfaction of the Responsible Authority.

(iv) Any other private streets that may be permitted in the area shall conform to the proposed development of the area and comply with the following conditions, unless otherwise approved by the Director.

(a) Every private streets shall be atleast 30 feet in width except in areas not apart of declared for poor class housing or hutting where it shall not be less than 20 feet in width.

(b) Every such street shall be levelled, paved, metalled, flagged, channeled, sewered, drained, conserved and lighting by the owners to the satisfaction of the Responsible Authority.

(v) Sections 166 to 169 of the Municipal Act and the bylaws and rules made under sub-section 3 of section 306 and section 303 of the said Act shall apply for the formation and construction of streets under the scheme in so far as they are not inconsistant with the provision of the Scheme.

(vi) The Responsible Authority may with the sanction of the Director undertake to carry out any private street work of widening of any existing private street, either with the consent of the owners or occupiers of the lands of building fronting or abutting such streets or by acquiring the land covered by the street.

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(vii) If the Responsible Authority executes any private streets work or the widening of any existing private street under the above sub-clause (vi) the expenses incurred shall be paid by the owners or occupiers according the frontage of their respective lands or in such proportion as may be settled by the Responsible Authority.

(viii) Notwithstanding anything contained in the above sub-clause (i) (iii) (v), the Responsible Authority may subject to any agreement with the owners or occupiers as to the cost of making under to construct any private street in the area provided that such agreement is, in the opinion of the Director not prejudicial to the interest of the Scheme.

(ix) No person shall build any wall or erect any fence or other construction or projection or make any encroachment on or over any land intended for use as a street or lane.

(x) The Responsible Authority shall so far as the funds at his disposal may permit, provide and maintain a sufficient and satisfactory system of public drains along the Public streets in the area for effectual drainage and discharge of sewage.

8. (1) If any owner of land within the area intended or proposes to layout a street, lane or pathway or sub-divide utilise, lease or otherwise to dispose of such land or any portion or portions of the same as site or sites for building purposes, he shall submit for the approval of the Responsible Authority, a site or layout plan shown the land and the site or sites intended or proposed for building purposes and the street or streets either existing already or intended to be laid out and made by the owner, giving across to the site or sites.

(2) Save in such cases as the site or sites intended for building purposes may abut on an existing public street or an existing private street made in conformity with the provisions of sections 175 and 176 of the Municipal Act, the owner of land shall layout and make a street or streets giving access to the site or sites and connecting with an existing street in accordance with the provisions of the Scheme.

(3) The owner of land shall not proceed to sub-divide utilise, sell, lease, or otherwise dispose of the site or sites intended for building purposes, unless he had carried out or otherwise made arrangements to carry out the street works contemplated by sections 175 and 176 of the Municipal Act and sub-clauses (1) and (2) to the satisfaction of the Responsible Authority.

(4) If the street or streets have not been made as required by sub-clauses (1) and (2) the Responsible Authority may order the street works to be carried out or to carry out thework himself in the manner prescribed by section 176 of the Municipal Act, in which case, the cost of such works will be recovered from the owners or occupiers.

(5) So far as may be necessary the owner or occupier while laying out a street shall provide and construct all proper approaches, embankments, culverts, retaining walls, drains and other works connected therewith or incidential thereto.

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9. For the purpose of adjusting the boundary of any street the Council may make an exchange of land owned by it or forming part of street for other land that it may require with or without paying or receiving any money for equality of exchange.

10. (a) A list of lands reserved for streets, roads and other purposes specified under sub-section (k) of section 4 of the Act is shown in Schedule IV. Despite anything contained in sub-clause (a) above and Schedule IV.

(b) The Township Committee may from time to time to meet the demand declare any part of the area with the sanction of the Director and subject to such conditions and restrictions as he may think fit to be reserved for shopping, hutting or poor class housing or for such other purposes which can be prescribed under clause (k) of section 4 of the Act. Any part of the area so declared shall be included under lands reserved under the Scheme, and treated as such.

(c) Despite anything contained in sub-clause (a) above and Schedule IV, the owners or occupiers may contains to use the lands and continue buildings in the area for the purposes for which they are used on the date of the schemes, provided that the Responsible Authority may at any time issue notice on the owners or occupiers to prohibit further use of the lands and buildings for such purposes which is in his opinion hinder or is likely to hinder the progress of the Scheme of create or likely to create in sanitation, nuisance or loss of amenity, and direct that the requirements of the Scheme shall be compiled within every particulars.

11. Any land in the area required for the purposes of the Scheme may be acquired by purchase or otherwise, by the Township Committee at any time subject to the provisions of the Act and without prejudice to the interests of the Scheme. Subject to the provisions of section 34 of the Act, the notification of the scheme under sub-section (5) of the section 14 of the Act in the Tamil Nadu Government Gazette shall in respect of any land mentioned in Schedule V operate as a declaration under section 6 of the Land Acquisition Act. 1894 for acquisition for the purposes 5 of the scheme.

12. The Responsible Authority with the approval of the Township Committee may dispose of any land owned by it or acquired or secured under clause 11. by sale, exchange lease or otherwise without prejudice to the interests of the scheme and subject to the approval of the Director and subject also to the payment of assessment which will not be liable to revision during the currency of the resettlement except as provided for in the resettlement notification as ground rent of Rs.12.50 per acre which will be liable to revision from time to time in accordance with the rules in force at the time of such revision.

13. I.(a) No owner or other person shall layout a street, lane or pathway or sub-divide, utilise, sell lease or other wise dispose of his land or any portion or portions of the same as site or sites for building purposes until a site or layout plan or plans of sub-divisions has been approved by the Responsible Authority who shall consult the Director before granting approval or permission.

(b) The application for approval of such sites or layout plan of sub-division, shallbe submitted to the Responsible Authority in the form specified in Schedule VI with variation as the circumstances may require. The Responsible Authority may in the interests of scheme impose reasonable restriction, and conditions and also insist on such modification or alteration of the plan as the Director consider necessary.

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(c) The restriction and conditions as laid down by the Responsible Authority and the plan as approved or modified or altered by Responsible Authority or as decided by the Director shall be adopted by the owners or other person and shall be enforceable.

II.(a) No owner or other person shall construct or reconstruct or in any way alter or add to any building without conforming in every particulars with the provisions of the scheme and unless he has applied for and obtained permission of the Responsible Authority under section [illegible] of the Act and in compliance with the requirement of subclause (v)(c) below. No building shall be constructed or reconstructed in any land in which building is expressly forbidden or which is reserved in the scheme for any purpose incompetiable with buildings.

(b) The Responsible Authority may for the purpose of the scheme demolish or cause to be demolished or alter or cause to be altered any building in the area so far as may be necessary for carrying the scheme into effect.

III. The Responsible Authority shall before granting permission or approval under section 17 of the Act for ant site or layout plan or plan of sub-division or any land, plot or site in the area, or for construction, reconstruction or alteration of or addition to, any building in the area take into consideration the desirability of reconstruction or redistribution of boundaries of any land plot or plots or sites or sites under clause 19 as he thinks fit, and may impose any restrictions or conditions or pass such orders as may be necessary to secure such, reconstruction or redistribution of boundaries of the land, plot or plots or site or sites. The restrictions or conditions imposed or the orders passed by the Responsible Authority shall be complied with by theowner or owners or other person or persons concerned and shall be enforceable.

IV. Notwithstanding anything contained in the scheme, the Responsible Authority may prepare a layout plan for any portion of the Area to determine the lines in which the detailed development of such area shall take place and the manner in which the laying out of streets, sub-divisions of lands into sites for building purposes and the reservation of any lands for communal or public purpose shall be carried out and submit the same for the approval of the Director. The layout plan as approved by the Director and the restrictions and conditions if any imposed by him shall be read as part of the scheme and shall be enforceable.

V. (a) Subject to the provisions of section 17 of the Act Every Application for permissionrequired to be obtained under sub-clause (II) (a) above, shall be submitted to the Responsible Authority in the form specified in the Building Rules made under section 191 of the Municipal Act, with such variations as circumstances may require and shall be accompanied by a site plan and ground plan and plans of each floor, elevations and sections of the existing building or buildings if any, and the proposed buildings or buildings and also specification or specifications in regard to design materials, architecture, drainage, water-supply use of buildiags and other details of buildings constructions.

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IV. (i) All buildings other than huts in the area shall be detached or semi-detached i.e. built singly in each site and entirely separated from adjacent buildings by open space, or built as side by side building in pairs in adjacent sites, provided that in areas reserved for dwelling houses or dwelling for poor classes or shops continuous buildings not exceeding 3 in number maybe permitted. All huts shall be detached.

(ii) Only one dwelling house, dwelling hut or other building of a particular category shall be constructed on a building site and no building site shallbe sub-divided or utilised for the construction of more than one dwelling house, dwelling hut or other building of a particular category.

V. The building line in respect of all streets shall be as shown in Map Nos. 3 and 4 of T.P/D.T.P.No.24/72 and in specified in Schedule III.

(a) 20 feet from the boundary or alignment of the AA, BB, B_1B_1 and B_2B_2 and such other streets as the council may notify at any time.

(b) 15 feet from the boundary or alignment of the streets, viz. CC, C_1C_1 (for CC width 10 feet is the boundary leave the built up portion only).

(c) 10 feet from the boundary or alignment of the Street viz. DD. D_1D_1 and E_1E_1.

(d) 5 feet from the boundary or alignment of the streets viz)FF, F_1F_1 to $F_{12}F_{12}$ and roads below 30 feet in width.

VI.(i) No building of any description other than a compound wall or fences shall be constructed in the space within the building lines specified in sub-clause (v) above except in the continuously built shopping areas where any areaded verendah or roofed pathway or suitable design, architecture, heights and materials approved by the Responsible Authority may be permitted.

(ii) No compunt wall or fence erected within the building lines shall be of a height greater than 5 feet measured from the crown level of the adjoining streets provided that gate pillars, piers and decorative features may be allowed above such height as a Responsible Authority may think fit.

VII.(a) Along the streets viz. as the Township Committee may notify at any time only detached buildings shall be permitted and there shall be on either sides of every such building as open space of not less than 10 feet between the building and the side boundaries of the site.

Provided that if an open space of 15 feet is left on one side of the building it shall be sufficient to leave 25 feet open space on the other side.

In the case of all other streets, if buildings are detached there shall be on either side of such building on open space of not less than 5 feet between the building and the side boundaries of the site and if the buildings and the side bounderies of the site and if the buildings are semi-detached there shall be an open space of not less than 10 feet between such detached building and the side boundary of the site on the unattached side.

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Explanation : The Express 'Side boundaries' shall mean those boundaries of the site not either the front boundary abutting the street of the rear boundary away from the street in front.

(b) There shall be a rear open space of atleast 15 feet for the entire width of the site from the rear boundary of the site except in the areas reserved for shops and huts under the Scheme where it shall not be less than 10 feet. In such rear open space only a well, latrine or ashpit, garage cow-shed or such other buildings meant to be used for purposes of human habitation may be permitted provided that such building does not occupy on the whole more than the third of the width of the site and provided also that the height or no such building shall exceed 12 feet measured from the rear level of the site to the top of the parapet or upto half of the height of the roof as the case may be.

(c) Not more than one half of the extent of a site shall be built upon except in this areas reserved under the scheme for poor class dwelling houses and huts and for shops where not more than two-thirds the extent of a site shall be built upon. The space left unbuilt on any site shall be maintained as a private garden, courtyard or private open space in such a state as not to be a nuisance or annoyance to neighbours or persons using the adjoining streets or occupying the adjacent plots or sites.

VIII. Except to the extent necessary for excavation of foundations, wells, levelling or slopping of ground the owner or other persons shall not remove any earth from land in the area for building or for any purposes so as to create hollows or burrows pits therein.

IX. No site in the area, which is under wet cultivation of which is low-lying, shall be fit for residential or other building construction unless its level is raised suitably above the level of the nearest adjoining street or as may be approved by the Responsible Authority.

15. (a) Huts shall not be permitted in the area except in places as may be reserved for huts under sub-clause (b) of clause, 10 feet above and thatch shall not be used for roofing.

(b) Shops and business ~~xx~~ premises shall be permitted only in the following areas:-

(1) Portion of land abutting the south of Road BB.

(2) Portion of land abutting the east of road AA and the northof road DD.

(3) Portion of land abutting the west of Road AA and the north of Road B2 B2.

The above areas are shown as reserved sites in Crimson take hatching in the Map Nos.3 and 4 (T.P/D.T.P.No.24 of 1972).

Any other places or areas may be specified and detached from time to time by the Responsible Authority with the previous approval of the Director.

Explanations: 'SHOP' means a building designed for the purpose of carrying the retail trade, not being a special industrial building and includes a light industrial building (not being a factory, workshop within the meaning of the Factories Act, 1948) on the same premises and ordinarily incidential to the conduct of the retail business there a market or a hotel.".

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"Business Premises" means a building designed for use as an Office or theatre or for any business purposes but does not include special industrial building, factory or workshop.

(c) Factories or workshops in which steam water mechanical or electrical power is employed shall not be permitted in any area except as provided that installation of small mills of non-offensive character run by electric motor or horse power not exceeding 15 H.P. If approved by the Municipal Health Officer, and over 15 but not exceeding 20 H.P. If approved by the Director may be permitted in the places reserved for shops and business premises under sub-clause (b) above provided also that such mills shall comply with all such conditions and restrictions as may be imposed by the Health Officer, Director and Responsible Authority while granting approval or permission.

(d) Factories or workshops shallbe permitted only within the area reserved and zoned as such for:-

i) Controlled Industries-Comprises in T.S.Nos.

(ii) Industries:- Comprised in T.S.No.
and shown in Map No.3 and 4 T.P/D.T.P.No.24/72.

In so far as the lands are allotted or reserved for Controlled Industries' and 'Industries' under the scheme are concerned they shall be deemed to have been excluded from residential areas notified under section 39 of the Tamil Nadu Public Health Act 1939.

Developments in the Controlled Industries Zone shall be subject to the following conditions.

"Controlled Industries areas means

(a) Industries run by electric power only shall be permissible in the area and no installation of machinery driven by steam oil or gas shall be permitted in the area.

(b) No individual site for any one industry shall be less than 10 cents in extent.

(c) (i) The extent of site in relation to the maximum of installation permissible therein shall be regulated indicated below:-

Area of sites.	Maximum H.P.Permissible.
10 Cents and over but below 20 Cents.	20
20 Cents and over but below 30 cents.	30
30 Cents and over but below 50 Cents.	50
50 Cents and over but below 1 acre.	80
1 Acre and over.	150

(ii) The industry permissible shall be such as will not produce noxious or dangerous gases or smoke or otherwise cause any dangerer nuisance to human beings.

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iii) In every site there shall be [illegible] between any building and the side boundaries of the site an open space of not less than 10 feet on each side.

iv) Out buildings such as warehouses, lavotries and other similar buildings not meant for purposes of human habitation or as a work place may be allowed to be constructed along the full extent of the rear boundary of the site.

v) Not more than half the extent of the site shall be built upon.

e) No building intended for residential purposes shall be permissible in the area reserved under sub-clause 15(d) except quarters for watchmen, provided that building such as hotels and clubs and buildings for workship building for use as places of social intercourse or recreation or as hospitals of dispensaries or technical institutions or for any other such purposes may permitted in the area with the previous approval of the Director.

f) The sites shown in the plan shall not be sub-divided without the approval of the Director.

16. Sufficient means of effectual drainage and discharge of sewage shall be provided in every private street by the owner or occupiers of sites, abutting thereof and every site and building shall be provided with suitable drains leading therefrom to the nearest street drain. The sullage water may be used for watering gardents if no nuisance is created therby or allowed to flow into drains or channels on its having been previously treated sanitarily in any manner required by the Responsible Authority or the District Health Officer.

17. The provisions of the Municipal Act and the rules by laws and regulations made thereunder shall be applicable to the area in so far as they are not inconsistent with the scheme.

18. Housing Schemes may be undertaken by the Responsible Authority without prejudice to the scheme subject to the previous sanction of the Township Committee and with the concurrence of the Government.

19. a) Where necessary boundaries of sites or lands shall be redistributed and plots reconstituted in the manner prescribed by the acts:-

i) to suit the alignment of the proposed streets or

ii) to provide frontage of streets or

iii) to improve the size and shape of the plots in order to render them suitable for building purposes or

iv) to secure the transferrence of ownership of land or portion of land, site or portion of site from one person to another.

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(b) Every proposal for the redistribution of alteration of boundaries of lands or reconstitution of plots or sites in the area in any manner specified in sub clause (a) above which may be made by the owner or owners concerned or by the Responsible Authority or required under sub-clause III of clause 13 or sub-clause III of clause 14 shall be submitted to the Arbitrator with the necessary maps as required by the rule 37 of the Rules at any time, unless the Arbitrator by notification specifies any particular time or period or periods when such proposals shall be made to him.

20. Any person whose property is injuriously affected by any refusal to grant the permission applied for under section 17 of the Act or by making of the Scheme shall if he wants to make a claim for the purposes under section 20 of the Act, submit such claim within 25 months of the date of the scheme, within such period the Government order or otherwise.

21. (a) Claims for a betterment contribution under section 23 of the Act shall be submitted to the Arbitrator within two years of the date of the schemes or within such period the Government may order or otherwise. The said contribution may be levied for a term of 30 years from the date of the Scheme at a uniform rate of 7½ percent of the increase invalue calculated in accordance with the provisions of the Act.

21. (b) Notwithstanding anything contained in this clause the council may with the previous approval of the Government agree with any owner to receive a fixed payment either in lumpsum or by instalments in lieu of the betterment contribution.

22. Subject to the provisions of sections 36 of the Act, the Responsible Authority may make any agreement with any person or body in furtherance of the carrying out of the scheme or any matter in connecting therewith provided that such agreement is not inconsistant with the Scheme.

23. The Responsible Authority may at the request of any group of persons registered or deemed to be registered as a co-operative building society under the Tamil Nadu Co-operative Societies Act 1983 for the purpose of developing a Co-operative Housing Scheme afford such facilities as on possible for the acquisition of land either by such society and on itsbehalf and center into any agreement with the provisions of the Scheme.

24. The Responsible Authority, if he thinks fit, in any particular case and subject to such conditions as he may impose dispense with or modify with the approval of the Director, any of the requirements of the Scheme other than the requirements made obligatory by any law provided that he is satisfied that there are circumstances warranting such dispensation or modification and that the interest of the scheme will not be prejudicially affected thereby and his decision shall be final.

25. Any persons who commits or knowingly permits a breach of any of the provisions of the scheme, or who neglects or fails to comply with any of the provisions, of the scheme or any orders, proceedings conditions, restrictions limitations or terms made or imposed under or in pursuance of any of the provisions of the scheme the rules or the Act shall on conviction be punished in accordance with section 44 B of the Act.

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ANNEXURE. II.

METTUR TOWNSHIP COMMITTEE.

TOWN PLANNING SCHEME, METTUR LIM.

1. This Scheme may be cited as 'METTUR TOWNSHIP TOWN PLANNING SCHEME PART IIIB.

2. In this Scheme unless there is anything repugnant in the subject or context,

(i) 'Act' means the Madras Town Planning Act 1920.

(ii) 'Municipal Act' means the Madras District Municipalities Act.

(iii) 'Executive Authority' means the Executive Authority of the Mettur Township Committee.

(iv) 'Council' means the Mettur Township Committee.

(v) 'Director' means the Director of Town Planning, Madras.

(vi) 'Arbitrator' means the arbitrator appointed for the purpose under section 27 of the Act.

(vii) 'Scheme' means the Mettur Township Town Planning Scheme Part III B.

(viii) 'Schedule' means a schedule annexed to the scheme.

(ix) 'Map' means a map annexed to the Scheme.

(x) 'Street' includes streets, roads and streets or road widening.

(xi) 'Date of Scheme' means the date of publication of the notification of Government sanctioning the scheme under sub-section(5) of section 1 of the act in the Fort.St.George Gazette.

(xii) 'Rules' means the rules made under section 44 of the Act.

(xiii) 'Areas' means the area of ~~xxx~~ which the scheme applies.

(xiv) 'Government' means the Government of Madras.

(xv) 'Site of building' means that portion of land or plot used or intended to be used, or allotted or ~~xxxxx~~ shown in approved site plan layout plan or plan of sub division, for the purpose of one dwelling house, dwelling bungalow shop or other building of a particular category of use, and includes the land within the curtilage of such dwelling, house, dwelling etc., and forming its appurtenances such as out building yard lands, Open spaces and gardens attached thereto intended to be normally used or accepted therewith.

3. The Executive Authority subject to the control of the Committee shall be the 'Responsible Authority' for the purpose of the scheme and shall function as such for a period of 20 years from the date of the Scheme or for such further period as the Government may order.

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4. The area to which the scheme applies shall be that within the inner edge of the boundary line coloured red in Map.No.2 T.P.No.170/59 which show the existing lands and streets and the proposed streets and reservation of lands in the area and such particulars and details in relation to the development of the area as can conveniently be indicated thereon by means of reference letters, numbers distinguishing colours or otherwise. Nothing in this clause shall be deemed to restrict or otherwise affect the powers of the Township Committee to claim or levy betterment contribution from the owner of any property not included within the area which will come under the purview of section 23 and 24 of the Act and clause 21 of the Scheme.

NOTE:- The word ' Committee' may be altered as township Committee wherever it occur in the section clause.

5. The ownership of all lands in the area and their extent as on the date of publication of the notification of Government under section 12 of the Act in the Fort.St.George Gazette are given in Schedule I.

~~5. The ownership and the extents of the lands are given to the extent that could be ascertained by the Mettur Township Committee and cannot be taken as conclusive evidence of conferring any rights which in reality one does not possess."~~

6. (1) An estimate of the total and net cost of the scheme is given in Schedule II. The net cost is proposed to be financed as therein stated. The estimate is liable to revision as the Responsibility authority may consider necessary.

(2) The Responsibility authority shall have power to specify any date or period within which the execution of any work, which under the schemes are to be executed by any authority under or other person, as the responsible authority thinks necessary and expedient for the purpose of securing the development of the area without delay and ensuring the efficient operation of the Scheme.

7. (i) Subject to the provisions of the Scheme all the new and future streets given in schedule III shall be constructed by the Responsible Authority or the owners as the case may be on the lines shown in Map.No.2 (T.P./D.T.P.170/59) provided that minor reasonable modifications may be made by the Responsible Authority with the approval of the Director.

(ii) The streets viz.AA. A1A1, BB, CC & C1C1 in Map No.2 (T.P/D.T.P. No.170/59) shall be demarcated, formed and constructed by the responsible authority in such manner as he thinks necessary for the proper development of the area of expedient for the safety or convenience of the Public.

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Provided that two thirds of the entire cost of acquisition of lands and of metalling, draining, and lighting of the streets may be recovered from the owners or occupiers of lands and buildings abutting the street in such proportion as may be decided by the Responsible Authority.

Provided also that whenever the owner has been required to pay or has paid the proportionate cost under the above provision or has been required to leave or has left lands freely for the streets, the Town Committee shall levy only such portion of the betterment contribution payable under the Scheme, as it may decide or may forego the contribution entirely.

(iii) Every other street shown in Map.No.2 (T.P/T.C.P.No.170/59) shall be constructed in accordance with the provisions of the scheme by the owners of properties abutting or fronting such streets, Every such streets shall be levelled, paved metalled flagged, channelled, sewered, drained, conserved, and lighted by the owners aforesaid to the satisfaction of the Responsible Authority.

(iv) Any other private streets that may be permitted in the area shall conform to the proposed development of the area and comply with the following conditions, unless otherwise approved by the Director.

(a) Every private streets shall beat least 30' in width except in areas set apart or declared for poor class housing or hutting where it shall not be less than 20' in width.

(b) Every such street shall be levelled paved, metalled, flagged, channelled, sewered, drained, conserved and lighting by the owners to the satisfaction of the Responsible Authority.

(v) Section 166 to 109 of the Municipal Act and the bylaws and rules made under sub section 0 of the section 306 and section 303 of the said Act shall apply for the formation and construction of streetsunder the scheme in so far as they are not inconsistant with the provisions of the Scheme.

(vi) The Responsible Authority may with the sanction of the Director undertake to carryout any private street work of widening of any existing private street, either with the consent of the owners or occupiers of the lands or buildings fronting of abutting such streets or by acquiring the land covered by the street.

(vii) If the responsible authority execution any private streets work or the widening of any existing private street under the above sub-clause (vi) the expenses incurred shall be paid by the owners or occupiers according the frontage of their respective lands or in such proportion as may be settled by the Responsible Authority.

(viii) Not withstanding anything contained in the above sub-clauses (i) (iii) (v) and (vi) the Responsible Authority may subject to any agreement with the owners or occupiers as to the cost of making. undertake to construct any private street in the area provided that such agreement is in the opinion of the Director not prejudicial to the interest of the scheme.

(ix) No person shall build any wall or erect any fence or other construction or projection or make any encroachment or over any encroachment or over any land intended for use as a street or lane.

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(x) The responsible authority shall, so far as the funds at his disposal may permits, provide and maintain a sufficient and satisfactory system or public drains along the public streets in the area for effectual drainage and discharge of sewage.

8. (1) If any owner of land within the area intends or purposes to layout a street, lane or pathway or sub-divide utilise, lease or otherwise to dispose of such land or any portion or portions of the same as site or sites for building purposes, he shall submit for the approval of the responsible authority, a site or layout plan shown the land and the site or sites intended or proposed for building purposes and the street or streets either existing already or intended to be laid out and made by the owner giving access to the site or sites.

(2) Save in such cases as the site or sites intended for building purposes may abut on an existing public street or an existing private street made in conformity with the provisions of sections 175 and 176 of the Municipal Act, the owner of land shall layout and made a street or streets giving access to the site or sites and connecting with an existing street in accordance with the provisions of the scheme.

(3) The owner of land shall not proceed to subdivide, utilise, sell, lease, or otherwise dispose of the site or sites intended for building purposes, unless he had carried out or otherwise made arrangements to carry out the street works contemplated by and section 175 and 176 of the Municipal Act and sub-clauses (1) and (2) to the satisfaction of the Responsible Authority.

(4) If the street or street have not been made as required by sub-clause (1) and (2) the responsible authority may order the street works to be carried out or to carry out the work himself in the manner prescribed by section 178 of the Municipal Act, in which case the cost of such works will be recovered from the owners or occupiers.

(5) So far as may be necessary, the owner or occupier while laying out a street shall provide and construct all proper approaches embankments, culverts, retaining walls, drains and other works connected therewith or incidental thereto.

9. For the purpose of adjusting the boundary of any street the Council may make an exchange of land owned by it or forming part of street for other land that it may require with or without paying or receiving any money for equality of exchange.

10) (a) A list of lands reserved for streets, roads and other purposes specified under sub-section (k) of section (4) of the Act is shown in schedule IV. Despite anything contained in sub-clause (a) above and schedule IV.

(b) The Township Committee may from time to time to meet the demand declare any part of the area with the sanction of the Director and subject to such conditions and restrictions as he may think fit to be reserved for shopping butting or poor class housing or for such other purposes which can be prescribed under clause (k) of section 4 of the Act. Any part of the area so declared shall be included under lands reserved under the scheme, and treated as such.

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(c) The owners or occupiers may continue to use the lands and buildings in the area for the purposes for which they are used on the date of the scheme provided that the Responsible Authority may at any time issue notice on the owners or occupiers to prohibit further use of the lands and buildings for such purposes which is in his opinion hinder or is likely to create insanitation, nuisance or loss of amenity, and direct that the to erect particulars.

11. Any land in the area required for the purposes of the scheme may be acquired, by purchase or otherwise, by the Township Committee at any time subject to the provisions of the act and without prejudice to the interests of the scheme, subject to the provisions of section 34 of the act, the notification of the scheme under sub-section (2) of the section 14 of the act in the Fort St.George, Gazette shall in respect of any land mentioned in Schedule V operate as a declaration under section 6 of the land acquisition act 1894 for Acquisition for the purposes 5 of the scheme.

12. The Responsible Authority with the approval of the Township Committee may dispose of any land owned by it or acquire or secured under clause 11, by sale, exchange, lease or otherwise without prejudice to the interests of the scheme and subject to the approval of the Director and subject also to the payment of assessment which will not be liable to revision during the currency of the resettlement etc as provided for in the resettlement notification, as ground rent of Rs.12.50 per acre which will be liable to revision from time to time in accordance with the rules in force at the time of such revision.

13. (i) No owner or other person, shall layout a street lane or pathway or sub-divides, utilise, sell, lease or otherwise dispose of his l
(a) or any portion or portions of the same as site or sites for building purposes until a site or layout plan or plans of sub-division has been approved by the Responsible Authority who shall consult the Director before granting approval or permission.

(b) The application for approval of such sites or layout plan of sub-division shall be submitted to the Responsible Authority in the form specified in Schedule VI with variation as the circumstances may require. The Responsible Authority may in the interests of scheme impose reasonable restriction and conditions and also insist on such modification or alteration of the plan as the Director consider necessary.

(c) The restriction and conditions as laid down by the Responsible Authority and the plan as approved or modified or altered by Responsible Authority or asdecided by the Director shall be adopted by the owners or other person and shall be enforceable.

II.(a) No owner or other person shall construct or reconstruct of in any way alter or add to any building without conforming in every particular with the provisions of the scheme, and unless he has applied for and obtained permission of the Responsible Authority under section 17 of the act and in compliance with the requirement of sub-clause (v) (a) below no building shall be constructed or reconstructed in any land in which building is expressly forbidden or which is reserved in the scheme for any purpose incompatible with buildings.

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(b) The Responsible Authority may for the purpose of the scheme demolished or cause to be demolished or alter or cause to be altered any building in the area as far as may be necessary for carrying the scheme into effect.

III) The Responsible Authority shall before grating permission or approval under section 17 of the act for any site or layout plan or plan of sub-division or any land, plot or site in the area, or for construction, reconstruction or alteration of, or addition to, any building in the area take into consideration the desirability of reconstructed or redistributed of boundaries of any land, plot or plots or site or conditions or pass such orders as may be necessary to secure such ~~reconstruction~~ reconstitution or redistribution of boundaries of the land, plot or plots or site or sites, The restrictions or conditions imposed or the orders passed by the Responsible Authority shallbe complied with the owner or owners or other person or persons concerned and shall be enforceable.

IV) Notwithstanding anything contained in the scheme, the Responsible Authority may prepare a layout plan for any portion of the area to determine the lines in which the detailed development of such area shall take place and the manner on which the laying out of streets, sub-divisions of lands into sites for building purposes and the reservation of any lands for communal or public purpose shall be carried out and subrit the same for the approval of the Director. The alyout plan as approved by the Director and the restrictions and conditions if any imposed by him shall be read as part of the scheme and shall be enforceable.

V) (a) Subject to the provisions of section 17 of the act every application for permission required to be obtained under sub-clause (II)(a), above, shall be submitted to the Responsible Authority in the form specified in the building rules made under section 191 of the Municipal Act, with such variations as circumstances may require and shall be accompanied by a site plan and ground plan and plans of such floor, elevations and sections of the existing building or buildings if any, and the proposed building or buildings and also specification or specifications in regard to design, materials, architecture, drainage, water supply, use of buildings and other details constructions.

(b) The Responsible Authority shall have power to impose reasonable restrictions and conditions while granting permission and to make reasonable modification or alterations in the location, design, architecture or materials of the building or buildings he thinks fit, or shall cause to be made such modifications or alterations as the Director may consider necessary. The restrictions and conditions as laid down by the Responsible Authority shall be complied with and the plans and the specifications as approved or modified or altered by the Responsible authority or as altered by the Director shall be adopted by the applicant, owner or their person concerned and shall be enforceable.

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14. (I) Save as otherwise provided in the Scheme everypart of the area shall be entirely utilised for residential purpose only, provided that residential hotels, clubs, and buildings for public worship or instruction (other than a reformatory or industrial school or for mentally defective or epileptic persons), or buildings intended as places of social intercourse, entertainment or recreation or is hospitals or dispensaries, or for any other similar purposes, may be permitted by the responsible Authority with the previous approval of the Director.

(II) The maximum number of dwelling houses, dewllings or huts in a net acre of building and shall not be more than 24 and the extent of the site for such house, dwelling or hut shall not be less than 1800 sft. and also the width of such site shall not be less than 30%.

(ii) Every site intended for buildings other thandwellings houses or huts shall not be less than 1,600 sf.t in extent provided that in the case of shops, godowns, fuel depots and other similar buildings it shall be open to the council to specify any suitable extent for each shops, godown, fuel depots or other buildings or for a special number of them, not being however less than 600 sft. for any individual shop, godown, fuel depot or other buildings.

III. When a plot or site held in single ownership prior to the date of publication of the notification under section 12 of the act in the Fort St.George Gazette, is less than the minimum prescribed in the sub-clause, the Responsible authority shall decide whether in the interest of the scheme. Permission shall be given to build on such plot or site or whether the plot or site shall be incorporated in adjacent plot or plots or site or sites by constitution of redistribution of the boundaries of the latter.

IV.(i) All buildings other than huts in the area shall be detached or semi-detached, i.e built singly in each site and entirely separated from adjacent buildings by open space, or built as side by side building in pairs in adjacent sites, provided that in areas reserved for dwelling houses or dwellings for poor classes or shops, continuous buildings not exceeding in number may be permitted. All huts shall be detached.

(ii) Only onw dwelling house, dwelling hut or other building or a a particular category shall be constructed one building site and no building., site shall be sub-divided or utilised for the construction of more than one dwelling house, dwelling hut or building of a particular category.

V. The building line in respect of all streets shall be as shown in Map.No.2 of T.P/D.T.P.No. 169/59 and as specified in Schedule III.

(a) 20' from the boundary or alignment of the streets AA,BB to B2B2 and such other streets as the council may notify at any time.

(b) 15' from the boundary or alignment of the streets viz.CC, C1C1 DD, & D1D1.

(c) 10' from the boundary or alignment of the streets EE,E1E1 and 5' for roads below 30' in width.

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VI. (i) No building of any description other than a Compound wall or fence shallbe constructed in the space within the building lines specified in sub clause (v) above except in the continuously built shopping area where an arcaded verandha or roofed pathway or suitable design, architecture, heights and materials approved by the Responsible Authority may be permitted.

(ii) No compound wall or fence erected within the building lines shall be of a height greater than 5'-0" measured from the crown level of the adjoining streets provided that gate pillars, piers and decorative features may be allowed above such height as the responsible authority may think fit.

VII. (a) Along the streets viz. as the township committee may notify at any time only detached buildings shall be permitted and there shall be on either sides of every such building an open space of not less than 5' between the building and the side bounderies of the site.

Provided that if an open space of 10' is left on one side of the building it shall not be necessary to leave any open space on the otherside.

In case of sites having a width of less than 30' however, it shall be sufficient to have a side open of 6' on any side of the building but where open space are left on both sides of it such spaces shall not be less than 5' on both sides.

In the case of all other streets, if buildings are detached there shall be sufficient to have a side open of 6' on any side of the building but where open spaces are left on both sides of it such spaces shall not be less than 5' on both sides.

In the case of all other streets, if buildings are detached there shall be on either side of such building on open space of not less than 5' between the building and the side bounderies of the site and if the building and the side bounderies of the site and if the buildings are semi-detached there shall be an open space of not less than 10' between such detached building and the side boundery of the site on the unattached side.

EXPLANATION :- The expression 'Side bounderies' shall mean those bounderies of the site which are not either the front boundary abutting the street or the rear boundary away from the street in front.

b) There shall be a rear open space of atleast 10' for the entire width of the site from the rear boundary of the site except in the areas reserved for shops and huts under the schemes where it shall not be less than 5'. In such rear open space only a well latrine or asphit, garage cowshed or such other buildings meant to be used for purchases of human habitation may be permitted to provided that such building does not occupy on the whole more than one third of the width of the site and provided also that the height or no such building shall exceed 12 feet measured from the rear level of the site to the top of the parapet or upto half of the height of the roof as the case may be.

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c) Not more than 2/3 of the extent of site shall be built-upon, except in the areas reserved under the scheme for poor classedwell houses and huts and for shops where not more than two thirds the extent of a site shall be built upon. The space left unbuilt on any site shall be maintained as private garden courtyard or private open space in such a state as not to be a nuisance or annoyance to neighbours or persons usi the adjoining streets or occupying the adjacent plots or sites.

VIII. Except to the extent necessary for excavation of foundations, wells, levelling or slopping of ~~ground~~the ground the owner or other persons shall not remove any earth from land in the area for building or for any other purposes so as to create hollows or burrow pits therein.

IX. No site in the area, which is under wet cultivation or which is lowlying, shall be fit for residential or other building construction unless its level is raised suitably above the level of the nearest adjoining street or as may be approved by the Responsible Authority.

15. (a) Huts shall not be permitted in the area except in places as may be reserved for huts under sub-clauses(b) of clause ~~4~~ 10' above and thatch shall not be used for roofing.

(b) Shops and business premises shall be permitted only in the following areas.

1. Portion of land abutting to the each of Road AA and north of A1A1 road.
2. Portion of land abutting the south of road CC in between roads DD and D1D1.
3. Land enclosed by existing roads on north and East of EE on south of E1E1 on west.

The above areas are shown at reserved sites incrimson lake thatching in the Map.No.2 (T.P/D.T.P.No.170/59).

Any other places or areas may be specified ~~xxxx~~ and detached from time to time by the Responsible Authority with the previous approval of the Director.

Explanations:- " 'SHOP' means a building designed for the purposes of carrying the retail trade, not being a special industrial building and includes a light industrial building (not being a factory workshop within the meaning of the Factories act 1934) on the same premises and ordinarily incidental to the conduct of the retail business there a market or a hotel.

"Business premises" means a building designed for use at an Office or theatre or for any business purposes but not include special industrial building factory or workshop.

(c) Factories or workshop in which steam water, mechanical or electrical power is employed shall be permitted only in areas reserved for industries in the Scheme and as indicated within violet border in the Map (T.P/D.T.P.No.170/59) and in Schedule No. IV of the Scheme.

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(c) Factories or workshops in which steam power, Gas-electric or Electrical power is employed shall not be permitted to any area except as provided in sub-clause (a) above, provided that installation of small mills of non-offensive description run by electric motor or horse power not exceeding 10 H.P. if approved by the Municipal Health Officer, and if over 10 but not exceeding 2 H.P. if approved by the Director may be permitted in the places reserved for shops and business premises under sub-clause (b) above provided also that such mills comply with all sub conditions and restrictions as may be imposed by the Health Officer, Director and Responsible Authority while granting approval or pass permission.

16. Sufficient means of effectual drainage and disposal of sewage shall be provided in every private street by the owner or occupiers of sites abutting thereof and every site and building shall be provided with suitable drains leading therefrom to the nearest street drain. The sullage water may be used for watering gardens if no nuisance is created thereby or allowed to flow into drains or channels on its having been previously treated suitably to any manner required by the Responsible Authority ~~xxxxx~~ or the District Health Officer.

17. The provisions of the Municipal Act and the rules by-laws and regulations made thereunder shall be applicable to the area in so far as they are not inconsistant with the scheme.

18. Housing schemes may be undertaken by the responsible Authority without prejudice to the scheme subject to the previous sanction of the Township Committee and with the concurrence of the Government.

19. (a) Where necessary boundaries of sites or lands shall redistributed and plots recapitulated in the manner prescribed by the Act:-

(i) to suit the alignment of the proposed streets or

(ii) to provide frontage of streets or

(iii) to improve the size and shape of the plots in order to render them suitable for building purposes or

(iv) to secure the transference of ownership of land or portion of land site or portion of site from one person to another.

(b) Every proposal for the redistribution or alteration of boundaries of lands or reconstitution of plots or ~~xx~~ sites in the area in any manner specified in sub-clause (a) above which may be made by the owner or owners concerned or by the Responsible Authority or required under sub-clause III of clause 13 or sub-clause III of clause 14 shall be submitted to the arbitrator with the necessary maps as required by the rule 37 of the Rules, at any time, unless the Arbitrator by notification specifies any particular time or period or periods when such proposals shallbe made to him.

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20. Any person whose property is injuriously affected by any refusal to grant the permission applied for under section [illegible] of the Act or by making of the scheme, shall be entitled to make a claim for compensation under section [illegible] of the Act, and such claim shall be made within six months of the date of the scheme, within such period the Government may by general or special order otherwise.

21. (a) All sums for betterment contribution under section [illegible] of the Act shall be collected by the Authority within [illegible] years from the date of the scheme or within such period, the Government may by general or special order otherwise, the said contribution may be levied in the form of [illegible] years from the date of the scheme at the uniform rate of 7½% of the increase in value calculated in accordance with the provisions of the Act.

(b) Notwithstanding anything contained in this clause the Authority may with the previous approval of the Government enter into agreement with any owner to receive a fixed payment either in lump sum or in [illegible] instalments in lieu of the betterment contribution.

22. Subject to the provisions of section [illegible] of the Act, the Responsible Authority may make any agreement with any person or body for the furtherance of the carrying out of the scheme or any matter in connection therewith provided that such agreement is not inconsistent with the scheme.

23. The Responsible Authority may at the request of any group of persons registered or deemed to be registered as a co-operative building society under the Madras Co-operative Societies Act 1932, for the purpose of developing a co-operative housing scheme afford such facilities as are possible for the acquisition of land either by such society or [illegible] on its behalf and enter into any agreement with the provisions of the scheme.

24. The Responsible Authority, if he thinks fit, in any particular case and subject to such conditions as he may impose dispense with or relax with the approval of the Director, any of the requirements of the scheme other than the requirements made obligatory by any law provided that he is satisfied that there are circumstances warranting such dispensation or relaxation and that the interest of the scheme will not be prejudicially affected thereby and his decision shall be final.

25. Any person who commits or knowingly permits a breach of any of the provisions of the scheme, or who neglects or fails to comply with any of the provisions of the Scheme, any orders, proceedings, conditions, prohibitions, restrictions or terms made or imposed under or in pursuance of any of the provisions of the scheme the rules or the Act shall on conviction be punished in accordance with section [illegible] of the Act.

MEMBER
SECRETARY &

Mettur Master Plan.

T.S.Nos. comprised in Use Zones.

Use
Residential Zone.

Block [illegible]:	5
[illegible]	2, 8, 9, 10.
Block 13:	2, 4p, 6 to 8, 9p.
Block 14:	2, 4.
Block 15:	1p, 2 to 4, 5p, 9p, 11, 12, 14.
Block 16:	1 to 5p, 7, 9 to 11p, 13.
Block 18:	2, 4, 6, 8 to 10, 11, 12 to 23, 25, 27, 29, 31 to 40, 42 to 47, 49, 50, 52, 53.
Block 20:	1, 2, 4, 5, 7p, 8, 10, 13p, 14, 18p, 19, 22p, 24, 26, 27, 28p.
Block 21:	3 to 5, 7, 8, 10 to 18p.
Block 22:	2, 3, 5, 7 to 11, 13 to 20, 22, 23, 26 to 41, 43 to 51, 53 to 55.
Block 23:	1, 3 to 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44 to 46, 48 to 53, 55, 57, 58, 60, 62, 63, 65, 67, 69, 70.
Block 24:	1 to 6, 8 to 12, 15, 17, 19, 21, 23, 25, 27, 29, 30, 32, 34, 35, 37, 39, 40, 42, 44, 45, 47.
Block 25:	1, 3, 7, 9, 11, 13, 15, 17, 20, 22, 24, 27, 28, 4p.
Block 26:	3, 5 to 8, 10, 12, 14, 16, 18, 20, 22, 23, 25, 26.
Block 27:	1p, 2, 3, 5, 7 to 11, 13 to 20.
Block 28:	1p, 2 to 4, 8, 9, 12p, 13.
Block 29:	2p, 3, 4.
Block 30:	1 to 3, 9, 10.
Block 31:	2, 4 to 6, 8 to 10.
Block 32:	2, 4, 5, 7, 9, 11, 13p, 15, 17, 19, 20, 23, 25, 27, 31.
Block 33:	2, 5p, 7 to 11.
Block 34:	1p, 2p.
Block 35:	3 to 19, 21 to 23.
Block 36:	1 to 5, 7, 8, 10, 12.
Block 37:	3, 4.
Block 38:	2p, 3, 4, 6, 7, 9, 10.
Block 39:	1, 7p.
Block 40:	1p, 2, 3p, 4p, 5p.
Block 41:	1p, 3, 4p, 5p, 8.
Block 42:	16, 17p.
Block 48:	10 to 12.
Block 49:	1p, 2.

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Block 50: 2, 4, 6, 8, 18, 20.
Block 51: 4 to 7, 9, 10to 12, 15 to 19, 21, 22, 24 to 27, 29, 30, 31, 33 to 36, 38, 39.
Block 52: 2.
Block 53: 3.
Block 54: 2, 3, 5, 6, 8 to 11, 12p.
Block 55pt. 1p, 4, 5p, 8pt.
Block 60: 2, 4, 5, 7, 9, 13 to 15.
Block 61: 1,
Block 62: 1p.
Block 63: 5 to 12.
Block 64: 1.
Block 65: 2 to 6, 7p.
Block 66: 1p, 2 to 4.
Block 69pt. 1p, 2, 4p.

II.Commercial Use Zone.

Block 2: 4p.
Block 8: 2p.
Block 10: 7.
Block 15: 8.
Block 16: 15.
Block 17: 2p, 3, 6 to 8, 10 to 13, 15, 16.
Block 41: 4p, 10, 11.
Block 42: 6.
Block 48: 8p.
Block 50: 10 to 14.
Block 54: 5pt.
Block 60: 10, 11.
Block 63: 2p, 3, 4.
Block 65: 7p.
Block 69pt: 1p.

III.Industrial Use Zone.

Block 2: 7p, 9, 11, 13, 15, 16.
Block 8: 4, 7p.
Block 10: 2p, 6.
Block 12: 15p.
Block 62: 1p.
Block 67: 1.
Block 68: 1.

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IV. Educational Use Zone.

Block 12: 13.
Block 30: 5, 6.
Block 42: 2, 7p.

V. Public and Semi Public Use Zone.

Block 2: 1 to 4p, 6p.
Block 3: 2p.
Block 4: 1.
Block 6: 1.
Block 7: 1 to 3.
Block 8: 1, 2p, 7p.
Block 9: 2, 3.
Block 10: 2p, 3, 8.
Block 11: 3, 6, 8.
Block 12: 3 to 6, 11, 15p.
Block 13: 3, 4p, 5, 9p.
Block 14: 6.
Block 15: 1p, 5p, 7, 9p, 10.
Block 20: 7p, 13p, 18p, 22p, 28p, 12p, 17p, 21p, 23p.
Block 21: 18p.
Block 22: 58 to 61.
Block 26: 2.
Block 27: 21, 22.
Block 28: 6, 10 to 12p, 1p, 7.
Block 29: 2p.
Block 30: 8.
Block 31: 7.
Block 33: 4, 5p.
Block 34: 1p, 4, 5 to 10.
Block 36: 11,
Block 37: 5, 6.
Block 38: 2p, 8.
Block 39: 3 to 5, 7p.
Block 40: 1p, 4p.
Block 41: 1p, 4p, 6, 7.
Block 42: 3, 5, 7, 9 to 11, 13p, 17p, 19.
Block 46: 1, 2.
Block 47: 3p.
Block 48: 1, 5, 6, 8p, 9.

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Block 49: 1p.
Block 50: 16.
Block 51: 1 to 3.
Block 54: 2p, 5p, 12p.
Block 55pt. 7, 8pt.
Block 60: 1.
Block 68: 3.
Block 69 pt.1p, 4p.

VI. Agricultural Use Zone.

Block 5: 1.
Block 28: 5.
Block 42: 14.
Block 47: 2.
Block 48: 4.
Block 54: 14 to 22.
Block 55pt. 1p, 5p, 6.
Block 59: 2.

Note:- T.S.No.1, 2, 3 of Block No.2, T.S.no.2pt.of Block No.3 are rocky - not to be built up.
2)T.S.No.1 of Block No.5 is Dam.

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Existing Roads.

Block 2	4p, 5, 8, 10, 12, 14.
Block 3:	1.
Block 7:	4, 5.
Block 8:	3, 5, 6.
Block 9:	1, 4.
Block 10:	1, 4, 9.
Block 11:	1, 2, 4, 5, 7, 9.
Block 12:	1, 7, 12, 14.
Block 13:	1.
Block 14:	1, 3, 5, 7.
Block 15:	6, 13.
Block 16:	6, 8p, 12, 14.
Block 17:	1, 4, 5, 9, 14, 17, 18.
Block 18:	1, 3, 5, 7, 24, 26, 28, 30, 41, 48, 51, 54, 55.
Block 19:	1.
Block 20:	3, 6, 9, 11, 12p, 15, 16, 17p, 20, 21p, 23p, 25.
Block 21:	1, 2, 6, 9.
Block 22:	1, 4, 6, 12, 21, 24, 25, 42, 52, 56, 57, 62.
Block 23:	2, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 47, 54, 56, 59, 61, 64, 66, 68, 71, 72.
Block 24:	7, 13, 14, 16, 18, 20, 22, 24, 26, 28, 31, 33, 36, 38, 41, 43, 46, 48.
Block 25:	2, 4p, 5, 6, 8, 10, 12, 14, 16, 18, 19, 21, 23, 25, 26.
Block 26:	1, 4, 9, 11, 13, 15, 17, 19, 21, 24.
Block 27:	1p, 4, 6, 12.
Block 28:	1p.
Block 29:	1.
Block 30:	7, 11.
Block 31:	1, 3.
Block 32:	1, 3, 6, 8, 10, 12, 13p, 14, 16, 18, 22, 24, 26, 28 to 30.
Block 33:	1, 3, 6, 12.
Block 34:	3.
Block 35:	1, 2, 20, 24.
Block 36:	6, 9, 13.
Block 37:	1, 2, 7, 8.
Block 38:	1, 5, 11.
Block 39:	2, 6.
Block 41:	9, 12.
Block 42:	1, 8, 15, 18.

P.T.O.

Verified RealEstate ™

Scanned by CamScanner

Block 46: 3.
Block 47: 1,3p.
Block 48: 2, 3, 7, 13.
Block 50: 1, 3, 5, 7, 9, 15, 17, 19, 21.
Block 51: 8, 13, 14, 20, 23, 28, 32, 37, 40.
Block 52: 1, 3.
Block 53: 1, 2, 4, 5.
Block 54: 1, 7, 13.
Block 55pt. 3 pt.
Block 60: 3, 8.
Block 63: 1, 2p.
Block 65: 1.
Block 66: 1p.
Block 68: 2.
Block 69pt. 3.

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Proposed Roads.

Block 13:	9p.
Block 15:	9p, 16p, 8p, 5p.
Block 16:	6p, 12p.
Block 17:	2p.
Block 28:	8p, 12p.
Block 29:	1p.
Block 30:	3p.
Block 34:	1p, 2p, 3p, 9p, 10p.
Block 39:	7p, 8p.
Block 40:	1p, 4p.
Block 41:	1p, 2p, 4p, 5p, 7p.
Block 42:	13p, 14p, 17p.
Block 58:	1p, 2p.
Block 66:	2p, 4p, 3p, 5p, 8p
Block 69:	1p.

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Block 2: 4p, 6p, 7p. Nodes.
Block 3: 2p.
Block 4: 2.
Block 6: 2.
Block 13: 9p.
Block 15: 1p, 5p, 9p.
Block 16: 5p, 8p, 11p.
Block 17: 2p.
Block 21: 19.
Block 28: 1p.
Block 30: 4.
Block 32: 32.
Block 39: 8.
Block 40: 1p, 3p, 4p.
Block 41: 1p, 2, 4p, 5p.
Block 42: 4, 12.
Block 43: 1.
Block 44: .
Block 45: , 2.
Block 54: , 23.
Block 59: .
Block 60: 6 12.

MEMBER SECRETARY
METTUR L.P.A.
&
Executive Officer
Mettur Town hip Committee

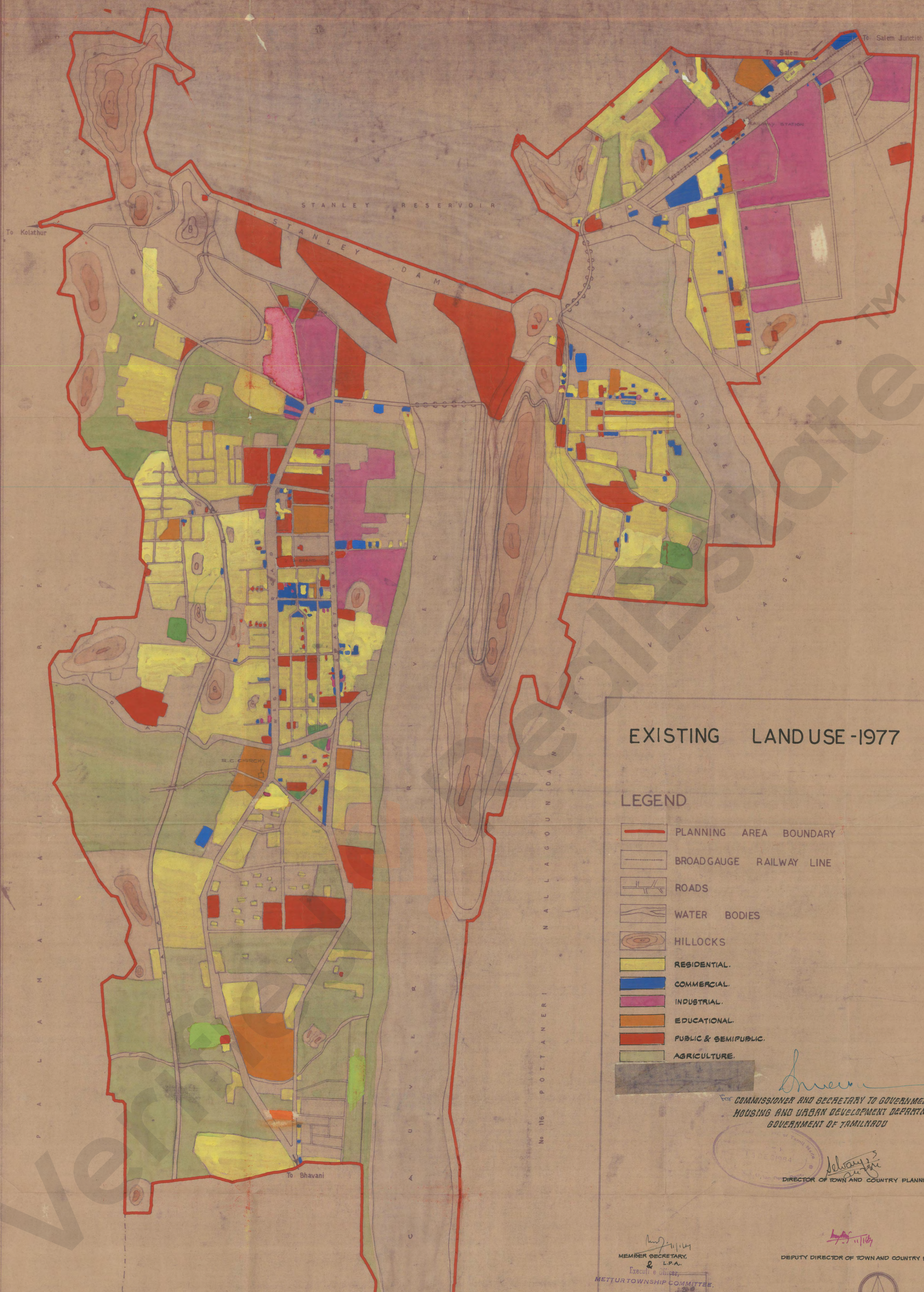
...or of Town and Country
...ing, Madras-2

...DIRECTOR OF TOWN & RURAL PLANNING I/c
Salem Cuddalore Region
SALEM.

For Commissioner and Secretary to Government,
Housing and Urban Development Department,
Government of Tamil ...

Verified Real Estate

Scanned by CamScanner



EXISTING LAND USE - 1977

LEGEND

- PLANNING AREA BOUNDARY
- BROAD GAUGE RAILWAY LINE
- ROADS
- WATER BODIES
- HILLOCKS
- RESIDENTIAL.
- COMMERCIAL.
- INDUSTRIAL.
- EDUCATIONAL.
- PUBLIC & SEMIPUBLIC.
- AGRICULTURE.

For COMMISSIONER AND SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT
GOVERNMENT OF TAMILNADU

DIRECTOR OF TOWN AND COUNTRY PLANNING.

MEMBER SECRETARY,
&
L.P.A.,
Executive Officer,
METTUR TOWNSHIP COMMITTEE.

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING.

HECTARE
METRES 170 85 0 170 340 510 680 850

ASSISTANT DIRECTOR OF TOWN & COUNTRY PLANNING

DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING

SALEM-CUDDALORE REGION
DIRECTORATE OF TOWN & COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

D.T&C.P / SCR / MP / 84/1

METTUR MASTER PLAN

Verified TM

METTUR MASTER PLAN

STANLEY RESERVOIR

STANLEY DAM

To Kolathur

To Salem

To Salem Junction

To Bhavani

ROCKY NOT TO BE BUILT UP ON

NOT TO BE BUILT UP ON

BUILDINGS PROHIBITED.

BUILDINGS PROHIBITED.

NOT TO BE BUILT UP ON

NALLAGOUNDAMPATTI VILLAGE

No 116 POTTANERI

CAUVERY

PALAMADAI

NAVAPPATTY

PROPOSED LAND USE - 2001.

LEGEND

- PLANNING AREA BOUNDARY
- BROADGAUGE RAILWAY LINE
- ROADS
- WATER BODIES
- HILLOCKS

FUTURE LAND USE IN - 2001.

	EXISTING.	NEWLY PROPOSED.
RESIDENTIAL.		
COMMERCIAL.		
C.B.D. CENTRAL BUSINESS DISTRICT.		
S.C. SHOPPING CENTRE.		
W.S. WEEKLY SHANDY.		
INDUSTRIAL.		
EDUCATIONAL.		
PUBLIC & SEMIPUBLIC.		
O. OFFICE		
H. HOSPITAL.		
R.I. RELIGIOUS INSTITUTION.		
R. RECREATION & OPENSPACE.		
B.T. BUS-STAND.		
R.S. RAILWAY STATION.		
T.T. TRUCK TERMINAL.		
AGRICULTURE.		
B. BURIAL GROUND.		
S.T. SEWAGE TREATMENT.		
PROPOSED ROAD.		

DTCP	MP	84-03
MP	SCR	84-01

METRES 170 85 0 170 340 510 680 850

ASSISTANT DIRECTOR OF TOWN & COUNTRY PLANNING

DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING.

SALEM-CUDDALORE REGION
DIRECTORATE OF TOWN & COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

DT & CP / SCR / MP / 84/9

For COMMISSIONER AND SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT
GOVERNMENT OF TAMILNADU.

MEMBER SECRETARY METTUR L.P.A

Executive Officer
Mettur Township Committee

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING. I/C

DIRECTOR OF TOWN AND COUNTRY PLANNING.

Mettur (APRoved)

Veerappan Estate