

ANNUAL REPORT
OF THE
DIRECTOR OF TOWN PLANNING
FOR THE YEAR
1930-31



MADRAS
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	PARA.
I. Introduction	1
II. General review	2—9
III. Administration of the Act	10
General town-planning	11
Progress of town-planning schemes	12
Schemes notified during the year	13—15
Review of schemes submitted to Government	16
Schemes sanctioned during the year	17
Draft schemes and lay-out prepared during the year	18
Progress of sanctioned schemes	19—20
Interim developments	21
Newly proposed town-planning schemes	22
Town surveys	23—24
Extension of town limits	25
Town-planning committees	26—27
Town-planning trusts	28
Town-planning fund account... ..	29—30
IV. Municipal and other extension schemes —	
Town extension schemes	31—33
Other improvement schemes	34
Enforcement of Building Rules	35 - 38
Amendment of Municipal Acts	39
Municipal and Government building schemes	40
Madras cheri improvement and housing of the poor	41—42
Lay-out for parks, recreation grounds, etc.	43—44
Disposal of Municipal and Government sites in towns	45
Poor class colony lay-out schemes	46
V. Civic Survey and other special matters—	
Progress of civic survey	47—49
Housing and the 1931 census	50
Labour class housing	51
Railway level-crossing and overbridge schemes, Madras City level- crossings and overbridges	52—53
Industrial zoning	54—55
Special committees	56
Exhibitions, etc.	57—59
VI. Town-planning Department—	
Direction	60
Inspections	61
Work of the staff	62
Expenditure	63—64
Appendix	PAGES 32—36

Government of Madras.

TOWN-PLANNING DEPARTMENT.

D.T.P. No. 1081, dated 31st July 1931.

Annual Report of the Director of Town-planning for the year 1930-31—Submitted.

From

R. DANN, ESQ., M.T.P.I., F.I.A.A.,
DIRECTOR OF TOWN-PLANNING,
MADRAS.

To

THE SECRETARY TO GOVERNMENT,
LOCAL SELF-GOVERNMENT DEPARTMENT,
FORT ST. GEORGE,
MADRAS.

I.—INTRODUCTION.

1. I have the honour to submit the following report of the activities of the Town-planning Department, for the year ending 31st March 1931.

II.—GENERAL REVIEW.

2. During the year under review, the Town-planning Amending Act, which came into force in April, could not have its full effect as the revised rules have not yet been published. Progress with the General Town-planning schemes has been delayed and procedure with respect to schemes already on hand or taken in hand during the year has been somewhat tentative.

3. The need for the extension of Town-planning, as contemplated and provided for in the Amending Act, has been very strongly emphasized during the year by the results of the Census so far published. The great and almost general increases in population shewn in the large towns of the Presidency have, as far as can be judged, very largely taken place within the built

up areas of the towns and without a corresponding increase, in many cases, in new roads or housing accommodation. If roads and housing had kept pace with the increase in population, there would have been 500 miles of the former and 4,400 acres of the latter constructed during the decade in the 22 large towns in the Presidency, on a conservative computation of 30 feet of frontage per house, 20 houses to the acre and 5 persons per house! Judging superficially, and without the detailed information which is not yet available, it would appear as though a larger percentage of the population will be found to be inadequately housed than heretofore and that the number of kutchahouses has increased very considerably.

4. The results indicate a trend towards the towns, which, if the increase in population is to continue, must be intensified in the future, owing to the fact that saturation point appears to have been reached in the rural areas and that very little further increase can take place therein.

5. The enquiry of the Whitley Commission on Labour was completed during the year and its report since published, is a trenchant criticism of the housing condition of the workers in the towns of India, the need for intensified activity in Town-planning and Housing being emphasized.

6. The observations in the concluding paragraph of my report of last year, that we were not keeping pace with the rest of the World in these matters and that a far more intensive and effective application of the powers of control, of guidance and initiative was necessary, are amply confirmed by the above facts.

7. The Whitley Commission Report on this matter is also a testimony to the fact that the work of the Department during the decade is bearing fruit in an increasing interest in the subject and an appreciation of its fundamentality in the health and well-being of the State. Madras Presidency can congratulate itself that it is a pioneer in this respect, as far as the actual passing of legislation is concerned, most of the Governmental units in India being yet without a Town-planning Act. Town-planning is no longer the concern of idealists and enthusiasts but there is an increasing realization that it is a matter for the nation and the

ordinary citizen; Town-planning matters often finding a place in addresses to His Excellency the Governor in his tours in the Presidency. 205

8. In my last report, I pointed out how the Town-planning position had been vitiated owing to a common failure to enforce the road making provisions of the District Municipalities Act. I have continued to emphasize the need for attention to this matter in my correspondence with Municipalities and in meetings during my inspections and Government have supported my efforts by issuing in G.O. No. 557, P.H., dated 24th March 1931, my report on the subject. Much more has to be done in this respect. Chairmen and local officers often complain to me that efforts they may make in this respect or in regard to the enforcement of building regulations or the removal of encroachments do not receive the support of their respective Councils. It appears to me in this respect that our towns are suffering very much from the absence of an executive officer who would have jurisdiction over matters of fact on which legislative intentions are quite clear. I am continually having to point out that according to the City Municipal and District Municipalities Acts, new streets, whether public or private, should not be less than 40 feet in width and that this width is required for health and amenity even if traffic considerations do not demand it. This fact is a surprise to many, and one Chairman (an M.L.C.) stated that it would be no good his attempting to secure land 40 feet wide for roads as the Courts would not regard that width as coming within the public purpose for which the Land Acquisition Act can be invoked.

9. In spite of the facts mentioned above, the department has been very active and considerable, though not spectacular, progress has been made during the year, as the following review will indicate.

III.—ADMINISTRATION OF THE TOWN-PLANNING ACT.

10. The Department has not been in a position to put pressure on local bodies with respect to the initiation of schemes owing to the rules under the Amending Act not yet having been published. The important changes due to the passing of the Amending Act were enumerated in the last year's report and it has been found necessary to redraft entirely and

amplify the rules. This has been done in collaboration with the Inspector of Municipal Councils who in his position as arbitrator for many schemes has had come into close contact with the actual working of the Act. Some local authorities, who have given evidence of an increasing interest in Town-planning, have had to defer action as the old rules have been rendered inapplicable by the amendments.

The new rules have been prepared in ten parts to cover the following items :—

- Part I. Definition and General.
 „ II. Constitution and powers of Special Town-planning Committee.
 „ III. Procedure relating to preparation of general and detailed Town-planning schemes.
 „ IV. Rules relating to arbitration.
 „ V. Assessment and collection of betterment.
 „ VI. Authorized objects of expenditure.
 „ VII. Penalties.
 „ VIII. Rules relating to recovery of expenses of enforcement.
 „ IX. Variation or revocation of scheme.
 „ X. Transference of funds to a responsible authority by a Municipal Council.

11. *General Town-planning.*—To Nellore Council must be given the credit for being the first to take definite action with respect to the preparation of the General Town-Planning schemes required by section 8 of the Amended Act. It has passed a resolution on the matter and appointed a special surveyor for the work and it has a Civic Survey partially completed. As soon as the rules, prescribing the matters to be included in a General Town-planning scheme and the procedure to be followed are published, the necessary stimulus will be given by the department on this matter, which is urgent in view of the limited time given in the Act and the evidence of need for settling the general lines of development in many towns owing to the great increases in population revealed by the census.

12. *Progress of Town-planning schemes.*—During the year under review three more municipalities and three other bodies have taken up Town-planning schemes, viz., Coonoor, Erode and Proddatur municipalities and Jayankondan, Nidadavole and Kadayanallur panchayats. Madras, Madura, Mangalore Palamcottah, Tuticorin and Virudhunagar council

have notified some additional schemes during the year. The provisions of the Act, during the year, have been extended to Sivaganga, Devacottah and Vikramasingapuram (Papanasam). To date therefore, the Act is in force in 117 councils and panchayats. 40 of the 82 municipalities there are 121 schemes in operation 27 of which have been finally sanctioned by Government whilst in the panchayat towns 12 have been finally sanctioned.

13. *Schemes notified during the year.*—The following schemes have been notified during the year :—

Name of schemes.	Responsible authority.	Notification under section 9 or 12.
<i>Municipal schemes.</i>		
1. Nungambakam Tank Bed Area Town-planning Scheme.	Corporation of Madras.	Section 12.
2. Mylapore Eastern Section ...	Do.	Do.
3. Lloyds Road Area ...	Do.	Do.
4. Cathedral South Area ...	Do.	Do.
5. Thaikal Block Improvement ...	Madura Municipal Council.	Section 9.
6. Kollambattrai Block Improvement.	Do.	Do.
7. Uppukara Block Improvement ...	Do.	Section 12.
8. New Municipal Extension ...	Palamcottah Council.	Do.
9. Molur (New) Railway Station Area.	Tuticorin Council.	Section 9.
10. Town-planning Scheme No. 1 ...	Erode Council ...	Do.
11. Do. No. 2 ...	Do.	Do.
12. Sriramlupet Extension Scheme ...	Proddatur Council.	Do.
13. Alwarpet Extension Scheme ...	Coonoor Council ...	Do.
14. Guliga Hithlu Improvement Scheme.	Mangalore Council.	Do.
15. Kathalampatti Extension Scheme ..	Virudhunagar Council.	Section 12.
<i>Local areas.</i>		
16. Jayankondan S. E. Extension Scheme.	Udayarpalaiyam Taluk Board.	Section 9.
17. Ramayyapetta Town-planning Scheme.	Nidadavole Panchayat.	Do.
18. Plot No. 3, Extension Scheme ...	Do.	Do.
19. Krishnapuram Extension Scheme ..	Kadayanallur Panchayat.	Do.

14. A detailed list of all Town-planning schemes, giving particulars as to the stages and progress is furnished in the Appendix.

15. Of the 82 schemes under preparation 55 have been called for under sections 12 and 27 have been taken up under section 9 of the Act.

16. *Review of schemes submitted to Government.*—Of the 22 schemes submitted to Government, about a dozen have been returned to the Councils concerned

for revision in the light of remarks made in this or in the Revenue Department. The following notes are added with respect to these schemes :—

Name of scheme and town.	Notes for reconsideration of local authorities.
1. Catholic Colony Town-planning Scheme, Trichinopoly.	Revision to be made in the light of remarks of the Director of Town-planning and the Board of Revenue and to be resubmitted with a regular agreement of the Co-operative Society which is responsible for the works under the scheme.
2. Puthur Maidan Scheme, Trichinopoly.	Scheme recommended to be worked out outside of the Act. Layout being revised in accordance with the requirements of the Collector.
3. Chengalraopeta Ward Block 11, Town-planning Scheme, Vizagapatam.	Scheme being unremunerative was asked to be revised; the Municipal Council has since proposed to abandon the scheme.
4. Chengalraopeta, Ward Blocks 9, 10, 12 and 14 Town-planning Scheme, Vizagapatam.	Schedules were found incorrect; scheme returned for making necessary corrections.
5. Market Ward Town-planning Scheme, Vizagapatam.	Ordered to be published for public criticism under the New Amendment Act.
6. Red Fields Town-planning Scheme.	These schemes have been returned for revision in the light of suggestions and remarks of the Director of Town-planning and the Board of Revenue.
7. Papanayakkanpalaiyam Town-planning Scheme.	
8. Ramanadapuram Town-planning Scheme, Coimbatore.	These schemes have been returned to be republished under section 12 of the Act, after making necessary changes in the light of the remarks of the Director of Town-planning and the Board of Revenue.
9. Kodialbail East Ward Town-planning Scheme.	
10. Kodialbail West Ward Town-planning Scheme, Mangalore.	Scheme to be revised excluding Government Railway lands; revised scheme has since been received and submitted to Government.
11. Kumaraswamipatti Extension Town-planning Part I Scheme, Salem.	
12. Mambalam Revised Town-planning Scheme, Madras.	Government only approved the general planning of the area but returned the scheme to be resubmitted after making a revenue survey of the area.
13. Railway Station Area Town-planning Scheme, Rajapalaiyam.	Scheme returned for revision in the light of suggestions and remarks of the Director of Town-planning and the Board of Revenue.

17. *Schemes sanctioned during the year.*—The following schemes have been sanctioned during the year :—

(1) *Ambasamudram Town-planning Scheme.*—Sermadevi Taluk Board sanctioned in G.O. No. 2810, P.H., dated 6th November 1930. The scheme provides for the acquisition of about 13½ acres of land which will be resold for building purposes after developing the area with roads, etc.; a site is reserved in the area for the Taluk Board Office. Under the scheme the provisions of Chapter X of the Madras District Municipalities Act have been extended to the area, in addition to enforcing the usual Town-planning regulations; the estimated cost of scheme is Rs. 5,500.

(2) *The Railway Station Area Town-planning Scheme, Sivakasi Municipal Council.*—Sanctioned in G.O. No. 1563, P.H., dated 24th June 1930. This scheme provides for the laying out of a main road to the station from the town, the control of private developments around the station and the reservation of an area for industrial purposes. It provides for betterment levy; its estimated cost is Rs. 11,000.

(3) *The Railway Station Area Town-planning Scheme, Srivilliputtur Municipal Council.*—Sanctioned in G.O. No. 1564, P.H., dated 24th June 1930. This scheme includes provision of a main road leading from the station to the town to be constructed at the cost of the Council and for control of private developments in the area. Betterment levy may be made by the Council; the estimated cost of scheme is Rs. 12,500.

18. *Draft schemes and layout plans prepared during the year.*—The department has furnished layout plans and draft schemes for 47 of the 82 schemes in preparation; 25 of which have been prepared during the year under review. These are as follows :—

Name of scheme.	Responsible authority.
1. Railroad and Nandiguda Area Town-planning Scheme.	Mangalore Municipal Council.
2. Falneer Road Town-planning Scheme, Mangalore.	
3. Scheme A (Disafforested Area) Town-planning Scheme.	
4. Scheme B (Western Section) Town-planning Scheme.	Tuticorin Municipal Council.
5. Scheme C (Southern Section) Town-planning Scheme.	
6. Melur (New) Railway Station Area Town-planning Scheme, Tuticorin.	Coimbatore Municipal Council.
7. New Wards 6, 7 and 19 Town-planning Scheme, Coimbatore.	
8. Nungambakam Western Section Town-planning Scheme, Madras.	Corporation of Madras.
9. Nungambakam Eastern Section Town-planning Scheme, Madras.	
10. Mylapore Eastern Section Town-planning Scheme, Madras.	
11. Cathedral South Area Town-planning Scheme, Madras.	Dindigul Municipal Council.
12. Lloyds Road Area Town-planning Scheme, Madras.	
13—19. Nos. 1 to 7 Town-planning Schemes, Dindigul.	Calicut do.
20. Town-planning Scheme No. 1, Calicut	Palamcottah do.
21. New Municipal Extension Town-planning Scheme, Palamcottah	Bezwada do.
22. Town-planning Scheme No. 1, Bezwada	

Name of scheme.	Responsible authority.
23. North Car Street, Extension Scheme, Sivakasi.	Sivakasi Municipal Council.
24. Kathalampatti Extension Scheme, Virudhunagar.	Virudhunagar do.
25. Kothapetta Extension Scheme, Madanapalle.	Madanapalle Panchayat.

In addition to the above, two drafts of schemes for Ootacamund and three revised drafts for Srirangam have been prepared but the former have lapsed through efflux of time necessitating repetition of procedure.

19. *Progress of sanctioned schemes.*—The following notes are added with respect to progress with sanctioned schemes. Several of these are complete or nearly so and about 15 have been modified or revised to meet difficulties experienced at the time of demarcation or execution and suggestions to make them more popular, or to meet the wishes of owners :—

Name of scheme.	Review of progress.
1. Vanniar Block Extension Scheme No. 1, Chittoor. Area 5.55 acres. Total cost Rs. 6,000 Net income " 900	Schemes 1 to 3 have been completed and practically the whole area of schemes occupied.
2. Vanniar Block Extension Scheme No. 2, Chittoor. Area 8.68 acres. Total cost Rs. 4,190 Net cost Nil.	
3. Maravaneri Town-planning Scheme, Salem. Area 28.9 acres. Total cost Rs. 30,500	
4. 47/1 Puliur Town-planning Scheme, Madras. Area 5.6 acres. Total cost Nil. (Owners' Scheme).	Scheme almost completed.
5. Town-planning Scheme No. 1, Tirupati. Area 38.51 acres. Total cost Rs. 1,01,654 Net cost Nil.	
6. Mambalam Town-planning Scheme, Madras. Area 1,193 acres. Total cost Rs. 28,50,000 Net cost Nil.	The scheme has been carried out including the construction of a tank. Certain amount of relaxation of the regulations under the scheme, has to be permitted in special cases, e.g., the choultry. The scheme provisions have been partially modified to meet such special cases, with the approval of the Government. To encourage quick disposal of sites Government reduced the ground rent to Rs. 6-4 per acre with retrospective effect. The revised scheme submitted by the Madras Corporation has not been sanctioned by Government pending regular survey of the area under the Survey Act; but the Government have however approved the general lines of the revised scheme. Most of the main roads have been constructed, electric lighting and water-supply extended, and provision of a park and a school has been made. Good progress has been made in the sale of sites and occupation of sites is proceeding rapidly.

Name of scheme.	Review of progress.
7. Sethuratnapuram Town-planning Scheme, Manapparai. Area 6.37 acres. Total cost Rs. 4,960 Net cost " 640	Acquisition of area has been completed. Certain relaxations in the Building regulations and modification of the layout plan, particularly to increase the depth of shop sites, have to be effected. In this regard the Taluk Board (Kulittalai) has been advised to submit a modified scheme for the sanction of Government.
8. Pattukkottai Town-planning Scheme, Pattukkottai. Area 12.88 acres. Total cost Rs. 21,500 Net cost Nil.	A modified scheme effecting certain corrections in the schedules of the scheme has been sanctioned by Government in G.O. No. 1329, P.H., dated 20th May 1930. Owing to delay in the carrying out of the scheme, the Board has been obliged to acquire the lands in the scheme area only under the usual powers under the Land Acquisition Act, the special powers under the Town-planning Act having ceased to have effect by lapse of time.
9. A. L. N. V. Garden Town-planning Scheme, Palacole. Area 2.84 acres. Total cost Rs. 15,239 Net income " 7,400	At the time of acquisition of lands under the scheme certain discrepancies in the schedule of extent and ownership have been observed; also the layout has to be modified to suit local needs and requirements of purchasers. A modified scheme has been submitted to Government for approval.
10. Vemuvari Garden Town-planning Scheme, Palacole. Area 2.58 acres. Total cost Rs. 18,821 Net income " 4,300	Acquisition of lands included under these schemes have been completed. Modifications in the layout plans to comply with the requirements of the purchasers have been under consideration of the Council and necessary modified schemes have been submitted to Government.
11. Pulivelavari Garden Town-planning Scheme, Palacole. Area 1.69 acres. Total cost Rs. 11,900 Net income " 6,000	
12. Eastern Extension Town-planning Scheme, Madurai. Area 22.72 acres. Total cost Rs. 7,04,412 Net cost " 66,217	No progress seems to have been made in the development of the area save that the sites reserved for public purposes have been acquired.
13. Maharanipecta Ward Block 4 Town-planning Scheme, Vizagapatam. Area 71.14 acres. Total cost Rs. 45,800 Net cost " 30,000	At the time of demarcation of roads and reconstitution of plots several difficulties and objections have been raised by the owners and progress in the execution of the scheme has been therefore retarded. To tide over the difficulties and objections an amicable settlement with the owners is being arrived at. A modified scheme in agreement with the owners is expected to be submitted by the Municipal Council, shortly, for Government approval.
14. Market Ward, Block 10, Town-planning Scheme, Mangalore. Area 6.83 acres. Total cost Rs. 43,500 Net cost Nil.	On account of the high valuation of land, for betterment calculation, settled by the Arbitrator, the Council has found the scheme unworkable and proposed to drop it. On the advice of the Government, however, to modify the scheme, retaining powers of control over private developments, the Council has not abandoned it. The owner of lands concerned has now agreed to develop the area in accordance with the scheme and an agreement between him and the Council is being implemented.

Name of scheme.	Review of progress.
15. Nidanamdoddi Town-planning Scheme, Anakapalle. Area 65.11 acres. Total cost Rs. 2,94,000 Net cost „ 67,000	Acquisition of the whole area of 64 acres at a cost of Rs. 1,03,500 has been completed. The layout has however to be modified to provide for sites suitable for intending purchasers. A modified scheme has been submitted for Government approval.
16. A.V.'s Choultry Town-planning Scheme, Nellore. Area 1.87 acres (owners scheme). Cost of scheme Nil.	This is an owner's scheme which the Council has been enforcing.
17. Gulam Alikhanpet Town-planning Scheme, Nellore. Area 17.43 acres. Total cost Rs. 1,750 (to be borne entirely by the owner).	Proposals for modifying the scheme by way of omissions of lanes having been submitted by the owner, the Council was asked to submit a modified scheme for approval of Government before giving assent to the modifications. It now appears that the Council has not agreed to the suggested modifications but is insisting on the works being carried out in compliance with the scheme provisions.
18. Amaravati Bridge Extension Town-planning Scheme, Karur. Area 5.47 acres. Total cost Rs. 5,500.	This scheme is progressing slowly. The Arbitration work is proceeding and nearing completion.
19. West Extension Town-planning Scheme, Karur. Area 20.26 acres. Total cost Rs. 10,000.	At the time of execution of this scheme certain difficulties have been noticed in the formation of roads and lanes in the area. Modifications in the layout have been effected to obviate those difficulties with the approval of the Director of Town-planning under powers under the scheme. Arbitration work is nearing completion. Land acquisition by private agreement has been in progress in special cases. Land Acquisition Act has been resorted to, and alienation of Government lands is pending consideration of the Revenue Department.
20. Sokkikulam Town-planning Scheme, Madura. Area 50.98 acres. Total cost Rs. 1,34,790 Net cost „ 24,000	The development of the area and its occupation have made very slow progress.
21. Velapadi Nallampattadai Town-planning Scheme, Vellore. Area 63.22 acres. Total cost Rs. 65,840. Net cost „ 2,820.	The demarcation of roads, etc., have been completed. Under the advice of the Arbitrator, the Council submitted a modified scheme incorporating some additional area, but the Government have recently passed orders refusing to modify the scheme but permitting the Council to take necessary action under the District Municipalities Act.
22. Dadagapatty Town-planning Scheme, Salem. Area 56.92 acres. Total cost Rs. 8,754.	Owing to certain difficulties in the enforcement of the scheme, the Council proposed to drop the scheme. The Government, however, have advised the Council to modify the scheme, if necessary, under section 15 (1) of the Town-planning Act, while it does not object to the Council taking action under the District Municipalities Act particularly with a view to enforcing the provisions relating to the roads, etc., in accordance with that Act.

Name of scheme.	Review of progress.
3. Logichetty Tank Town-planning Scheme, Salem. Area 20.22 acres. Total cost Rs. 7,810 Net cost „ 2,410	The scheme involves the reservation of the tank-bed area for open space and recreation. The owner is now objecting and Council's proposal to drop the scheme has not been agreed to by Government who have advised the Council to submit a revised scheme under section 15 (1) of the Town-planning Act or to strictly enforce the provisions of the District Municipalities Act in the development of the tank-bed area particularly the sections 170 (2), 176 and 198.
14. Devangapuram Town-planning Scheme, Salem. Area 12.73 acres. Total cost Rs. 64,114. Net cost „ 5,000.	Proposals to vary the layout and to exclude certain portions of the area from the scheme have been made by the Council. The Government have since approved these proposals.
25. Gogai Extension Town-planning Scheme, Salem. Area 19.27 acres. Total cost Rs. 8,260 Net cost „ 3,960	Part of the area has been occupied already and the scheme in the rest of the area is being taken up.
26. Dadubaikuttai Extension Town-planning Scheme, Salem. Area 26.7 acres. Total cost Rs. 8,280 Net cost „ 4,280	The scheme is progressing.
27. Ammapet Extension Town-planning Scheme, Salem. Area 21.2 acres. Total cost Rs. 13,721 Net cost „ 7,721	
28. Ambasamudram Town-planning Scheme, Sermadevi Taluk Board. Area 13.35 acres. Net cost Rs. 2,500.	This scheme is being taken up for execution. Arbitrator has since been appointed.
29. Railway Station Area Town-planning Scheme, Srivilliputtur. Area 395.24 acres. Net cost Rs. 12,500.	With a view to rectify certain defects in the schedules, the scheme has to be modified under section 15 (2) of the Act. Government approval to the modification is awaited.
30. Railway Station Area Town-planning Scheme, Sivakasi. Area 139.7 acres. Net cost Rs. 11,000.	The high valuation of land made by the Arbitrator has induced the Council to drop the scheme in the first instance; but it has since undertaken to modify the scheme to overcome the difficulty in agreement with the owners.

20. Whilst there is no doubt that the revision and modification of schemes must be of frequent occurrence, and rightly so, if they are to be dynamic in character to meet the developing ideas of the community, there can also be no doubt that practice to date has emphasized the need for more careful pre-submission work, on the part of local authorities, in the matter of procedure and compilation of schedules but more particularly in the matter of consultation and agreements with owners with a view to securing their co-operation and a smooth after-passage. Too many schemes will otherwise be wrecked on the rocks

of non-co-operation and self-seeking on the part of owners. Whilst this failing on the part of owners is common in other countries, there does seem to be a greater failure in India to realize that their best interests are bound up with those of the public and that in the active and speedy development of their land lies material advantage and that by refusal to co-operate, they themselves are the greatest sufferers. The sanctioning of a number of schemes submitted by Vizagapatam and Mangalore is being delayed pending the securing of definite agreements in advance of sanction.

21. *Interim developments.*—Interim development within Town-planning areas should be regulated under section 17 of the Act, which gives the local authority complete control with respect to “works on or contracts in respect of land within the area”. This section has not been enforced in some towns with the result that many subsequent alterations have to be made to meet developments, authorized or unauthorized, that have taken place. I have previously instanced Madura in particular in this respect. Sanction has been refused without realizing the need for something more than a purely negative policy during this important stage of development. Local authorities should feel free to consult this department in all cases of interim development and they should also realize that the application of a party for a licence to build or develop his land, creates a most favourable opportunity for securing co-operation. The following proposals under this section have been submitted to this Department during the year whilst a considerable number of similar matters have been disposed of at Coimbatore during my visits to that town :—

Name of town.	Name of scheme.	Matters referred to for advice.
1. Bezwada ...	Scheme No. I ...	(1) Layout of an area south of Ellore road. (2) Layout for a labour colony on the Bandar road (for District Labour Officer).
2. Coimbatore ...	Scheme No. IV ...	(3) Layout for T.S. No. 10. (4) Do. 34—36.
3. Ellore ...	Venkataramayya Naidupeta Town-planning Scheme.	(5) Layout for Narasimhapuran area.
4. Madras ...	Mambalam Extension Town-planning Scheme.	(6) New road proposal in S. No. 46, Puliur. (7) Layout for the area south of roads M. 18 and M. 19.

Name of town.	Name of scheme.	Matters referred to for advice.
4. Madras—cont.	Mambalam Extension Town-planning Scheme—cont.	(8) Layout for the area north of road M. 8 and west of road M. 11. (9) Layout for a poor class colony. (10) Bus route from Mambalam to Saidapet. (11) Layout for Mr. Vasu's land. (12) New road proposal through S. No. 162-3. (13) Layout for S. No. 1735 (part). (14) Do. 3344. (15) Do. 3673. (16) Do. 3637. (17) Proposed—New road, F. F. (18) Layout for S. No. 100. (19) Layout for land lying between Lloyds road and Peters road.
5. Do. ...	Mylapore Eastern Town-planning Scheme.	(20) Layout for S. No. 1548. (21) Do. Sudlers garden. (22) New road through Rutland gate. (23) Layout for a new park and house-sites in Thousand Lights. (24) Layout for S. No. 1580.
6. Do. ...	Lloyds Road Area Town-planning Scheme.	(25) Layout for Virabhadrapuram. (26) Do. S. No. 715. (27) Do. S. No. 719. (28) New road alignments near Pithapur Raja's bungalow. (29) Layout for Chellamma garden. (30) Layout for Dulupsinghpetta extension.
7. Do. ...	Cathedral South Extension Town-planning Scheme.	(31) Layout for the new institution of physical education. (32) Layout for a site belonging to one Mutturaja Pillai. (33) Layout for S. No. 11.
8. Do. ...	Nungambakam Eastern Section Town-planning Scheme.	(34) Layout for S. No. 415.
9. Madura ...	Ellisnagar Extension Town-planning Scheme.	(35) Lay out for S. Nos. 675 and 679 (Part.) (36) Do. 714/2 and 715/1. (37) Do. 637/1. (38) Do. 2238/1.
10. Rajahmundry.	Scheme No. I ...	(39) Do. 1939 and 1938/1.
11. Do.	Scheme No. II ...	(40) Do. 1122 and 1144.
12. Do.	Scheme No. III ...	(41) Do. Power-house site.
13. Saidapet ...	Adyar Extension Town-planning Scheme.	(42) Reconstitution of boundaries of S. Nos. 1110 and 1112.
14. Salem ...	Daduboikuttai Extension Town-planning Scheme.	
15. Do.	Dadagapatli Extension Town-planning Scheme.	
16. Tiruppur ...	Town-planning Scheme.	
17. Tuticorin ...	Scheme B. Sullivanpet Extension Town-planning Scheme.	
18. Vellore ...	Vellore N. Extension Town-planning Scheme.	
19. Do.	Alipur Ward Town-planning Scheme.	
20. Vizagapatam ...	Market Ward Town-planning Scheme.	
21. Do.	Chengalraopeta Ward Block 9, etc., Town-planning Scheme.	
22. Do.		

As usual, the Madras Corporation submitted all the building applications relating to the Mambalam Town planning Scheme to this department for advice and remarks. During the year 185 building applications have been disposed of.

22. *Newly proposed Town-planning schemes.*—A number of schemes have been newly recommended to local bodies, for which preliminary maps have been prepared during the year which have not yet been taken up officially. These are as follows:—

Name of scheme.	Town or responsible authority.
*1. Railway Station Area Town-planning Scheme ..	Adoni.
*2. Nalivayal Area Do.	Cannanore.
*3. Pandara Valapu Area Do.	Do.
4. Owners scheme for area south of Gundur extension...	Chingleput.
5. Area between Hospital Road and Chekkupettai Kavar street	Conjeevaram.
*6. Tamaraparamba Mantara Scheme	Cochin.
7. Railway Area Town-planning Scheme	Dharapuram. ...
8. South Eastern Town-Extension Town-planning scheme	Hindupur.
9. Kandavari Extension Town-planning Scheme ...	Kodaikanal.
*10. Kothapeta Further Extension Town-planning Scheme.	Kurnool.
*11. Jagannathapuram Area do.	Madras.
*12. Thousand Lights Area do.	Do.
*13. South Mylapore Area do.	Do.
*14. Industrial Area (Military Lands) do.	Do.
*15. Nungambakam North Section do.	Do.
*16. Do. Central Section do.	Do.
17. Mills Area do.	Do.
*18. South Town Extension Area do.	Madura
19. Ammapet Railway Station Area do.	Rajahmundry.
20. Area between Railway Coorg-Tellicherry Road and Municipal Limits Town-planning Scheme	Salem.
	Tellicherry.

Other Local bodies.

21. Area West of Porumal Koil Town-planning Scheme ...	Kandanur.
22. East Town Extension do.	Lalgudi.
*23. Railway Station Area do.	Paramagudi.
24. South East Town Extension do.	Puliangudi.
25. Chintamani do.	Do.
*26. South Town Extension do.	Seitur.
*27. Railway Station Area do.	Sankarankoil.
*28. Do. do.	Sivaganga.
29. Railway Area do.	Tenkasi.
30. Kadayannallur Road Extension do.	Do.
*31. Gubbipet Extension do.	Vriddhachalam.
32. Railway Area Extension do.	Do.
33. Salem Road Extension do.	Do.

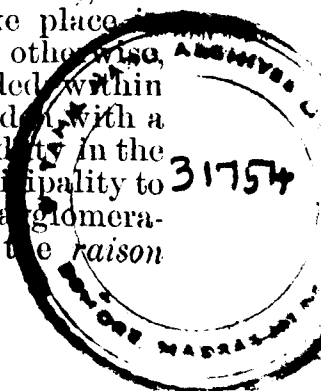
23. *Town surveys.*—As a pre-requisite of Town-planning, as well as for normal control, a detailed town survey is practically essential and yet 25 out of the 82 municipalities are yet without them. In some of the

* Map A has been furnished in these cases.
† This is an old scheme revived.

smaller but rapidly growing towns, such as Pollachi, Tiruppur, Karaikudi, etc., this fact has held up the effective application of Town-planning in the developing areas. In non-municipal towns the situation is even worse, for in 12 out of the 35 to which the Act has been extended, the inadequate street survey maps are not even available. The cost of the survey is, presumably, the chief reason for delay in their being undertaken and no doubt this falls hardly on small and poor municipalities but growing municipalities cannot afford to do without the survey whatever the cost and they should be encouraged to take it up as early as possible if steps have not already been taken in the matter. The compulsory provision of Section 8 of the Town-planning Act as revised, renders the town survey a matter of urgency.

24. The need to keep the survey records up to date so that the details are immediately available for incorporation in Town-planning maps must also be emphasized. Subdivisions have, in some cases only been discovered in the later stages of the preparation of plans involving their redrafting. The position of the Town Surveyor is not perhaps a happy one and appears to require consideration. Complaints have been made to me, in some cases, of the difficulty in securing information with respect to transactions in land, with the result that schedules of owners are incomplete and out of date. Whether the machinery can be improved, might also be considered.

25. *Extensions of town limits.*—It is desirable to add a word here with respect to the extension of municipal limits, a matter which, in my opinion, should be brought to the notice of municipalities, particularly at the present time, owing to the redistribution of divisions and seats. Where, as in India, the extension of areas is almost invariably over uncontrolled country (from a planning point of view), it is particularly important that it should take place in advance of the extension of population; otherwise, the extension area, immediately it is included within municipal limits, becomes a financial burden, with a result that local bodies hesitate to do their duty in the matter. It is surely the duty of every municipality to include within its limits the whole of the agglomeration of population of which it is itself the *raison*



d'être. At present, slum areas grow up, without control or amenity, on the outskirts of towns—a menace to the health and amenity of the community. If extension of boundaries advances before the building up of areas, the development is undertaken by owners under the provisions of the District Municipalities Act or is carried out amongst its ordinary duties by the local authorities from time to time and the financial burden is lightened or not realized.

26. *Town-planning Committees*.—The following towns have had Special Town-planning Committees in operation during the year, but in those marked * they do not appear to have met :—

1. Bezwada.	7. Madras.	* 13. Saidapet.
* 2. Chittoor.	8. Madura.	* 14. Srirangam.
3. Cocanada.	9. Mangalore.	15. Salem.
4. Dindigul.	10. Nellore.	16. Tuticorin.
5. Erode.	11. Ootacamund.	
6. Karur.	12. Rajahmundry.	

27. In Coimbatore and Vizagapatam the Land Development Committees have functioned as Town-planning Committees. In Madras I am a member of the City Town-planning Committee.

28. *Town-planning trusts*.—No Town-planning trusts have been formed or functioning during the year. A trust was agreed for Trichinopoly and preliminaries settled but the Government turned down the proposal pending a definite financial policy. With the coming into force of the Amending Act the question of reviving the Madras City Town-planning Trust has been receiving the consideration of the Corporation Town-planning Committee. There is no doubt that under present conditions trusts are desirable in certain cities such as Trichinopoly, Madura, Salem, Bezwada, etc., with a view to lifting Town-planning out of the normal procedure of municipal government and to provide for co-operation of outside bodies, Government departments, etc.

29. *Town-planning fund account*.—A number of municipalities have been maintaining separate Town-planning accounts as per G.O. No. 1115, L. & M., dated 17th March 1926. An abstract of the accounts as far as information is available is given below.

Name of town.	Year 1929-1930.				Year 1930-1931.			
	Ordinary.		Capital.		Ordinary.		Capital.	
	Receipts.	Expenditure.	Receipts.	Expenditure.	Receipts.	Expenditure.	Receipts.	Expenditure.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1. Anakapalle ...	2,704	2,704	1,03,989	1,03,989	8,200	8,200	990	990
2. Berhampur ...	...	...	...	229	...	...	...	4,000
3. Bezwada ...	1,787	102	...	...	(No information)			
4. Calicut ...	882	882	...	...				
5. Cannanore ...	1,454	1,454	(500)	...	(No information)			
6. Chidambaram ...	...	5	...	...				
7. Chingleput ...	...	...	3,177	...	770	780	430	3,150
8. Chittoor ...	769	769	...	...	2,790	1,400	99	10
9. Dindigul ...	...	1,246	...	...	...	...	10,000	10,000
10. Ellore ...	...	...	...	...	...	...	15,000	15,250
11. Karur ...	...	...	3,08,500	4,30,650	(No information)			
12. Madras ...	...	...	75,000	308				
13. Madura ...	* 22,583	1,442	†(67,100)	...	(No information)			
14. Mangalore ...	1,650	1,607	57,848	1,630				
15. Palacole ...	...	...	...	...	(No information)			
16. Peddapur ...	675	...	...	...				
17. Rajahmundry. †	(268)	4,815	10,001	10,101	(No information)			
18. Salem ...	4,815	...	...	...				
19. Tinnevely ...	†(1,151)	...	†(7,781)	...	(No information)			
20. Tirupati ...	* 7,780	7,780	10	...				
21. Tuticorin ...	†(2,335)	...	...	...	(No information)			
22. Vizagapatam ...	...	...	...	...				
23. Virudhunagar ...	...	...	...	...	100	200	...	...

NOTE.—Receipts in the above statement for 1929-30 include opening balance amounts, except items marked * which are purely receipts and items marked † which are purely opening balance amount.

30. The Provincial Town-planning Fund provided for in the Act, has not yet been constituted by Government, but about 15 lakhs have been disbursed in the shape of loans to municipalities.

IV. MUNICIPAL AND OTHER EXTENSION SCHEMES.

31. *Town extension schemes*.—During the year, 23 town extension schemes were submitted to this Department for advice and plans. They are as follows :—

Name of town.	Name of scheme with a short summary.
<i>Municipal extension schemes.</i>	
1. Adoni ...	(1) Victoriapet further extension scheme : this is a municipal scheme intended for providing house-sites for poor and middle classes of people.
2. Madras ...	(2) Layout for S. No. 3122, Parasawakam. This is an owner's scheme proposing to sub-divide his property into house-sites of 1½ grounds each ; the owners should provide 40 streets in the area or submit a town-planning scheme.

Name of town.	Name of scheme with a short summary.
<i>Municipal extension schemes—cont.</i>	
2. Madras—cont.	(3) Extension in area opposite Perambur Station. This is a scheme proposed by the India and Company auctioneers.
	(4) Extension in Reliance Rice Mill area in Wall Tax Road. This is a private extension scheme providing a number of sites about 1,200 sq. ft. each and 40' streets in compliance with the City Municipal Act.
	(5) Layout for S. No. 1114, Mylapore. This is an owner's scheme proposed to be submitted under the Town Planning Act relaxing the conditions with regard to road widths.
	(6) Layout for S. No. 4269, Mylapore. This is a private scheme for developing a small area into a number of sites for poor class people.
	(7) Extension in area south of Edham's Road. This scheme is intended for poor class hutting.
	(8) Layout for Muhammadan gardens, Thousand Lights. This scheme is for development of the gardens for housing and park purposes.
	(9) Patters' Gardens layout. This is a private development scheme for subdivision of the gardens and sale as house-sites in auction.
3. Palacole ...	(10) Scheme for R. S. No. 27-32. This is an owner's scheme for the disposal of his lands as house-sites after making necessary roads, etc., in accordance with the provisions of the District Municipalities Act.
4. Palamcottah.	(11) Layout for T. S. No. 3145, Ward 4. This is a scheme for disposal of Government land for a few house-sites submitted by the Collector through the municipality.
	(12) Layout for Kilaviraraghavapuram (T.S. No. 701). This is a scheme for disposal of Government land submitted by the Collector through the Municipality. The usual Municipal Act provisions have been insisted upon.
5. Salem ...	(13) Erumapalayam extension (S. No. 460/2 B.). This is a municipal scheme for housing Adi-Dravidas.
	(14) Layout for T.S. No. 2026. This is a small extension proposed in land adjoining Vellakuttai street. In this scheme the Government have approved conservancy lanes as per recommendations of the Sanitary Engineer although this provision has not been recommended in this department for schemes developing on garden type principles.
	(15) Chuckleri ayacut area extension. This is a Council scheme for wholesale acquisition of the tank ayacut area and disposal of the same into house-sites after forming necessary roads, etc.
	(16) Layout for S. No. 792/A. This is a private development scheme; the usual municipal provisions will be enforced unless a regular town-planning scheme is sanctioned.
6. Trichinopoly.	(17) Tennur Co-operative Building Society scheme. The usual conditions under the District Municipalities Act have been insisted upon unless the Society proposes to work out the scheme under the Town-Planning Act.

Extensions in other local areas.

7. Papanasam—Sermadevi Taluk Board.	(18) Town extension scheme. This is a Taluk Board extension scheme intended for providing house-sites for rich and middle classes of people.
	(19) Vicramasingapuram extension scheme. This also is a Taluk Board scheme intended for providing house-sites for mill hands.

Name of town.	Name of scheme with a short summary.
<i>Extensions in other local areas—cont.</i>	
8. Papanasam Taluk Board.	(20) Sarabojipuram extension scheme. This is a Taluk Board scheme intended to provide sites for people evicted under the Valathur congestion removal scheme.
9. Pollachi Taluk Board.	(21) Naligondapalayam village extension.
10. Rajahmundry Taluk Board.	(22) Srirangapatnam extension.
	(23) Narasapur extension.

32. In connection with the above schemes the Department has emphasized the need for compliance with the provisions of the District Municipalities Act and commented upon the negligence of local authorities in enforcing these provisions. As already mentioned, the Government have in G.O. No. 557, P.H., dated 24th March 1931, pointed out the importance of the matter to local authorities.

33. Attention of Government was also called to the fact that, in the disposal of Government lands within towns, a similar compliance was necessary, and the Government have been pleased to amend the Board's Standing Order No. 21 (G.O. No. 417, Revenue, dated 23rd February 1931), in order to bring it into agreement with the Act.

34. *Other improvement schemes.*—About 31 minor improvement schemes including road widenings, park layouts, market planning, etc., have been considered and plans and information provided. About 75 per cent of these schemes have reference to Coimbatore Town where, as was remarked last year, the Chairman is particular to consult this Department in respect of improvement matters generally. The Commissioner of Madras Corporation has also consulted the department on a considerable number of matters. As a general rule, however, towns are either not making the improvements that should be a normal and important part of their activities or they are not taking the advice of the department in these matters.

35. *Enforcement of Building Rules.*—Much more needs to be done in the matter of applying and enforcing building rules. These have been issued by Government in G.O. No. 132-P.H., dated 20th January

1923, but they have not been adopted by the following towns :—

Municipality.	Remarks of the Council.
Anakapalle ...	
Bodinayakkanur. ...	Only recently proposed by the Council to observe the rules.
Bellary ...	Council reports the Government order is not received.
Berhampur ...	
Erode ...	
Palni ...	
Palamcottah ...	Generally the rules are enforced.
Hindupur ...	The rules are gradually enforced.
Cuddapah ...	All rules not enforced by the Council.
Ongole ...	Council is enforcing the rules only from 20th July 1930.
Karaikudi ...	Government order not received by the Council.
Salem ...	
Sivakasi ...	The rules will be enforced in future.
Srivilliputtur ...	
Tinnevelly ...	
Tiruvannamalai. ...	
Udumalpet ...	Council sees no necessity for rules.
Villupuram ...	Council not yet decided to enforce the rules or not.
Wallajpet ...	
Nandyal ...	Council reports the rules cannot be enforced.

36. Other municipalities may not be observing the rules and even where they have been adopted the enforcement and observance is often of a cursory nature. No doubt this is partly due to the fact that in many towns preparation of plans has not been common and there is little if any possibility of securing skilled assistance in their preparation. It would be advantageous if some system of licensed draughtsman could be introduced or that municipalities should themselves employ a man who could assist in this matter. Unfortunately, the men who are competent to do this work are few and far between and often have wrong ideas from the architectural point of view. In this respect it may be suggested that with correct plans from which costs can be computed, the unfortunate, but frequent practice of building beyond the means of the building owner, might be checked and unnecessary indebtedness or unsightly unfinished building rendered less frequent.

37. If the conditions in towns are ever to be improved, the enforcement of rules must receive more serious attention than it gets at present. Failure in this respect, and in the road-making provisions, cuts the ground from under the financial provisions of the Town Planning Act and renders the financial side of Town Improvement much more difficult.

38. Some co-ordination would appear to be necessary with respect to licensing. This appears to be done

by the Health Officer without reference to the Engineer who may be responsible for planning or improvement schemes. Even in Town planning areas, buildings appear to be sanctioned in ignorance of the plan or the contents of the scheme.

39. *Amendment of Municipal Acts.*—The Amended District Municipalities Act has now come into force whilst the Government have under consideration the amendments to the City Municipal Act proposed by the Committee appointed in G.O. No. 5297, L. & M., dated 19th November 1929 of which I was a member. A number of important amendments suggested in this Department have been adopted by the Committee.

40. *Municipal and Government building schemes.*—In accordance with G.Os. Nos. 1568, P.H., dated 17th August 1927, 193, P.H., dated 27th January 1928 and 1174, P.H., dated 15th July 1926, the Municipal Councils and the Government departments, have been referring important building schemes to this Department for approval with respect to arrangement, appearance and layout of buildings proposed in municipal towns. About 37 schemes in all have been considered in this Department during the year : a summary of them is given in the statement below :—

Name of town or municipality.	Particulars of scheme.
<i>Municipal building schemes.</i>	
1. Chidambaram	(1) A layout and design for a new Town Hall at Chidambaram have been furnished.
2. Chittoor ...	(2) Kattamanchi choultry : the design submitted by the Council approved with modifications.
3. Coimbatore.	(3) Jellikula market : layout and design furnished. (4) K.K. market site development with suggestions for a theatre and auditorium. (5) Design of Council hall with suggestions for interior decoration, the parapet for porch in front, concrete domes, re-inforced concrete fencing, gate posts, etc.
4. Cochin ...	(6) Design for a Maternity Home.
5. Gudiyattam.	(7) Layout for the Municipal Office compound with a site for the location of a new Council Hall
6. Karaikudi ...	(8) Adi-Dravida school—Design as submitted approved.
7. Nellore ...	(9) Muhammadan Middle school—Design prepared by the Council has been approved.
8. Tinnevelly.	(10) Shandi (market) in Kandiyaperi extension—Design and layout approved.
9. Vizagapatam.	(11) Sindupundurai Municipal school design—Layout approved. (12) Revised layout and design for the municipal office furnished.
10. Kumbakonam.	(13) Layout and design of power house approved. (14) Banadurai south street school ; approved plan and design as prepared by the Council.

Name of town or municipality.

Particulars of scheme.

Municipal building schemes—cont.

10. Kumbakonam (15) Nageswar Thirumangana street school; approved plan and design submitted by the Council.
—cont.
11. Madras ... (16) Layout and design for China Bazaar fruit market furnished.
(17) Layout and design for Corporation supervisors' offices and stores.
(18) Victory Memorial approved and layout modified.
(19) Layout and design for Choolai burning ghat crematorium building.
(20) Layout and design for Mambalam reading room.
(21) Layout and design for a civic library.
(22) Layout and design for the Vizianagaram Memorial at Round Tana and location of Ripon Statue.

Government building schemes.

12. Cochin ... (23) Combined offices and quarters for the Harbour Engineer-in-chief; suggestions given for revision of design and layout of buildings.
13. Ellore ... (24) Headquarters Hospital; suggestions given with regard to location of this building and for the removal and location of the burial ground.
14. Tinnevely... (25) Collector's office; proposal to locate the office building on the high ground in the Town-Planning area accepted.
(26) Headquarters Hospital; location in the old District Judge's bungalow site proposed.
15. Ootacamund. (27) Combined office and quarters of the Health Inspector, Ootacamund, Public Works Department layout approved.
(28) Combined Town Hall and Legislative Council Chambers; plans and specifications for the design of these buildings with alternative proposals of sites have been furnished in compliance with Government Memorandum No. 41134-A, 2 L. & M., dated 5th November 1930.
(29) Layout of quarters for menials of the sub-Court, Ootacamund, in Survey No. 361, approved.
16. Vizagapatam. (30) Suggestions made in the matter of layout of quarters and offices in the harbour reclamation area.
17. Courtallam (31) Revised drawings for dressing rooms, etc., furnished and suggestions made for improving bathing arrangements.
18. Madras ... (32) Harbour police quarters; site for this scheme considered by a special committee composite of Collector, Commissioner for the Corporation of Madras, Director of Public Health, Director of Town-Planning, Inspector-General of Police and the Superintending Engineer, Madras Circle. Re-survey No. 1024/4, Tondiyarpet, has been decided upon by the Committee, the Director of Town-Planning dissenting to the proposal.
(33) Site for Paddison Hostel approved in Jagannathapuram area.
(34) Development of sand accretion; special plan and reports furnished to the Chief Engineer, Public Works Department.
19. Trichinopoly. (35) Headquarters Hospital. The site in Puttur maidan has been approved by Government after consideration of the alternative sites proposed in this Department.
20. Mettur ... (36) Suggestions made regarding the disposal of buildings at Mettur.
21. Chidambaram. (37) Layout furnished for arrangement of proposed new buildings in Annamalai Nagar and suggestions made regarding University quarters.
22. Vizagapatam. (38) Suggestions made with regard to location of Andhra University at Vizagapatam.

41. *Madras cheri improvement and housing of the poor.*—In connexion with cheri improvement and housing of the poor, the Government have given a liberal grant of 2½ lakhs to the Corporation of Madras who have undertaken to provide 300 model houses in the Bogipalaiyam and Perambur Barracks road-side areas. Layouts and designs for model houses have been furnished in this Department. By the end of the year a good number of houses have been completed in the latter area, while in the former, progress has been made in construction up to basement level.

42. The Corporation has decided on the acquisition of the Parthasarathi Kuppam, subject to agreement with the owners, the Temple trustees, and to develop a pakka housing scheme. A layout for the area, making provision for 400 families, with a design for single roomed flats on two floors arranged in blocks with opening into courts, has been furnished to the Corporation. In respect of Chekkumodu and Angalamman Koil Cheries, action under section 273 (b) and (c) of the City Municipal Act has been proposed by the Corporation; layout plans having been furnished by the Department.

For the general guidance of the Corporation in the preparation of housing schemes for the poor, a few designs for houses have been suggested.

43. *Layout for parks, recreation grounds, etc.*—Layout for parks, open spaces, etc., has been furnished in the following cases:—

Town or Municipality.	Particulars of scheme.
1. Coimbatore ...	(1) Layout for park and out-door games at Muthanakulam.
2. Saidapet ...	(2) Layout for various kinds of playing fields in the area allotted for the Institution of Physical Culture at Saidapet.
3. Madras ...	(3) High Court compound layout: providing for gardens and out-door games. (4) Recreation and playing fields at Mambalam Town-Planning area. (5) Layout for park, recreation ground and school site at Thousand Lights. (6) Recreation and playing field in Nungambakam Tank bed area. (7) Adults and children playgrounds at Vepery (for depressed classes).
Tanjore ...	(8) Proposals for reservation of Regani lands (Southern Rampart of the Fort) for park and open space.
Trichinopoly ...	(9) Playgrounds and parks at Puthur extension.

44. During the year, a detailed report has been submitted on the subject of sites for parks and recreation in the City of Madras for the guidance of the Special Playgrounds Committee, appointed by the Government in G.O. Mis. No. 1081, Law and Education, dated 7th June 1930. The Committee's recommendations on the subject have been submitted to Government.

45. *Disposal of Municipal and Government sites in towns.*—In the disposal of municipal and Government sites in towns, this Department has been consulted, regarding cases in Berhampur, Coimbatore, Cochin, Palamcottah, Rajahmundry, Salem, Madras City and Trichinopoly. In all about 33 cases situated in these eight towns, have been considered. Objections have been raised in 14 cases; most of them relating to alienation or assignment of street land, canal poramboke, etc., for private occupation or housing purposes.

46. *Poor class colony layout schemes.*—This year has witnessed great activity in the layout of colonies for the poor. The Revenue and the Labour Departments as usual have consulted this Department in this matter. In all 124 such colony plans have been suggested during the year as per abstract statement below :—

Authority or officer from whom proposals have been received.	District or town.	Total No. of schemes consulted during the year.
1. District Labour Officer ...	Anantapur	3
2. Do. ...	East Godavari	25
3. Do. ...	West	4
4. Do. ...	Kistna	14
5. Do. ...	Guntur	3
6. Do. ...	Nellore	7
7. Do. ...	Madras	11
8. Do. ...	Chingleput	6
9. Do. ...	North Arcot	5
10. Do. ...	South	1
11. Do. ...	Tanjore	1
12. Do. ...	Trichinopoly	6
13. Do. ...	Tinnevely	14
14. Do. ...	South Kanara	7
15. The Revenue Divisional Officer.	Chidambaram	1
16. Do. ...	Ellore	1
17. Do. ...	Sermadevi	1
18. Do. ...	Narsapatam	2
19. Do. ...	Tuticorin	5
20. The Tahsildar ...	Satyadevi	3
21. Do. ...	Ponneri	1
22. Do. ...	Tiruvallur	3
		1
Grand total	...	124 schemes.

V.—CIVIC SURVEY AND OTHER SPECIAL MATTERS.

47. *Progress of civic survey.*—During the period under review, the special staff appointed for the preparation of Civic Survey of the 14 municipalities noted

List of municipalities that have undertaken Civic Survey—

1. Anakapalle.
2. Calicut.
3. Cannanore.
4. Cochin.
5. Coimbatore.
6. Cuddalore.
7. Guntur.
8. Madras.
9. Madurai.
10. Mangalore.
11. Masulipatam.
12. Palamcottah.
13. Rajahmundry.
14. Tuticorin.

In the case of towns marked with a cross, the reports have been completed.

in the margin, has been working during January, February and March 1930. The Mangalore Civic Survey Report has been published by the Council during the year. The reports of Cuddalore, Masulipatam and Tuticorin have been pending publication by the respective Councils. In respect of all the other towns except Madras, although the work of the special staff engaged in the preparation of maps, charts, etc., and the collection of statistical particulars and other information on the various points to be dealt with in the reports has been completed, the final drafting of the reports has yet to be completed. The work involved in drafting the reports is great and must naturally take a considerable time; moreover, in order to make use of the recent Census the final completion of the drafts of the reports is being deferred.

48. Besides the 14 Municipalities mentioned above, the Madanapalle Union (now Panchayat) on its own initiative, has taken up the preparation of Civic Survey of its town; and Mr. Simham has just drafted the report which is now pending publication by the Union.

49. About the later part of the year, the Government in agreement with the municipalities mentioned below sanctioned a new staff to carry on the work of Civic Survey of their towns also. This new staff has been working since 16th March 1931. The Madras

City Survey having been only partially done by the old staff, the Corporation has agreed to complete the remaining work with the aid of the new staff which is expected to work till 16th June 1932.

1. Bezwada.
2. Dharapuram.
3. Nellore.
4. Trichinopoly.

50. *Housing and the 1931 Census.*—From statistics now available for 22 cities or major towns having over 50,000 population, it is observed that the rate of increase in population is far greater than that of houses. The density of persons per house has consequently increased much above the Presidency average of 5. Except in the case of Trichinopoly, Coimbatore, Cocanada, Tuticorin, Tinnevely and Palamcottah, these 22 towns possess a density of more than 5 persons per house. On the basis of 5 persons per house the deficiency in the number of houses is as noted below :—

Serial number.	Towns with population over 50,000.	Census of 1931.		Population density per house.	Computed deficiency in houses.	Percentage to total houses.
		Popula- tion.	Houses.			
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Bezawada	...	...	...	...	...
2	Calicut ...	60,212	9,391	6	2,651	28
3	Coimbatore ...	99,115	14,843	7	4,980	34
4	Cocanada ...	95,077	17,670	5	1,345	8
5	Conjeeveram ...	65,994	12,531	5	668	6
6	Cuddalore ...	65,243	9,574	7	3,474	37
7	Ellore ...	59,056	10,629	6	1,182	11
8	Guntur ...	57,657	9,222	6	2,309	25
9	Kumbakonam...	65,569	11,006	6	2,108	19
10	Madras ...	62,343	10,294	6	2,174	21
11	Madura ...	647,228	73,689	9	55,757	76
12	Mangalore ...	182,007	25,168	7	11,233	45
13	Masulipatam ...	66,039	9,067	7	4,141	46
14	Palamcottah ...	56,988	10,272	6	1,126	11
15	Rajahmundry ...	52,010	11,750	5	...	...
16	Salem ...	63,610	8,399	8	4,323	52
17	Tanjore ...	102,181	17,780	6	2,656	15
18	Tinnevely ...	66,947	11,925	6	1,464	13
19	Trichinopoly ...	57,056	13,644	4	...	...
20	Tuticorin ...	141,640	26,879	5	1,449	6
21	Vellore ...	60,099	14,569	5	...	...
22	Vizagapatam ...	57,256	8,068	7	3,383	42
	Total ...	57,544	10,398	6	1,111	11
					107,534	31

(Average)

The deficiency in houses of about 31 per cent is a serious matter, particularly, when the character of the accommodation so often dignified by the name of house is taken into consideration.

51. *Labour class housing.*—The Labour Department has been tackling the question of providing cheap houses for the poor and labouring classes and, in

consultation with this Department, prepared a few housing schemes, but except that for providing sanitary plinths in the Pycrofts Cheri, Cenotaph Road, they have not been sanctioned by Government. The scheme for the Pycrofts Cheri, providing eighteen sanitary plinths (each 354 square feet in area) has been sanctioned by Government as an experimental measure. The cost of scheme is Rs. 4,000. The plinths have been constructed and on a number of them houses or huts have been completed. The City Corporation has under consideration a similar scheme for a site near Cochran's Basin.

52. *Railway level-crossing and over bridge schemes, Madras City level-crossings and overbridges.*—In accordance with Memo. No. 17758 E/30-3, P.W.D., dated 18th December 1930, the South Indian Railway Company submitted for acceptance of this Department the St. Mary's Road overbridge scheme which has been approved with certain modifications. The Whannel's Road and Esplanade overbridges already approved in this department have been under execution by the Railway Company and rapid progress has been made during the year. Suggestions have been made for overbridges on Spur Tank Road, McNicholl's Road and Harrington Road and the proposals have been under correspondence with the South Indian Railway and the Corporation Town-Planning Committee.

53. Outside of Madras City, proposals with respect to overbridges or alterations of level-crossings have been considered and reported on at Salem, Dindigul and Coimbatore. At Salem, the South Indian Railway, in order to increase the Shevapet Yard, have proposed to move the Longley Road level-crossing 720 feet to the east, involving road traffic in a long detour. This has been objected to by the Salem Council and alternative proposals have been made by this department. At Dindigul in No. 6 Town-planning Scheme, it is proposed to utilize an existing under-bridge for road purposes in relief of the existing level-crossing, but the Railway Company is raising objection. At Coimbatore, the opening of a level-crossing or under-bridge has been under correspondence, to connect main roads in wards 7, 8 and 9. The scheme for rebuilding Coimbatore Station involves the construction of an over-bridge at the crossing on the Trichinopoly Road.

54. *Industrial zoning.*—The number of municipalities and local boards in which industrial areas have been approved during the year, in accordance with G.O. No. 1119, P.H., dated 7th June 1927, are about 17 and 19, respectively. Forty-six municipalities and a large number of panchayats have yet to prescribe areas. The towns that have complied so far, are as below :—

<i>Municipalities.</i>		
* 1. Anakāpalle.	* 13. Dindigul.	25. Sivakāsi.
* 2. Bellary.	14. Guntūr.	26. Srivilliputtūr.
3. Berhampur.	15. Gudiyāttam.	27. Tanjore.
* 4. Bezvada.	* 16. Hindupur.	* 28. Tirupati.
* 5. Cannanore.	17. Hospet.	29. Tiruppur.
* 6. Chidambaram.	* 18. Karūr.	* 30. Tuticorin.
7. Chingleput.	* 19. Kurnool.	* 31. Vāniyambādi.
* 8. Chittoor.	20. Madura.	* 32. Vellore.
9. Cocanada.	21. Nellore.	* 33. Virudhunagar.
10. Cochin.	22. Ootacamund.	* 34. Vizagapatam.
* 11. Coimbatore.	* 23. Palni.	* 35. Vizianagram.
* 12. Dhārāpuram.	* 24. Proddatur.	36. Walajapet.

<i>Other Panchayat towns.</i>		
* 37. Adirampatnam.	50. Kālahasti.	63. Sholinghūr.
38. Arkonam.	51. Kāvali.	64. Srimushnam.
* 39. Arni.	52. Kāveripauk.	* 65. Sriperumbudūr.
* 40. Arcot.	* 53. Kollegal.	66. Tenkāsi.
41. Ariyalūr.	54. Lalgudi.	* 67. Theni.
42. Attur.	* 55. Mandapēta.	* 68. Tirukalikundram.
43. Ayakudi.	56. Narsapur.	* 69. Tiruppōrūr.
44. Chilakalapet.	* 57. Paramakudi.	* 70. Tiruttani.
* 45. Gudivāda.	58. Pattukkōttai.	71. Tiruvadi.
46. Gudur.	59. Rāmachandrapur.	* 72. Tiruvallūr.
47. Guntakal.	60. Rānipēt.	* 73. Usilampatti.
* 48. Jayakondan.	* 61. Sankarankoyil.	* 74. Vriddhachalam.
* 49. Kadayanallūr.	62. Shiyali.	* 75. Wandiwash.

55. A number of specific cases of mill location or construction have been referred to the Department during the year. The question of classification of mills according to the size of engines and character of power used has been under correspondence, with particular reference to the use of electric power. Government have since prescribed 5 h.p. as a limit which may be allowed subject to any restrictions that may be imposed under the above order.

* Industrial areas prescribed during the year.

56. *Special Committees, etc.*—During the year, I have been a member of—

- (1) The City Corporation ;
- (2) The City Corporation, Town-planning Committee ;
- (3) The Madras City Municipal Act Amendment Committee ;
- (4) The Elementary Schools Physical Education Committee ;
- (5) The Madras City Play-grounds Committee ;
- (6) The Road Board ;
- (7) The Legislative Council (for the passing of the Town-planning Amending Bill) ;
- (8) The Annamalai University Building Committee ;
- (9) Special Committee for selecting a site for Harbour police.

With the sanction of Government I reported on the development of Valparai Township. A series of ten lectures has been given to the Health Officers Class at the Medical College. Six lectures have been given on Town-planning at Madura, Madras, Mangalore and Coimbatore.

57. *Exhibitions, etc.*—The Department has taken part in the Annual Health Week celebrations conducted by the Corporation of Madras ; exhibiting charts, maps, etc., illustrating public health and sanitary conditions, the scope and aim of civic survey, and town planning activities in the Madras Presidency and in other cities of India and various countries of the world. A few leaflets on Town-planning, Industrial Zoning and Housing have been printed and distributed.

58. A number of lantern slides have been prepared for the use of the Department by the King Institute, Guindy.

59. The following journals and periodicals are being received, viz.:—(1) Journal of the Town-planning Institute, (2) Bulletins of the International Federation for Housing and Town Planning, (3) Town-planning Review (quarterly), (4) Journal of the Institute of Municipal and County Engineers, (5) Surveyor, (6) Builder, (7) American City Planning, (8) Garden Cities and Town-planning Journal and (9) the Indian Concrete Journal (by the kindness of the Concrete Association of India).

A few books have been added to the Library during the period under review.

VI.—TOWN-PLANNING DEPARTMENT.

60. *Direction.*—I have been in charge of the Department throughout the period under review. Mr. R. D. N. Simham has been Personal Assistant except for four months' absence on leave from 3rd January 1930.

61. *Inspections.*—I was on tour for 100 days during the year, exclusive of six weeks hill duty at Ootacamund, and a large number of visits within Madras City in connexion with Corporation proposals, Play-ground Committee work, etc., have been made.

62. *Work of the staff.*—It is perhaps invidious to make distinctions, but the names of my Personal Assistant Mr. R. D. N. Simham, who in addition to his ordinary work was engaged on drafting Civic Survey reports and Mr. M. Raghavachari who combined the duties of head clerk and accountant may be mentioned. Mr. S. Subba Ayyar filled the new post of Town-Planning Assistant and Mr. Anantanarayana Ayyar that of Head Draughtsman, whilst the work of Mr. Chakrapani Nayudu as Town-planning Supervisor at Dindigul was appreciated locally. Other members of the staff both technical and clerical continued to render good service during the year.

63. *Expenditure.*—The net cost of the Department during the year 1930-31 has been Rs. 43,472 as follows :—

	RS.
Pay of officers	29,065
Pay of establishment	6,911
Rent for office building	3,000
Allowances	3,637
Contingencies	859
Net total expenditure	43,472

Besides the above items, a sum of Rs. 1,160 has been incurred on the temporary staff doing Civic Survey and Town-planning work for the municipalities, which is recovered from the municipalities.

64. Proposals for re-organizing and extending the activity of the Department, have been held in abeyance

pending the amendment of the Act, but financial stringency that has since developed, has rendered further postponement necessary. It has been pointed out in connexion with the Retrenchment Committee enquiry that the Department budget has increased by 55 per cent as against an increase of 125 per cent in the Health Budget generally. In view of the fact that this is the Department's formative period this bespeaks an economical regime when compared with the importance of its work for the present and future amelioration of conditions in urban life and the savings that should be effected if its proposals are followed.

With respect to the work of the Department it is certainly true "a stitch in time saves nine". The preventive nature of its work must be taken into consideration as well as actual development in assessing its value to the community.

MADRAS,
31st July 1931.

R. DANN,
Director of Town Planning.

APPENDIX.

Town-planning schemes in various stages

NOTE.—A. Under preparation.
B. Pending approval of local authorities.
C. Published or pending submission.
D. Submitted to Collector.
E. Submitted to Government.
F. Returned for reconsideration.
G. Sanctioned.

Serial num- ber.	Local authority.	Number scheme.	Name of scheme.	Section of the act under which insti- tuted.	Extent acres.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
<i>Municipal schemes.</i>						
1	Anantapur ...	...	...	...	...	...
2	Adoni ...	...	...	...	...	...
3	Anakapalle ...	1	Nidanamdoddi Town-Plan- ning Scheme.	12	65.11	G
4	Bellary ...	...	...	...	...	...
5	Berhampur ...	...	...	...	...	...
6	Bodinayakanur ...	...	...	...	...	...
7	Bimlipatam ...	...	...	...	...	...
8	Bezwada ...	2	Town-Planning Scheme, No. I.	12	1,836.78	B
		3	Do. No. II.	12	514.69	A
		4	Do. No. III.	12	1,046.42	A
		5	Do. No. IV.	12	321.74	A
		6	Do. No. V.	12	2,124.54	A
9	Cuddalore ...	7	Old Town Town-Planning Scheme.	12	10.51	B
10	Conjeeveram ...	8	Railway Station Area Town- Planning Scheme.	12	84.80	B
11	Coimbatore ...	9	Mulanthiruvilla Mantapam. Red Fields ...	12	58.68	B
		10	Ramanathapuram ...	12	317.00	F
		11	Papanayakanpalaiyam ...	12	268.00	F
		12	New wards 6, 7 and 19 ...	12	176.00	F
12	Cocanada ...	13	...	12	690.00	B
13	Calicut ...	14	Town-Planning Scheme No. I.	12	...	B
14	Chidambaram ...	...	...	...	...	...
15	Chingleput ...	15	Gundur Extension ...	9	26.09	E
16	Chittoor ...	16	Vanniar Block Scheme, I ...	9	5.55	G
		17	Do. II ...	12	8.68	G
17	Cuddapah ...	...	...	...	...	...
18	Chicacole ...	...	...	...	...	...
19	Chirala ...	18	Town Extension Scheme ...	9	12.97	E
20	Cannanore ...	...	...	...	...	Drop- ped.
21	Cochin ...	...	...	...	...	...
22	Coonoor ...	...	...	...	...	...
23	Dharapuram ...	19	Alwarpet Extension ...	9	53.00	A

Town-planning schemes in various stages—cont.

Serial num- ber.	Local authority.	Number scheme.	Name of scheme.	Section of the act under which insti- tuted.	Extent acres.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
<i>Municipal schemes—cont.</i>						
24	Dindigul ...	20	Town-Planning Scheme, No. I.	9	20.04	B
		21	Do. No. II.	9	38.23	B
		22	Do. No. III.	9	58.31	B
		23	Do. No. IV.	9	103.63	B
		24	Do. No. V.	9	59.44	B
		25	Do. No. VI.	9	23.02	B
		26	Do. No. VII.	9	74.07	B
25	Ellore ...	27	Venkataramayyanayudupeta Extension.	12	84.18	B
		28	Ramachandraraoipeta ...	12	191.71	B
		29	Venavallivaripeta ...	12	19.58	A
26	Erode ...	30	Town-Planning Scheme, No. I.	9	...	A
		31	Do. No. II.	9	...	A
27	Guntur ...	...	...	...	...	...
28	Gudiyattam ...	...	...	...	...	...
29	Hindupur ...	32	Surapakunta Extension ...	9	...	A
30	Hospet ...	...	...	...	...	...
31	Karaikudi ...	33	Railway Station Area Town- Planning Scheme.	9	1,530.16	A
		34	Minakshipuram Extension...	9	290.00	A
32	Kodaikanal ...	35	Naganathapuram Extension.	9	410.00	A
33	Kumbakonam ...	36	Town-Planning Scheme, No. I.	12	293.50	A
		37	Do. No. II.	12	246.98	A
34	Kurnool ...	...	...	...	...	...
35	Karur ...	38	West Town Extension ...	9	20.26	G
		39	Amaravathi Bridge Exten- sion.	9	5.47	G
36	Mangalore ...	40	Goods Shed Area ...	9	34.66	A
		41	Block 10, Market Ward ...	12	7.14	G
		42	Kodialbail West Ward ...	12	398.93	F
		43	Do. East Ward ...	12	381.62	F
		44	Falnear Road Scheme ...	12	389.17	B
		45	Railway Road Area Scheme.	12	286.62	B
		46	Guligahithlu Area ...	9	18.51	A
37	Masulipatam ...	...	...	...	...	...
38	Madura ...	47	Eastern Extension ...	12	22.72	G*
		48	Sokkikulam Extension ...	12	63.22	G
		49	Vaigai South Bank Exten- sion.	12	100.21	B
		50	E'lisnagar Extension ...	12	254.17	A
		51	S. W. Extension. ...	12	...	A
		52	Thaikal Block ...	9	3.69	A
		53	Kollambatrai Block ...	9	5.65	A
		54	Uppukara Block ...	9	3.53	A
		55	W. Ponnagaram Exten- sion.	12	67.48	B
		56	Madichiyam Extension ...	9	102.86	†

* Eastern Extension (Part II) yet to be submitted.
† Sanctioned under the provisions of the D.M. Act.

Town-planning schemes in various stages—cont.

Serial number.	Local authority.	Number of scheme.	Name of scheme.	Section of the act under which instituted.	Extent in acres.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
<i>Municipal schemes—cont.</i>						
52	Madras ...	57	47/1 Puliur ...	12	5.6	G
		58	Mambalam E. Extension.	12	623.00	G*
		59	Nungumbakam E. Section	12	...	B
		60	Do. W. do. area.	12	194.45	B
		61	Mylapore E. Section	12	...	B
		62	Lloyds Road Area	12	...	B
		63	Cathedral Road South Area.	12	...	B
40	Mannargudi	...	...	...	...	...
41	Mayavaram	...	...	...	...	...
42	Negapatam	...	...	...	...	...
43	Nandyal	...	...	...	...	...
44	Narasaraopet	...	...	...	...	...
45	Nellore	...	...	...	...	...
		64	Nunepalli Extension	9	69.00	Drop-ped.
		65	Ayulur Venkayya Pantulu Choultry area.	9	1.87	G
		66	Gulam Ali Khanpet	9	17.43	G
46	Ongole	67	Trunk Road, East	12	135.03	D
47	Ootacamund	68	Scheme No. I	9	3,000.00	B-Drop-ped.
		69	Do. No. II	9	1,000.00	B-Drop-ped.
48	Palghat	...	...	...	...	...
49	Palamcottah	...	...	...	...	...
		70	New Municipal Extension	12	...	B
		71	Cantonment Ward	12	508.07	Drop-ped.
50	Pollachi	...	...	...	...	...
51	Proddatur	...	...	...	...	...
52	Parlakimedi	...	...	...	...	...
53	Peddapuram	...	...	...	...	...
54	Palacole	...	...	...	...	...
		72	Ashtabahu Lakshminarasimhaswamivaru Garden Scheme.	9	2.65	G
		73	Palivelavari Garden	9	1.74	G
		74	Vemivari Garden	9	2.70	G
55	Palni	75	Railway Station Area	12	272.19	B
56	Periyakulam	...	...	...	...	...
57	Rajahmundry	76	Scheme No. I	12	233.76	B
		77	Do. No. II	12	261.97	B
		78	Do. No. III	12	31.12	B
58	Salem	79	Maravaneri Extension	12	28.85	G
		80	Devangapuram	12	12.73	G
		81	Logi Chetti Tank	12	20.22	G
		82	Dadagapatti	12	56.92	G
		83	Dadubaikuttai	12	26.70	G
		84	Ammapetai	12	21.20	G

* Sanctioned ; revocation to be considered when sanctioning revised scheme for 1,193 acres.

Town-planning schemes in various stages—cont.

Serial number.	Local authority.	Number of scheme.	Name of scheme.	Section of the act under which instituted.	Extent in acres.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
<i>Municipal scheme—cont.</i>						
58	Salem—cont.	85	Kumaraswamipatti Extension, Part I.	12	26.75	D
		86	Kumaraswamipatti Extension Part, II.	12	121.70	D
		87	Gogai Extension	12	19.27	G
59	Saidapet	88	Adyar Extension	9	656.81	D
60	Srivilliputtur	89	Railway Station Area	9	395.24	G
61	Sivakasi	90	Do.	9	139.70	G
		91	North Car Street Extension.	9	30.00	A
62	Srirangam	92	S. Royagopuram Extension.	12	22.94	B
		93	Railway Affected Area	12	687.32	B
		94	Jambugeswaram Extension.	12	101.11	B
63	Tanjore	...	...	...	...	...
64	Tirunelveli	95	Scheme No. I	12	...	B
		96	Do. No. II	12	...	B
		97	Do. No. III	12	...	B
65	Tiruvavur	...	...	...	...	...
66	Tuticorin	98	Scheme A	12	...	B
		99	Do. B	12	...	B
		100	Do. C	12	...	B
		101	New Melur Station Area	12	...	B
67	Trichinopoly	102	Catholic Colony	12	62.08	F
		103	Town Station Scheme	12	349.40	B
		104	Puthur Maidan	12	37.00	F
		105	Scheme, No. I	12	...	A
		106	Do. No. II	12	...	A
		107	Do. No. III	12	...	A
		108	Do. No. IV	12	...	A
		109	Do. No. V	12	...	A
68	Tirupattur	...	...	...	...	...
69	Tadpatri	...	...	...	...	...
70	Tiruvannamalai	...	...	...	...	...
71	Tirupati	110	Scheme No. I	12	38.51	G
72	Tiruppur	111	Town-planning Scheme	9	...	A
		112	Ramaswamipet Extension	12	46.77	B
73	Tenali	...	...	...	...	...
74	Tellicherry	...	...	...	...	...
75	Udumalpet	...	...	...	...	...
76	Vellore	113	Velapadi Nallampattadai	9	53.67	G
		114	Sullivanpet	12	165.71	B
		115	Sankaranpalaiyam	12	86.68	B
		116	Kagithapattadai	12	92.30	B
		117	Market Ward	12	228.34	F
77	Vizagapatam	118	Maharanipeta Ward, Block No. 4.	9	71.14	G
		119	Alipur Ward	9	1,252.98	E
		120	Chengalroyapeta Ward, Block 11.	12	3.58	E
		121	Chengalroyapeta Ward, Blocks, 9, 10, 12, 13, 14.	12	33.26	E
		122	Maharanipeta Ward (excluding Blocks 4 and 10).	12	339.09	E
		123	Waltair Ward	12	1,721.13	E

Town-planning schemes in various stages—cont.

Serial num- ber.	Local authority.	of Number scheme.	Name of scheme.	Section of the act under which insti- tuted.	Extent in acres.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)

Municipal schemes—cont.

78	Vaniyambadi	...	...	...	...	...
79	Villupuram	...	...	...	...	...
80	Virudhunagar	...	...	...	...	...
81	Vizianagram	...	...	...	...	...
82	Wallajapet	...	...	...	...	...

Local Board schemes.

1	Pattukottai Board.	Taluk	125	Pattukottai Town Extension.	9	12.88	G
2	Kulitalai Board.	Taluk	126	Manaparai Seturatnapuram Extension.	12	6.37	G
3	Bapatla Board.	Taluk	127	Town Extension	9	44.42	Time bar- red. B
4	Lalgudi Board.	Taluk	128	Lalgudi Extension	12	...	...
5	Udaiyarpalaiyam Taluk Board.		129	Ariyalur Town Extension	9	...	Time bar- red. G
6	Sermadevi Board.	Taluk	130	Ambasamudram Town Extension.	9	13.35	F
7	Rajapalaiyam Panchayat.		131	Rajapalaiyam Extension	9	217.68	*
8	Tenkasi Panchayat.		132	Courtallam Town-Planning Scheme.	9	527.97	*
9	Usilampatti Board.	Taluk	133	Scheme No. I	9	99.70	Time bar- red. Do.
			134	Do. No. II	9	171.83	Do.
			135	Do. No. III	9	133.85	Do.
			136	Allinagaram Extension	9	91.03	A
10	Aruppukottai Panchayat.		137	North-east Extension	9	...	A
			138	South-west Extension	9	...	A
11	Udaiyarpalaiyam Taluk Board.		139	Jayankondasholapuram Extension.	9	...	A
12	Nidadavole Panchayat.		140	Ramayapeta Scheme	9	...	A
			141	Plot No. III Extension	9	...	A
13	Kadayanallur	...	142	Krishnapuram Extension	9	...	B
14	Gudivada Panchayat.		143	Town-Planning Scheme No. I.	9	...	Drop ped. Do.
			144	Town-Planning Scheme No. II.	9	...	...
15	Madaipatti Panchayat.		145	Town Extension	9	24.59	D
16	Chinglput District Board.		146	Tambaram Town-Planning Scheme.	†	...	A

To be re-notified.

† Recommended for section 12.

Government of Madras

LOCAL SELF-GOVERNMENT (P.H.) DEPT.

G.O. No. 1871, P.H., 1st October 1931

Town-planning—Administration Report for 1930-31—Reviewed.

READ—the following paper:—

Letter from R. DANN, Esq., M.T.P.I., Director of Town-planning, Madras, to the Secretary to Government, Local Self-Government (Public Health) Department, dated Madras, the 31st July 1931, No. 1081.

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Recorded.

2. Forty municipal councils have so far taken up the preparation of town-planning schemes. Out of 121 schemes so far prepared 27 have been finally sanctioned by Government. The provisions of the Town-Planning Act have been extended to 35 panchayat areas. Three schemes in such areas have been sanctioned by Government and nine schemes have been prepared.

The following schemes were sanctioned by Government during the year under review:—

(1) Ambasamudram Town-planning scheme, Sermādēvi Taluk Board.

(2) The Railway Station Area Town-planning scheme, Sivakāsi municipality, and

(3) The Railway Station Area Town-planning scheme, Srivilliputtūr municipality.

New schemes were taken up during the year by three municipal councils and three local boards. Besides these the Town-planning Department have recommended a number of schemes which have not yet been taken up by the local bodies.

3. During the year under review twenty-three town extension schemes were submitted to the Director of

Town-planning schemes in various stages—cont.

Serial num- ber.	Local authority.	Number of scheme.	Name of scheme.	Section of the act under which insti- tuted.	Extent in acres.
(1)	(2)	(3)	(4)	(5)	(6)

Municipal schemes—cont.

78	Vaniyambadi	...	...	...	...
79	Villupuram	...	...	...	...
80	Virudhunagar	...	...	...	...
81	Vizianagram	...	...	...	...
82	Wallajapet	...	...	...	...

Local Board schemes.

1	Pattukottai Taluk Board.	125	Pattukottai Town Extension.	9	12-88	G
2	Kulitalai Taluk Board.	126	Manaparai Seturatnapuram Extension.	12	6-37	G
3	Bapatla Taluk Board.	127	Town Extension ...	9	44-42	Tin br re B
4	Lalgudi Taluk Board.	128	Lalgudi Extension ...	12	...	...
5	Udaiyarpalaiyam Taluk Board.	129	Ariyalur Town Extension ...	9	...	Tin ba re G
6	Sermadevi Taluk Board.	130	Ambasamudram Town Extension.	9	13-35	...
7	Rajapalaiyam Panchayat.	131	Rajapalaiyam Extension ...	9	217-68	F
8	Tenkasi Panchayat.	132	Courtallam Town-Planning Scheme.	9	527-97	*
9	Usilampatti Taluk Board.	133	Scheme No. I ...	9	99-70	Tim bar red Do.
		134	Do. No. II ...	9	171-83	Do.
		135	Do. No. III ...	9	133-85	Do.
		136	Allinagaram Extension ...	9	91-03	*
10	Aruppukottai Panchayat.	137	North-east Extension ...	9	...	A
		138	South-west Extension ...	9	...	A
11	Udaiyarpalaiyam Taluk Board.	139	Jayankondasholapuram Extension.	9	...	A
12	Nidadavole Panchayat.	140	Ramayapeta Scheme ...	9	...	A
		141	Plot No. III Extension ...	9	...	A
13	Kadayanallur ...	142	Krishnapuram Extension ...	9	...	A
14	Gudivada Panchayat.	143	Town-Planning Scheme No. I.	9	...	B
			Town-Planning Scheme No. II.	9	...	Drop ped. Do.
15	Madanapalle Panchayat.	145	Town Extension ...	9	24-59	D
16	Chingleput District Board.	146	Tamparam Town-Planning Scheme.	†	...	A

To be re-notified.

† Recommended for section 12.

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3. During the year under review twenty-three town extension schemes were submitted to the Director of

Town-Planning for advice. The Town-Planning Department also considered about 31 minor improvement schemes including road-widenings, park lay-outs, market planning, etc., and provided the necessary plans and information to the local bodies concerned.

4. Thirty-seven building schemes were submitted by municipal councils and Government departments to the Director of Town-Planning for approval from a town-planning and architectural point of view. The Town-Planning Department furnished the lay-out and designs in respect of the following:—

(i) Model houses in the Bogipalaiyam and Perambur Barracks roadside areas, Madras.

(ii) Improvement of the Parthasarathi Kuppam, Madras.

(iii) Improvement of Chekkumodu and Angāmmankoil cheris, Madras.

(iv) Nine schemes relating to parks, recreation grounds, etc., in Coimbatore, Saidapet, Madras, Tanjore, and Trichinopoly.

(v) Thirty-three cases relating to the disposal of municipal and Government sites in towns.

(vi) One hundred and twenty-four poor class colony lay-out schemes prepared by the Revenue and Labour departments.

5. Town-Planning Committees have been constituted by sixteen municipal councils, but three of these committees do not appear to have transacted any business.

6. The Provincial Town-Planning Fund has not yet been constituted but the Government have so far sanctioned a grant of Rs. 2.5 lakhs to the Corporation of Madras for an experimental housing scheme and loans to the extent of about 30 lakhs of rupees to the Corporation of Madras and municipal councils for carrying out town-planning schemes.

7. Industrial areas have so far been fixed in 36 municipalities and 75 panchayat towns in accordance with the instructions issued in G.O. No. 1119, P.H., dated 7th June 1927.

8. The attention of chairmen of municipal councils and presidents of local boards is invited to the instructions issued in G.O. No. 557, P.H., dated 24th March 1931, and the building rules issued with G.O.

No. 132, P.H., dated 23rd January 1923, and they are advised to see that the provisions of the Madras District Municipalities Act relating to road-making and the building rules are strictly enforced.

9. The Madras Town-Planning Act, 1920, as amended in 1930 requires that every municipal council should, not later than 31st March 1934, prepare, publish and submit for the sanction of Government a general town-planning scheme in respect of all land within the municipality or its vicinity. The Government are glad to note that the Nellore Municipal Council has taken prompt steps in the matter. They trust that the other municipal councils will take the necessary action without further delay. Revised rules under the Town-Planning Act as amended have been prepared and Government expect to issue them shortly.

10. The Government note with satisfaction that the Director of Town-Planning and his department continued to do useful work during the year.

(By order of the Government, Ministry of Public Health)

M. C. B. KOMAN,
Deputy Secretary to Government.

To all Chairmen of Municipal Councils.
" the President, Corporation of Madras.
" all Collectors.
" all Presidents of District Boards.
" all Presidents of Taluk Boards (through the Presidents of District Boards).
" the Presidents of Panchayats concerned.
" the Director of Town-Planning.
" the Director of Public Health.
" the Sanitary Engineer.
" the Inspector of Municipal Councils and Local Boards.
" the Public Department.
" the Development Department.
" the Public Works and Labour Department.
" the Revenue Department.
" the Examiner of Local Fund Accounts.
" the Law (Education) Department.

Press.

