

Government of Madras

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

G.O. No. 2050, P.H., 28th September 1932.

Town-planning—Administration Report for 1931-32—Reviewed.

READ—the following paper:—

Letter from R. DANN, Esq., A.I.I.A., M.T.P.I., Director of Town-planning, Madras, to the Secretary to Government, Local Self-Government (Public Health) Department, dated Madras, the 31st September 1932, No. 1201.

Order—No. 2050, P.H., dated 28th September 1932.

Recorded.

2. Out of 82 municipal councils including the Madras Corporation only 44 have taken up the preparation of town-planning schemes up to the end of 1931-32. Twenty-nine schemes have so far sanctioned by Government. Out of 36 local boards to whose areas the provisions of the Town-planning Act have been extended eighteen have so far undertaken the preparation of schemes and four schemes have been sanctioned by Government. At the end of the year 188 town-planning schemes remained in force.

3. During the year the Town-planning Department in addition to the scrutiny of regular town-planning schemes

(i) gave advice on more than 200 applications for building constructions in the town-planning areas in the Madras City;

(ii) furnished 103 lay-out plans for colonies of depressed classes; and

(iii) gave advice to Government and other local bodies in sixteen cases on the disposal of land belonging to them and on 28 building schemes.

4. No progress was made by the municipal councils during the year in the matter of the preparation of general town-planning schemes as required by section 8 of the Town-planning Act. The delay is partly attributed to the fact that the revised town-planning rules have not yet been issued. The Government expect to publish the rules shortly but they see no reason why the preparation of general town-planning schemes should not be proceeded with in advance of the publication of the rules.

5. The Government are glad to note that the Corporation of Madras is tackling the problem of the improvement of the slums in the Madras City. Much has yet to be done in the matter of relief of congestion in urban and rural areas. Congestion can be avoided extent by a strict enforcement of the provisions of the Municipalities Act, 1920, relating to road-making. The

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attention of the local bodies is in this connexion invited to the detailed instructions on the subject issued with G.O. No. 557, P.H., dated 24th March 1931 and the building rules issued with G.O. No. 1621, P.H., dated 30th July 1932.

6. The Government regret to note that special town-planning committees functioned only in 14 places during the year under review and only 21 councils have been maintaining a town-planning fund. The constitution of a town-planning fund by each local body is essential and should not be postponed indefinitely. The absence of survey maps will greatly handicap the preparation of town-planning schemes. The 21 municipal councils which have not yet undertaken the survey of the areas under their control are advised to complete this work without further delay.

7. The Director of Town-planning is requested to submit detailed reports with his recommendations in respect of the cases for the submission of which local bodies have failed to complete further extensions of time. Each case may form the subject of a separate communication.

8. Up to the end of 1931-32 only 44 municipal councils and 88 local boards had fixed their industrial areas according to the instructions in G.O. No. 1119, P.H., dated 7th June 1927. Local bodies which have not yet fixed their industrial areas are requested to do so without further delay.

9. The Director of Town-planning and his department continued to do useful work during the year.

(By order of the Government, Ministry of Local Self-Government)

S. G. SENGODAIYAN,
Deputy Secretary to Government.

To all Chairmen, Municipal Councils.
" the President, Corporation of Madras.
" all Collectors.
" all Presidents of District Boards.
" all Presidents of Taluk Boards.
" the Presidents of Panchayat Boards concerned (36).
" 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 Law (Education) Department.
" the Examiner of Local Fund Accounts.

Press.

[Maximum number of pages fixed for the report is 32.]

From

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

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

READ—

Letter

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Annual Report of the Director of Town-planning for the year

D.T.P. No. 1115, dated the 1st August 1932.

Submitted.]

I.—INTRODUCTION.

Order—N
The Director of Town-planning has the honour to submit the following report of the activities of the Town-planning Department, for the year ending 31st March 1932.

II.—GENERAL REVIEW.

2. The year under review completed the first ten years of the existence of the Town-planning department. The decade has been one of considerable fluctuation, two periods of financial stringency having intervened to check the normal progress of development for which there is great need judging by the very large growth in towns indicated by the census returns and by the existing conditions to which very marked attention has been called in the report of the Royal Commission on Labour.

3. The futility of leaving such a complicated and fundamental matter as the development of town to chance and the need for the wider application of powers of control are being felt in all parts of the world. This has had its extreme expression in Russia where, under the five years plan, the growth of old towns has been completely organized whilst complete new towns are being planned and built. In England a new bill called the "Town and Country Planning Bill" has been passed by Parliament extending the application of control to the rural as well as the urban area, in fact, the whole country.

4. We have not got as far as that in our planning activities and needs, though it must be remembered that the village is the father of the town, and

planning of it is necessary just as soon as a house is built affecting the sanitary conditions, amenity and convenience of another. That this aspect is not being entirely neglected is evidenced by the fact that during the year 1933 layout plans have been furnished for colonies of depressed classes.

5. The rapid expansion of towns, in some cases almost unprecedented, demands continual activity in town-planning matters regardless of the state of public finances. In fact, times of depression do not ease the situation with respect to the work of the department, for the drafting of schemes in such a way as to guide and control private development and eliminate early financial commitments by the local authority, is no easy matter. This is particularly the case in a country of fragmentation and complicated systems of landownership and tenure.

6. Industrialism is affecting a number of towns in the Presidency, more particularly Madras, Madurai, Coimbatore, Salem, Pollachi and a few others and is being encouraged by introduction of cheap power and a policy of protection. Only the enforcement of street making and building bylaws has saved the industrial cities of the West from conditions which would have been absolutely intolerable. At the present time in India, industrialism is a curse from the point of view of municipal administration and thus early in the industrial era conditions have been allowed to grow up which should be considered a crime against humanity and a disgrace to the local authorities concerned in the light of the powers they possess. The slum is a temporary condition which must inevitably disappear with a full realization of the implications of citizenship, but the destruction of slums, once created, is such a costly and therefore slow process as compared with prevention, that slums must inevitably persist in India for generations after their abolition in many other countries, if they are allowed to grow at the pace they are at present.

7. The provision of roads of adequate width, or even of road space, which can be done under the Municipal Act, largely without cost to the local authority, is the most important desideratum at the present stage. The road, besides being required for purposes of communication, is the artery along

which water-supply, drainage, lighting, telephone and other services are taken and these become extremely difficult and costly where roads are lacking in width and tortuous in direction. Moreover the provision of adequate roads is most valuable as a preventative of the excessive congestion which renders the later provision of decent housing impossible without the displacement of very large numbers.

8. This problem is an acid test of capacity for democratic self-government, for it is bound up with the fundamental rights of the poor and less vocal citizen to a certain standard of sanitary condition, amenity and convenience and by failing to carry out its obligations, a local authority is failing in its duty to those who most need its help and protection against exploitation by unscrupulous land-owners and others. Moreover, it is laying up an intolerable future burden for itself.

9. The traffic and transport aspect of the road problem are also of fundamental importance. It has been said that "roads are the physical symbol by which to measure the progress of any age or people" and if our towns are to grow healthily and conveniently and not decay, this matter must receive more serious and scientific attention. The methods of transport, common to-day because of cheap labour, may not be possible in future when the necessary adjustments have been made in order to meet the increased cost of living in urban communities where and when sanitary conditions, amenity and convenience prevail. The problem is difficult particularly as some "stitch in time" expenditure may be necessary in many schemes. This question of traffic and transport requirements will find a prominent place in the general town-planning scheme yet to be prepared.

10. In the meantime, I would suggest more attention being given to the following matters:—

(1) educating municipal executives and councillors in, and

(2) increasing Indian literature on, the subject of municipal administration and development, and

(3) removing town-planning and town improvement from the realm of casual consideration by suitably constituting the municipal town-planning fund and insisting on its use for development purposes.

11. With respect to (1) above, I suggest the need for (a) closer technical inspections of municipalities, (b) special study courses, and (c) local conferences. The opportunities for education and improvement at the present time are practically nil and it is almost impossible to expect a higher sense of civic responsibility and service under present conditions.

12. With respect to (2), the permanent and periodical literature on the subject from the Indian point of view and dealing with Indian conditions, is hardly worth mention. It is necessary to fall back on English and American literature which frequently applies to a very modified extent owing to different conditions. This is no doubt a matter that needs dealing with from an All-India point of view and on an All-India scale.

13. With regard to (3), the land and village development funds as a nucleus have already statutory recognition and the earmarking of special receipts for the purpose, with a view to a permanent income which might, though small, be sufficient to finance loans, is suggested. If town-planning and improvement is left as an item of expenditure which may be considered when surpluses are available, this essential side of municipal administration will suffer from perpetual neglect.

14. As town-planning is fundamentally the art of making the best use of land in the interests of the community and the avoidance of mistakes in development which need costly correction, poverty-stricken Indian municipalities cannot afford to neglect the use of the powers that they possess towards securing land for roads and control of buildings and they cannot be expected to use the powers they have to the best purpose without realizing their extent and intent.

III.—SURVEY.

15. I have on previous occasions mentioned a serious difficulty in the preparation of schemes and development control, viz., the absence of survey maps. Twenty-seven municipalities are still without such maps, though in six of these, surveys are in progress. Something more should be done in most towns where maps are available, in keeping them up to date as required in G.O. No. 2088, Revenue, dated 31st October 1930.

IV.—TOWN-PLANNING ACT.

16. The Act now applies to 118 municipalities and non-municipal areas. The Amended Town-planning Act of 1930 which has been in force since April 1930, has not been fully effective during the year, as the revised rules are still under consideration of the Government and have not yet been published. Rules have yet to be framed under sections 38 (1), 44 (d), (l), (o), (p), (r) and (t) and 54 (1), relating respectively to the constitution of joint town-planning committee, apportionment of street cost, procedure to be followed by Government in case of default or dilatoriness in making or executing schemes, delegation of powers to Director of Town-planning, constitution of Provincial town-planning fund, regulation of the proceedings and acts under the Town-planning Act, sanitary principles and building regulations to be observed in town-planning schemes and general rules applicable to all trusts.

17. The preparation of a town-planning manual for the assistance and guidance of local authorities and officers engaged in town-planning administration will be taken up immediately after the rules have been completed.

18. *General town-planning (section 8).*—No progress has been made during the year in the preparation of general town-planning scheme which is compulsory on all municipal councils in this Province. The Nellore Municipal Council obtained credit last year as the first to undertake the work but since then has stopped the work. Owing to the delay in the publication of the revised town-planning rules, the municipal councils have not been pressed to take up the schemes during the year.

19. The latest date for submission of the scheme is the 31st March 1934 and the time being so short, in anticipation of early publication of the rules, the municipal councils are being advised to start immediately the preparation of the scheme and collect the necessary statistics and particulars and prepare the maps required in that connexion.

20. *Town-planning schemes (sections 9 and 12).*—Numerous areas have been recommended in this department from time to time, to be brought under

the Town-planning Act and so far only a limited number of them have been taken up by the local authorities. Up to the end of the year there have been in 44 municipalities 112 town-planning schemes in various stages of preparation and pending sanction, 28 town-planning schemes sanctioned by Government and in 36 other non-municipal towns 19 town-planning schemes in various stages of preparation and 4 schemes sanctioned by Government. Vide Appendix. In comparison it may be stated that to the same date 27 schemes only have been finally approved in Britain.

21. Of the total number of 131 town-planning schemes undertaken by the local authorities, besides the 32 schemes already sanctioned by Government, 14 schemes as per list below have been notified during the year :—

Serial number and authority.	Name of schemes.	Section under which action taken.
1. Bellary Municipal Council.	1. Wardlaw High School area ...	9
2. Coimbatore Municipal Council.	2. Town-planning scheme No. V ...	9
3. Erode Municipal Council.	3. Do. No. III.	9
4. Madras Corporation ...	4. Thousand Lights area ...	9
	5. South Mylapore area ...	9
	6. Jagannathapuram area ...	9
	7. Nungambakam N. Section ...	9
	8. Do. Central section.	9
5. Proddatur Municipal Council.	9. Sreeramulupet area ...	9
6. Rajahmundry Municipal Council.	10. Southern extension ...	9
7. Salem Municipal Council.	11. Ammapet East extension ...	9
8. Madura Municipal Council.	12. Meenakshi Mills area ...	9
9. Bapatla Taluk Board ..	13. Bapatla extension ...	9
10. Vriddhachalam Taluk Board.	14. Gubbipet extension, Vriddhachalam.	9

22. The two schemes in Cannanore, Nallivayal area scheme and Pandaravalapu scheme, and two schemes in Erode (Nos. 1 and 2) have been re-notified during the year under section 10, and the Tambaram Town-planning scheme of the Chingleput District Board has been re-notified under section 12.

23. Up to the end of the year, the department has prepared and furnished for the local authorities seventy draft schemes and layout plans excluding the schemes already sanctioned by Government, but more

than 50 per cent remain for which such draft schemes and layout plans have yet to be prepared.

24. *Town-planning schemes dropped or deferred.*—Eight town-planning schemes have been dropped or deferred for reasons specified in the statement given below:—

Serial number and name of Town-planning scheme.	Reasons.
1. Chirala Town-planning scheme.	Scheme dropped for financial reasons as per G.O. No. 1912, P.H., dated 2nd August 1920.
2. Dindigul scheme No. VI ...	The scheme was originally taken up with a view to secure a road through Railway land to bypass the Natham (Main) road. The Railway having objected to the road in their land the scheme has been dropped by the Council.
3. Palamcottah Cantonment Ward scheme.	As development of the area has been considered remote the council applied to withdraw from the scheme. The Government have accordingly in G.O. No. 1092, P.H., dated 13th June 1931, withdrawn the notification.
4. Sivakasi North Car Street Extension.	The council contemplates observing the provisions of the District Municipalities Act in the area and therefore the Town-planning scheme is not being pursued.
5. Gudivada Town-planning scheme No. I.	The scheme has been dropped by the council on financial grounds.
6. Gudivada Town-planning scheme No. II.	Do.
7. Madanapalle extension ...	The scheme included provision for acquisition and sale of land for house building but these proposals having been found unsound financially the scheme has been proposed to be dropped.
8. Vizagapatm Cengalraopeta Block-scheme.	The council proposes to control developments in the area under the District Municipalities Act and therefore the application of the Town-planning Act for the area has been withdrawn.

25. *Time-barred town-planning schemes.*—Six town-planning schemes of Dindigul, one scheme of Hindupur, three of Karaikkudi, two of Ootacamund, one of Tiruppur, one of Ariyalur and three of Usilampatti, have become time-barred for failure to publish the schemes within the maximum time prescribed under section 11 of the Act. In respect of the six schemes of Dindigul and three of Karaikkudi, Government have been moved to re-notify the schemes under section 12 of the Act. The Tiruppur scheme has to be deferred for want of survey records, with the approval of the Government as per G.O. No. 848, P.H., dated 7th May 1931. For the rest, no action has been taken during the year to re-notify them.

26. In respect of the following sixteen schemes, the time allowed by Government for submission has been exceeded, while no application for extension of time has been made up to the end of the year:—

Serial number and name of scheme.	Time sanctioned for submission expired on date.	Section under which extension of time granted.
1. Coonoor—Alwarpet Extension ...	1st April 1932	11
2. Cuddalore—Old Town Extension ...	1st March 1930	12*
3. Ellore—Town-planning scheme No. I ...	1st January 1930	12†
4. Do. No. II ...	Do.	12†
5. Do. No. III ...	Do.	12†
6. Lalgudi Extension scheme ...	1st February 1931	12†
7. Madurai—Ellisnagar Extension ...	1st January 1929	12†
8. Do. Vaigai South Bank Extension ...	Do.	12†
9. Do. South-west Extension ...	Do.	12†
10. Do. West Ponnagaram Extension ...	15th December 1926	12†
11. Do. Thaikal Block Improvement ...	11th September 1931	11†
12. Do. Uppukara Block Improvement ...	Do.	11†
13. Do. Kollambattrai Block Extension ...	Do.	11†
14. Nidadavole—Ramayapet Extension ...	1st January 1932	11
15. Do. Plot No. III scheme ...	Do.	11
16. Tenali—Ramaswamipet Extension ...	1st August 1930	12

27. *Town-planning schemes submitted and pending sanction.*—Seventeen town-planning schemes having been submitted for sanction already and the action so far taken on them is indicated below:—

Serial number and name of scheme submitted.	Summary of action taken.
1. Chingleput—Gundur Extension Town-planning scheme.	Scheme scrutinized by the Collector and Board of Revenue and this department. Government have returned it to the Council for certain modifications.
2. Coimbatore—Red Fields Town-planning scheme.	Government have returned the scheme to the Council for making certain changes in the schedules and estimates. Revised schedules and estimates are being prepared and the scheme is pending publication of the revised town-planning rules.
3. Coimbatore—Ramanathapuram Town-planning scheme.	Do.
4. Coimbatore—Papanayakkanpalaiyam Town-planning scheme.	Do.
5. Coimbatore—New Wards, 6, 7, 19 Town-planning scheme.	Scheme has been scrutinized by the Collector and Board of Revenue. It has been returned to the Council by this department calling for certain informations.
6. Mangalore—Kodialbail East Ward Town-planning scheme.	Scheme returned to the Council by Government for publication under section 12 of the Amended Town-planning Act. It is pending publication of revised town-planning rules.
7. Mangalore—Kodialbail West Ward Town-planning scheme.	Do.

* Recently recommended in this department to be dropped.

† Since extension of time applied for and sanctioned by Government.

Serial number and name of scheme submitted.	Summary of action taken.
8. Nellore Trunk Road Town-planning scheme.	Scheme scrutinized by Collector and Board of Revenue. Since received in this department and under scrutiny.
9. Saidapet—Adyar Town-planning scheme.	Do.
10. Salem—Kumaraswamipatti (Part I) Town-planning scheme.	Scheme returned by Government to the Council for exclusion of certain railway lands and for making certain modifications in the schedules and map and for providing in the scheme for modification of the Estate Land Act.
11. Salem—Kumaraswamipatti (Part II) Town-planning scheme.	Scheme submitted to the Collector.
12. Trichinopoly—Catholic Colony Town-planning scheme.	Scheme returned to the Council by Government for obtaining and incorporating in the scheme itself, an agreement of the Co-operative Society for the carrying out of works under the scheme.
13. Virudhunagar—Kathalam-patti Town-planning scheme.	Scheme scrutinized by Collector and Board of Revenue. It has been recently submitted by this department to Government for sanction.
14. Vizagapatam—Maharani-peta excluding Blocks 4 and 10.	Scheme returned by Government to the Council for taking action under section 12 of the Town-planning Amended Act. It is pending publication of the revised town-planning rules.
15. Vizagapatam—Market Ward scheme.	Scheme with the schedule returned to the Council by the Government for taking action under section 12 of the Amended Town-planning Act. The layout plan has been modified and revised schedules and estimate are under preparation with the Council.
16. Vizagapatam—Waltair Ward scheme.	Scheme scrutinized by Collector and Board of Revenue. It has been recently returned by this department to the Council for certain alterations in connexion with the Andhra University scheme and for settling with the owners about the cost of road-making under the scheme as an alternative to betterment.
17. Vizagapatam—Alipur Ward scheme.	Scheme scrutinized by Collector and Board of Revenue. It is pending scrutiny and receipt of certain information from the Council.

28. The municipalities that have shewn some interest and that have taken the most active part in town-planning, are Coimbatore, Dindigul, Madras, Mangalore, Salem and Vizagapatam. Next in order come, Bezwada, Madurai, Rajahmundry, Trichinopoly, Tuticorin and Vellore. These have a large number of schemes in preparation but are very slow in following the procedure prescribed under the Act and in preparing the schedules and estimates.

29. *Town-planning schemes sanctioned and in execution.*—The progress made in the execution of the

sanctioned town-planning schemes is summarised below:—

Serial number and name of scheme.	Progress.
1. Anakapalle—Nodanamdoddi Town-planning scheme— Area of scheme 65.11 acs. Total cost Rs. 2,94,000 Net cost „ 67,000 Revised estimate. „ 2,60,000 Net cost Nil. No betterment.	Acquisition of the whole area has been completed. For a considerable time, sale of sites has been pending sanction of the revised layout and scheme under section 15 (1) of the Act. Under the modified scheme the council will be levying a uniform rate of ground rent of Rs. 6-4-0 per acre. Revenue Divisional Officer, Vizagapatam, is arbitrator for the scheme. He has already demarcated the roads and other reserved lands. The revised scheme has since been sanctioned by Government in G.O. No. 1176, P.H., dated 31st May 1932. No betterment levied.
(G.O. No. 1046, P.H., dated 26th May 1927, and G.O. No. 1176, P.H., dated 31st May 1932.)	
2. Chittoor—Vanniar Block Town-planning scheme No. I— Area of scheme 5.55 acs. Total cost Rs. 6,000 Net income „ 900 Betterment 10 years at 10 per cent.	Scheme completely executed as originally sanctioned by Government. Betterment is being levied.
(G.O. No. 1597, P.H., dated 21st September 1923.)	
3. Chittoor—Vanniar Block Town-planning Scheme No. II— Area of scheme 8.68 acs. Total cost Rs. 4,190 Net cost Nil. Betterment 15 years at 10 per cent.	Scheme completely executed as originally sanctioned by Government. Betterment is being levied.
(G.O. No. 1902, P.H., dated 16th November 1923.)	
4. Karur—West Extension Town-planning scheme— Area of scheme 20.26 acs. Total cost Rs. 10,000 Net cost „ 10,000 Betterment 15 years at 10 per cent.	Some land for roads has been acquired. Revenue Divisional Officer, Karur, is arbitrator for scheme. He has demarcated the roads and determined the lands for betterment levy. Proposal has been made to modify the scheme with a view to diverting the alignment of the Trunk Road and to avoid certain difficulties raised by the owners. The council has refunded the unspent balance at the request of Government at the same time deciding to defer further acquisition of land for roads. The scheme regulations are, however, being enforced.
(G.O. No. 1465, P.H., dated 10th June 1929.)	
5. Karur—Amaravathi Bridge Extension Town-planning scheme— Area of scheme 5.47 acs. Total cost Rs. 5,500 Net cost „ 5,500 Betterment 15 years at 5 per cent.	Claims for betterment decided by the arbitrator already and roads demarcated as per sanctioned scheme. Acquisition of land not yet undertaken. Certain modifications in the layout have been proposed by the council and approved by the Director under clause 8 of the scheme.
(G.O. No. 1464, P.H., dated 10th June 1929.)	

Serial number and name of scheme.	Progress.
6. Madras—47/1 Puliur Town-planning scheme— Area of scheme 5.6 acs. Total cost Nil. Betterment 30 years at 7½ per cent. (G.O. No. 2275, L. & M., dated 30th June 1925.)	Owners' scheme. Completely executed. No betterment is levied.
7. Madras—Mambalam Town-planning scheme— Area of scheme (original) 640 acs. Area of scheme (revised) 1,193 acs. Total cost (original) Rs. 34,22,200. Total cost (revised) Rs. 28,50,000. Net cost Nil. Betterment 30 years at 7½ per cent. (G.O. No. 387, L. & M., dated 3rd February 1925, and G.O. No. 66, L. & M., dated 7th January 1930.)	The Collector of Chingleput is arbitrator for the scheme. He has completed the demarcation of roads and reserved lands, according to the original sanctioned scheme. Area of the scheme has been subsequently extended and a revised scheme tentatively approved by Government pending completion of detailed survey of the area. Sale of sites in the Corporation area is progressing and considerable activity in building is witnessed.
8. Madura—Eastern Extension (Part I) Town-planning scheme— Area of scheme 22.72 acs. Total cost Rs. 1,04,412 Net cost 66,217 Betterment 20 years at 7½ per cent. (G.O. No. 338, P.H., dated 24th February 1927.)	Inspector of Municipal Councils is arbitrator for the scheme. Roads and reserved sites have been demarcated by him and acquired also by the council. The council is making arrangement to construct the roads in the area. No betterment is being levied.
9. Madura—Sokkikulam Extension Town-planning scheme— Area of scheme 50.98 acs. Total cost Rs. 1,34,790 Net cost 2,820 Betterment 20 years at 5 per cent. (G.O. No. 2280, P.H., dated 17th September 1929.)	Regarding arbitrator, same remarks as in the above. Development of the area and its occupation is making slow progress. No betterment is being levied.
10. Mangalore—Market Ward Block 10 Town-planning scheme— Area of scheme 6.83 acs. Total cost Rs. 43,800 Net cost Nil. Betterment 15 years at 7½ per cent. (G.O. No. 1304, P.H., dated 26th June 1928.)	Inspector of Municipal Councils is arbitrator for the scheme. He has demarcated the roads and reserved areas, as per sanctioned scheme, and fixed the lands liable for betterment and the market value of lands. The scheme is now being revised in agreement with the owner, under which, the roads will be made by the council and the land required for roads will be left by owner free of any cost.
11. Nellore—A. V. Choultry Area Town-planning scheme— Area of scheme 1.87 acs. Total cost Nil.	Owners' scheme. Revenue Divisional Officer, Nellore, is arbitrator for the scheme. Roads have been demarcated by him. No betterment is being levied.
(G.O. No. 498, P.H., dated 6th March 1928.)	

- | Serial number and name of scheme. | Progress. |
|---|--|
| 12. Nellore—Gulam Alikhanpet Extension Town-planning scheme—
Area of scheme 17.43 acs.
Total cost Rs. 1,750
Net cost Nil.
Betterment 20 years at 7½ per cent. | Scheme being carried out by the owner as demarcated by the arbitrator. Recently the council has agreed to omit conservancy lanes and instead insist on a 5 feet side space. The concurrence of the Local Government as required under section 15 (1) of the Act has yet to be obtained by the council. No betterment has been claimed by the council. |
| (G.O. No. 1105, P.H., dated 18th May 1928.) | |
| 13. Palacole—A. L. N. V. Garden Extension Town-planning scheme—
Area of scheme 2.84 acs.
Total cost Rs. 15,239
Net income " 7,400
Betterment 20 years at 7½ per cent. | Layout plan altered by the council with the concurrence of the Local Government under section 15 (1) of the Act. Scheme is being executed as revised. Revenue Divisional Officer is arbitrator and he has demarcated the roads. No betterment is being levied. |
| (G.O. No. 1460, P.H., dated 19th August 1926, and G.O. No. 1767, P.H., dated 23rd August 1931.) | |
| 14. Palacole—Vemuvari Garden Extension Town-planning scheme—
Area of scheme 2.58 acs.
Total cost Rs. 18,821
Net income " 4,300
Betterment 20 years at 7½ per cent. | Layout plan altered by the council with the concurrence of the Local Government in accordance with section 15 (1) of the Act. Scheme is being executed as revised. Regarding arbitrator, same remarks as in the above. No betterment is being claimed. |
| (G.O. No. 2127, P.H., dated 29th November 1926, and G.O. No. 1767, P.H., dated 23rd August 1931.) | |
| 15. Palacole—Pallivelavari Garden Extension Town-planning scheme—
Area of scheme 1.69 acs.
Total cost Rs. 11,900
Net income " 6,000
Betterment 20 years at 7½ per cent. | Scheme is being executed as originally sanctioned by Government. Arbitrator has completed his duties. No betterment is being claimed. |
| (G.O. No. 2128, P.H., dated 29th November 1926.) | |
| 16. Salem—Maravaneri Extension Town-planning scheme—
Area of scheme 28.9 acs.
Total cost Rs. 30,500
Net cost " 30,500
Betterment 20 years at 7½ per cent. | Scheme completely executed and the area almost fully occupied. No betterment levy has been allowed. |
| (G.O. No. 1598, P.H., dated 21st September 1923.) | |
| 17. Salem—Devangapuram Extension Town-planning scheme—
Area of scheme 12.73 acs.
Total cost Rs. 64,114
Net cost " 5,000
Betterment 15 years at 7½ per cent. | The layout has been revised in agreement with owners and the concurrence of the Local Government under section 15 (1) has been obtained. Under the modified scheme the built up areas are excluded. Inspector of Municipal Councils is arbitrator. He has demarcated the roads. Betterment assessment is pending determination of market value of lands. |
| (G.O. No. 1682, P.H., dated 6th July 1929, and G.O. No. 968, P.H., dated 27th May 1931.) | |

- | Serial number and name of scheme. | Progress. |
|---|--|
| 18. Salem—Logichetti Tank Extension Town-planning scheme—
Area of scheme 20.22 acs.
Total cost Rs. 7,810
Net cost " 2,410
Betterment 30 years at 7½ per cent. | Certain modifications have been made in the scheme in agreement with the owners and approved by the Government under section 15 (1). The Inspector of Municipal Councils is arbitrator for scheme. Roads and reserved lands have been demarcated by him and market value of lands is being decided by him. |
| (G.O. No. 3080, P.H., dated 20th December 1929.) | |
| 19. Salem—Dadagapatti Extension Town-planning scheme—
Area of scheme 56.92 acs.
Total cost Rs. 8,754
Net cost " 8,754
Betterment 30 years at 7½ per cent. | The Inspector of Municipal Councils who is arbitrator for scheme has already demarcated the roads and settled the lands liable for betterment levy. The scheme is being proposed to be revised with the consent of owners as directed by Government in G.O. No. 1689, P.H., dated 10th July 1930, under which the council will form all the roads and recover the cost by betterment levy. |
| (G.O. No. 2655, P.H., dated 1st November 1929.) | |
| 20. Salem—Dadubaikuttai Extension Town-planning scheme—
Area of scheme 26.7 acs.
Total cost Rs. 8,280
Net cost " 4,280
Betterment 30 years at 7½ per cent. | Scheme is in progress. Arbitrator is settling the market value of the lands which have been decided already by him to be liable to betterment. |
| (G.O. No. 2983, P.H., dated 6th December 1929.) | |
| 21. Salem—Ammappettai Extension Town-planning scheme—
Area of scheme 21.2 acs.
Total cost Rs. 13,721
Net cost " 7,721
Betterment 30 years at 7½ per cent. | Acquisition of land for roads has been completed. Arbitrator is settling market value of lands for purposes of betterment levy. |
| (G.O. No. 2983, P.H., dated 6th December 1929.) | |
| 22. Salem—Gogai extension Town-planning scheme—
Area of scheme 19.27 acs.
Total cost Rs. 8,260
Net cost " 3,960
Betterment 30 years at 7½ per cent. | Scheme is in progress. Arbitrator has yet to settle market value of lands for purposes of betterment. |
| (G.O. No. 3080, P.H., dated 20th December 1929.) | |
| 23. Sivakasi railway station area Town-planning scheme—
Area of scheme 139.7 acs.
Total cost Rs. 23,000
Net cost " 11,000
Betterment 30 years at 7½ per cent. | Roads have been demarcated by the arbitrator and claims for betterment levy settled. Owing to high cost of land in the area the council has proposed to drop the scheme. The matter is under consideration of the Government. |
| (G.O. No. 1563, P.H., dated 24th June 1930.) | |

- | Serial number and name of scheme. | Progress. |
|--|---|
| 24. Srivilliputtur railway station area Town-planning scheme—
Area of scheme 395.24 acs.
Total cost Rs. 12,500
Net cost " 12,500
Betterment 30 years at 7½ per cent. | Arbitrator has demarcated the roads and settled the claims for betterment levy. The council has recently proposed certain modifications in the scheme and this is pending sanction of Government under section 15 (2) of the Act. |
| (G.O. No. 1564, P.H., dated 24th June 1930.) | |
| 25. Tirupati Town-planning scheme No. I—
Area of scheme 38.51 acs.
Total cost Rs. 1,01,634
Net cost Nil.
Betterment 20 years at 5 per cent. | Inspector of Municipal Councils is arbitrator. He has long ago demarcated the roads and settled the betterment claims. Improvements have been carried out including the construction of the tank. The scheme has been modified with the concurrence of the Local Government. The ground rent has been reduced to Rs. 6-4-0 per acre of site area. |
| (G.O. No. 1796, P.H., dated 8th December 1924, and G.O. No. 2427, P.H., dated 14th December 1931.) | |
| 26. Vellore—Velapadi-Nallam-pattadai area Town-planning scheme—
Area of scheme 53.67 acs.
Total cost Rs. 65,840
Net cost " 2,820
Betterment 20 years at 7½ per cent. | The scheme is making progress. Demarcation of roads and settlement of betterment claims would appear to have been completed by the arbitrator. Some difficulty is being experienced owing to failure to co-operate by owners. |
| (G.O. No. 2746, P.H., dated 8th November 1922.) | |
| 27. Vizagapatam—Chengalraopeta Blocks 9, 10, etc., Town-planning scheme—
Area of scheme 33.26 acs.
Total cost Rs. 68,500
Net cost " 68,500
Betterment 15 years at 7½ per cent. | Sanctioned during the year under review. Inspector of Municipal Councils is appointed arbitrator. Reserved lands and roads have been measured on ground and peg-marked for final verification by the arbitrator. |
| (G.O. No. 770, P.H., dated 27th April 1931.) | |
| 28. Vizagapatam—Maharanipeta Block 4 Town-planning scheme—
Area of scheme 7.87 acs.
Total cost Rs. 45,800
Net cost " 30,000
Betterment 15 years at 10 per cent. | The arbitrator (Revenue Divisional Officer, Vizagapatam) has long ago demarcated the roads and settled the claims for betterment. A modified scheme relinquishing betterment claims and making certain deviations in the alignment of scheme roads is under preparation in agreement with the owners. Some progress has been made in the execution of road works and extension of water-supply to the area. |
| (G.O. No. 746, P.H., dated 12th April 1927.) | |

Local Board Schemes.

- | | |
|---|---|
| 29. Manapparai—Seturatnapuram Extension Town-planning scheme—
Area of scheme 6.37 acs.
Total cost Rs. 4,960
Net cost " 640
No betterment. | Scheme is being revised with a view to provide for the enlargement of shop sites in agreement with owners. The concurrence of the Local Government under section 15 (1) will be obtained in the usual course. Roads have been demarcated. |
| (G.O. No. 1694, P.H., dated 15th August 1925.) | |

- | Serial number and name of scheme. | Progress. |
|---|---|
| 30. Pattukkottai—Pattukkottai Extension Town-planning scheme—
Area of scheme 12.68 acs.
Total cost Rs. 21,500
Net cost Nil.
Betterment 25 years at 10 per cent. | The original scheme has been modified and approved by Government in G.O. No. 1329, P.H., dated 20th May 1930. The modified scheme is under progress. Arbitrator has demarcated the roads. The Board has acquired the land required for roads under the usual powers of the Land Acquisition Act—the special powers under the Town-planning Act having ceased to have effect by lapse of time. |
| (G.O. No. 1103, P.H., dated 29th June 1926, and G.O. No. 1329, P.H., dated 20th May 1930.) | |
| 31. Rajapalaiyam Town Extension Town-planning scheme—
Area of scheme 369.84 acs.
Total cost Rs. 15,000
Net cost Nil.
Betterment 30 years at 7½ per cent. | The scheme has been sanctioned late in the year under review. No arbitrator has been appointed up to the end of the year. |
| (G.O. No. 50, P.H., dated 8th January 1932.) | |
| 32. Ambasamudram Town Extension Town-planning scheme—
Area of scheme 13.35 acs.
Total cost Rs. 5,500
Net cost " 2,500
No betterment. | Revenue Divisional Officer is appointed arbitrator for scheme. Demarcation of roads would appear to have been completed. Acquisition of land is proceeding. Certain modifications to the scheme have been proposed by the Board which have not yet come up to Government for consideration. |
| (G.O. No. 2820, P.H., dated 6th November 1930.) | |

30. Four schemes have been completely executed up to the end of the year. Seven schemes have been modified during the year to meet certain difficulties experienced at the time of demarcation of roads and reserved lands by the arbitrators for the schemes and at the time of carrying out the works included under the schemes.

31. *Enforcement of schemes under sections 17 and 19.*—In the matter of interim development the local authorities who have town-planning schemes under preparation have been encouraged to take owners into their confidence and help them with information and advice. In many towns, however, failure to do this has resulted in spoiling the orderly development of the town-planning areas and has necessitated thereby serious alterations in the layout plans. West Ponnagaram Extension and Ellisnagar, etc., Madura, Trunk Road Area scheme, Nellore, and the Rajahmundry schemes are some examples of such failure to control developments. At the end of the year, 138 town-planning schemes remained in force in one form

or another out of the total number of 163 schemes. Advice on interim developments has been given during the year in a number of instances.

32. There have been a few instances in which the scheme provisions have been either overlooked or disregarded resulting in drastic revision of the sanctioned schemes. The most serious among them is the Maharanipeta Block 4 Town-planning scheme, Vizagapatam, in which subdivision of lands and building operations have been permitted in disregard of the scheme layout and regulations, thereby necessitating a complete change in the layout plan and draft scheme, neither creditable to the local authority who permitted the untidy development nor to the persons who perpetrated the offences. An area of high class property which might have been a model of enlightened co-operation has been ruined from the town-planning point of view.

33. The department continued to give advice on applications for building constructions in town-planning areas in the Madras City whenever they are referred to it by the Corporation. During the year over 200 such applications have been dealt with.

34. *Special Town-planning committees*.—So far as information is available in this department it would appear that special town-planning committees have been functioning only in the following 14 places:—

1. Cannanore.	6. Madras.	11. Srirangam.
2. Chittoor.	7. Mangalore.	12. Tinnevely.
3. Dindigul.	8. Nellore.	13. Tuticorin.
4. Erode.	9. Ootacamund.	14. Vizianagram.
5. Karur.	10. Rajahmundry.	

In Coimbatore, Vizagapatam and a few other places the land development committee functioned also as Town-planning Committee. The Town-planning Committee of Madras has been active during the year and disposed of a number of matters relating to town-planning and improvement of the City. The Director of Town-planning has been a member of that committee and attended almost all its meetings.

35. *Town-planning Trust*.—The Madras City and Suburban Town-planning Trust no longer functions. The question of its reconstitution has been considered by the Town-planning Committee but it has not been recommended to the Corporation. In no other place

has a trust been constituted although the question was raised by the Coimbatore, Madura, Salem, Bezwada, Trichinopoly, Vizagapatam and other municipalities.

36. *Municipal and Provincial Town-planning Funds*.—Among the 44 councils that have town-planning schemes under preparation the following 21 only would appear to be maintaining town-planning fund account as required under section 30 (1) of the Town-planning Act and G.O. No. 1115, L. & M., dated 17th March 1926:—

1. Anakapalle.	8. Dindigul.	15. Rajahmundry.
2. Bezwada.	9. Karur.	16. Salem.
3. Calicut.	10. Mangalore.	17. Sivakasi.
4. Cannanore.	11. Madras.	18. Tinnevely.
5. Chidambaram.	12. Madura.	19. Tirupati.
6. Chingleput.	13. Palacole.	20. Tuticorin.
7. Chittoor.	14. Peddapuram.	21. Vizagapatam.

The Provincial town-planning fund, the creation of which is provided for in the Act under section 32, has not yet been constituted.

V.—MUNICIPAL AND OTHER LOCAL EXTENSION SCHEMES.

37. Twenty-six miscellaneous extension and improvement schemes have been dealt with during the year. The provisions of the District Municipalities Act relating to streets and buildings have been extended to the following non-municipal towns on the recommendation of this department:—

1. Seitur Panchayat.	Ramnad District	...	...	G.O. No. 2445, P.H., dated 16th December 1931.
2. Paramakudi Panchayat.	Do.	...	...	1931.
3. Ganapathi Panchayat.	Pan-Coimbatore District	...	...	G.O. No. 132, P.H., dated 20th January 1932.
4. Pelamedu Panchayat.	Do.	...	...	Do.
5. Whole of Nilgiri District.	Nilgiri District	...	...	G.O. No. 131, P.H., dated 20th January 1932.

The need for strict compliance with the provisions of the District Municipalities Act and the rules and regulations thereunder relating to streets and buildings has been particularly emphasised early in this report and local authorities are continually being referred to instructions contained in G.O. No. 557, P.H., dated 24th March 1931 and G.O. No. 417, Rev., dated 23rd February 1931. At the request of Government the old municipal building rules (G.O. No. 132, P.H., dated

23rd January 1923) have been scrutinized and, as a result, completely overhauled. The proposed revised rules have been published in G.O. No. 1962, P.H., dated 14th October 1931 for public opinion.

38. The department continued to give advice to the District Labour and Revenue officers in the matter of laying out areas for housing the labouring and depressed classes of people. One hundred and three lay out plans have been furnished during the year. In sixteen other cases the department has given advice to Government and other local bodies on the disposal of land belonging to them for various purposes.

VI.—OTHER SPECIAL ACTIVITIES OF THE DEPARTMENT.

39. *Building schemes.*—Advice on about 28 building schemes have been given in this department in accordance with G.O. No. 1174, P.H., dated 15th July 1926, and G.O. No. 1568, P.H., dated 17th August 1927 details of which are given below:—

Government schemes.

Serial number and town.	Description.
1. Anantapur	Layout for public offices and quarters for officials.
2. Bezwada	Layout for Police quarters in Town-planning scheme No. I.
3. Cochin	Harbour Engineer's quarters.
4. Madras	Victory Memorial—Revised layout plan.
5. Do.	Layout of foreshore land opposite Marine villa.
6. Do.	Housing Harbour Police in R.S. No. 1024/4, Tondiarpet.

Municipal schemes.

7. Calicut	Girls' school, Challapuram.
8. Cochin	Edward VII Memorial school extension.
9. Cocanada	Suryaraopet School building.
10. Coonoor	Laying out old cart stand for shops.
11. Ellore	District Board office location in Narasimharaopeta scheme.
12. Gudiyattam	Santapet Elementary school.
13. Do.	Municipal High School.
14. Madras	Kitchen and store in Napier's Park.
15. Do.	Bogipalaiyam and Perambur Barracks Housing scheme.
16. Do.	Shops with two storeys, Mambalam.
17. Do.	Shops with housing accommodation in the first floor.
18. Do.	Co-operative Society's Building.
19. Do.	House in Nathamuni Street.
20. Do.	House in S. No. 86.
21. Mangalore	Kankanady Market.
22. Mayavaram	Municipal High School, Koranad.
23. Palghat	New school building.
24. Trichinopoly	Office building for the Society for prevention of cruelty to animals.
25. Do.	Health centre.
26. Viradhunagar	New Girls' school.
27. Do.	New Choultry.
28. Vizagapatam	Municipal office—Details.

40. The following municipalities and panchayat towns have, as per G.O. No. 1119, P.H., dated 7th June 1927, fixed industrial areas, up to the end of the year under review:—

Municipalities.

1. Anakāpalle.	16. Gudiyattam.	31. Srirangam.
2. Bellary.	17. Hindupur.	32. Sivakāsi.
3. Berhampur.	18. Hospet.	33. Srivilliputtūr.
4. Bezwada.	19. Karikudi.	34. Tanjore.
5. Cannanore.	20. Karūr.	35. Tirupati.
6. Chidambaram.	21. Kurnool.	*36. Tiruppattur.
7. Chingleput.	22. Madura.	37. Tiruppur.
8. Chittoor.	*23. Mannargudi.	38. Tuticorin.
9. Cocanada.	24. Nellore.	39. Vāniyambādi.
10. Cochin.	25. Ootacamund.	40. Vellore.
11. Coimbatore.	*26. Palghat.	41. Virudhunagar.
12. Dhārāpuram.	27. Palni.	42. Vizagapatam.
13. Dindigul.	28. Proddatur.	43. Vizianagram.
*14. Ellore.	*29. Rajahmundry.	44. Walajapet.
15. Guntūr.	*30. Salem.	

Other Local Board towns.

45. Adirampatnam.	61. Kāveripauk.	*76. Sivaganga.
46. Arcot.	62. Kollegal.	77. Srimushnam.
47. Arkonam.	63. Lalgudi.	78. Sriperumbudūr.
48. Arni.	64. Madanapalle.	79. Tenkāsi.
49. Ariyalūr.	65. Mandapēta.	80. Theni.
*50. Aruppukottai.	66. Narsapur.	81. Tirukalikundram.
51. Attur.	67. Paramakudi.	82. Tiruppōrūr.
52. Ayakudi.	68. Pattukkōttai.	83. Tiruttani.
53. Chilakalapet.	69. Rāmachandrapur.	84. Tiruvadi.
54. Gudivāda.	70. Rānipēt.	85. Tiruvallūr.
55. Gudur.	*71. Repalle.	86. Usilampatti.
56. Guntakal.	72. Sankarankoyil.	87. Vriddhachalam.
57. Jayankondan.	73. Shiyali.	88. Wandiwash.
58. Kādayanallūr.	74. Sholinghūr.	
59. Kālahasti.	*75. Sirugappa.	
60. Kāvali.		

41. *Civic survey.*—Dhārāpuram Municipality abandoned the idea of preparation of the survey. Trichinopoly which made some progress in the survey abruptly stopped the work and Bezwada started the work only very late in the year and very little progress has been actually made by it. Nellore has postponed the work and the report has not therefore been taken up. The reports of Cuddalore, Tuticorin, Masulipatam

* Industrial areas specified during the year under review.

and Madanapalle are still pending with the respective local bodies. The reports and the connected charts and maps of Rajahmundry, Anakapalle, Madura, Palamcottah, Calicut, Cannanore and Cochin are pending receipt of complete information about the Census of 1931. The reports of Coimbatore, Guntūr and Madras are under preparation.

42. *Housing*.—The Madras Corporation has begun to tackle the slum problem. The first portion of the scheme for new model houses in Bogipalaiyam and Perambur has been completed. Further extension of the colony is being arranged in consultation with the department. The scheme to provide sanitary plinths in the Cochrane Basin Canal Road site has been nearly completed (since opened by His Excellency the Governor of Madras). A scheme for Parthasarathi Kuppam was prepared but had to be given up owing to failure to secure suitable terms from the temple trustees—the owners. A further scheme to provide tenements for homeless and others in R.S. No. 3590, Georgetown has been prepared and is still under consideration. There is no record about the activities of other local authorities in this matter.

43. *Parks and playgrounds*.—Whilst the importance of providing and maintaining parks and recreation is now universally recognized very little progress has been made in their provision. The general town planning scheme should shew reservations for the purpose in all municipalities as there is hardly a town in which the available open space is anything like adequate. The problem of meeting the shortage is one of great importance but difficult of solution. But the difficulty becomes intensified every year by the way in which unoccupied areas are being utilized for building purposes.

44. Much has been done in England and elsewhere in scheduling various kinds of private open spaces in town-planning schemes by agreement with owners but in this country the increase in market value in land owing to proximity to an open space and the consequent willingness of owners to dedicate some land for the purpose has yet to be fully appreciated though in Mambalam higher prices were paid for plots so placed.

45. Since the order of the Government (G.O. No. 1973, Law (Education), dated 17th November 1931) on the report of the Physical Education Committee, the Madras Corporation has been tackling the problem but there is no record of other local authorities doing so.

In Madras plans have been provided in connexion with the relaying out of the Esplanade area and the High Court compound for playing fields, the rearrangement of recreation grounds in the Medical School compound Royapuram and for R.S. No. 67/5 Georgetown. In Coonoor suggestions have been made for the development of Darlington Bridge Garden, the old cart stand site and the old bus stand for use as parks.

46. *Railway overbridges, etc.*—The question of location of overbridges on Spur Tank, at McNichols Road and at Harrington Road has been under consideration and pending settlement. The widening of a level crossing at Coonoor, provision of a crossing between the Satyamangalam road and the Cross Cut road in Coimbatore, opening of a flag station in Bezwada on the Masulipatam line, shifting of the Powerpeta station to an area opposite the headquarters offices' site in Ellore, opening of an underbridge on the south of Natham Road in Dindigul, shifting of Longley Road level crossing at Salem have been considered in the department.

VII.—ADMINISTRATION.

47. I have been in charge of the department throughout the year and Mr. R. D. N. Simham has been my Personal Assistant. Since January 30th, 1932, I have been placed in additional charge of the department of the Consulting Architect to the Government. I have been on tour during the year for 68 days exclusive of six weeks hill duty at Ootacamund. I inspected in all 38 towns and issued about 30 reports for guidance of the local bodies.

48. *Staff and expenditure*.—With the broadening of the town-planning activities under the revised Act, increased activity and staff were contemplated; but owing to financial stringency they have been curtailed and the total expenditure has been only

Rs. 42,440 as per details given below, showing a reduction of Rs. 3,115 or about 7 per cent on the previous year. In the current year the allotment is being still further reduced as noted in column (4) to about 47 per cent of the budget allotment for the year 1931-32.

(1)	Budget allotment for 1931-32. (2)	Actual expenditure in 1931-32. (3)	Allotment for the ensuing year 1932-33. (4)
Pay of officers	29,000	26,887	12,700
Establishment charges.	10,600	10,456	6,800
Rent for office building	2,400	2,050	100
Allowances	2,955	2,234	2,000
Contingencies	600	813	700
	<u>45,555</u>	<u>42,440</u>	<u>22,300</u>

Proposals for additional staff have not been made owing to financial stringency, but I have said in my general review enough to indicate that there are branches of the work such as technical inspection and guidance, education and publicity which cannot be adequately dealt with under existing conditions.

VIII.—CONCLUDING REMARKS.

49. In conclusion I should like to make another comparison between our Presidency and Britain. In paragraph 20 there is a comparison distinctly favourable to our Presidency with respect to sanctioned schemes. If the comparison be made between schemes in all stages the position is very markedly reversed for in Britain the number of schemes in all stages is 1,037 covering 7,203,726 acres. From this it will be seen that the tardiness in bringing the schemes to completion is even more marked in Britain than in our Presidency in spite of the much more favourable conditions and the large numbers of trained men who are engaged upon the work in the former country. In partial explanation of this state of things is the realization of the need for co-operation by land owners and of the incorporation of definite agreements in the schemes. I have been delaying forwarding some schemes to Government pending the securing of such agreements as time is very well spent in doing so. The difficulties innate in "imposed" schemes have been

discovered in several towns where obstructions and objections have been raised after sanction and there has been need for revision and delay.

50. On the whole I think it may be stated that, considering the paucity of the establishment, the ineffectiveness and poverty of municipal executives, the lack of interest of many councillors, the lack of co-operation or understanding by landowners and the general preoccupation of the politically minded amongst all sections, the department is finding a very useful place for itself and when conditions become more settled its path should be less difficult and its pace more rapid.

I have the honour to be,

Sir,

Your most obedient servant,

MADRAS,
1st August 1932.

R. DANN,
Director of Town-planning.

APPENDIX.

Town-planning schemes in various stages as on 31st March 1932.

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.
H=Dropped or deferred.
I=Barred by limitation of time.

Serial number.	Local authority and name of town.	Number of scheme.	Name of scheme.	Section of the act under which scheme is instituted.	Extent in acres.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
<i>I.—Municipal schemes.</i>						
1	Adoni ...	...	Nidanamdoddi Town-planning scheme.	12	65.11	G
2	Anakapalle ...	1	...	...	...	...
3	Anantapur ...	...	...	...	...	...
4	Bellary ...	2	Wardlaw school, Road Town-planning scheme.	9	...	A
5	Berhampur ...	...	...	...	...	...
6	Bezwada ...	3	Town-planning scheme, No. I.	12	1,836.78	B
		4	Do. No. II.	12	514.69	A
		5	Do. No. III.	12	1,046.42	A
		6	Do. No. IV.	12	321.74	A
		7	Do. No. V.	12	2,124.54	A
7	Bimlipatam ...	...	...	...	...	...
8	Bodinayakanur ...	...	...	...	...	...
9	Calicut ...	8	Calicut Town-planning scheme.	12	126.16	B
10	Cannanore ...	9	Nalivayal Area Town-planning scheme.	9	26.64	B
		10	Pandaravalapu Area Town-planning scheme.	9	37.80	B
11	Chicacole ...	...	...	...	...	...
12	Chidambaram ...	...	...	...	...	...
13	Chingleput ...	11	Gundur Extension Town-planning scheme.	9	26.09	F
14	Chirala ...	12	Chirala Town Extension Town-planning scheme.	9	12.97	E : I
15	Chittoor ...	13	Vanniar Block scheme No. I.	9	5.55	G
		14	Do. No. II.	12	8.68	G
16	Cocanada ...	...	...	...	...	...
17	Cochin ...	...	...	...	...	...
18	Coimbatore ...	15	Red Fields scheme No. I	12	317.00	F
		16	Ramanathapuram scheme No. II.	12	268.00	F
		17	Papanayakanpalaiyam scheme No. III.	12	176.00	F
		18	New wards 6, 7 and 19 scheme No. IV.	12	690.00	D
		19	Town-planning scheme No. V.	9	682.00	A

* Revised layout and draft scheme under consideration.

Town-planning schemes in various stages—cont.

Serial number.	Local authority and name of town.	Number of scheme.	Name of scheme.	Section of the act under which scheme is instituted.	Extent in acres.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
<i>I.—Municipal schemes—cont.</i>						
19	Conjeeveram ...	20	Railway Station Area Town-planning scheme.	12	84.20	B
		21	Mulanthiruvilla Mantapam Town-planning scheme.	12	58.68	B
20	Coonoor ...	22	Alwarpet Extension Town-planning scheme.	9	53.00	A
21	Cuddalore ...	23	Old Town Area Town-planning scheme.	12	10.51	B
22	Cuddapah ...	...	...	...	...	...
23	Dharapuram ...	...	...	...	...	...
24	Dindigul ...	24	Town-planning scheme No. I.	9	20.04	B : I *
		25	Do. No. II.	9	38.23	B : I *
25	Dindigul ...	26	Do. No. III.	9	58.31	B : I *
		27	Do. No. IV.	9	106.63	B : I *
		28	Do. No. V.	9	59.44	B : I *
		29	Do. No. VI.	9	23.02	B : H
		30	Do. No. VII.	9	74.07	B : I *
26	Ellore ...	31	Narasimharaopeta Town-planning scheme.	12	84.18	B
		32	Ramachandrapuram Town-planning scheme.	12	229.70	A
		33	Venavalivariopeta Town-planning scheme.	12	19.58	A
27	Erode ...	34	Town-planning scheme No. I.	9	165.00	A
		35	Do. No. II.	9	113.48	A
		36	Do. No. III.	9	...	A
28	Gudiyattam ...	...	...	...	...	...
29	Guntur ...	...	...	...	...	...
30	Hindupur ...	37	Surapakunta Extension Town-planning scheme.	9	...	A : I
31	Hospet ...	...	...	...	...	...
32	Karaikudi ...	38	Railway Station Area Town-planning scheme.	9	1,530.16	A : I *
		39	Minakshipuram Extension Town-planning scheme.	9	290.00	A : I *
		40	Naganathapuram Extension Town-planning scheme.	9	410.00	A : I *
33	Karur ...	41	West Town Extension Town-planning scheme.	9	21.19	G
		42	Amaravathi Bridge Extension Town-planning scheme.	9	5.47	G
		43	Goods Shed area Town-planning scheme.	9	34.66	A
34	Kodaikanal ...	...	...	...	...	...
35	Kumbakonam ...	44	Town-planning scheme No. I.	12	293.50	B
		45	Do. No. II.	12	246.98	B
36	Kurnool ...	...	...	...	...	...

* Notification under section 12 under consideration.

Town-planning schemes in various stages—cont.

Serial number.	Local authority and name of town.	Number of scheme.	Name of scheme.	Section of the act under which scheme is instituted.	Extent in acres.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)

I.—Municipal schemes—cont.

37	Madras City	46	47/1 Puliur	12	5'60	G
		47	Mambalam Eastern Extension Town-planning scheme.	12	623'00	G
		48	Greater Mambalam (Theyagarajanagar Town-planning scheme.)	12	1,193'00	F*
		49	Nungambakam East Area Town-planning scheme.	12	...	B
		50	Nungambakkam West Area Town-planning scheme.	12	...	B†
		51	Nungambakkam North Area Town-planning scheme.	9	...	A
		52	Nungambakkam Central area Town-planning scheme.	9	...	A
		53	Mylapore East Town planning scheme.	12	...	B
		54	Mylapore South Town-planning scheme.	9	...	A
		55	Lloyds Road Area Town-planning scheme.	12	...	B
		56	Cathedral Road Area Town-planning scheme.	12	...	B
		57	Jagganathapuram area Town-planning scheme.	9	...	A
		58	Thousand Lights area, Town-planning scheme.	9	...	A
		59	Eastern Extension, Part I, Town-planning scheme.	12	22'72	G
		60	Eastern Extension, Part II, Town-planning scheme.	12	...	A
		61	Sokkikulam Extension, Town-planning scheme.	12	63'22	G
		62	Vaigai South Bank Extension Town-planning scheme.	12	100'21	B
		63	Ellisnagar Extension Town-planning scheme.	12	254'17	A
		64	Madura South-West Extension Town-planning scheme.	12	...	A
		65	Thaikal Block Improvement Town-planning scheme.	9	2'69	A
		66	Kollambattarai Block Improvement, Town-planning scheme.	9	6'91	A
		67	Uppukara Block Improvement.	9	3'60	A
		68	West Ponnagaram Extension, Town-planning scheme.	12	67'48	B

* Revised scheme includes the Eastern Mambalam area and 47/1 Puliur.

† Revised layout and draft scheme under preparation.

Town-planning schemes in various stages—cont.

Serial number.	Local authority and name of town.	Number of scheme.	Name of scheme.	Section of the act under which scheme is instituted.	Extent in acres.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)

I.—Municipal schemes—cont.

37	Madura—cont.	69	Madichiyam Extension Town-planning scheme.	9	102'96	F*
		70	Meenakshi Mill area Town-planning scheme.	9	..	A
38	Mangalore ...	71	Market Ward Block 10 scheme.	12	6'83	G
		72	Kodialbail East Ward scheme.	12	381'62	F
		73	Kodialbail West Ward scheme.	12	398'93	F
		74	Falmeer Road Area Town-planning scheme.	12	389'17	B
		75	Railway Road Area Town-planning scheme.	12	286'62	B
		76	Guligahithlu Area Town-planning scheme.	9	18'51	B
39	Mannargudi	...	.....	...	...	...
40	Masulipatam	...	.....	...	...	...
41	Mayavaram	...	.....	...	...	...
42	Nandyal ...	77	Nunepalli Extension Town-planning scheme.	9	69'00	A
43	Narasaraopet	...	.....	...	...	...
44	Negapatam ...	...	.....	...	...	...
45	Nellore ...	78	Ayulur Venkayya Pantulu Choultry Town-planning scheme.	9	1'87	G
		79	Gulam Alikhanpet Extension Town-planning scheme.	9	17'43	G
		80	Trunk Road, East Extension Town-planning scheme.	12	135'03	D
46	Ongole	...	.....	...	...	...
47	Ootacamund	81	Town-Planning scheme No. I.	9	3,000'00	A: I
		82	Do. No. II.	9	1,000'00	A: I
48	Palacole ..	83	A.L.N. Garden Town-planning scheme.	9	2'65	G
		84	Palivelavari Garden Town-planning scheme.	9	1'74	G
		85	Vemuvvari Garden Town-planning scheme.	9	2'70	G
49	Palamcottah	86	New Municipal Extension Town-planning scheme.	12	...	B
		87	Cantonment Ward Town-planning scheme.	12	508'07	B: H
50	Palghat	...	.....	...	...	...
51	Palni ...	88	Railway Station Area Town-planning scheme.	12	272'19	B
52	Parlakimedi	...	.....	...	...	...
53	Peddapuram	...	.....	...	...	...
54	Periyakulam	...	.....	...	...	...

* To be worked under the D.M. Act.

Town-planning schemes in various stages—cont.

Serial number.	Local authority and name of town.	Number of scheme.	Name of scheme.	Section of the act under which scheme is instituted.	Extent in acres.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)

I. — Municipal schemes—cont.

55	Pollachi	...	...	...	...	...
56	Proddatur	89	Sriramulupet Extension Town-planning scheme.	9	...	A
57	Rajahmundry	90	Town-planning scheme No. I.	12	233.76	B
		91	Do. No. II.	12	261.97	B
		92	Do. No. III.	12	31.12	B
		93	Southern Extension Town-planning scheme.	9	...	A
58	Saidapet	94	Adyar Extension Town-planning scheme.	12	656.81	D
59	Salem	95	Maravaneri Extension Town-planning scheme.	12	28.85	G
		96	Devangapuram Town-planning scheme.	12	12.73	G
		97	Logi Chetti Tank Area Town-planning scheme.	12	20.22	G
		98	Dadagapatti Extension Town-planning scheme.	12	56.92	G
		99	Dadubaikuttai Extension Town-planning scheme.	12	26.70	G
		100	Ammapetai Town-planning scheme.	12	21.20	G
		101	Kumaraswamipatti Part I Town-planning scheme.	12	25.20	F
		102	Kumaraswamipatti Part II Town-planning scheme.	12	117.29	D
		103	Gogai Extension Town-planning scheme.	12	19.27	G
		104	Ammapet East Extension Town-planning scheme.	9	92.00	A
60	Sivakasi	105	Railway Station Area Town-planning scheme.	9	139.70	G
		106	North Car Street Extension Town-planning scheme.	9	30.00	B : H
61	Srirangam	107	South Royagopuram Extension Town-planning scheme.	12	22.94	B *
		108	Railway Station Area Town-planning scheme.	12	687.32	B *
		109	Jambageswaram Extension Town-planning scheme.	12	101.11	B *
62	Srivilliputtur	110	Railway Station Area Town-planning scheme.	9	395.24	G
63	Tadpatri	...	...	...	...	...
64	Tanjore	...	...	...	...	...
65	Tellicherry	...	...	...	...	...
66	Tenali	111	Ramaswamipet Extension Town-planning scheme.	12	16.52	B

* Revised layout and draft scheme under consideration.

Town-planning schemes in various stages—cont.

Serial number.	Local authority and name of town.	Number of scheme.	Name of scheme	Section of the act under which scheme is instituted.	Extent in acres.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)

I. — Municipal schemes—cont.

67	Tinnevely	112	Town-planning scheme No. I.	12	66.28	B
		113	Do. No. II.	12	60.00	B
		114	Do. No. III.	12	285.83	B
68	Tirupati	115	Do. No. I.	12	38.51	G
69	Tiruppattur	...	...	...	...	...
70	Tiruppur	116	Tiruppur Town-planning scheme.	9	...	A : I
71	Tiruvannamalai	...	...	...	...	...
72	Tiruvarur	...	...	...	...	...
73	Trichinopoly	117	Catholic Colony scheme	12	62.08	F
		118	Town Station Town-planning scheme.	12	349.40	B
		119	Puthur Maidan, Town-planning scheme.	12	47.00	F *
		120	Town-planning scheme No. I.	12	...	A
		121	Do. No. II.	12	...	A
		122	Do. No. III.	12	...	A
		123	Do. No. IV.	12	...	A
		124	Do. No. V.	12	...	A
74	Tuticorin	125	Town-planning scheme A.	12	...	B
		126	Do. B.	12	...	B
		127	Do. C.	12	...	B
		128	New Melur Station area Town-planning scheme.	12	...	B
75	Udumalpet	...	...	...	...	...
76	Vaniyambadi	...	...	...	...	...
77	Vellore	129	Velapadinallampattadai Town-planning scheme.	9	53.67	G
		130	Sulaivanpet Town-planning scheme.	12	165.71	B
		131	Sankaranpalaiyam Town-planning scheme.	12	86.68	B
		132	Kagithapattadai Town-planning scheme.	12	93.03	B
78	Villupuram	...	...	...	...	...
79	Virudhunagar	133	Kathalampatti Extension Town-planning scheme.	12	262.75	E
80	Vizagapatam	134	Maharanipeta Block No. 4 Town-planning scheme.	9	70.85	G
		135	Maharanipeta (excluding Blocks 4 and 10) Town-planning scheme.	12	339.09	E
		136	Market Ward Town-planning scheme.	12	228.34	F †
		137	Chengalraopeta Block No. II Town-planning scheme.	12	3.58	E *
		138	Chengalraopeta Block Nos. 9, 10, 12 to 14.	12	33.26	G

* Sanctioned under the District Municipalities Act.

† Revised layout and draft scheme under preparation.

Town-planning schemes in various stages—cont.

Serial number.	Local authority and name of town.	Number of scheme.	Name of scheme.	Section of the Act under which scheme is instituted.	Extent in acres.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)

I.—Municipal schemes—cont.

80	Vizagapatam—cont.	139	Waltair Ward Town-planning scheme.	12	1,721.18	F
		140	Alipur Ward Town-planning scheme.	9	1,252.98	D
81	Vizianagram .. ..	...	.....	...	...	...
82	Wallajapet ... ..	...	.....	...	...	...

II.—Local Board schemes.

83	Aruppukottai Panchayat.	141	North-east Extension Town-planning scheme.	9	...	A
		142	South-west Extension Town-planning scheme.	9	...	A
84	Bapatla Taluk Board.	143	Bapatla Extension Town-planning scheme.	9	44.42	A
85	Chicacole Taluk Board, Narasannapeta.	...	.....	...	...	...
86	Chicacole Taluk Board, Tekkali.	...	.....	...	...	...
87	Chingleput District Board.	144	Tambaram Town-planning scheme.	12	365.59	B
88	Devakottai Taluk Board.	...	.....	...	...	...
89	Elayangudi Panchayat.	...	.....	...	...	...
90	Gudivada Panchayat.	145	Town-planning scheme No. I.	9	...	B : H
		146	Town-planning scheme No. II.	9	...	B : H
91	Kadayanallur Panchayat.	147	Krishnapuram Extension Town-planning scheme.	9	...	A
92	Kandanur Panchayat	...	.....	...	...	...
93	Koilpatti Taluk Board, Puliyangudi.	...	.....	...	...	...
94	Koilpatti Taluk Board, Sankarayanarkoil.	...	.....	...	...	...
95	Kollegal Taluk Board.	...	.....	...	...	...
96	Kulittalai Taluk Board.	148	Seturatnapuram Extension, Manaparai.	12	6.37	G
97	Lalgudi Taluk Board.	149	Lalgudi Extension Town-planning scheme.	12	27.56	B
98	Madanapalle Panchayat.	150	Madanapalle Extension Town-planning scheme.	9	24.59	D : H
99	Nannilam Taluk Board.	...	.....	...	...	...
100	Nidadavolu Panchayat.	151	Ramayapeta Extension Town-planning scheme.	9	...	A
101	Nilgiri District Board, Kotagiri.	152	Plot No. III Extension	9	...	A
102	Pameru Panchayat.	...	.....	...	...	...

Town-planning schemes in various stages—cont.

Serial number.	Local authority and name of town.	Number of scheme.	Name of scheme.	Section of the Act under which scheme is instituted.	Extent in acres.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)

II.—Local Board schemes—cont.

103	Papanasam Taluk Board.	...	.....	...	...	...
104	Paramakudi Panchayat.	...	.....	...	...	...
105	Pattukottai Taluk Board.	153	Pattukottai Extension Town-planning scheme.	9	12.88	G
106	Rajapalaiyam Panchayat.	154	Rajapalaiyam Extension Town-planning scheme.	9	370.00	G
107	Repalle Taluk Board.	...	.....	...	...	...
108	Seitpur Panchayat	...	.....	...	...	...
109	Sermadevi Taluk Board, Ambasamudram.	155	Ambasamudram Extension Town-planning scheme.	9	13.35	G
110	Sermadevi Taluk Board, Vikramasingapuram.	...	.....	...	...	...
111	Sivaganga Taluk Board.	...	.....	...	...	...
112	Tenkasi Panchayat.	156	Courtallam Town-planning scheme.	9	527.97	A *
113	Tinnevely Taluk Board, Tenkasi.	...	.....	...	...	...
114	Udaiyarpalaiyam Taluk Board, Ariyalur.	157	Ariyalur Extension Town-planning scheme.	9	...	A : I
115	Udaiyarpalaiyam Taluk Board, Jayankondasholapuram.	158	Jayankondasholapuram Extension.	9	...	A
116	Usilampatti Taluk Board, Usilampatti.	159	Town-planning scheme No. I.	9	99.70	B : I
		160	Do. No. II.	9	171.83	B : I
		161	Do. No. III.	9	133.85	B : I
117	Usilampatti Taluk Board, Theni.	162	Allinagaram Extension Town-planning scheme.	9	91.03	A
118	Vriddhachalam Taluk Board.	163	Gubbi Extension Town-planning scheme, Vriddhachalam.	9	162.94	A

* To be renotified.

N.B.—In the case of dropped or time-barred schemes B and I, the stage reached is also shown.

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