



ANNUAL REPORT
OF THE
DIRECTOR OF TOWN-PLANNING
FOR THE YEAR
1937-38

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From

SRI RAO SAHIB C. S. HANUMANTHA RAO, B.A.,
EX-OFFICIO DIRECTOR OF TOWN-PLANNING, MADRAS,

To

THE SECRETARY TO THE GOVERNMENT OF MADRAS,
EDUCATION AND PUBLIC HEALTH DEPARTMENT.

D.T.P. No. 1869 of 1938, dated the 6th October 1938.

SIR,

Town-planning—Administration Report—Town-planning Department—
For the year 1937-38—Submitted.]

I have the honour to submit the following report of the Administration of Town-planning in the Presidency for the year ending 31st March 1938 :—

I.—ADMINISTRATION OF THE TOWN-PLANNING ACT.

1. *Extension of Act (section 39 of the Act).*—Including the municipalities to which the Town-planning Act automatically extends, the total number of towns to which the Act was applicable was 139 as against 124 in the previous year. The Act was extended to the following panchayats during the year :—

Salur and Palakonda (Vizagapatam district).
Nandikotkur, Markapur, Polur and Atmakur (Kurnool district).
Polur and Arkonam (North Arcot district).
Kovvur and Penukonda (West Godavari district).
Jammalamadugu (Cuddapah district).
Kotagiri (The Nilgiris).
Kadre (Anantapur district).
Karkal, Coondapur and Puttur (South Kanara district).

The provisions of the District Municipalities Act in respect of streets and building regulations and the building rules were simultaneously extended to the above panchayats (except Kovvur). The president and board were empowered to function as executive authority and council under the Town-planning and District Municipalities Acts subject to the control of the district boards.

2. Progress made in the application of the Act during the past five years is summarized in the table given below :—

Year.	Number of towns to which Act was applicable.
1933-34	109*
1934-35	109*
1935-36	122
1936-37	124
1937-38	139

The year witnessed a large number of applications from panchayats for extension of the Town-planning Act and certain provisions of the District Municipalities Act in regard to street control and building regulations.

* Excluding Berhampur and Parlakimedi included in Orissa.

3. The extension of the Act to the following places was under contemplation or was under consideration of the Government :—

Tuni and Razole (East Godavari district) and Pedana (Kistna district).
Devarapalli (Vizagapatam district) and Pattikonda (Kurnool district).
Sulurpet, Kavali and Gudur (Nellore district) and Shevaroy (Salem district).
Satyamangalam (Coimbatore district) and Gudalur (Madura district).

4. *Town-planning Committee (section 37 of Act).*—During the year the Pithapuram Panchayat Board and Madura and Hospet Councils constituted special town-planning committees and delegated powers under rule 22. Excepting seven municipalities which were under the administration of special officers all other councils had special town-planning committees appointed and functioning during the year.

For Madras City in view of the constitution of a standing committee for town-planning and town improvement under section 6 (1) of the City Municipal Act, Government considered that there was no need for a separate special town-planning committee under section 37 of the Town-planning Act and that it will be sufficient if the standing committee also functions as a special town-planning committee for purposes of the Town-planning Act. In consultation with this department, the Corporation submitted proposals to amend the town-planning rules which were under the consideration of the Government.

5. *Town-planning Trust (section 45 of Act).*—The Government disapproved the proposal of the Madras City Corporation to form a Town planning Trust in G.O. No. 2425, L.S.G., dated 26th June 1937 wherein they pointed out that the standing committee for town-planning and improvements could successfully deal with town-planning scheme in the city and recommended the appointment of an Architect for the city.

6. *General Town-planning Scheme (section 8).*—For a large number of municipalities the Government sanctioned extension of time for the preparation, publication and submission of the scheme. The preliminary note with maps received from Mayavaram municipality was examined in detail and returned to the council for revision in certain respects. The Chidambaram municipal council revised the scheme proposals in the light of the remarks of this department and undertook during the year the preparation of draft schemes duly consulting this department. The municipal councils mentioned in paragraph 21 of the last year report to whom the note with maps was returned had not resubmitted the same after revision up to the end of the year. During the year nine municipal councils submitted the preliminary explanatory note and maps under rule 25 of the Town-planning rules as per statement given below :—

	Received on		Received on
Chingleput	17th May 1937.	Ootacamund	3rd November 1937
Cuddapah...	14th May 1937.	Periyakulam	3rd February 1938.
Dindigul	2nd September 1937.	Salem	1st March 1938.
Karur	24th December 1937.	Tenali	1st March 1938.
Kodaikanal	24th March 1938.		

These and ten others which were pending since last year could not be examined and reviewed within the year for want of staff and time at the pressure of other current work. For the scrutiny of the explanatory notes submitted by the councils and the suggestion of a draft general scheme suitable for each town having regard to the local conditions at

nature of existing occupations, an appointment of a separate assistant, a surveyor and a draughtsman are urgently needed.

Although 36 municipalities and two panchayats had so far submitted their notes, none of the proposals put forward is, however, a complete work, a comprehensive plan for the development and improvement of a town. The municipalities or the local authorities do not appear to have given liberally of their time and study nor have they employed adequate staff for detailed survey, collection of statistics, study of the defects and the possible lines of improvement and development, etc. As pointed out already this department with its very meagre staff was also unable to render any help practically in this direction, being unable even to cope with its routine work. Under these conditions no serious attempt to prepare comprehensive plans for towns can really be made.

7. *Detailed town-planning schemes (sections 9, 10 and 12 of Act).*—A statement summarizing the position of detailed town-planning schemes at the end of the year is furnished in Appendix I which gives the name and extent of scheme, and progress made. The increase in the number of detailed schemes during the past five years is given below :—

	Number of local bodies.	Number of schemes.		Number of local bodies.	Number of schemes.
1933-34	48	146	1936-37	61	206
1934-35	52	173	1937-38	68	228*
1935-36	59	192			

Appendix II gives a comparative statement showing the extent brought under actual town-planning control in each town and the total area of town. Detailed schemes were in force in 53 out of the 83 municipal towns and 13 out of the 56 panchayat towns, to which the Town-planning Act had been extended. Most of the areas in Bezwada, Coimbatore, Erode, Guntur, Karaikudi, Mangalore, Rajahmundry and Vizagapatam were under town-planning control. In Madras, Trichinopoly, Tuticorin, Tinnevely, Srirangam, Salem, Palamcottah, Cochin, Madura, Hindupur, Dindigul and Ellore the developing areas were under town-planning control.

8. *New town-planning schemes (section 10).*—During the year 24 town-planning schemes were newly undertaken or notified under section 10 of the Act by 12 Municipalities and 3 Panchayat Boards.

9. *Time barred (schemes re-notified under section 12 or 10).*—The following schemes which were time barred or where there were some discrepancy or other in the original notification were re-notified by councils or Government under section 10 or 12 of the Act :—

Madras City.	Harness and Saddle Factory area.	By Government, section 12.
	Perambur North	Do.
Dindigul	Schemes 1, 2, 4, 5 and 7	Do.
Adoni	Schemes 2 and 3	Section 10, Council, 24th December 1937.
Bellary	Satvanarayanapet extension.	Do. 7th March 1938
Ellore	Schemes No. 6	Do. 7th October 1937.
Ootacamund.	Exchange Hall and Green Fields	Do. 27th September 1937.

10. *Extension of time granted under section 11 of the Act.*—In the case of seven schemes which could not be prepared and published within one year's time prescribed in section 11, Government granted necessary extension of time.

* Omitting four schemes dropped with the approval of Government.

11. *Extension of time granted under section 12.*—Government granted further extension of time for submission of 53 schemes in 14 municipalities.

12. During the year thirteen draft town-planning schemes with layouts were furnished by this department for the following :—

Calicut ...	Kottaparamba Improvement Scheme.	Madras ...	Perambur North Area Scheme.
Ellore ...	Scheme No. 3.		Thousand Lights Area Scheme.
Cocanada ...	Neelams Garden Scheme.		Harness and Saddle Factory Area Scheme.
Kodaikanal ...	French lands Town-Planning Scheme.		Kilpauk Garden Area Scheme.
Ootacamund ...	Exchange Hall and Green Fields Scheme.		Jagannathapuram Scheme.
Tadpatri ...	High School Extension Scheme.	Trichinopoly.	New Town Station (Part 2) Scheme.
			Puthur West Area Scheme.

Three schemes submitted by the Bellary municipal council (Ward-law school scheme, new municipal extension and Satyanarayanapet extension) were scrutinized and returned to the council with remarks.

In the case of Valparai (Coimbatore) Government directed that the preparation of scheme may be deferred till the proceedings in regard to allotment of sites to Indian settlers and temple were completed.

13. *Schemes approved and published for public criticism.*—During the year three schemes in Madras City, three in Bodinayakkanur and two in Bezwada and one in Tadpatri as detailed below were published for public criticisms under section 11 of the Act with the dates noted against each :—

Madras Corporation.	Thousand Lights Area ...	21st February 1938.
	Jagannathapuram Area ...	21st February 1938.
	Kilpauk Garden Area ...	24th February 1938.
Bodinayakkanur	Kosapalayam extension Rail-way Station Area and Nadupatti Extension Scheme	15th July 1937.
Bezwada	No. 1 (2) and Scheme No. 2	
Tadpatri	High School extension	22nd September 1937.

14. *Town-planning schemes submitted for sanction (section 14).*—During the year eleven town-planning schemes were finally approved and submitted by municipal councils through the Collector and Board of Revenue as detailed below :—

		Date of submission by municipality.
Hindupur ...	High School Extension ...	9th July 1937.
Tirupathi ...	Schemes 2-A, 2-B, 4, 5 ...	6th September 1937.
Karaikudi ...	Railway Station Area (i) ...	22nd April 1937.
Erode ...	Schemes 1, 2, 3, 4 ...	17th June 1937.
Saidapet ...	West Mambalam ...	...

15. Twelve town-planning schemes that were submitted in the previous years and pending with the Collectors or the Board of Revenue are given below :—

		Date and year of submission of scheme by municipality.
Rajahmundry ...	Schemes 1, 2, 3 ...	26th March 1937
Madura ...	Kollambatrai Block Improvement.	25th February 1927.
	Uppukara Block Improvement	10th November 1936.
	South-West Extension	10th November 1936.
Palamcottah ...	New Municipal Extension ...	1st August 1936.
Kadayanallur ...	Krishnapuram Extension ...	5th July 1934.
Nellore ...	Owner's Scheme R.S. No. 424, etc.	31st May 1935.
Madras ...	Mylapore East ...	30th September 1935.
	Cathedral South ...	31st October 1935.
	Lloyds Road Area ...	16th March 1936.

16. During the year six schemes were received by the department from the Board of Revenue of which the following four were forwarded to Government for sanction :—

		Date of receipt from Board of Revenue.	Date on which forwarded to Government.
Calicut ...	No. 1 Scheme	4th December 1937.	3rd March 1938.
Cocanada.	Neelams Garden Scheme	24th February 1937.	10th March 1938.
Vellore ...	Sankarampalayam Extension (returned by Government for furnishing certain Schedules).	27th April 1937.	20th August 1937.
Madras ...	Nungambakkam East	22nd February 1938.	3rd March 1938.

The following two schemes were pending scrutiny in the department :—

		Date of receipt from the Board of Revenue.
Adoni—Town-planning Scheme No. 1	...	11th June 1937.
Coimbatore—Town-planning Scheme No. 5	...	21st March 1938.

17. During the year eight schemes were returned by Government to the respective councils for revision and resubmission, duly attending to the remarks of the Board of Revenue and the Director as noted below :—

		Government Order number and date.
Dindigul	Schemes 1, 2, 4, 5 and 7 returned with reference to revised 12 notification.	G.O. No 1689, L.S.G., dated 6th May 1937.
Tuticorin	Scheme A (Part I)	G.O. No. 490, P.H., dated 5th February 1938.
Madura	West Poonagara (1)	G.O. No. 3597, P.H., dated 23rd December 1937.
Trichinopoly	Scheme No. 5 and New Town Station (1).	G.O. Ms. No. 601, P.H., dated 15th February 1938.

18. Nine town-planning schemes that were submitted in the previous years and pending sanction of Government are given below :—

	Date of submission by local bodies.	Date of receipt from Board of Revenue.	Date on which forwarded to Government.
Chingleput District Board— Tambaram Town-planning scheme.	14th May 1934.	16th Oct. 1934.	28th Nov. 1934.
Madras— Nungambakkam—West (Part 1) scheme.	29th Mar. 1935.	16th Dec. 1935.	7th Mar. 1936.
Mangalore— Kodialbail East ward scheme.	22nd Jan. 1934.	...	26th June 1934.
" West "	Do.	...	Do.
Bezwada— Scheme No. 1 (Part 1) scheme.	14th Mar. 1935.	23rd Mar. 1936.	20th Aug. 1936.
Trichinopoly— Catholic Colony scheme	25th Aug. 1934.	12th Feb. 1937.	23rd Mar. 1937.
Salem— Ammappet East scheme	22nd July 1935.	7th Aug. 1936.	27th Aug. 1936.
Dindigul— Dindigul West (No. 3) scheme.	10th Aug. 1937.	12th Feb. 1937.	29th Jan. 1938.
Srirangam— Railway affected area (Part 1 scheme).	22nd Dec. 1933.	13th July 1934.	28th July 1934.

19. *Schemes sanctioned during the year [section 14 (3)].*—During the year the Government sanctioned only the Falbeer Road scheme of Mangalore in G.O. No. 1631, dated 3rd May 1937. The Government appointed the Revenue Divisional Officer as arbitrator for the said scheme in G.O. No. 989, P.H., dated 11th March 1938. With this the total number of sanctioned schemes was 38 at the end of the year, while the number of schemes submitted and not yet sanctioned was also 38.

20. *Interim development control (section 17 of Act).*—Besides 483 building applications in Madras City Town-planning areas, ten references in Calicut and seven in Nellore, the following layouts in towns were approved or revised and recommended to local bodies:—

Bezwa (2), Ellore (1), Coimbatore (3), Erode (2), Hindupur (3), Hospet (2), Karaikudi (1), Nellore (1), Srirangam (6), Tuticorin (2), Tadpatri (1), Rajahmundry (1), Trichinopoly (7), Madura (1), Salem (2), Vizagapatam (7) and Madras City (15).

During the period between the date of first notification of scheme under section 10 or 12 and sanction of schemes developments were regulated to accord with the proposed schemes and generally the executive authorities and councils exercised their powers in granting or refusing permission under section 17 in consultation with this department.

21. *Variations to sanctioned schemes [section 15 (2) of Act].*—During the year variations to the following schemes were confirmed and given effect to:—

Salem—Devangapuram extension	Variations providing for
Dadubaikuttai extension	Minimum extent of site reduced to 1,000 square feet; continuous buildings allowed.
	30 feet width of streets; minimum extent of site up to 1,800 square feet permissible by the Director of Town-planning.

Draft variations to the following schemes were published:—

Madura—Sokkikulam extension	Providing for adjustment of boundaries of sites with approval of the Director of Town-planning.
Coimbatore—Red Fields, Ramanathapuram and Papanaikenpalayam schemes.	Providing for definition of dwelling house and allowing one house to a site and control of elevation of buildings, etc.

The revised schemes for Tirupati No. 1 and Rajapalayam Railway Station scheme received from the local authorities were scrutinized and forwarded with remarks to Government. The Government returned the schemes to the local authorities for making suitable variations in the light of this department's remarks.

The Mangalore Council submitted proposals for a larger acquisition than that contemplated in the Guliga Hithlu scheme providing for a bus-stand in the interior and for shop sites in the two-road frontages. A revised layout for bus-stand and shops with designs for three-storeyed shop construction was sent to the municipality and the scheme was recommended to be varied suitably following the procedure laid down under section 15 of the Town-planning Act.

The Vizagapatam Council submitted the modified scheme of Mahanipeta Block 4. After scrutiny it was submitted to Government for sanction.

22. *Progress in execution of sanctioned schemes.*—The District Board of West Tanjore submitted revised plans for Pattukkottai town extension which was approved.

The sale of sites for Electric Supply Corporation in the Nidanam Doddi Town-planning scheme, Anakapalle, was approved by Government. The request of the council to exempt the council from paying ground rent on the unsold sites was refused by Government.

The reservation of sites for depressed classes in the Gundur Fields scheme, Chingleput, was approved by Government. The Coimbatore Council submitted proposals for acquisition of certain roads in the sanctioned schemes to the Collector. The Mangalore Council requested the Collector to acquire the lands in the Block 10, Market Ward scheme.

In the case of the Chengalraopeta Blocks 10, 12 and 14 scheme, Vizagapatam, Government in G.O. No. 573, P.H., dated 11th February 1938, directed that the date of sanction of scheme should be adopted for betterment fixing, as in the special circumstances of the case, there is a merger of section 12 notification and notification under section 14. The request of the Salem Council to waive recovery of betterment for a few years in Logi Chetti Tank extension was approved by Government.

The reduction of road widths in North Maravaneri extension, Gogai extension, Salem, as also in the schemes 1, 2 and 3 of Coimbatore recommended by the councils was not approved by the Government.

In the South Maravaneri extension, where a building was constructed deliberately violating the town-planning and building rules and for which Government had issued directions to enforce the scheme provisions, on further representation by the party who had put up the building at a heavy cost, Government as an act of grace permitted the same subject to the steps not projecting into the street and the balcony being licensed, the order not to be construed as in no way condoning the violations.

23. *Municipal Town-planning Fund (section 30 of Act).*—Section 30 of the Town-planning Act prescribes that all receipts of a council under the Act or town-planning scheme shall form a separate Town-planning Fund and that all expenditure thereon shall be defrayed from such fund and separate accounts shall be kept by each council for such fund. The money required for such fund in the first instance shall be supplied out of general funds. The constitution of a fund in all municipalities appears therefore obligatory as all councils have general schemes and detailed schemes.

It is a matter for regret to note that very few councils had separate Town-planning Funds constituted so far. Even municipalities with sanctioned town-planning schemes had no such fund (for example, Anakapalle, Coimbatore, Chittoor, Salem, Vizagapatam and Madura). There is no statutory obligation to earmark a definite percentage from general funds or receipts under property tax for town-planning and improvement. The Act would need amendment in this respect or should provide for the levy of a special improvement tax at such rate on the annual value of property not exceeding 5 per cent per annum, as may be fixed by the council. Under the existing provisions of the Act, councils do not appear to be inclined to set apart annually definite amounts for town-planning although Government have directed that

councils should, when framing annual estimates, make adequate provision to meet the needs of town development—vide G.O. No. 1353, P.H., dated 12th July 1927. The Erode Council decided to constitute a fund in the budget of 1938-39 by earmarking all income derived from licence fees for construction and reconstruction of buildings and an equivalent contribution from the general fund. Other councils may similarly earmark receipts from licence fees for the Town-planning Fund and contribute an equal amount from general municipal funds.

24. *Provincial Town-planning Fund.*—Under the Government of India Adaptation Act (The Indian Laws Order, 1937), section 32 of the Madras Town-planning Act relating to Provincial Town-planning Fund was directed to be omitted from 1st April 1937.

25. *Financial success of town-planning schemes.*—In communicating a copy of the Madras Town-planning Act, 1920, soon after it was assented to by the Governor-General, Government in G.O. No. 1257 L. & M., dated 11th September 1920, drew the attention of all council to section 35, the provisions of which are calculated to reduce greatly the amount of compensation which otherwise would be payable for land required for town extension and town improvement schemes and advise them to take action under sections 9 and 10 of the Act with respect not merely to possible schemes but to those of the pending schemes, the cost of which can be minimized and the details of which can be more satisfactorily worked out by bringing them under the new Act.

In spite of the fact that the Act has been in force for nearly eighteen years, many executive authorities and councils are even to-day pessimistic about the successful working of town-planning schemes and on this score are unwilling to notify developing areas under the Act and defer action indefinitely. Their attention is invited to the following remarks of the Vizagapatam Commissioner given in reply to a Legislative Assembly question whether town-planning schemes have been a financial success:—

“The fact that detailed town-planning schemes have been prepared and notified for almost the whole of the municipality has given considerable scope for the organized development of vacant private lands for house sites leaving the areas required for future main thoroughfares and other public purposes as unbuilt. In many other detailed layouts so far approved, many of the owners have actually laid roads surrendering the land required for the full width of the roads as provided in the town-planning schemes. Land thus surrendered free and the roads laid will contribute to a substantial economy in the working of the town planning scheme at a future date when the schemes are finally sanctioned.”

If the Act had been beneficial to one town, it cannot be otherwise for other municipalities in the Presidency.

II.—ENFORCEMENT OF STREET MAKING AND BUILDING REGULATION UNDER THE DISTRICT MUNICIPALITIES ACT AND CITY MUNICIPAL ACT.

26. *Extension of street and building regulations to non-municipal areas.*—During the year, the provisions of the District Municipalities

Act, 1920, in respect of streets and building regulations, building rules and the relevant sections were extended to Mettupalaiyam and Singamallur (Coimbatore district) and Tadepalligudem (West Godavari district). With respect to extension of the said provisions to Sankarankoil, which the panchayat board desired, Government refused to consider the request in G.O. No. 2335, dated 18th June 1937, as the North Tinnevely District Board was not in favour of such extension under section 206 of the Local Boards Act. On further representation by the department, the district board reconsidered the matter and Government extended the provisions in G.O. No. 3345, dated 1st December 1937.

The request of the Sattur panchayat (South Ramnad District Board) supported by the district board to withdraw the extension of the District Municipalities Act provisions sanctioned in 1931 was refused by Government in G.O. No. 2303, dated 14th September 1937, and the board later resolved to cancel its previous resolution and decided to enforce the provisions of the Municipal Act. The Panchayat Board of Avanashi at whose request the streets and building regulations were extended in G.O. No. 906, L.S.G., dated 5th March 1937, decided in its resolution, dated 15th July 1937, that no permission was necessary for building constructions when the president put forward proposals for fixing rate of fees and period of licence. When the provisions are once extended, the board has to enforce the sections, as otherwise the object of extension is defeated and the provisions are practically a dead letter.

The extension of the District Municipalities Act provisions to Badvel (Cuddapah district) was under contemplation.

27. *Private streets (sections 215 to 219, City Municipal Act).*—On the advice of the department, the Commissioner of the Corporation issued a notice to the general public at large, pointing out the liabilities of owners of lands in respect of street layout while parcelling out lands as building sites under sections 215 and 216 of the City Municipal Act and advising purchasers to make sure that layouts had been sanctioned before purchase of sites.

The layouts of about nine schemes were referred to the department by the Corporation Engineer, which were considered in the light of adjacent developments and revised plans were furnished.

28. *Private streets (District Municipalities Act, sections 175 to 179).*—About 40 private layout schemes and proposals in respect of municipal lands were referred to the department for advice from 21 municipalities.

In Tenali, the council resolved to permit a 30 feet street and take over the private street before the owner metalled, etc., as required under the Act. The matter was taken to the notice of Government. Two private extensions in Anakapalle where lesser widths had been allowed were taken to the Government's notice. In Anantapur, where, in three layouts sanctioned by the council lesser widths of 30 feet, 25 feet and 20 feet wide had been allowed, the matter was under correspondence with the Commissioner, who was advised to take up detailed town-planning schemes for the areas.

29. *Enforcement of street-making provisions.*—The Corporation's notice with respect to layout and sale of building sites was communicated to all municipalities and panchayats to which the streets and

building regulations had been extended, with a request that similar notices should be issued and broadcast to the public pointing out obligations of owners and purchasers under sections 175 to 179 of the District Municipalities Act. Most councils acted on the advice of the department and issued necessary notices. The following observations made by the Special Officer, Guntur, in his administration report for the municipality for 1936-37, are applicable to most municipalities :—

"The building regulations and the town-planning rules were not enforced in recent years with the result that houses and huts have sprung up anywhere and everywhere, before layouts were sanctioned; even educated people have to be told that they are to put in applications for house constructions and get licences before they commence building works. The Brodiepeta Extension has already been sufficiently spoiled by indiscriminate construction of buildings, without regard to the town-planning rules. Buildings are springing up in Pandaripuram and other areas before layouts are approved. Large extents of lands have been divided into plots and sold (by absentee owners in many cases) without proper layouts and without leaving sufficient space for roads and streets. The purchasers of small plots who are now anxious to construct buildings are the persons to whom in many cases notices have to issue for leaving out sufficient space for roads, etc. Having paid to the owner cost for the full extent they are naturally reluctant to part with any bit of land required for roads and other municipal purposes and until they make provision for roads, etc., as per rules, they cannot be permitted to construct buildings. Not being subjected to any kind of check, they naturally resent when the rules are made known to them and are now strictly enforced. Much difficulty is therefore experienced in enforcing the building regulations."

The Coimbatore Commissioner in his progress report says :—

"Those owning vacant lands are very reluctant to parcel into house-sites on account of conversion of agricultural land tax into vacant land tax soon after layout is sanctioned."

The enforcement of private street-making provisions in Malabar municipalities has always been difficult in view of the system of land tenure and the leasing of only actual areas covered by buildings to parties. The Calicut Council passed the following resolution on 31st July 1937 :—

"In view of the complicated nature of the land tenure in Malabar and that the persons in actual possession of the compounds used as home sites are in most cases different from the registered pattadars of those lands, and whereas it is not possible for such occupants to obtain the consent of the registered pattadars for the formation of the private streets and their subdivisions and registry in settlement records and whereas the council itself has not been able to provide roads in many places in the municipality to which the private streets to be provided under section 175 are to be connected, this council hereby resolve that in all cases where the applicant for building licences provide proper means of access such as varambas, footpaths to the house-sites or where such varambas or footpaths already exist for the use and the convenience of the inhabitants of the locality, it should be considered as sufficient compliance with section 175 of the District Municipalities Act and no fee be levied therefore and that the subdivisions and registry in settlement records of the newly constructed paths or streets need not be insisted on without the specific sanction of the council in such cases."

The resolution of the council would appear to be short-sighted, as it is not in the interest of the future development of the town, to permit buildings without insisting on proper street frontage as required in sections 203 and 212 read with section 175. The absence of private streets in parambas is a serious handicap to conservancy and extension of amenities as lighting, water-supply or drainage.

The attention of all municipalities and local boards to which the streets and building regulations have been extended is invited to G.O. No. 4725, L.S.G., dated 28th October 1936, wherein the need for a strict enforcement of sections 175 to 179 of the Municipal Act had been pointed out.

A number of municipalities have still to adopt the model by-laws with respect to street layout (G.O. No. 1616, P.H., dated 2nd September 1931).

30. *Encroachments*.—In G.O. No. 946, Revenue, dated 27th April 1936, Government informed the Srirangam Commissioner that encroachments on private streets cannot be removed by the municipality. On further representation by the department that the question should be reconsidered, Government in G.O. No. 1451, Revenue, dated 22nd July 1937, informed that encroachments on private streets can be removed by a municipality.

31. *Building lines and street alignments*.—The Municipal Council of Karur proposed street alignments and building lines for Coimbatore, West Pradakshinam and New Cutcherry roads. Revised plans showing the alignments were prepared in the department and sent to the council. The council accepted the recommendation of the department with respect to Coimbatore and West Pradakshinam road and disagreed so far as New Cutcherry road was concerned. The Collector agreed that the width of Cutcherry road should be maintained as suggested in this department and that the proposal of the council would reduce width of road and result in assignment of intervening plots to private people which was undesirable. Government communicated the remarks of the Collector to the council for reconsideration of their resolution.

A plan for improvement of Amma Mantapam road and Srirangam road in Srirangam was suggested to the council showing street alignment, building line, etc., and sites for cart and bus stands.

The Tadpatri Special Officer notified under section 166 of the District Municipalities Act that the building line for the main bazaar shall be 20 feet from the centre line and the objections received to the scheme were under the consideration of the department.

The assignment of encroachments on roadside should be settled as part of a comprehensive plan of street alignments and building lines for different roads and not decided piecemeal, as is usually being done.

32. *Enforcement of building rules* (G.O. No. 1621, P.H., dated 30th July 1932, as amended by G.O. No. 5015, L.S.G., dated 18th November 1936, and G.O. No. 1108, L.S.G., dated 18th March 1937).—Certain councils were under the impression that the building rules are applicable only to construction of new buildings. The attention of executive authorities was invited to proviso to section 192 and rules 7, 77, 78 and 81 of the rules under which the rules are applicable to reconstruction of buildings (vide G.O. No. 2769, P.H., dated 25th October 1937).

A question was also raised whether rules 24, 29 and 30 were applicable to buildings used for business purposes. Government in G.O. No. 3207, P.H., dated 23rd November 1937, pointed out that buildings used or intended for purposes of human habitation include all buildings where people work or live such as dwelling houses, buildings intended for trade, business, manufacture, hotels, taverns, eating houses, clubs, offices, public buildings, etc.

33. *Exemption from building rules*.—A request was made to Government by the councils of Virudunagar, Salem, Cochin, Trichinopoly, Bezwada, etc., for general exemption from rules 8 and 24 which was

Government received representations in regard to strict enforcement of rules from Tanjore, Vaniyambadi, Coimbatore, etc., Councils, who suggested that congested localities should be exempted from the rules, and that structures as posts, pials, etc., should be exempt from rule 8. A detailed note was sent to Government pointing out that only by enforcing rules 8 and 24, congested portions could be gradually improved and that the difficulties were more imaginary than real. With the introduction of electric lighting in municipalities, involving overhead aerial lines, under the Electricity Act and rules, a minimum horizontal and vertical clearance of 4 feet and 8 feet is required between buildings and power lines. The enforcement of rule 8 is most necessary, as otherwise lamp posts will have to be located, restricting width of streets, if the horizontal clearance is to be complied with. In Madras City, a special note was sent to the Commissioner, suggesting amendment to rule 3 of the Corporation building rules on the lines of rule 8 of the District Municipalities Act rules, so as to prevent constructions or re-constructions coming up to street edge. On the request of the Special Officer, Tadpatri, a questionnaire was drafted for guidance of the municipal executive, in the disposal of building applications.

35. *Licensed builders and surveyors.*—The general complaint in many municipalities is that the public do not furnish proper site and building plans. In the absence of licensed builders and surveyors for which by-laws may be framed by councils under section 306 (10) (c) of the District Municipalities Act, the municipalities should engage separate building overseers or draughtsman to prepare plans for parties at a nominal fee. During the year proposals for such special temporary staff were received from Karaikudi and Tirunelveli Councils.

III.—MISCELLANEOUS ACTIVITIES.

Madras City	...	{ Pycrofts cheri Co-operative Society.
Vizagapatam	...	{ Gaiendra Varada Adi-Dravida Co-operative Society.
Tanjore	...	{ Sree Rama Co-operative Building Society.
Tirunelveli	...	{ Sivajipuram Co-operative Building Society.
Villupuram	...	{ Junction Co-operative Building Society.
Ariyaur	...	{ Building Society.
	...	{ Co-operative Building Society.

37. Town or village extensions (schemes by Revenue Department).--
About 68 proposals were received during the year for which layouts

were furnished to the Collectors, Tahsildars or Revenue Divisional Officers.

38. *Labour Department—House-sites for depressed classes.*—About 47 schemes were received from the District Labour Officers or the Commissioner of Labour, and layouts were sent, specifying the conditions subject to which sites are to be allotted.

Layouts were revised with a view to securing economy in street space, and provision of amenities by way of sites for wells, latrines, schools and playgrounds and communal requirements.

39. *Municipal housing schemes.*—Schemes for provision for scavengers' lines were received from Guntur, Karaikudi, Tuticorin and Madura. The layouts were revised providing amenities by way of communal requirements. The usual type design lines were modified with a view to give greater rear yard space for each tenement and to locate the kitchen in part of the rear veranda instead of keeping it isolated in back of rear yard. In the case of Tuticorin, the proposal was to provide sanitary plinths (16 feet × 16 feet) by the Council, the occupants to put up the superstructure.

40. *Slum improvement—Municipalities.*—The Corporation of Madras as part of their slum campaign, submitted schemes for Bandar Rama Naidu garden (Georgetown T.S. No. 2252/3), Lala Gunta Hutting ground (Tondiarpet), Hutting area S. No. 1806/41, Tondiarpet (Government cheri). Necessary layouts were furnished for improvement and development of the said areas. In Cannanore, a scheme for removal of congestion in Thayil (fishermen quarters) was proposed by the Health Officer, the people of the locality providing Rs. 2,000 voluntarily. This was investigated on site by the Town-planning Assistant and instructions given to the local municipal officials. A scheme for housing Adi-Andhras in Mahanandi kottam of Bellary was also taken up in consultation with the department. For housing the fishermen evicted from Nadukuppam in Madras, consequent on the extension to Lady Willingdon College, a layout was furnished and a design for dwelling huts was suggested.

41. *Rural reconstruction and slum improvement.*—One of the proposals formulated by the Coimbatore District Economic Council under rural reconstruction was a scheme for congestion relief in the chucklers natham of Karatadipalayampudur, where 100 families were living in miserable conditions in most insanitary huts. The district board acquired 1½ acres for house-site, for house building on co-operative lines, the chucklers getting loans with personal security of caste people. A layout was furnished for the new extension and model designs for a poor class pakka and a kutcha house were furnished for guidance of the council through the Revenue Divisional Officer, Gobichettipalaiyam.

42. *Disposal of Government lands in Madras City (G.O. Ms. No. 417; Revenue, dated 23rd February 1931).*—Layouts were furnished to the Collector for the Army Clothing Factory site and Taylors yard site, for disposal as building sites. With regard to the Taylors yard site, special conditions were suggested with respect to architectural features, character and type of buildings to be erected.

43. *Government buildings.*—A site for the Madras Aquarium on the marina was approved.

For the Andhra University Committee appointed in G.O. No. 770, Development, dated 31st March 1937, for deciding the area to be assigned to the University from the forest compound, a layout plan was prepared showing the area recommended for alienation.

44. *Schemes for municipal buildings (G.Os. No. 1568, P.H., dated 17th August 1927 and No. 193, P.H., dated 27th January 1928).*—Layouts and designs for the following schemes were furnished during the year :—

Design of	To whom sent.	Design of	To whom sent.
Municipal Office.	Chirala, Hindupur, Peddapuram, Tuticorin, Bezvada.	Clock Tower ...	Guntur.
Market	Repalle Chirala, Dindigul, Guntur, Srirangam.	School ...	Ootacamund, Tenali, Vizagapatam, Coimbatore.
Dispensary	Cocanada.	Shops ...	Mangalore.
Maternity and Child Welfare centre.	Hospet.	Compound wall	Srirangam.
		Cinema Theatre	Srivilliputtur.

In Hindupur, the Special officer proposed to have a building constructed by a private rich man to be rented out by the council for the municipal office. This was not recommended by the department and Government disapproved the scheme. The Special officer later submitted a scheme for putting up a municipal building as per suggestion of this department and this was approved in G.O. No. 4048, L.A., dated 29th October 1937.

The type design for cow sheds prepared by the Public Works Department was revised in the department carrying out the decision of the Public Health Committee.

The Srirangam municipality referred all schemes of buildings or selection of sites for public purposes such as latrines, mutton stalls, public cart and bus stands, etc., and necessary advice was given from the town-planning aspect. The Councils of Bezvada and Tuticorin were requested to reconsider the question of sites for municipal offices as the ones selected were unsuitable from the town-planning aspect and alternative sites were recommended.

45. *Parks and playgrounds.*—Layouts were furnished in the following cases :—

Hospet	Layout of Victoria Park.
Karaikudi	Layout of Travellers' Bungalow, Health Institute with garden, park, etc.
Tanjore	Pookara Street, Thanjavur. Park and playground.

46. *By-pass roads (Government Memorandum No. 14963-1, D.D., dated 23rd April 1936).*—The recommendations of the department with respect to by-pass roads were communicated by Government to the municipalities noted below :—Adoni, Anakapalle, Ellore, Hindupur, Mayavaram, Pollachi, Vellore, Udamalpet, Tirupati, Tirunelveli and Madura. The proposals in respect of Karaikudi, Virudhunagar and Nandyal were approved by Government. The Virudhunagar Council notified the area covered by the by-pass to trunk road as a detailed town-planning scheme, as recommended by the department. As observed by the Board of Communications, the carrying out of by-pass schemes will take a long time and it is desirable to preserve the alignments from being built on, which can be effected only under a town-planning scheme. Proposals for Tanjore and Apantapur, as recommended by the

department, were under consideration of the councils. The schemes of Hospet, Ongole, Rajahmundry and Vizagapatam were submitted to Government. In the case of Hospet, the Superintending Engineer agreed to the alignment recommended by the department in preference to that of the council running through the town.

By-pass roads were recommended after inspection of towns in the following cases :—

Pithapuram, Tenkasi, Bodinayakanur, Cocanada, Cuddalore, Ellore, Periyakulam, Walajapet, Rajapalaiyam, Dharmapuri, Tiruppur and Karaikudi.

47. *Industrial areas* (G.O. No. 1119, P.H., dated 7th April 1927, G.O. No. 1179, P.H., dated 17th May 1935 and G.O. No. 2371, P.H., dated 11th September 1935)—*Municipalities*.—Good progress was made in the setting apart of industrial areas by municipalities and local bodies. Areas were approved by the department in the following cases :—

Additional areas

Cannanore, Chingleput, Cocanada, Cochin, Guntur, Virudhunagar, Tiruppur, Mangalore, Tuticorin, Tenali, Tadpatri.

Newly selected.

Karaikudi, Kumbakonam, Udamalpet (revised), Bezwada.

The installation of electric motors outside industrial areas was approved in Conjeevaram (1-10 h.p.), Bezwada (1-21 h.p.), Erode (1-35 h.p., 1-20 h.p.), Pollachi (2-20 h.p.), Palni (1-20 h.p.), Madura (1-20 h.p.), Tenali (1-20 h.p.), Tirunelveli (1-20 h.p.), Kurnool (replacement of old boiler and engine).

The following were disapproved in the department :—

Bellary (20 h.p. oil-engine), Coimbatore—plots 4, 5 and 7, Avanashi road (in a residential area.), Palni (1-20 h.p.) and Udipi (1-16 h.p.).

The proposal of the Dharapuram Council to set apart additional areas in the heart of the town in the old Fort area was not approved. The Bezwada Council set apart an area on south of Bander canal for industrial purposes. The council was advised by Government to revoke its resolution and refuse permission for a chunam mill in the area in G.O. No. 3524, P.H., dated 16th December 1937. The Nandyal Council proposed to grant permission for flour and rice mills by oil engines up to 20 h.p. outside industrial areas. This was not approved and the council was requested to set apart sites for light industrial areas. There was agitation in Karur with regard to exclusion of Gouripuram, a residential area, from the industrial area. After a thorough examination of the question, Government directed in G.O. No. 373, P.H., dated 31st January 1938, that the said portion should be excluded from the industrial area.

48. *Industrial areas—Panchayats*.—In the following panchayat towns, areas were selected and approved by the department :—

Anantapur	...	Kadre, Dharmavaram, Vavalpad.
Coimbatore	...	Singanallur, Vettaikarampudur, Odaiyakulam.
East Godavari	...	Voolapalle, Kutukuluru, Kesavaram, Velagathodu, Balabhadrapuram.
Guntur	...	Kolipara, Vegendla, Pulipadu, Bapatla, Inkollu.
Malabar	...	Manantoddy.
North Arcot	...	Pudupalaiyam, Kadaladi.
Nellore	...	Narasapuram.
Salem	...	Mohanur.
Vizagapatam	...	Jami.
Tinnevely	...	Kadayanallur (additional), Tiruchendur, Tenkasi (additional), Ambasamudram (additional).
Kurnool	...	Kodumur.

The installation of a 15 h.p. electric motor in Mudikondan was refused in G.O. No. 2619, P.H., dated 13th October 1937, as Government saw no reason to interfere with the Board refusing permission. Later in G.O. No. 967, P.H., dated 10th March 1938, Government directed the board to grant permission. In Pulla (West Godavari) Government directed (in G.O. No. 3163, P.H., dated 22nd November 1937) the board to refuse permission for the rice mill which was granted by the board in an objectionable site. In Ambur (North Arcot) the board granted permission for a mill in an objectionable site without fixing industrial areas. Government cancelled the issue of licence in G.O. No. 557, P.H., dated 10th February 1938, and directed the board to settle an industrial area.

49. *Extension of municipal limits*.—Proposals for extension of Chingleput limits on the south, as previously recommended by this department, were submitted by the council and forwarded to Government. The question of inclusion of the Catholic Colony town-planning scheme area within the municipal limits of Trichinopoly was also under the consideration of Government.

50. *Survey maps*.—During the year, Government sanctioned free supply of block and ward maps of municipalities for the department.

Under the Town Survey Rules, the duty of bringing up of block maps up to date by posting latest topographical details and subdivisions is entrusted to the town surveyor. In actual practice, this work is in large arrears in many towns, as private developments in agricultural lands are coming up on a rapid scale and do not find a place in the records for a long time. A way should be found out for doing this work satisfactorily as an up-to-date survey is most important for any town-planning scheme.

IV.—DEPARTMENT.

51. *Direction*.—The Government sanctioned the continuance of the temporary post of Director for one year from 7th December 1936 and then for three months from 7th December 1937 and latterly for another three months from 7th March 1938 or until other arrangements were made whichever was earlier.

Sri R. D. N. Simham was Director of Town-planning during the year. He was awarded the Coronation medal by Government. He was appointed a member of the Board of Architecture and Drawing by the University of Madras. He was a member of the Government Public Health Committee and attended all its meetings. He was also the lecturer of town-planning at the Madras Medical College. The post of Personal Assistant to the Director was kept unfilled.

52. *Tours*.—Sri Simham went on seven tours during the year for thirty-one days inspecting in all ten municipalities excluding the Madras City. Sri S. Subba Ayyar, the Town-planning Assistant, was on camp for 65 days (five tours) inspecting 23 municipalities and 13 panchayat towns.

53. *Meetings*.—The Director addressed a meeting of the Bezwada Council on the question of enforcement of the building rules and presided over the opening day of the Health and Baby Week Exhibition and the

function of opening the newly built scavengers' houses at Erode. He also attended a number of owners' meetings in Madras City convened by the Corporation Standing Committee for town-planning and improvements, in town-planning scheme areas. The Town-planning Assistant attended while on tour, ten council or committee meetings when schemes were discussed. The Director served on the Andhra University Committee appointed by Government in G.O. No. 770, Development, dated 31st March 1937, for settling the lands to be assigned to the University from the forest compound. He also attended meetings of the Public Health Committee and served on the Site Committee for Madras City.

54. *Training of candidates.*—During the year a number of municipal overseers or special town-planning staff of municipalities (Conjeevaram—Town-planning draftsman, Masulipatam—Town-planning draftsman, Ootacamund—Town-planning supervisor, Cuddalore—Town-planning overseer, Tanjore—Town-planning overseer, Hospet—Town-planning surveyor, Vaniyambadi—Municipal overseer, Tiruvarur—Municipal overseer) were trained in the department and given instructions with respect to the special problems of their particular towns.

Under the scheme for training candidates in town-planning sanctioned in G.O. No. 2250, P.H., dated 26th September 1934, and G.O. No. 200, L.S.G., dated 15th January 1937, seven candidates were trained during the year. The department submitted proposals for service rules for town-planning establishment in municipalities at local boards but in G.O. No. 3174, P.H., dated 22nd November 1937 Government ordered that no separate staff for town-planning was necessary either on a temporary or permanent basis and that municipal engineers or overseers should be given training in town-planning in the department for one or two months. Since the receipt of the above orders, further recruitment of candidates for training in town-planning was stopped.

Government in the Development Department wanted a syllabus of town-planning as applied to villages for rural reconstruction overseers for appointment under district economic councils. This was submitted and approved in G.O. No. 2184, Development, dated 25th September 1937, but as the district councils were latterly abolished, the scheme of training overseers in rural reconstruction and town-planning through.

55. *Expenditure.*—The expenditure under town-planning during the year was Rs. 19,699, as against Rs. 19,800 in 1936-37 :—

	Rs.
Pay of officers	8,400
Pay of establishment	9,603
Allowances	1,309
Contingencies	387
Total	19,699

MADRAS,
4th October 1938.

C. S. HANUMANTHA RAO,
Ex-officio Director of Town-planning.

APPENDIX I.

Detailed Town-planning Schemes—Progress.

N.B.—(1) Italics indicate new scheme taken up during the year.
(2) * indicates scheme specially notified under section 12 of the Act.
(3) † indicates information of extent is not available.

Municipality or local board.	Name of scheme.	Area.	Progress made.
MUNICIPALITIES' SCHEMES.			
		ACS.	
1 Adoni	1 Scheme No. 1	184	Prepared, published and submitted for sanction during the year.
	2 Do. 2	106	Map being prepared—Renotified during the year.
	3 Do. 3	52	Do.
2 Anakapalle	* 4 Nidamdoddi Extension.	65	Sanctioned and under execution—Sale of sites in progress.
3 Anantapur			Schemes recommended—No action taken during the year.
4 Bellary	5 Wardlaw School Road Extension.	4	Prepared in consultation with Director of Town-planning.
	6 Goulbada Extension	†	Time-barred under section 11—Fresh action to be taken.
	7 Satyanarayanapet Extension.	51	Map being prepared—Renotified during the year.
	8 Pathakandakam Extension.	†	Time-barred—Fresh action to be taken.
	9 Municipal Extension area.	163	Do.
5 Berwada	* 10 Scheme No. 1 (Part I)		Submitted for sanction on 14th March 1935—Conditions of draft scheme being enforced.
	* 11 Do. 1 (Part II)	837	Prepared and published during the year—Conditions of draft scheme being enforced.
	* 12 Do. 2	515	Do.
	* 13 Do. 3	1,046	Under preparation.
	* 14 Do. 4	322	Do.
	* 15 Do. 5	2,125	Do.
6 Bimlipatam	16 Kosavapalaiyam Extension.	98	No action taken during the year.
7 Bodinayakanur	17 Railway Station area	90	Prepared and published during the year.
	18 Nadupatti Extension	66	Do.
8 Calicut	* 19 Scheme No. 1	126	Prepared, published and submitted for sanction during the year.
	20 Kottaparamba area	68	Under preparation.
9 Cannanore			Preparation of schemes ordered to be deferred in G.O. Ms. No. 30, L.S.G., dated 4th January 1937.
			No action taken during the year.
10 Chicacole			Do.
11 Chidambaram	21 Guntur Fields Area	25	Sanctioned—Action taken for acquisition of land.
12 Chingleput			No action taken during the year.
13 Chirala	22 Vanniar Block No. 1	5	Sanctioned—Works completed—Buildings are being regulated in accordance with scheme.
14 Chittoor	* 23 Do. 2	9	Sanctioned—No work undertaken yet.
	24 Neelam Garden area	7	Prepared, published and submitted for sanction during the year.
15 Cocanada	25 Ramarao Extension	11	Scheme taken up during the year—Under preparation.
	26 Yeendrapeta Extension	24	Do.
16 Cochin	27 Scheme No. 1	167	Prepared and published—Pending submission. Developments being controlled in accordance with the conditions of the draft schemes.
			Do.
	28 Do. 2	18	Do.
	29 Do. 3	33	Do.
17 Coimbatore	* 30 Bamanathapuram No. 1.	268	Sanctioned and under execution. Developments being controlled in accordance with the regulations of the schemes—Additional regulations sanctioned during the year.
			Do.
	* 31 Red Fields area No. 2	317	Do.
	* 32 Papanaikenpalaiyam No. 3	176	Do.
	* 33 New Wards Extension No. 4.	690	Prepared and published—Pending submission. Developments being regulated in accordance with the conditions of the draft schemes.
	* 34 Power House Ward No. 5.	682	Do.

Municipality or local board.	Name of scheme.	Area.	Progress made.
MUNICIPALITIES' SCHEMES—cont.			
18 Conjeeveram	* 35 Railway Station area	84	No real progress is observed to have been made in the preparation of the schemes. Even the special Town-planning staff appointed for preparation of schemes was disbanded in pursuance of Memo. No. 24714-1-F, dated 10th January 1938.
	* 36 Moonanthuruvila Man-tapam.	59	Do.
	* 37 Reddipet Extension	†	Do.
	* 38 Vaikuntapuram Kol.	†	Do.
	* 39 Lalathottam Extension	†	Do.
	* 40 Alwarpet Extension	63	Owners' meetings were held—No further progress made during the year.
19 Coonoor			No action taken during the year.
20 Cuddalore			Do.
21 Cuddapah			Do.
22 Dharapuram			Do.
23 Devakottai			Do.
24 Dindigul	* 41 Scheme No. 1	20	Returned by Government. Developments being controlled in accordance with the draft scheme conditions.
	* 42 Do. 2	38	Do.
	* 43 Do. 3	58	Pending sanction.
	* 44 Do. 4	104	Returned by Government.
	* 45 Do. 5	59	Do.
	* 46 Do. 6	†	Scheme dropped on account of railway objection.
	* 47 Do.	129	Same remarks as for scheme No. 1.
	* 48 Palni Railway area	485	Under preparation.
	* 49 Race Course Road area.	†	Time barred—Fresh action being taken under the Act.
25 Ellore	* 50 Scheme No. 1	84	Prepared and published—Pending submission.
	* 51 Do. 2	230	Prepared—Pending consultations with owners.
	* 52 Do. 3	19	Prepared—Pending publication.
	* 53 Do. 4	25	Under preparation.
	* 54 Do. 5	89	Do.
	* 55 Do. 6	168	Do.
	* 56 Do. 7	25	Time barred—Fresh action being taken under the Act.
N.B.—In the case of all the above six schemes the interim developments were being regulated in consultation with the Director of Town-planning.			
26 Erode	* 57 Scheme No. 1	403	Prepared, published and submitted for sanction of Government during the year. Developments being controlled according to the conditions of the draft scheme.
	* 58 Do. 2	260	Do.
	* 59 Do. 3	83	Do.
	* 60 Do. 4	245	Do.
	* 61 Do. 5	369	Do.
27 Guduvada			Time barred—Fresh action being taken under the Act.
28 Gudiyattam			No action taken during the year.
29 Guntur	62 Brodiepet Extension	800	Layout and draft scheme prepared during the year in consultation with the Director of Town-planning—Schedules under preparation.
	63 Central Area Scheme	57	Do.
	64 Nagaram Extension	63	Do.
	65 Nallapad Extension	340	Detailed maps under preparation.
	66 Kothapeta Extension	321	Do.
	67 Arundalpet Extension	556	Do.
30 Hindupur	68 High School Extension.		In all the above cases, developments were being regulated by the Council with the advice of the Director.
	69 East Town Extension	304	Prepared, published and submitted for sanction during the year.
	70 Patil Nagar Extension.	140	Layout completed and draft scheme under preparation in the Town-planning Department.
31 Hospet	* 71 Railway Station area No. 1, Part I.	294	Do.
32 Karakudi	* 72 Railway Station area No. 1, Part II.	344	Prepared, published and submitted for sanction during the year.
	* 73 Meenakshipuram No. 2.	1,186	Layout and draft scheme prepared.
	* 74 Naganathapuram No. 3.	290	Owners' meeting being arranged.
	* 75 Kalanivasal Extension, Part I.	410	Detailed map under preparation.
	76 Kalanivasal Extension, Part II.	†	Schemes declared by resolution under section 9 of the Act during the year—Preparation of detailed maps in progress.
	77 Senjai Extension	†	Do.
N.B.—In all the above cases, developments were being regulated by the Council in consultation with the Director of Town-planning.			

Municipality or local board.	Name of scheme.	Area.	Progress made.
MUNICIPALITIES' SCHEMES—cont.			
33 Karur	78 West Pradakshanam Extension.	†	Scheme notified under section 10 during the year—Preparation of detailed map in progress.
34 Kodaikanal	79 French Land Town-planning Scheme.	101	Draft scheme and layout prepared during the year—Pending publication for owners' suggestions and objections.
35 Kumbakonam	* 80 Scheme No. 1	294	Draft schemes and layouts prepared—Further progress not reported.
	* 81 Do. 2	247	Do.
36 Kurnool	82 S. No. 809-B Area	5	No progress.
	83 S. No. 817 Area	4	Do.
37 Madras City	* 84 47-1 Pullyur	6	Sanctioned—Majority of works completed.
	* 85 Mambalam East Extension.	623	Do.
	* 86 Greater Mambalam Extension.	1,196	Formally approved by Government—Final scheme pending completion of revenue survey.
	* 87 Nungambakam, West, Part I.	93	Submitted for sanction on 29th March 1935.
	* 88 Nungambakam, West, Part II.	163	Pending survey being an area newly included within city limits.
	* 89 Nungambakam, East	313	Submitted for sanction on 30th March 1936—and sanction of Government is awaited.
	* 90 Mylapore, East	239	Submitted for sanction on 30th September 1935 and sanction of Government is awaited.
	* 91 Cathedral Road Extension.	83	Submitted for sanction on 31st October 1935 and sanction of Government is awaited.
	* 92 Lloyds Road Area	118	Submitted for sanction on 16th March 1936 and sanction of Government is awaited.
	* 93 Nungambakam, North	116	Draft scheme and layout prepared and since published.
	* 94 Nungambakam, Central.	128	Layout prepared—Scheme not yet prepared and published.
	* 95 Mylapore, South	428	Layout map under preparation in the Town-planning Department.
	* 96 Thousand Lights Area.	28	Draft scheme and layout prepared and published during the year.
	* 97 Jagannathapuram Area.	57	Do.
	* 98 Kilpauk Garden Area	60	Do.
	* 99 Tondiarpet Area, No. 1.	94	Layout maps prepared—Draft scheme under preparation.
	* 100 Do. 2.	228	Do.
	* 101 Do. 3.	364	Do.
	* 102 Mylapore West Section.	102	Layout map under preparation in the Town-planning Department.
	* 103 Perambur North Area	170	Draft scheme and layout prepared and published during the year.
	104 Mylapore South-east Extension.	851	Layout map under preparation in the Town-planning Department.
	* 105 Harness and Saddle Factory.	212	Layout and draft scheme prepared—Pending publication.
	106 Perambur High Road Extension.	†	Layout map under preparation.
N.B.—In all the above cases, developments and building constructions were being regulated by the Corporation in consultation with Director of Town-planning.			
38 Madura	* 107 Vaigai South Bank Area.	100	Layout and draft scheme prepared—No further progress made during the year.
	* 108 Eljjanagar Extension	383	Layout and draft scheme prepared—Owners consulted during the year—Pending publication.
	* 109 Thaikal Block Improvement.	4	Layout and draft scheme prepared—No further progress made.
	* 110 Kollambattarai Block Improvement.	6	Submitted for sanction on 11th September 1936—Returned for publication and resubmission.
	* 111 Uppukara Block Improvement.	4	Do.
	* 112 West Ponnagaram, Part I.	67	Do.
	* 113 West Ponnagaram, Part II.	120	Layout and draft scheme prepared—Pending publication.
	* 114 Minakshi Mills Housing.	46	Layout and draft scheme prepared—No further progress made during the year.
	* 115 Chinna Sokkikulam Extension.	180	Do.
	* 116 Ismailpuram Extension.	22	Layout and draft scheme prepared—No further progress is reported during the year.

Municipality or local board.	Name of scheme.	Area.	Progress made.
MUNICIPALITIES' SCHEMES—cont.			
38 Madura—cont.	* 117 South-west Extension (Kazia Top).	60	Submitted for sanction on 10th Nov 1936—Returned for publication and resubmission.
	* 118 Sakkikulam Extension.	63	Sanctioned and under execution—All works except water-supply and market completed.
	* 119 Eastern Extension, Part I.	23	Sanctioned and under execution—Acquisition and other works have been completed.
	* 120 Eastern Extension, Part II.	49	Draft scheme finally approved—Publication under section 11 is stated to have not been made.
N.B.—Interim developments in the above scheme areas were being regulated by the Council with the advice of the Director of Town-planning.			
39 Mangalore ..	* 121 Market Ward, Block No. 10.	7	Sanctioned—Steps taken for acquisition of lands during the year.
	* 122 Guliga Hithlu Improvement.	19	Sanctioned—Major works including acquisition completed—Plots not sold yet.
	* 123 Pincer Town-planning scheme.	389	Sanctioned during the year—Steps being taken for acquisition of land.
	* 124 Railway and Nandiguda.	399	Submitted for sanction on 30th Apr 1935—Returned for taking consent of South Indian Railway.
	* 125 Kodialbail East	382	Submitted for sanction on 22nd Jan 1934—Sanction of Government awaited.
40 Mannargudi ..	* 126 Do. West	287	Do.
41 Masulipatam ..	.....	..	No action taken during the year.
	.....	..	Special Town-planning staff appointed by the Council for preparation of schemes.
42 Mayavaram ..	.....	..	No action taken during the year.
43 Nandyal ..	127 Railway Area scheme	69	Scheme declared on 30th September 1932—No further progress is reported during the year—Town being unsurveyed.
44 Narasaraopet ..	.....	..	No action taken during the year.
45 Negapatam ..	.....	..	Do.
46 Nellore ..	* 128 A.V. Choultry scheme.	2	Sanctioned—Trustees of choultry have requested extension of time for execution of works.
	* 129 Gulam Alikhanpet	17	Sanctioned—Area built up or otherwise utilized in contravention of scheme—The Council had recommended revocation of scheme.
	* 130 Trunk Road East Extension.	135	Returned for revision in the light of Director of Town-planning's remarks in 1932. No further action taken during the year.
	131 Owners' scheme R.S. 424, etc.	10	Submitted for sanction on 31st May 1935.
47 Ongole ..	132 Dandayudanipet	6	Do.
48 Ootacamund ..	133 Greenfields Exchange	5	No action taken during the year.
	134 Scheme No. 1	†	Layout and draft scheme prepared. Time-barred—Deferred for General Town-planning scheme.
49 Palacole ..	135 Do. No. 2	†	Do.
	136 A.L.N.V. Garden	3	Sanctioned and being carried out.
	137 Vemuvari Garden	3	Do.
50 Palamcottah ..	138 Pallivelavari Garden	2	Do.
	* 139 New Municipal Extension.	495	Submitted for sanction on 1st August 1936—Developments in the area being regulated in accordance with the draft scheme conditions.
51 Palghat ..	.....	..	No action taken during the year.
52 Palni ..	* 140 Railway Station area	272	Layout and draft scheme completed. No further action seems to have been taken during the year.
53 Peddapuram ..	141 Weekly market area	153	Scheme notified during the year under preparation.
54 Periyakulam ..	.....	..	No action taken during the year.
55 Pollachi ..	.....	..	Do.
56 Proddatur ..	142 Sri Ramulupet Extension.	35	Scheme published and pending final approval—Further progress not reported.
57 Rajahmundry ..	* 143 Scheme No. 1	114	Prepared, published and submitted for sanction during the year.
	* 144 Do. No. 2	234	Do.
	* 145 Do. No. 3	261	Do.
	146 Do. No. 4	275	Scheme and plans under preparation.
	147 Do. No. 5	262	Do.

N.B.—Layouts and developments in the scheme areas were being regulated by the Council in consultation with the Director of Town-planning.

Municipality or local board.	Name of scheme.	Area.	Progress made.
MUNICIPALITIES' SCHEMES—cont.			
58 Saidapet ..	148 West Mambalam, Part I.	70	Submitted for sanction during the year.
	Do. Part II.	63	Preparation not yet undertaken.
59 Salem ..	* 149 South Maravaneri Extension.	29	Sanctioned—Works almost completed.
	* 151 Devangapuram	12	Do. No work executed during the year.
	* 152 Logi Chetty Tank	20	Do. Certain road works were completed during the year.
	* 153 Dadagapatti	57	Do. No work executed during the year.
	* 154 Dadubaikuttai	27	Do. Do.
	* 155 Annmapet Extension	21	Do. Do.
	* 156 Gogai Extension	19	Do. Do.
	* 157 North Maravaneri Extension.	25	Do. Certain road works were executed.
	* 158 Kumaraswamipatti	117	Do. Do.
	159 Eastern Railway, Annmapet.	165	Submitted for sanction on 22nd July 1935.
N.B.—Layouts and developments in scheme areas were being regulated by the Council in consultation with the Director of Town-planning.			
60 Sivakasi ..	.....	..	No action taken during the year.
61 Srirangam ..	* 160 Railway Station area, Part I.	500	Scheme submitted for sanction.
	* 161 Railway Station area, Part II.	187	Draft scheme and layout under preparation in the Town-planning Department.
	* 162 Jambukeswaram Extension.	101	Detailed map not yet prepared.
	* 163 South Royapuram	23	Draft scheme and layout under preparation in the Town-planning Department.
N.B.—Layouts and developments in the scheme areas were being regulated by the Council in consultation with the Director of Town-planning.			
62 Srivilliputtur ..	164 Railway Station Area	333	Scheme sanctioned and under execution.
63 Tadpatri ..	165 High School Extension.	206	Draft scheme and layout furnished to the Council and published during the year.
64 Tanjore ..	166 Nilgiris garden	175	Layout furnished to the Council during the year—Draft scheme yet to be prepared.
65 Tellicherry ..	.....	..	No action taken during the year.
66 Tenali ..	* 167 Ramaswamipet Extension.	77	Submitted for sanction during the year.
67 Tirunelveli ..	* 168 Scheme No. 1	66	Draft scheme and layout furnished. Further progress not reported.
	* 169 Do.	2	Do.
	* 170 Do.	3	Do.
	* 171 Do.	1	Do.
68 Tirupati ..	172 Do.	2 A	Sanctioned—Execution of works and sale of sites in fair progress.
	173 Do.	2 B	Prepared, published and submitted for sanction during the year.
	174 Do.	3	Do.
	175 Do.	4	Do.
	176 Do.	5	Do.
69 Tirupattur ..	177 Railway Station Area	†	Scheme under preparation.
	178 South-west Extension	†	Do.
70 Tiruppur ..	.....	..	No action taken during the year.
71 Tiruvannamalai ..	.....	..	Do.
72 Tiruvarur ..	.....	..	Do.
73 Trichinopoly ..	* 179 Scheme No. 1	†	Detailed map under preparation.
	* 180 Do.	3	Do.
	* 181 Do.	5	93 Scheme published and submitted returned by Government for revision.
	* 182 New Town Railway Station, Part I.	65	Do.
	* 183 New Town Railway Station, Part II.	134	Draft scheme and layout furnished to the Council during the year.
	* 184 Puttur West	171	Do.
	* 185 Catholic Colony	58	Scheme submitted for sanction on 25th August 1934. Sanction of Government awaited.
	186 Salai Road Extension	90	Do.
N.B.—Layouts and developments in scheme areas were being dealt with by the Council in consultation with the Director of Town-planning.			
74 Tuticorin ..	* 187 Scheme A, Part I	58	Submitted to Government for sanction during the year.
	* 188 Do. Part II	23	Detailed map under preparation.

N.B.—The above two were Government area schemes and sites have been laid out in accordance with plans furnished by the Director and assigned by the District Collector subject to Town-planning conditions.

Municipality or local board.	Name of scheme.	Area	Progress made.
MUNICIPALITIES' SCHEMES—cont.			
74 Tuticorin—cont.	* 189 Scheme B	AOS. 399	Detailed map under preparation.
	* 190 Do. C—Part I	332	Do.
	* 191 Do. Part II	332	Do.
	* 192 New Railway Station area.	28	Draft scheme and layout furnished—Owners being consulted by the Council.
	193 <i>Extended area north of Puckle channel.</i>	473	Scheme newly declared during the year.
<i>N.B.—Layouts and developments in the scheme areas were being regulated by the Council with the advice of the Director of Town-planning.</i>			
75 Udamalpet	..	..	No action taken during the year.
76 Udipi	..	..	Do.
77 Vaniyambadi	194 <i>Gonindapuram Extension.</i>	45	Scheme newly declared during the year.
78 Vellore	195 Velapadi Nallampattadi.	54	Sanctioned—Developments in progress—Scheme pending revision with Council.
	* 196 Sankarampalaiyam Extension.	87	Prepared, published and submitted for sanction during the year.
79 Villupuram	..	..	No action taken during the year.
80 Virudhunagar	* 197 Kathalampatti	263	Variations to sanctioned scheme approved by Government.
	198 <i>Trunk Road by pass</i>	..	No progress.
	199 <i>Ramamurthi Road</i>	..	Do.
81 Vizagapatam	200 Maharanipecta, Ward 4.	71	Submitted variations to sanctioned scheme for sanction of Government during the year.
	* 201 Chingalraopetta 9, 10, etc.	49	Sanctioned scheme. Variations under consideration.
	* 202 Maharanipecta 9 and 10.	339	Layout and draft scheme furnished—Pending publication.
	* 203 Waltair Ward	1,781	Do.
	* 204 Alipur Ward	1,282	Do.
	* 205 Market Ward	228	Layout and draft scheme furnished—Pending submission for sanction.
<i>N.B.—Interim layouts and developments dealt with by the Council in accordance with the suggestions and advice of the Director of Town-planning.</i>			
82 Vizianagram	206 Kotha Agraharam	..	Further progress not reported.
	207 Maharanipecta	..	Do.
	208 Dasannapeta	..	Do.
	209 Yetagudem	..	Do.
83 Walajapet	..	..	No action taken.
LOCAL BOARDS' SCHEME.			
84 Ambasamudram	210 Town Extension	13	Sanctioned scheme revocation of scheme notified
85 Allinagaram	..	..	No action taken during the year.
86 Ariyalur	..	..	Do.
87 Aruppukkottai	211 North-east Extension	..	No progress is reported during the year.
	212 <i>South-west Extension.</i>	..	Newly notified.
88 Arkonam	..	..	No action taken during the year.
89 Atmakur	..	..	Do.
90 Bapatla	..	..	Do.
91 Courtalam	..	..	Do.
92 Coondapoor	..	..	Do.
93 Ganapati	..	..	Do.
94 Jayankondasholapuram.	..	..	Do.
95 Jammalamadugu	..	..	Do.
96 Kandanur	..	..	Do.
97 Kadayannallur	213 Krishnapuram Extension.	237	Scheme submitted for sanction.
98 Kolipatti	..	..	No action taken during the year.
99 Kadre	..	..	Do.
100 Kollegal	..	..	Do.
101 Kotagiri	..	..	Do.
102 Kovvur	..	..	Do.
103 Karkal	..	..	Do.
104 Lalgudi	* 214 Lalgudi Extension	38	Layout and draft scheme furnished—Further action not reported.
105 Manapparai	* 215 Seturathapuram	64	Sanctioned and under execution.
106 Madanapalli	..	..	No action taken during the year.
107 Mangalagiri	..	..	Do.
108 Markapur	..	..	Do.
109 Nannilam	..	..	Do.
110 Nidadavolu	216 Scheme No. 2	..	Scheme declared—Further action not reported.
	217 Do. 3	..	Do.
111 Narasannapet	..	..	No action taken during the year.
112 Nandikotkur	..	..	Do.
113 Papanasam	..	..	Do.
114 Paramagudi	..	..	Do.
115 Penugonda	..	..	Do.
116 Puliyankudi	..	..	Do.
117 Palakonda	..	..	Do.
118 Puttur	..	..	Do.
119 Polur (Kurnool)	..	..	Do.

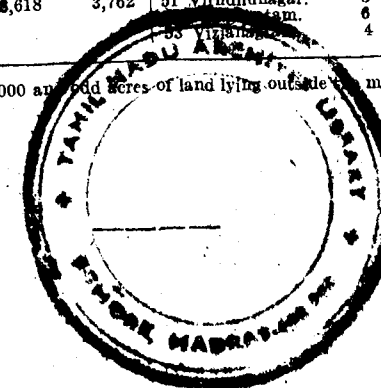
Municipality or local board.	Name of scheme.	Area.	Progress made.
LOCAL BOARDS' SCHEME—cont.			
		AOS.	
120 Polur (North Arcot district).	218 <i>Railway Station Area</i>	98	Under preparation.
121 Pattukkottai	219 <i>Pattukkottai Extension.</i>	13	Sanctioned and under execution.
122 Pilamedu	220 Scheme No. 1	35	Time-barred, fresh action to be taken.
	221 Do. 2	127	Do.
123 Pithapuram	..	..	No action taken during the year.
124 Pamaru	..	..	Do.
125 Rajapalaiyam	222 <i>Rajapalaiyam Extension.</i>	371	Sanctioned and under execution.
126 Repalle	..	..	No action taken during the year.
127 Seithur	..	..	Do.
128 Sivaganga	..	..	Do.
129 Sankarankoll	223 <i>Railway Station Area</i>	424	Draft scheme prepared and published.
130 Salur	..	..	No action taken during the year.
131 Tenkasi	..	..	Do.
132 Tambaram	* 224 <i>Tambaram Extension.</i>	401	Submitted for sanction—Since sanctioned.
133 Tanuku	225 <i>Railway Area</i>	..	Newly notified during the year.
134 Tadepalligudem	226 <i>Extension North of Canal.</i>	..	Under preparation.
	227 <i>Extension South of Canal</i>	..	Do.
135 Tekkali	..	..	No action taken during the year.
136 Usilampatti	..	..	Do.
137 Vikramasingapuram.	..	..	Do.
138 Vridhachalam	228 <i>Gubbipet Extension</i>	..	To be notified.
139 Valparai	..	..	Do.

APPENDIX II.

Extent of Land within Towns under Town-planning Control.

Name of town.	Number of schemes.	Total acreage of town.	Acreage covered by schemes.	Name of town.	Number of schemes.	Total acreage of town.	Acreage covered by schemes.
1 Adoni	3	2,835	342	26 Madura	14	5,165	1,126
2 Anakapalle	1	5,757	63	27 Mangalore	6	3,347	1,482
3 Bellary	3	6,976	218	28 Nandyal	1	..	..
4 Bezawada	6	3,488	*4,845	29 Nellore	5	..	170
5 Bodinayakka-nur.	3	1,203	264	30 Ootacamund.	1	9,235	5
6 Calicut	2	6,893	194	31 Palacole	3	865	7
7 Chingleput	1	870	25	32 Palamcottah.	1	2,227	495
8 Chittoor	2	14	14	33 Palni	1	1,049	272
9 Cocanada	3	5,018	42	34 Peddapuram.	1	1,293	153
10 Cochin	3	646	218	35 Proddatur	1	1,760	35
11 Coimbatore	5	4,800	2,133	36 Rajahmundry.	5	2,189	1,064
12 Cojaveeram.	2	2,496	143	37 Saidapet	1	4,480	70
13 Coonoor	1	2,302	63	38 Salem	10	2,758	492
14 Coonoor	7	2,957	803	39 Srirangam	4	3,288	811
15 Dindigul	7	3,501	640	40 Srivilliputtur.	1	851	253
16 Erode	5	2,060	1,360	41 Tadpatri	1	1,600	206
17 Guntur	6	2,829	2,137	42 Tanjore	1	4,909	..
18 Hindupur	2	1,216	444	43 Tenali	1	1,715	77
19 Hospet	1	1,866	294	44 Tirunelvely	3	1,344	412
20 Karaikudi	7	4,151	2,230	45 Tirupati	6	2,381	64
21 Karur	1	1,075	..	46 Tirupattur	2	1,114	..
22 Kodakanal	1	6,580	10	47 Trichinopoly.	8	5,639	1,074
23 Kumbakonam.	2	2,829	540	48 Tuticorin	5	1,971	812
24 Kurnool	23	18,618	3,762	49 Vaniyampadi.	1	2,573	400
25 Madras City.	(actually 20).	..	..	50 Vellore	2	1,440	263
				51 Virudhunagar.	3	3,859	3,720
					4	2,364	231

* Includes an area of 2,000 and odd acres of land lying outside municipal limits.



Government of Madras

EDUCATION AND PUBLIC HEALTH DEPARTMENT.

(Public Health.)

G.O. No. 4262, 28th November 1938

Town-Planning—Administration—1937-38—Reviewed.

READ—the following paper :—

From the Director of Town-Planning, dated 6th October 1938,
D.T.P. No. 1869/38.

Order—No. 4262, P.H., dated 28th November 1938.

Recorded.

2. At the end of the year the Town-Planning Act was in force in 139 towns. Thirty-six municipalities and two panchayats had submitted the preliminary explanatory notes in regard to general town-planning schemes. The progress so far made cannot be said to be satisfactory. The Government trust that better progress will be made during 1938-39.

3. Twenty-four town-planning schemes were newly undertaken during the year under review and eleven schemes were submitted through the Collector and the Board of Revenue. One (detailed) town-planning scheme was sanctioned during the year, and including the schemes already sanctioned the number was 38, while the number of schemes submitted and not yet sanctioned was also 38. Thirteen schemes were pending sanction of Government during the year and eight schemes were returned to local bodies for revision and resubmission.

4. Besides 500 building applications in town-planning areas, the Town-Planning department dealt with 57 lay-out schemes in towns. About 47 lay-outs were furnished by the Town-Planning department to the District Labour Officers and other authorities in regard to the provision of house-sites for the poor classes.

No. 4262, P.H., 28TH NOVEMBER 1938

5. The Government observe that the municipalities are not enforcing building regulations and street making provisions rigidly and they again emphasize the necessity for their strict observance.

(By order of His Excellency the Governor)

C. H. MASTERMAN,
Secretary to Government.

To the Executive Authorities of Municipalities, through the Chairmen.
 „ the Mayor, Corporation of Madras.
 „ the Board of Revenue.
 „ all Collectors.
 „ all Presidents of District Boards.
 „ the Presidents of Panchayat Boards concerned (through the Presidents of District Boards concerned).
 „ the Director of Town-Planning.
 „ the Director of Public Health.
 „ the Sanitary Engineer.
 „ the Inspector of Municipal Councils and Local Boards.
 „ all Departments of the Secretariat (except Finance and Home).
 „ the Examiner of Local Fund Accounts.
 „ the Secretary, Assembly Secretariat (two copies).
 Press.



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