

ANNUAL REPORT
ON THE
ADMINISTRATION OF TOWN-PLANNING
IN MADRAS STATE
FOR 1949-50

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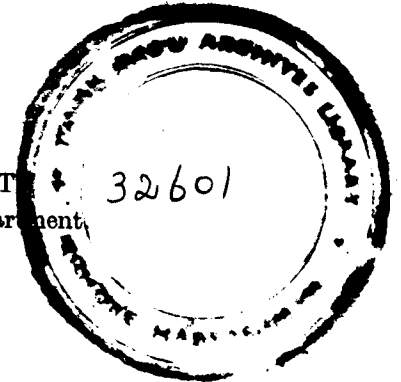
OFFICE OF THE DIRECTOR OF TOWN-PLANNING,
OLD HIGH COURT BUILDINGS,
FIRST LINE BEACH, MADRAS-1,
Dated 6th December 1950.

From

T. PRABHAKARARAO NAYUDU,
Director of Town-Planning,
Old High Court Buildings,
First Line Beach, Madras-1,

To

THE SECRETARY TO GOVERNMENT
Health Department



Sir,

[Administration Report—Town-Planning Department for the year 1949-50
—Submitted.]

I have the honour to submit herewith the Annual Report (in duplicate) on the Administration of Town-Planning in the Presidency for the year ending 31st March 1950.

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Yours faithfully,
T. PRABHAKARARAO NAYUDU.

ANNUAL REPORT ON THE ADMINISTRATION OF TOWN-PLANNING IN MADRAS STATE FOR THE YEAR 1949-50.

I. GENERAL REVIEW.

The activities of the Department had considerably increased and generally great progress was made during the year in town-planning and other allied matters, in spite of the lack of adequate number of expert officers and inadequacy of staff in the Department and the want of qualified and trained town-planning personnel in the town-planning and building inspection establishments of local authorities. The Department continued to render all possible assistance and technical advice to local bodies, Government Departments and Co-operative Housing and Building Societies, in the formulation of town-planning and housing schemes and in preparing and furnishing layout plans and designs. All local authorities evinced great and keen interest in the effective enforcement of layouts, town-planning regulations, building rules and street by-laws. They were also found to take prompt and effective steps to regulate or restrict industries in conformity with the declarations made for residential and industrial areas in municipalities and panchayat areas. Important activities of the Town-Planning Department and the progress made by the local authorities and others in the direction of town-planning, during the year, are dealt with in detail in the subsequent parts of this report.

2. Declaring open Dr. C. Natesa Mudaliyar Park in the Tyagarayanagar on 13th September 1950, the Hon'ble Sri A. B. Shetty (Ex-Minister of Public Health and now Minister for Agriculture), while pointing out that the unplanned and uncontrolled growth of towns in the past had made them ugly, insanitary and almost unfit for human habitation, observed as follows, on the question of Town-Planning :—

“ We have to regulate their (the Towns and Villages) development in future and we have also to improve the areas already built upon. The question of town-planning is now recognized to be a matter of great and growing importance. The health and happiness of citizens depend upon the provision of improved living and working conditions with healthy and beautiful surroundings.

“ A city or town is said to be the physical expression of a nation's civilization. Its residential quarters and industrial areas, the layout of its roads, its various institutions and places of amusements, reflect fairly accurately, the ideas and ideals of its inhabitants, their culture, social status, and economic conditions, and the kind of local Government they have, in short, the achievement of their civilization.”

The Hon'ble Minister stressed the need for local authorities paying greater attention to town-planning and in the provision of more environmental amenities and recreational facilities.

3. Town-planning function has been relegated to the local authorities and one can look forward for its success and achievement only to the local authorities. There has been considerable awakening and appreciation in the public mind, as well as by the local authorities of the State, in general, of the urgency of the need for proper planning and regulation of development and for the provision of environmental amenities. The local authorities have also realized that the severe backwardness of the present position of our towns and villages had arisen as a result of continued neglect in the past in this important field of planning activity. Today, the problems they have to face are by no means of any mean order or simple. Every local authority, whether of a large town or a small village, is today faced with increasing populations, acute housing shortage

increasing slum developments and the extremely insanitary and degenerate character of its existing developments and built-up areas. Increasing industrialization is also another reason why there should be better planning. In the present tempo of rapid developments, therefore, no responsible local authority can afford to adopt an attitude of complacency in planning neglect, or be slack in the matter of enforcement of adequate planning standards and building regulations. It is, however, a matter of regret there has been a tendency in some quarters to clamour for relaxation from enforcing even the minimum standards laid down in the ordinary building regulations. It has to be pointed out that this is a very disastrous tendency, as may be envisaged from the visible results of past neglect, which has handed down to us the extremely severe problems of slums, over-crowding and insanitary and unhealthy dwelling environments in all our towns and villages, which we are now called upon to redeem and which might, on the other hand, have well been prevented in the past, by continued vigilance. It would be well for all local authorities to realize also that the average standard of living of the public has risen and that coupled with the inflated conditions of finance in the country, there has been a marked growth and development of towns and villages and increase in building activity, in general. Many new and yet undeveloped areas are being developed, many new buildings are being built and a considerable number of the existing old buildings in the built-up areas which are already below normal standard requirements of health and sanitation, are coming to be reconstructed into pakpa constructions, as may be seen from the large increase in the number of building applications being received by the local authorities yearly. If, at every stage, the land development and building operation are not suitably guided and regulated and controlled, the local authorities would have failed miserably in their duty to the public in letting an opportunity for effecting proper and lasting improvements in their living conditions, convenience and amenity, slip by inadvertently. The Department has, however, been keeping a close watch in the matter and has been doing its best to prevent such a mishap. The Government, to whose notice cases of failure to enforce provisions of laws and regulations were brought, issued instructions to the local authorities concerned, to see that the town-planning and building regulations were strictly enforced in the interest of public health and they have rightly refused to grant any relaxations from the building rules.

4. *Applicability of Town-Planning Act and District Municipalities Act.*—Up to the end of the year under review the provisions of the Madras Town-Planning Act were applicable to all of the 95 municipalities including the Corporation of Madras and had been extended to 282 panchayats and villages including 176 panchayats and villages to which the Act was newly extended during the year.

There has been considerable increase in the demand made by small urban local authorities and other panchayats for extension to their areas planning powers under the Madras Town-Planning Act and also adequate powers to regulate the making of private streets and of building operations under the Madras District Municipalities Act. The Government had so far extended the provisions of Chapters IX and X of the Madras District Municipalities Act to 135 panchayats and villages including 22 panchayats to which the said provisions were newly extended during the year.

As matters are, the panchayat boards by themselves found it difficult to employ proper town-planning staff and to carry on the duties laid down under the Madras Town-Planning and District Municipalities Acts. It would be very helpful and encouraging to the panchayats if the concerned district boards also take appropriate steps and interest in the planning of the panchayat areas and villages and assist the panchayat boards with competent technical officers.

It may be mentioned here that the Chingleput District Board has taken the lead in this regard and got the provisions of the Town-Planning Act extended to 150 villages comprising all the areas in the near vicinity of the Madras City and along-side the main communication routes leading to the city, which, by virtue

of their close proximity to the metropolis, have high potentialities of early development and require careful planning and regulation and control. The extension to these areas of the provisions of Chapters IX and X of the Madras District Municipalities Act was also under consideration with the Government. The district board has also appointed a Town-Planning Officer and staff to regulate in a suitable manner according to the principles of town-planning all developments of land and erection of buildings thereon and also to make and execute town-planning and improvement schemes for many villages and panchayats in the area. The district board is also contemplating to make the services of the technical town-planning staff available to other panchayat boards in the district which have been vested with necessary powers under the provisions of the Town-Planning Act and District Municipalities Act to prepare town-planning schemes and enforce building regulations and street by-laws in the panchayat areas. It is hoped that the District Board of Chingleput would in course of time extend the scope of these powers to the entire district and eventually secure good planning on a regional basis for the whole district.

5. The provisions of the Town-Planning Act are now applicable only to 282 panchayat towns or villages. It may be observed that there are about 35,500 urban and rural panchayats and villages in the State to which the Town-Planning Act provisions do not as yet apply and therefore nothing is being done to regulate and plan their growth and development. Even the ordinary provisions regarding street control and building regulations (available only in the District Municipalities Act) are not made applicable to all these panchayats and villages and consequently indiscriminate and irregular land subdivisions and building operations are allowed to take place in all of them. Considering these facts the Provincial Town-Planning Enquiry Committee had recommended that the Town-Planning Act should be enlarged and made into a comprehensive Town and Country Planning Act (on the lines of the English Town and Country Planning Act), so as to be automatically applicable to all areas within the State and so as to make it possible for the extension of the principles of town planning to the country-side and the undertaking of schemes for various regional areas. The Government, however, did not accept the recommendation and considered that legislation as recommended by the Committee is not necessary at present in view of the financial and other conditions relating to staff etc., existing in the State.

The need for incorporating the provisions of the Municipal Act relating to street control and building regulations in the Town-Planning Act itself was also stressed by the Town-Planning Enquiry Committee and, in this matter, the Government stated in their orders on the Committee's report that the question of framing suitable by-laws to control development in all towns and villages and also of amending existing laws to remove overlapping of functions will be considered by them after the new Panchayat Act is passed and new panchayats have been constituted.

6. While all the 95 municipal councils automatically derived powers regarding street control and building regulation under Chapters IX and X, respectively, of the District Municipalities Act, the said powers were exercised also by 14 panchayats to which the provisions of the Madras District Municipalities Act had been extended. In the municipalities where town-planning and building inspection staff is organized and functioning these regulations are being properly enforced; but, for want of proper organization of building inspection staff and also for want of qualified technical men, the building rules and street-making regulations could not be enforced satisfactorily in the panchayats.

To a suggestion made by the Provincial Town-Planning Enquiry Committee to empower the executive authorities, instead of the municipal councils as at present, to sanction layouts after consulting the Director of Town-Planning and act according to his advice, the Government directed that all local bodies should strictly observe the instructions issued by them in G.O. No. 1920, P.H., dated 11th May 1920.

The Provincial Town-Planning Enquiry Committee specially stressed in their report to Government that there should be proper and adequate organization in all municipalities and local board areas for carrying out town-planning and building regulation works efficiently and expeditiously and recommended the organization required for various classes of municipalities, each under a qualified Town-Planning Officer on suitable scales of pay and suggested that all panchayats with a population of 10,000 and above should employ adequate staff as recommended by it and that remaining panchayats and rural areas should be grouped and necessary staff appointed on a district or regional basis. The Government, however, were not pleased to accept the recommendation.

7. *Preparation and execution of town-planning schemes.*—The progress made in the preparation of General Town-Planning Scheme for the whole area of municipalities—which is obligatory—was not satisfactory. To facilitate the preparation of the scheme for all municipalities, the Town-Planning Enquiry Committee suggested that this work should be undertaken by the Director of Town-Planning who should be given special staff for the purpose. But the Government considered that the work should be done by local authorities as at present with the assistance of the Director of Town-Planning in difficult cases, and they, however, observed that the position would be reviewed when the financial position of the State improved and the paucity of trained town-planning personnel ceased to exist. It is noted, however, that with the appointment by the municipal councils of separate town-planning and building inspection staffs there has been considerable improvement in the progress made in the preparation of town-planning schemes in the municipalities, which had been previously notified by the councils and had been pending with them for long periods of time. There has been also notable progress in the matter of execution of sanctioned town-planning schemes, acquisition of lands required under the schemes, arbitration proceedings and, in general, in the matter of execution of works required to be done by the municipal councils. It has also been possible to notify quite a number of fresh town-planning schemes during the year. It is, however, unlikely that all the pending schemes would come up for sanction of the Government immediately, in view of the elaborate procedures to be undergone under the rules, but it may reasonably be expected that quite a number of the schemes may be submitted to the Government in the course of the next few years. The municipal councils are somewhat handicapped by the inadequacy of the town-planning staff and the non-availability of suitable technical personnel qualified and trained in town-planning. Much of the energy of the existing staffs are now being spent on the enforcement of the building rules and the private street-making provisions of the District Municipalities Act, which any way is a very important and useful function and had suffered absolute neglect in the past. The Town-Planning Enquiry Committee suggested certain amount of simplification in the procedure adopted in the preparation of town-planning schemes which led to considerable delay and which became time-barred, but the Government considered that the main cause is the lack of qualified personnel and that any change at present in the existing procedure is unnecessary. The successful completion and execution of town-planning schemes for all available areas in towns, would go a great way to easing congestion and overcrowding and even the elimination of slums. The local authorities must, therefore, take far more interest in the making of such useful schemes and should allot from its general revenues larger and larger amounts of money to the town-planning funds every year, so as to include in their schemes provision for acquisition of large areas of lands for providing housing for the poorer classes and for slum clearance which are their most glaring problems today, and further to carry out essential improvements in the existing built-up areas.

8. *Housing (Co-operative Housing Schemes).*—Housing, as an integral part of town-planning, has not yet been commenced on a large scale except through the medium of co-operative enterprise. Co-operative housing has, however, progressed to a very considerable extent in the State and a number of Co-operative House Construction Societies or Co-operative Building Societies were constituted by the

Co-operative Department of the Government during the year. The Town-Planning Department played a considerable part in giving to the said societies, layout and development plans for their schemes and in the approval of the house designs promptly and expeditiously. The development plans were made invariably after personal inspection of the areas and their environments and in accordance with the principles of town-planning needs of the local area or the town as a whole. Housing schemes attempted by the local authorities have been very few and were usually for housing their menials in small numbers. The local authorities, especially the municipal councils, would have to pay greater attention to housing in due course and would, therefore, do well to see that they take an adequate number of town-planning schemes on hand making provision for such housing and for acquisition of lands needed for the purpose, especially for the benefit of the working and the poorer sections of the populations.

In connexion with a recommendation made by the Provincial Town-Planning Enquiry Committee that every local planning authority should have power to acquire land necessary even for housing persons displaced by any town-planning scheme (as part of the scheme itself) the Government had observed that the question of amending the Town-Planning Act suitably was under consideration and that necessary executive instructions would be issued in this regard after the Act had been amended. The Town-Planning Enquiry Committee pointed out that housing occupied an important place in the frame work of town and country planning and recommended that comprehensive housing legislation was required to secure co-ordination and for fitting the various housing schemes into the general frame work of town-planning. The Government stated that this recommendation was under their consideration.

9. *Minimum Housing Standards.*—The question of fixation of minimum standards of living accommodation to be adopted in the design for a dwelling-house for a single family was discussed by several special Committees appointed by the Government and the recommendations made by them have been under consideration with the Government. Provision for fixation of such standards have been made for the first time in the Courtallam Town-Planning Scheme which was recently sanctioned by the Government. This scheme embraces the entire area of the town of Courtallam and makes the following minimum provision for a dwelling house:—

- (a) One living room or hall not less than 120 sq. ft. in area.
- (b) One or more bed rooms not less than 80 sq. ft. in area.
- (c) One kitchen (separate) not less than 40 sq. ft. in area.

10. *Notification of Residential Areas under the Public Health Act.*—Satisfactory progress had been made in the setting apart and declaration of residential areas by a majority of municipalities and a large number of urban local authorities. In certain cases of local authorities the Government have sanctioned extension of time for notification. In order to ensure effective control of residential areas and to prevent undesirable industrial developments in those areas, it is necessary that practically all panchayats in the State should have such residential areas notified.

11. *Control of industries.*—According to the policy laid down by the Government that industries and factories should be controlled effectively by restricting their establishment only in specified areas to be set apart by local authorities, majority of the municipalities and a large number of panchayats had from time to time set apart suitable industrial areas in their towns or villages with the previous approval of the Director of Town-Planning and the Health authorities. There are still certain municipalities and a very large number of panchayats which have yet to determine suitable and adequate industrial areas and the local authorities concerned should take immediate steps to have such areas settled and declared, so that there might not be any difficulty for industrialists to secure suitable sites for their factories and installations in such areas. To ensure a uniform policy of control of industries and factories throughout the State, both in urban and rural areas, the

Government considered that prior approval of the Director of Town-Planning for layouts for factories is necessary and accordingly they had issued a rule under the Factories Act of 1948 (in G.O. No. 1041, Health, dated 15th March 1950), that "A certificate from the Director of Town-Planning, Madras, to the effect that the plans and layouts of the factory buildings, additions or extensions have been approved by him."

12. *Miscellaneous.*—The demands made on the department by the Revenue, Labour, Harijan Welfare, Co-operative and Public Works Departments of the Government for advice on their various housing, land development and project schemes during the year had increased considerably as compared with the previous years. Likewise, the municipalities and panchayats of the State also sought for and obtained the advice of the department on very large number of their building schemes, improvement works and private street-making proposals and layouts. On the whole, it has to be observed that the department continued to work under great strain during the year.

13. *An abstract of the works carried out by the department during the year.*—While the detailed report which follows gives particulars of the works carried out by the department individually in respect of each item of duty, it will be useful to give here a brief abstract of works carried out during the year to easily provide a full picture of the actual outturn of the department work, an abstract statement in respect of the plans furnished or approvals granted and orders passed in regard to all the technical functions of the department statutorily assigned to it and also otherwise attached to it by executive instructions of the Government, is given below :—

Statutory duties under various Acts.

	NUMBERS.
(1) Town-planning schemes—Draft town-planning scheme plans and scheme layout plans furnished	10
(2) Interim development—Interim layout plans of land development in town-planning areas furnished	89
(3) Variations to schemes—Variations or modifications to town-planning scheme proposals approved	19
(4) Land developments under the Madras District Municipalities Act—Layouts furnished and approved	52
(5) Building appeals disposed of	800
(6) Residential Areas under the Madras Public Health Act—	
(a) Residential area maps and proposals dealt with	26
(b) Exclusion proposals from residential areas dealt with	24
(7) Industrial areas under the Madras District Municipalities Act and the Madras Local Boards Act—Industrial area maps and proposals dealt with	40
(8) Industrial installations over 15 h.p. electric motors approved.	Several.

Non-Statutory Housing duties and other Building Schemes.

(9) (i) Co-operative Housing—	
(a) Housing layouts furnished to societies	31
(b) Building plans furnished or approved	114
(ii) Municipal housing, layouts and plans furnished—	
(a) Housing for municipal staffs	3
(b) Housing for menial and conservancy staffs	5
(10) Harijan Welfare and labour housing schemes. Plans and designs furnished to Collectors and the Director of Harijan Welfare and also to the Commissioner of Labour	104
(11) Building Schemes and projects of other Departments of the Government—	
(a) P.W.D. Canal margin (Nidadavole)	1

NUMBERS.

(12) Building Schemes of Municipal Councils and other local bodies. Plans and designs furnished or approved—

(a) Municipal offices	5
(b) Markets and shopping centres	14
(c) Hospitals and dispensaries	2
(d) Child welfare and maternity centres	4
(e) Children's creches	..
(f) Bus stand layouts (including bus stand building with waiting sheds, platforms, shops, restaurants, bus shelters and retiring rooms)	4
(g) Travellers bungalows and rest house	5
(h) Cheap House Designs	..
(i) By-pass roads and road alignments or improvements to road and road junctions	2
(j) High Schools and College buildings	2
(k) Elementary schools	13
(l) Parks	11
(m) Playgrounds and play fields	
(n) Approval of sites for latrines, etc.	2

14. *Report of the Provincial Town Planning Enquiry Committee—Orders passed by Government—Amendments to Town-Planning Act.*—The Government passed orders on the report submitted by the Provincial Town-Planning Enquiry Committee in G.O. No. 1097, Health, dated 25th March 1950. Some of the orders passed on the recommendations made by the Committee have been referred to in various places of this report. Quite a number of the recommendations made by the Committee were accepted by the Government, especially with regard to the proposals made to amend the Town-Planning Act to achieve some simplification in the matter of the procedure to be adopted in the preparation of town-planning schemes and the question of eliminating the provisions of betterment levy and replacing the same with the levy of an improvement or development charge, depending on the actual cost of execution of the schemes and enabling the said levy to be made after most of the works in the scheme have been satisfactorily completed by the responsible authority, and several other matters besides. The Government subsequently asked the Department to suggest suitable amendments to the Act to bring into effect the orders passed by them and this matter was engaging the attention of the Department.

15. *Need for reorganization and expansion of the Town-Planning Department.*—All along, the Department had been pressing the Government for a proper reorganization and expansion of the Department. The Madras Post-war Development Committee and the Bhore Committee (of the Government of India) had pointed out the importance and necessity of the appointment of a whole time expert Director of Town-Planning and adequate strength of Town-Planning staff for the Department. This question was again referred to the Provincial Town-Planning Enquiry Committee for investigation and report. The Provincial Town-Planning Enquiry Committee had strongly advised Government to appoint urgently "a whole-time Director of Town-Planning who will be technically qualified for the post" and also urged for a reorganization and strengthening of the Department stating that "matters have now reached a stage when active and important steps have to be taken to make rapid progress in the future, and this cannot be done until properly qualified officers are put in charge of the work all through".

The Committee had also held that the work of the Department is purely technical in character and that the technical officers of the Department were at present being paid very low and unattractive salaries and recommended suitable scales of salaries to be given to them. But, the Government were not pleased to

approved by Government and included in the Post-war Reconstruction Scheme—the Madras Five-year plan—Serial Scheme No. 105 as far back as in 1944 and although the duties and responsibilities of the Department had grown enormously since then. The need for the said reorganization and expansion had been a long felt want and fully merited the acceptance of the Government at least now, when the responsibilities and duties of the Department had increased and its work more than quadrupled itself during the last five or six years. In its present condition, the Department is finding it extremely difficult to carry on its regular work efficiently or satisfactorily and is entirely incapable of paying prompt and adequate attention to the statutory town-planning work. It has, therefore, become highly necessary that the Department should be suitably reorganized and expanded immediately and the salaries of the officers and staffs revised, in accordance with the very reasonable and just recommendations made by the Town-Planning Enquiry Committee. The Government, it is hoped, would see their way to revise their earlier decision in the matter and pass early orders reorganizing and expanding the Department and revising the scales of salaries and bringing them to the level recommended by the Committee, as such a step would be absolutely essential for the maintenance of proper status of officers in the interests of contented service and efficient administration of the Department and also in consideration of its immense usefulness to public well-being.

II. ADMINISTRATION OF THE MADRAS TOWN-PLANNING ACT, 1920.

16. *Applicability of the Town-Planning Act to municipalities.*—The total number of municipalities including the Corporation of Madras to which the Town-Planning Act was automatically applicable was 95. With the merger of the Pudukottai State and the Town-Planning Act became applicable to it.

The two panchayats Tindivanam and Gopichettipalayam were also reconstituted as municipalities during the year.

17. *Extension of the Town-Planning Act to panchayats and villages.*—The provisions of the Town-Planning Act were extended by the Government to the 176 villages and panchayats as mentioned below during the year bringing the total number of panchayats and villages to which the Act has been extended so far to 282 :—

- (a) Alur, Hadagalli, Kangli, Kottur and Yemmiganur (Bellary district).
- (b) Villivakkam, Issa and Zemin Pallavaram (Chingleput District Board) (Chingleput district).
- (c) Ninety-eight villages in Saidapet taluk (Chingleput district).
- (d) Eight villages in Sriperumbudur taluk (Chingleput district).
- (e) Forty-four villages in Chingleput taluk (Chingleput district).
- (f) Tirumalai (Chittoor district).
- (g) Salur, Chennimalai, Kurichi, Satyamangalam and Bhavani (Coimbatore district).
- (h) Samalkot (East Godavari district).
- (i) Maruteru (West Godavari district).
- (j) Sattenapalle and Chilakalurpet (Guntur district).
- (k) Avanigedda and Kondapalle (Krishna district).
- (l) Usilampatti (Madurai district).
- (m) Gudalur (Nilgiris district).
- (n) Sattur (Ramnanathapuram district).
- (o) Mettur Township (Salem district).
- (p) Parvatipuram and Narasapatnam (Visakhapatnam district).

The question of extension of the Town-Planning Act was under correspondence with concerned local authorities or the Inspector of Municipal Councils and Local Boards or the Government in the following eight cases :—

Namagripet (Salem district); Andiyur and Palladam (Coimbatore district); Perambalur (Tiruchirappalli district); Kasirkota (Visakhapatnam district); Koothanallur (Tanjore district); Ambattur and Tinnanur (Chingleput district).

The Lalgudi Panchayat had requested the Government to transfer the control of Town-Planning functions from the District Board to the panchayat and this matter was under correspondence between the Government and the Tiruchirappalli District Board. The proposal of the Ichchapuram Board (Visakhapatnam district) to withdraw the extension of the provisions of the Town-Planning and Madras District Municipalities Acts which had been extended previously, was not accepted by this Department and on this the Inspector of Municipal Councils and Local Boards had requested the Government to cancel the resolution of the Ichchapuram Panchayat Board.

A complete list of panchayats and other villages to which the Town-Planning Act, 1920 and the Chapters IX and X of the District Municipalities Act, 1920 (relating to street control and building regulations) had been extended up to the end of the year, is furnished in Appendix I.

18. *District boards and their town-planning functions in villages and panchayats.*—In a large number of cases where the provisions of the Town-Planning Act have been extended to the villages and panchayats, the district boards of the district had been made the planning authority for discharging the functions under the Town-Planning Act and to make town-planning schemes. They are as noted below :—

South Arcot District Board in respect of Vriddhachalam Town; Tirunelveli District Board in respect of Ambasamudram and Puliangudi villages; Tiruchirappalli District Board in respect of Jayankondan and Lalgudi villages; Guntur District Board in respect of Repalle village; Tanjore District Board in respect of Nannilam and Papanasam villages.

The district boards in general had been very indifferent in the matter and little or no progress had been made by them. It is not always possible for a small panchayat or a small village to establish and maintain a staff for doing the work from out of their own incomes which are generally slender but they may be in a position, some times, to make a contribution to the District Board, if the District Board would maintain at district level a special Town-Planning and Building Inspection establishment, which will be in a position to attend to the town-planning needs of the panchayats concerned. This position requires detailed investigation. In this respect the action of the Chingleput District Board in appointing a District Town-Planning Officer and a staff to work under him, requires to be specially commended. The Chingleput District Board is now trying to work out a formula for apportionment of its expenses on the said staff between the various panchayats and villages or in the alternative to find ways and means for meeting these expenses from the levy and collection of licence fees on applications made to them for construction of buildings or for the making of streets. It is high time that the remaining district boards in the State emulate the example set before them by the Chingleput District Board and take the initiative in introducing effective town-planning and building controls in the many panchayats in their respective districts after getting the planning provisions of the Town-Planning Act as well as also the building regulations and street-making powers, viz., Chapters IX and X of the District Municipalities Act extended to those panchayats and villages. Mere extension of these powers, however, would not by themselves produce any result unless they are followed up by setting up suitable Town-Planning and Building Inspection establishments to do the work and unless Town-Planning schemes are made and carried out, and all land development and building activities suitably regulated. In the larger interests of regional or district planning or country-side planning, the District Boards can always serve a useful purpose and the mere fact that the panchayats will be outside the control of the district boards (under the New Panchayat Act, 1950) would not still affect their general powers and responsibilities of development of the district as a whole and might assist the panchayats in achieving proper planning and improvements in the panchayat areas.

19. *Progress in the preparation of the General Town-Planning Schemes (Master Plan).*—Under section 8 of the Town-Planning Act, it is obligatory on the part of all municipal councils to prepare General Town-Planning Schemes. The progress

in the preparation of General Town-Planning Scheme continued to be very unsatisfactory in respect of most of the municipalities. Certain preliminary work was undertaken and in progress in a few municipalities, viz., Mangalore, Coimbatore, Tiruchirappalli and Madurai, which were included in the programme approved by Government in 1943 and where some special Town-Planning staff was employed and attending to the work. In Madras City also, the Corporation had commenced the preparation of the General Town-Planning Scheme and the work was observed to be proceeding on the lines of instructions already issued by the Department. In this connection the Corporation Engineer and the Town-Planning Assistant Engineer had also consulted the Junior Town-Planning Expert regarding the manner in which the preliminary investigations should be proceeded with.

In the administration report, the Commissioner of the Corporation of Madras had stated as follows :—

"The Council having decided to include 54 outlying villages falling within the 3 miles belt around the City within the scope of the General Town-Planning Scheme, exhaustive details have been collected regarding industries and trades, population, land values, ground rents, open spaces, parks, playgrounds, educational institutions, etc., in these areas. The particulars are being marked in detail on a 10-inch to a mile printed map as instructed by the Director of Town-Planning. In view of the magnitude and importance of the work involved in the preparation of the "Master Plan", an Assistant Engineer has been placed solely in charge of this work with the sanction of the Council."

In the Coimbatore Municipality, the preliminary enquiries and collection of statistical data in specified forms and up-to-date topographical maps for the entire town and adjoining 19 villages around Coimbatore which were proposed to be taken for consideration in the making of the scheme, had been completed and the preparation of basic maps and preliminary report had been taken up and progressing.

In the Mangalore, Madurai and Tiruchirappalli municipalities, very good progress was made in the matter of correction of survey records and in completing the statements not only for the municipal area but also in respect of a few villages outside the town proposed to be included in the general scheme. The other municipal councils which were also included in the programme approved by the Government, viz., Salem, Kozhikode, Kakinada, Vijayavada, Vishakapatnam and Tirunelveli had not yet taken steps to employ the special staff and did not commence the work at all. Further extension of time for the preparation, publication and submission of the General Town-Planning Schemes for different periods had been granted to various municipal councils on applications made by them.

20. *Simplification of procedure for preparation of General Town-Planning Scheme—Recommended by Provincial Town-Planning Enquiry Committee.*—The Town-Planning Enquiry Committee had recommended a simplified form of General Town-Planning Scheme to be prepared and suggested that every panchayat also should prepare such schemes. The Committee also recommended that the preparation of the draft General Town-Planning Scheme (Master Plan) should be carried out by the Director of Town-Planning who should be given adequate technical and other staff as may be necessary. On these recommendations, the Government stated that they propose to make provision in the Town-Planning Act for compelling all panchayats which are urban in nature and where staffs and other facilities exist, to prepare General Town-Planning Schemes. The Government also stated that these schemes should be prepared only by local authorities as at present with the assistance of the office of the Director of Town-Planning in difficult cases and observed, however, that the position would be reviewed when the financial position of the State improves and the paucity of trained Town-Planning staff ceases to exist.

It is, however, to be observed that the preparation of the General Town-Planning Scheme (Master Plan) for towns is a complex and highly technical

matter and in the absence of qualified Town-Planning Officers and other technical personnel trained in Town-Planning in all municipalities, there seems to be no hope for preparing such schemes expeditiously and in a satisfactory manner.

Until the question of instituting separate Town-Planning education in the Engineering College, Madras, which is engaging the attention of the Government, is decided and the courses are commenced and until such time when adequate number of qualified men become available, the work cannot be satisfactorily carried on and in the present position of the Department adequate guidance and assistance cannot be given to secure better progress.

21. *Progress made in Detailed Town-Planning Schemes.*—Up to the end of the year under review, 76 out of the 95 municipal councils (including the Corporation of Madras) and 24 out of the 187 panchayats to which the Town-Planning Act had been extended, had taken up the making of detailed Town-Planning Schemes. Satisfactory progress was made by many municipalities in the matter of preparation of detailed Town-Planning Schemes, most of which had been pending for considerable periods without anything being done until now. Only after the appointment of separate Town-Planning staffs by the municipalities these schemes were being pushed through and good progress is expected to be made in the future. The municipalities of Bhémunipatnam, Chidambaram, Cuddapah, Mannargudi, Ongole, Tellicherry and Walajapet had all along been and even now continued to be very negligent in the preparation of detailed schemes.

As pointed out in last year's report, many of the panchayat boards could not, for want of technical staff, effectively enforce the street and building regulations or make Town-Planning Schemes. Up to the end of the year, the provisions of the Madras District Municipalities Act relating to street and buildings regulations, etc., had been extended to 135 out of the 282 panchayats and villages which have Town-Planning powers. The remaining 147 panchayats to which the Town-Planning Act had been extended would do well to have the said provisions of the Madras District Municipalities Act extended at an early date. Likewise in the case of 17 panchayats where the Madras District Municipalities Act only had been extended, the provisions of the Town-Planning Act should also be got extended as only with the corroborating functions under these two Acts, can proper regulation of development be rendered possible and effective.

22. *Town-Planning Schemes notified under section 12 by the Government.*—The Government notified the following five Town-Planning Schemes under section 12 of the Town-Planning Act :—

Name of local body.	Name of scheme.	G.O. Number and date.	Time allowed for preparation, publication and submission to Government.
(1)	(2)	(3)	(4)
Nellore Municipal Council.	Muthyalapalam Slum Clearance Scheme.	G.O. No. 1894, P.H., dated 24th May 1949.	11th April 1950.
Rajahmundry Municipal Council.	Main Bazaar Road Improvement Scheme.	G.O. No. 2671, P.H., dated 29th July 1949.	31st December 1949.
Sankarankoil Panchayat.	Railway Station Area Scheme.	G.O. No. 2832, P.H., dated 13th August 1949.	31st March 1950.
Mettur Township Committee.	Mettur Township Scheme.	G.O. No. 2797, P.H., dated 10th August 1949.	31st May 1950.
Kozhikode Municipal Council.	Kottaparamba Improvement Scheme.	G.O. No. 239, P.H., dated 11th August 1949.	31st December 1950.

23. *Town-Planning Schemes notified by the municipal councils and local bodies under sections 9 and 10 of the Act.*—Considerable enthusiasm was shown by certain

municipal councils, in the matter of declaration and notification of 18 new areas for the preparation of detailed Town-Planning Schemes under sections 9 and 10 of the Act as indicated below :—

Name of municipal council. (1)	Name of scheme. (2)	Date of section 10 notification. (3)	Extent of scheme. (4)
Kancheepuram ..	(1) Bus Stand Area Town-Planning Scheme.	28th December 1949.	ACS.
Kozhikode ..	(2) Town-Planning Scheme for residential purposes, Ward 1.	8th March 1950 ..	125
Do. ..	(3) Town-Planning Scheme for Ward 5.	18th December 1949.	783
Do. ..	(4) Kallayi Timber Yard Improvement Scheme.	25th January 1950 ..	126
Mettupalayam ..	(5) Railway Site Area Town-Planning Scheme.	25th February 1950.	..
Do. ..	(6) Main Road West Extension Town-Planning Scheme.	Do.	..
Do. ..	(7) Main Road East Extension Town-Planning Scheme.	Do.	..
Periyakulam ..	(8) Kottamedu Extension Town-Planning Scheme.	29th June 1949	.. (Renotified).
Nagapattinam ..	(9) Thamarakulam Town-Planning Scheme, Part II.	29th July 1949	..
Tenali ..	(10) Nehru Nagar Scheme ..	11th March 1950	..
Do. ..	(11) Jayaprakash Nagar Scheme ..	Do.	92
Do. ..	(12) Ithanagar Extension (West) Town-Planning Scheme.	Do.	55
Do. ..	(13) Ithanagar Extension (North) Town Planning Scheme.	Do.	33
Do. ..	(14) Ithanagar Extension (East) Town-Planning Scheme.	Do.	37
Tiruchirappalli ..	(15) Fort Railway Station Town-Planning Scheme.	11th June 1949	..
Tiruvavur ..	(16) Town Planning Scheme I ..	13th November 1949	..
Do. ..	(17) Do. II ..	Do.	79
Do. ..	(18) Do. III ..	Do.	10
Do. ..	(19) Do. IV ..	Do.	22
			18

24. *Town-Planning Schemes proposed but not notified by councils.*—In respect of ten schemes mentioned below, the municipals councils had passed resolution under section 9 of the Town-Planning Act to prepare detailed Town-Planning Schemes, but failed so far to issue notifications under section 10 of the Act and to further push ahead with the schemes :—

Name of municipality. (1)	Name of scheme. (2)	Date of resolution or proposal. (3)
Aruppukottai ..	(1) South-East Extension ..	15th November 1949.
Chirala ..	(2) Detailed Scheme for T.S. Nos. 5 to 18, 20 to 24 of Ward I.	Under consideration.
Cuddalore ..	(3) Singaratope and Gugai Extension.	..
Coimbatore ..	(4) Manjakuppam Eastern Extension.	..
	(5) Town-Planning Scheme No. 9 ..	31st May 1948.
	(6) Do. No. 10 ..	Do.
	(7) Do. No. 11 ..	Do.
Udipi ..	(8) Ajjarkadu Extension Scheme ..	28th January 1950.
Kurnool ..	(9) Kesari Sing Extension ..	31st January 1950.

The executive authorities of the municipal councils referred above should see that the above schemes are duly notified under section 10 of the Act and steps taken to prepare the schemes immediately.

25. *Total number of Town-Planning Schemes in operation.*—At the end of the year, there were in all 336 detailed Town-Planning Schemes under various stages of preparation, publication or submission to the Government with the municipalities and panchayats and 115 sanctioned Town-Planning Schemes in various stages of execution with these authorities. Detailed particulars of progress made and the present stage in respect of the schemes which were under preparation are indicated in Appendix II.

26. *Extension of time granted under section 12 of the Act for submission of Town-Planning Schemes.*—Government granted further extension of time during the year for various periods ranging from 30th September 1949 to 31st December 1951 for the preparation, publication and submission of 125 detailed Town-Planning Schemes originally notified by them under section 12 of the Act in the case of the following municipalities and panchayats :—

Municipalities.—Anakapalle, Anantapur, Coimbatore, Devakottai, Eluru, Erode, Gudivada, Gudiyattam, Guntur, Hospet, Karaikudi, Kakinada, Kancheepuram, Kumbakonam, Kurnool, Madras, Madurai, Mangalore, Masulipatnam, Mayuram, Nandyal, Nagapattinam, Nellore, Pollachi, Rajahmundry, Rajapalayam, Rasipuram, Salem, Srikakulam, Srirangam, Srivilliputtur, Tanjore, Tenali, Tirunelveli, Tiruppur, Tiruvannamalai, Tiruvavur, Tiruchirappalli, Tuticorin, Udumalpet, Vellore, Vijayavada, Villupuram, Virudunagar and Vizianagaram.

Panchayats.—Allinagaram, Avanashi, Cumbum, Dharmapuri, Shevaroy and Tambaram East.

27. *Draft Town-Planning Schemes published under section 11 or 12 and not submitted for sanction.*—As pointed out in last year's report, the following 11 schemes which had been published under section 11 or 12 of the Act had not been finally approved and submitted to Government by the concerned municipalities or panchayats, which is very unsatisfactory :—

Anakapalle Municipality ..	Woodpeta Ward Scheme.
Cochin Municipality ..	Town-Planning Schemes 1 and 2.
Coimbatore Municipality ..	Town-Planning Scheme No. 7.
Kakinada Municipality ..	Perarajupet Extension Scheme.
Mayuram Municipality ..	Pattamangalam Extension Scheme.
Villupuram Municipality ..	Narasingapuram Extension Scheme.
Do. ..	Trunk Road By-pass Scheme.
Do. ..	Kamalanagar Extension Scheme.
Allinagaram Panchayat ..	Theni Town-Planning Scheme No. 1.
Do. ..	Allinagaram South Scheme No. 2.

The concerned local authorities should finally approve and submit the said schemes to Government for sanction without any further delay.

28. *Time-barred Town-Planning Schemes.*—Fifty-six detailed Town-Planning Schemes had become barred by limitation of time for failure to publish the draft schemes under section 11 of the Act, as noted in remarks column of Appendix II. The concerned municipal council and panchayat boards should either get these schemes themselves re-notified under section 10 of the Act or move the Government to notify them under section 12 of the Act. When a Town-Planning Scheme becomes time-barred it ceases to have legal validity and no control can be exercised under section 17 of the Town-Planning Act by the local authority in those areas, which is likely to be injurious to the interest of future development of the areas concerned. Such schemes should all be re-notified under section 10 or 12 of the Act. The Town-Planning Enquiry Committee had pointed out that no scheme should be allowed to get time-barred by the local authorities.

29. *Inordinate delay in preparation of schemes.*—In a number of cases there was inordinate delay in the preparation, publication and submission of Town-Planning

schemes called for by the Government under section 12 of the Act. The worst cases of delay were found in the following municipalities :—

Name of municipality. (1)	Notified in the year. (2)	Pending for years. (3)	Number of schemes. (4)
Bodinayakanur	1935	15	3
Cochin	1934	16	2
Dindigul	1937	13	2
Erode	1935	15	4
Kancheepuram	1939	11	2
Karaikudi	1932	18	3
Kumbakonam	1928	22	2
Mangalore	1929	21	3
Srirangam	1927	23	3
Tiruchirappalli	1928	22	3
Tirunelveli	1927	23	3
Tuticorin	1927	23	4
Vijayavada	1927	23	4
Visakhapatnam	1926	24	4

Steps were just being taken by the Mangalore, Erode, Tuticorin, Tiruchirappalli, Cochin and Tirunelveli Municipalities to push ahead with their schemes. The Mangalore Municipality had submitted maps for all the three schemes with up-to-date survey maps and proposals for the approval of this Department. Erode Municipality had also sent up up-to-date maps and revision of layouts and schemes were under preparation with this Department. Efforts were being made by Tuticorin and Tirunelveli Municipalities to speed up the schemes, while in the case of Tiruchirappalli the schemes were ready and had been pending with the municipal council for approval. The schemes of Cochin Municipality were being worked out in this Department. In the case of the other municipalities, the progress is very unsatisfactory and the delay reflects little credit on the executive authorities and the Town-Planning staffs (wherever they exist) who had been quite indifferent in the matter.

The Vijayavada Municipal Council had been very badly delaying the preparation of the Indrakiladri Town-Planning Scheme (Town-Planning Scheme No. 5) notified by Government a long time back and the Government in G.O. No. 2858, P.H., dated 13th August 1949, issued a direction to the municipal council to take steps urgently to prepare, publish and submit the scheme to them before 31st December 1949. The municipal council, however, failed to carry out the necessary works required to be done by it during the year to push through the scheme. The Salem Municipal Council wanted to drop the Town-Planning Scheme for T.S. Nos. 19 to 27, but the proposal was not accepted by the Government. The Panchayat Board of Dharmapuri passed a resolution to drop the By-pass Road Town-Planning Scheme but as the scheme was a very important and useful one and as considerable work had already been done on it, the Inspector of Municipal Councils and Local Boards was addressed to cancel the said resolution of the Panchayat Board. The Tiruvarur Municipal Council which had two Town-Planning Schemes called for by Government under section 12 of the Act wanted to drop the said schemes for the reason that the areas were wet lands. The Government, however, did not agree to the proposal. The Vaigai South Bank Extension Part II Scheme of Madurai Municipality for a very small area was allowed to be dropped by the Government as the development of the area was carried out by the owner in accordance with a plan approved by the Director of Town-Planning. In respect of four Town-Planning Schemes of Kakinada Municipality, the Government in Memorandum No. 86992/3 F-2, P.H., dated 19th December 1947, informed the Commissioner that since the notification in Form No. 5 in respect of the Town-Planning Schemes was not published within 15 days from the date of publication of notification No. 1 as required by rule 34 (a), the schemes could not be considered to be valid, and the Commissioner was directed to take fresh steps to notify the schemes under section 10 of the Act and to comply with the provisions of the Town-Planning Rules.

The municipal councils of Devakottai, Masulipatnam, Nandyal, Pollachi, Tanjore and Tenali failed to prepare even the preliminary survey plans and schedules of ownership of lands for a large number of their schemes, to be sent to the Director of Town-Planning for suggesting layouts and draft town-planning schemes as required by the rules. In the Visakhapatnam Municipality, the Waltair Ward, Alipur Ward, Market Ward and the Maharanipeta Ward (excluding blocks 4 and 10) town-planning schemes, which are pending with the municipality for revision and re-submission to the Government for a long time, have not yet been re-submitted by it which is very unsatisfactory, especially as these schemes cover a major part of the town which is very rapidly growing in importance and in population.

30. *Draft schemes and layouts furnished by the Department in connexion with the preparation of Detailed Town-Planning Schemes.*—Ten layout plans with draft schemes were prepared and furnished by the Department or modifications thereto were approved and returned to the local authorities, during the year, as noted below :—

Madras Corporation	(1) Harrington Road Area Scheme.
	(2) Poonamallee High Road Scheme.
Rajapalayam Municipality	(3) Pudupalayam Scheme No. 3.
Gudiyattam Municipality	(4) Revised plan for Pichanur North Scheme.
	(5) Revised plan for Pichanur East Scheme.
Karur Municipality	(6) L.N. Samudram Scheme.
Kakinada Municipality	(7) Srinagar Town-Planning Scheme.
	(8) Rochupeta Improvement Scheme.
Tiruchirappalli Municipality	(9) Cantonment Ward Town-Planning Scheme.
Vizianagaram Municipality	(10) Maharanipeta Town-Planning Scheme.

Preparation of new layouts and draft schemes were pending with the Department in respect of 9 other schemes.

31. *Review of owners' objections and suggestions to published Town-Planning Schemes.*—The owners' objections and suggestions received in respect of the following five schemes along with the Town-Planning Committees observations or remarks were reviewed by this Department and returned to the concerned local authorities with the remarks and suggestions of this department :—

Madras Corporation	Tondiarpet II and III Schemes.
Do.	Royapetta East Extension Scheme.
Mangalore Municipality	Block 9, Contonment Ward Scheme.
Rajahmundry Municipality	Main Bazaar Road Improvement Scheme.

32. *Interim development control under section 17 of the Town-Planning Act.*—The local authorities continued to take the expert advice of this Department in the matter of approval of layouts submitted by private persons in town-planning areas both during interim period (between the date of first notification and final sanction of schemes) and after sanction of schemes. In all sanctioned schemes provision is generally made that the individual laying out or development of every land within scheme areas and the formation of every new street (other than the streets actually provided and demarcated under the schemes) should receive the approval of the Director of Town-Planning. During the year, 89 cases of interim development layouts within town-planning scheme areas, received from the municipalities, the Corporation of Madras and some panchayat boards, were examined and advice given by this Department, suggesting suitably revised layouts in accordance with the proposals contained in draft or sanctioned town-planning schemes and specifying wherever required suitable restrictions and conditions to

be enforced by the local authority or responsible authority while sanctioning them under section 17 of the Act. While a number of schemes were only still under preparation, large portions of the areas contained in them were getting developed by private enterprise, and these were invariably regulated in a way agreeable to the final scheme in the layouts referred to and approved by the Department. The local authorities should be very careful in watching and regulating private developments and building operations and should take extreme precaution to see that no undue or unauthorized development occurs and no building is allowed without street access in any newly developing or newly planned areas. In G.O. No. 3202, P.H., dated 9th September 1949, the Government issued the following instructions regarding grant of conditional permissions by a particular municipality under section 17 of the Act:—

“(1) In its resolution No. 653, dated 4th October 1948, the Municipal Council, Srirangam, has requested Government to pass orders on the question of exempting the construction in T.S. No. 2231 of Ward II of the municipality and other similar constructions from the provisions of the Railway Station Affected Area Town Planning Scheme of the municipality. It is reported that the Town-Planning Committee (of the municipality) is in favour of granting the exemption on condition that the constructions are demolished subsequently when the Town-Planning Scheme is finally sanctioned by the Government. The municipal council is informed that Government are not in favour of granting such conditional permission by municipalities. The attention of the municipal council is in this connection invited to paragraph 2 of the report of the Town-Planning Enquiry Committee in which it has condemned the practice of granting conditional permissions for the construction of building.”

“(2) Though it is open to the Municipal Council, Srirangam, to grant or refuse permission for the construction of buildings in a Town-Planning Scheme are before the scheme is actually sanctioned by Government, the municipal council is advised to see that it adheres to the scheme provisions when once they have been approved by the municipal council and does not grant exemption in individual cases.”

33. *Town-Planning Schemes approved and forwarded to Government for sanction.*—The following nine town-planning schemes were submitted by local authorities to the Government through the Collector, the Board of Revenue and the Department during the year:—

		Remarks.
Madras Corporation	The Royapetta Eastern Extension Town-Planning Scheme.	Pending with the Collector of Madras
Do.	The Mambalam Extension Area (T. Nagar) Town-Planning Scheme.	Do.
Do.	The Tondiarpet Town-Planning Scheme No. II.	Do.
Do.	The Tondiarpet Town-Planning Scheme No. III.	Do.
Do.	The Nungambakkam West (Part II) Town-Planning Scheme.	Forwarded to Government by the Department.
Mangalore Municipality	The Block 9, Contonment Ward Town-Planning Scheme.	Do.
Erode Municipality	Town-Planning Scheme No. 3	Do.
Tuticorin Municipality	Town-Planning Scheme A (I)	Do.
Tiruchirappalli Municipality	The Salai Road Extension Town-Planning Scheme.	Do.

34. *Town-Planning Schemes returned for revision and pending with local authorities.*—Up to the end of the year, 30 town-planning schemes which had been returned long ago to the concerned local authorities for revision and resubmission

had been pending with the local authorities for a long number of years as shown below:—

Name of municipality.	Year of submission of scheme.	Number of schemes returned by Collector or Director of Town-Planning.	Year from which schemes were pending resubmission.
(1)	(2)	(3)	(4)
Bellary	1944	3	1944
Bodinayakanur	1938	3	1938
Kancheepuram	1941	2	1941
Indigul	1941	1	1941
Erode	1946	3	1946
Eluru	1946	1	1946
Mangalore	1943	3	1943
Palayamkottai	1938	1	1938
Palni	1947	2	1947
Ootacamund	1947	1	1947
Salem	1946	2	1947
Tiruchirappalli	1946	2	1946
Tiruppur	1946	2	1946
Vellore	1935	1	1936
Vijayavada	1940	3	1940

The failure of the executive authorities of the municipalities referred above, to take prompt action to revise and resubmit the schemes returned to them, is extremely unsatisfactory and is quite inexcusable. The executive authorities should bestow their personal attention in the matter and see that the pending schemes are revised and resubmitted to the Government for sanction at least in the course of the next year.

35. *Sanctioned Town-Planning Schemes.*—During the year, only two detailed town-planning schemes as noted below, were sanctioned by the Government:—

(1) The Mylapore Western Section Area Town-Planning Scheme of the Madras Corporation. (Sanctioned in G.O. No. 1480, P.H., dated 22nd April 1949 and published in Notification No. 311, dated 26th July 1949 of the *Fort St. George Gazette*.)

The total estimated cost of the scheme is Rs. 1,84,600 of which Rs. 49,000 will be met from water-supply and drainage fund and Rs. 10,000 from the lighting account and Rs. 1,25,600 by levy of betterment for a term of 20 years.

(2) The Courtallam Town-Planning Scheme of the Courtallam Panchayat Board. (Sanctioned in G.O. No. 1947, P.H., dated 23rd May 1949, and published in Notification No. 492, dated 6th December 1949, in the *Fort St. George Gazette*.) The scheme comprises of an extent of 400 acres and provides for the development of improvement of the area round about the temple and the waterfalls, including formation of new roads, widening of certain existing roads, construction of culverts, allotment of site for school and playground and park.

The estimated total and net cost of the scheme are Rs. 73,500 and Rs. 42,500. A sum of Rs. 31,000 had been proposed to be met from Government grants, sale proceeds of certain sites and contribution from the Panchayat Board General Funds. The net cost of Rs. 42,500 will be met by betterment levy for a period of 15 years. The panchayat board had proposed to take a loan of Rs. 73,500 from the Government for the execution of the scheme. Including the above two schemes there were in all 115 sanctioned detailed town-planning schemes, at various stages of execution. A list of sanctioned town-planning schemes is furnished in Appendix III.

Arbitrators were appointed for the following five schemes, during the year, as below:—

Sri M. D. Balasundaram Pillai	South-West Extension Part III Town-Planning Scheme, Madurai Municipality.	G.O. No. 2848, P.H., dated 13th August 1949.
S. Nagasundaram Pillai	South-West Extension Part II Town-Planning Scheme, Madurai Municipality.	G.O. No. 3295, P.H., dated 16th September 1949.
Do.	Uppukara Block Town-Planning Scheme, Madurai Municipality.	Do.
Sri P. Viswanatha Iyer	Town-Planning Scheme No. III, Tiruppur Municipality.	G.O. No. 485, P.H., dated 9th February 1950.
Sri C. P. Venkatarama Sastri	Puthur Town-Planning Scheme, Tiruchirappalli Municipality.	G.O. No. 661, P.H., dated 23rd February 1950.

36. *Progress in the execution of sanctioned schemes, Corporation of Madras.*—The arbitration work had been completed in 11 schemes of the Corporation of Madras and enquiry of betterment claims was in progress during the year in the Kilpauk Garden and Perambur North Area Town-Planning Schemes. In the administration report of the Corporation of Madras, the Commissioner had reported as follows: "Sri S. Tulasidas Naidu continued to be the sole Arbitrator on claims for betterment contribution for all the sanctioned town-planning schemes in the City during the year. The total number of claims for betterment contribution adjudicated by the Arbitrator was 681. Besides adjudication of claims for betterment contribution proceedings relating to redistribution of boundaries of plots in respect of lands in the Nungambakkam Western Section, Part I, Town-Planning Scheme were also conducted." It is understood that all works had been completed in the Lloyds Road Area Town-Planning Scheme, the Nungambakkam East Town-Planning Scheme, the Jaganathapuram Town-Planning Scheme, the Tondiarpet No. 1 Town-Planning Scheme, the Nungambakkam Central Area Town-Planning Scheme and the Perambur High Road Extension Town-Planning Scheme. Acquisition of lands required for roads and public purposes was over in the case of the Cathedral Road (South) Extension Town-Planning Scheme, the Thousand Lights Area Town-Planning Scheme, the Nungambakkam North Town-Planning Scheme, the Mylapore Southern Extension Town-Planning Scheme, and the Mylapore Sanskrit College Area Town-Planning Scheme and the execution of works, namely roads, sewers, etc., was in progress in all the said schemes. Acquisition of lands was in progress in the case of the Mylapore Eastern Extension Town-Planning Scheme and acquisition proposal was pending sanction of Government in the case of the Perambur North Town-Planning Scheme and had been commenced in the case of Mylapore Western Extension Town-Planning Scheme. Claims for betterment contribution had been filed in all town-planning schemes except the Mylapore West Extension Town-Planning Scheme. In the Nungambakkam Western Section (Part I) Town-Planning Scheme, reconstitution of plots had been completed by the Arbitrator and work was in progress.

In regard to the levy and collection of betterment contribution, certain proposals of the Corporation were approved by the Government in G.O. No. 3141, P.H., dated 6th September 1949. The Council of the Corporation in its resolution No. 197/49, dated 29th March 1949 had accepted the suggestions made by Government (in G.O. No. 3155, P.H., dated 17th September 1947) that it might continue to levy betterment contribution in accordance with the existing provisions of the sanctioned schemes until such time within the period of years specified in the schemes for such levy as the Corporation would have recovered from the property owners a sum equivalent to the total estimated cost of the schemes at the rates obtaining in 1946 plus 10 per cent of such cost to meet the contingencies, or the actual total expenditure incurred by the Corporation on account of such schemes (provided all the works are executed within a reasonably short period and figures of actual total expenditure are available), whichever is greater, and plus 33-1/3 per cent of this sum to cover future losses on account of other schemes and thereafter it

would be open to the Corporation not to make any further collection of betterment contribution and that the total estimated cost of the schemes or the total expenditure would be calculated only with reference to works scheduled to be executed by the Corporation, and not the works to be executed by the owners. The Government requested the Commissioner to give effect to the above proposals forthwith. The Government also requested the Commissioner to make arrangements to secure that the total amount to be collected with reference to the terms was rateably distributed over the properties and persons involved, so that the total amount was not made up by proportionately excess collections from some and deficient realizations from others, who default in making payments at any part of the period within which the total sum referred to was collected.

The attention of the Commissioner was also invited to the proviso to section 23 of the Town-Planning Act according to which the aggregate amount of the betterment contribution to be recovered in respect of a property should not exceed one-half of the maximum increase in value and he was requested to see that in no case the aggregate amount of contributions recovered in pursuance of the terms exceeded one-half of the maximum increase in value of a property as ascertained in accordance with the provisions of section 24 of the Town-Planning Act.

37. *Progress in the execution of Town-Planning Schemes in municipalities.*—The progress made in some of the major and important municipalities are noted hereunder:—

(a) In Coimbatore Municipality notable progress was made, by executing most of the works under the sanctioned Town-Planning Schemes Nos. 1, 2 and 3 and by completing the acquisition of all required lands comprised in sanctioned Town-Planning Schemes Nos. 4, 5 and 6 within the provisions of the Town-Planning Act, viz., within three years from the date of sanction of the schemes thereby saving considerably in acquisition costs despite the fact that the schedules in each of the schemes had to be varied by the Government under section 11 of the Act more than once. Other municipalities must copy this example and see that no delay is made in acquiring lands for town-planning purposes and thereby avoid loss and wastage of public money. Betterment contributions in respect of sanctioned schemes were being levied and collected systematically.

(b) Good progress was made in Mangalore Municipality, where the scheme proposals in Block 10 Market Ward Scheme had been completed and most of the shops had been constructed in accordance with approved designs. In the Guliga Hithlu Town-Planning Scheme, all improvements had been completed including the laying out and construction of Central bus-stand which is a novel one of its kind with retiring rooms, etc., and is highly remunerative. The arrears in betterment amounting to Rs. 571 had been completely recovered. In the Falneer Road Town-Planning Scheme, a number of roads had been widened and formed and out of Rs. 7,781 betterment levy including arrears, Rs. 7,655 had been collected.

(c) The Virudhunagar Municipal Council had made very good progress in the execution of the Kathalampatti Extension Town-Planning Scheme where all lands required for roads and public purposes were acquired and most of the roads were formed. In lieu of the betterment contribution, the municipal council had proposed to recover the cost of improvements by a lump-sum contribution for the owners of properties in the scheme area at the rate of Rs. 3 per cent of land, in six annual instalments, with effect from 1950-51.

(d) The Madurai Municipal Council had made very good progress in the execution of works in all sanctioned town-planning schemes generally. It had carried out the reconstruction of the Taikal Block (slum) area in accordance with the proposals in the sanctioned scheme without having to resort to acquisition of the area, because there was a fire accident in the area which burnt out all the overcrowded and congested huts and buildings and the responsible authority took the opportunity of insisting upon all the owners to reconstruct their houses as per sanctioned scheme layout. In respect of the South-West Extension Part I Town-Planning Scheme, the West Ponnagaram Part I Town-Planning Scheme and the

West Ponnagaram Part II Scheme, acquisition of lands had been completed within the 3-year period, and roads were being formed. In the Eastern Extension Part II Town-Planning Scheme, lands were under acquisition by the Revenue department. The municipal council sanctioned the acquisition of lands required for streets and public purposes under the Land Acquisition Act in the case of Sri Meenakshi Mills Extension Town-Planning Scheme, Ismailpuram Extension Town-Planning Scheme and the Chinna Sakkikulam Extension Town-Planning Scheme and proposals were sent to the Revenue department. The proposal of the municipal council to delete certain road-widening proposal in the Kollambatrai Block Scheme was not accepted by Government and action for acquisition of land was taken up. Acquisition proposals were under formulation in the case of South-West Extension Part II and South-West Extension Part III Schemes. No progress was noticeable in the Uppukara Block Improvement Scheme.

(e) In the Udipi Municipality, the municipal council had acquired all lands required for roads and widenings provided in the sanctioned Town-Planning Scheme and betterment tax to the extent of Rs. 8,956 was collected during 1940-50.

(f) The Rajahmundry Municipal Council made good progress and had completed the execution of the Churchpeta Town-Planning Scheme which was a scheme for reconstitution and reconstruction of the entire slum area and formed all roads and provided lighting and reconstituted the area into 144 well-shaped sites for the poor classes. The municipal council had also acquired lands and completed roads in scheme No. 3, and are acquiring lands in Town-Planning Schemes Nos. 1 and 2 by private negotiation and under the Land Acquisition Act. As part of the sanctioned scheme No. 1, the municipal council has completed the Kollampatra slum improvement and, it took up also a scheme of slum improvement in Broadiepet in the area of the Town-Planning Scheme No. II, wherein it proposed to reconstitute and allot 500 well-defined plots for Harijans, Adi-Andhras and Relles.

(g) In all other municipalities the progress in the execution of sanctioned schemes was generally not satisfactory. In Proddatur, Cochin and Eluru Municipalities, no progress in the execution of their sanctioned town-planning schemes. No progress was made also by the Kakinada Municipal Council in the execution of the 3 sanctioned town-planning schemes and the proposal of the Council to postpone levy of betterment till execution of the Yendrapeta Scheme was not agreed to by the Government. The proposals of the Chingleput District Board in the case of the Tambaram Town-Planning Scheme, and of the Municipal Councils of Kancheepuram in respect of the Railway Station Area Town-Planning Scheme, and of Rajahmundry in respect of the Town-Planning Schemes Nos. 1, 2 and 3 for waiving the betterment levy for certain years were approved by the Government. The proposal of the Chingleput District Board to transfer the execution of the Tambaram Town-Planning Scheme to the Tambaram Panchayat was not approved by the Government who ordered the matter to be deferred till the completion of all works under the scheme by the District Board.

In the Town-Planning Scheme A (Part II) of Vijayavada, a large number of pukka buildings and huts had sprung up unauthorized in the Krishna Lanka Area, which is prohibited from buildings and a special committee comprising of the Joint Director of Town-Planning, Collector, Superintending Engineer and Municipal Commissioner to report on the development of the lanka area was constituted and its report was under consideration of the Government.

Progress in the execution by the Dindigul Municipal Council of its Town-Planning Schemes was very unsatisfactory, although the Arbitrator had completed his work in 1946. Acquisition of lands had not been taken up by it on grounds of want of funds. The municipal council was granted a loan of Rs. 50,000 (in 1948-49) and, since the amount was insufficient for acquisition of the lands, the Collector had requested the municipal council to provide funds to the tune of Rs. 1,01,671. The Municipal Council of Tiruppur had made no progress in the execution of its sanctioned schemes Nos. III and IV although they had been sanctioned by the Government as far back as 1946 and 1943 respectively. The lands for these schemes will have to be acquired only under the Land Acquisition Act at the present market

tes at a heavy cost paying also the extra solatium of 15 per cent (which need not be paid if acquisition had been made under the Town-Planning Act within the statutory period of three years). The Municipal Council of Tuticorin had failed to acquire lands required for streets and public purposes in the Town-Planning scheme D within the three years time-limit and, consequently, the council will have to acquire the lands for the scheme at an exorbitant cost to the municipality. The municipal council proposed to reduce the percentage of levy of betterment in respect of Town-Planning Schemes D and E and this was approved by the Government. In the Municipal Council of the sanctioned town-planning schemes continued to be satisfactory during the year. The Arbitrator had completed work in the case of Dadubaikuttai Extension Town-Planning Scheme and communicated his proceedings to the municipal council.

No progress was made by the responsible authorities in the matter of execution of the nine sanctioned town-planning schemes noted below:—

Tenali Municipal Council		Ramasamipet Extension Scheme.
Eluru do.		Schemes Nos. 1, 3 and 4. 207
Vellore do.		Sankaranpalayam Extension Scheme.
Karaikudi do.		Railway Station Area Scheme (Part I).
Adoni do.		Town-Planning Scheme No. 1.
Hindupur do.		High School Extension Scheme.
Srivilliputtur do.		Railway Station Area Town-Planning Scheme.

Though certain municipal councils and responsible authorities showed keen interest in the matter of proceeding with the execution of sanctioned schemes and the works to be done therein, several authorities still continued to neglect to take necessary action or have been indifferent in the matter which is very unsatisfactory.

The executive authorities of the concerned municipalities should hold themselves directly responsible for the works and see that they push through with the works satisfactorily in the course of the ensuing year.

38. *Variation to sanctioned schemes.*—During the year, the Government notified variations in respect of nine sanctioned town-planning schemes and published draft variation in respect of ten other town-planning schemes.

Consequent on the location of St. Mary's College for Women in the Town-Planning Scheme D of Tuticorin Municipality, the revisions to scheme road alignments were approved by the department and the question of modification of scheme suitably was under correspondence with the Government. The municipal council also made proposals to exclude the built-up areas from this scheme and also declare the whole area as a hutting area, but they were not approved by the department.

39. *Loans sanctioned to municipal councils for Town-Planning Schemes.*—For the purpose of executions of works in sanctioned town-planning schemes and for acquisition of lands, the Government granted loans during the year to the following four municipal councils:—

Virudhunagar Municipal Council.	Rs. 75,000, for execution of the Kathalampatti Extension Town-Planning Scheme, repayable in five annual instalments of Rs. 16,494 inclusive of interest at 3½ per cent (G.O. No. 392, P.H., dated 1st February 1950).
Kakinada do.	Rs. 23,000, for execution of the Yendrapeta Town-Planning Scheme (G.O. No. 1718, P.H., dated 10th May 1949).

Nellore Municipal Council	..	Rs. 15,000, for acquisition of lands in the Trunk Road Eastern Extension Town-Planning Scheme, repayable in ten annual instalments of Rs. 1,781 inclusive of interest of 3½ per cent (G.O. No. 789, P.H., dated 2nd March 1950).
Kozhikode do.	..	Rs. 1,01,200, for acquisition of lands in the Kottaparamba Town-Planning Scheme, repayable in twenty annual instalments of Rs. 6,960, inclusive of interest at 3½ per cent.

With reference to the applications made by the four municipalities mentioned below, the Commissioners had since been informed that provision had been made for the loans in the Budget for 1950-51 :—

Madras Corporation	..	Loan of Rs. 6 lakhs for execution of the Nungambakkam West Town-Planning Scheme, the Mylapore South Town-Planning Scheme, the Mylapore Eastern Section Area Scheme and the Perambur North Town-Planning Scheme.
Rajahmundry Municipal Council.		Loan of Rs. 54,000 for execution of works in the Town-Planning Schemes I, II and III.
Tuticorin do.		Rs. 70,000 for acquisition of lands and buildings in the Town-Planning Scheme, D.
Adoni do.		Rs. 53,000 for execution of works in the Town-Planning Scheme No. 1.

The loan applied for by the Madurai Municipal Council for acquisition and development of lands in the town-planning areas was declined by Government in view of the present financial position. (G.O. No. 419, P.H., dated 4th February 1950.)

The loan applied for by the Corporation of Madras for Rs. 7½ lakhs for the construction of small houses for lower middle classes and improvements to existing tenements and a further loan of Rs. 10 lakhs for acquisition of lands and execution of the sanctioned town-planning schemes and construction of two bridges over the Buckingham canal in the Mylapore South Town-Planning Scheme were refused by Government. Also, the loan application of the Corporation of Madras for acquisition of superstructures for the construction of two-storeyed buildings in the Wall-Tax Road was not favourably considered in view of the present financial position of the Corporation. The Government, however, considered that it is not sufficient to merely acquire the superstructures but that a complete scheme should be drawn by the Corporation and got sanctioned before the question of acquisition is taken up.

The application of Narasaraopet Municipal Council for a loan of Rs. 20,000 for forming a road from the Travellers' Bungalow to Chilakalurpet Road was refused by Government as the finances of the municipality was poor to repay the loan. The application of Nagapattinam Municipal Council for a loan of Rs. 7 lakhs for execution of the Thamarakulam Town Planning Scheme was refused by Government, as the scheme was still in the initial stage. The application of the Kakinada Municipal Council for a loan of Rs. 5 lakhs for acquisition of lands in the town extension was also declined by Government as the scheme was only under preparation stage.

40. *Town-planning Committees of local authorities.*—Most of the municipalities had town-planning Committees functioning. The Standing Committee for Town-Planning and Improvements of the Madras Corporation continued to function as Town-Planning Committee under section 37 of the Town-Planning Act. The said

Committee met 23 times and adjourned on 11 occasions. New special town-planning committees under section 37 of the Town-Planning Act were constituted during the year in Vizianagaram, Kumbakonam, Tenali, Guntur and Mettupalaiyam municipalities.

On a reference from the Executive Officer of the Badagara Panchayat, the Government had observed that there was no objection to the inclusion of the Executive Officer as a member of the Town-Planning Committee. The above order of Government was communicated to all Executive Officers of Local Authorities in circular of the Department (D.Dis. No. 4147, dated 30th August 1949).

41. *Special Town-Planning Fund under section 30 of the Town-Planning Act.*—It is regrettable that many municipal councils were not yet maintaining proper town-planning fund accounts or keeping the funds adequately supplied for meeting the cost of the preparation of town-planning schemes, the carrying out of works connected with the execution of such schemes and all other incidental expenses relating to town-planning in general and coming under the purview of the Town-Planning Act. Even the few municipal councils which had maintained a separate town-planning fund, had just sufficient amounts provided therein for meeting cost of town-planning affairs. The municipal council do not appear to have yet realized their obligation under the Town-Planning Act to keep adequate money for town-planning purposes and to maintain a proper town-planning fund as required by the Act and the rules made thereunder.

42. *Financing of Town-Planning Schemes.*—The lack of adequate progress and delay in the execution of town-planning schemes is to a certain extent due to the poor and unsatisfactory financial position of the municipalities and panchayats of this State. Town-planning (including housing) is a major problem requiring the resources of not only all local authorities but also of the State whose responsibility in the matter cannot be minimised or avoided. Some ways and means are necessary to secure the necessary finance for the schemes and suitable legislative provision is needed to ensure this. The Provincial Town-Planning Enquiry Committee had observed that the financial provisions in the Town-Planning Act not being satisfactory had rendered town-planning progress and advance almost impossible and that therefore the State should intervene and bear some responsibilities in the planning and development of our towns and villages in the rebuilding of slums, in the improvement and reconstruction of houses, etc., by investment of considerable capital, and suitable provision should be made in the Town-Planning Act to enable the creation and maintenance of an adequate town-planning fund by every local body for meeting the deficits on account of particular schemes and to collect a special town-planning tax on properties lying within the local body area and in such additional belt area in the vicinity of such local body area as may be notified by the Government under the Act for the purpose. The Town-Planning Enquiry Committee had also recommended that the State Government should in addition to making a contribution towards the town-planning funds of municipal councils, set apart annually a particular sum of money out of the Provincial revenues and constitute a Provincial Town-Planning Fund (somewhat on the lines of the provisions contained in the original Town-Planning Act subsequently deleted by the Government), for the purpose of affording easy facilities to all local planning authorities to obtain the funds they require in connection with the schemes undertaken by them under the Town-Planning Act and for enabling the Government themselves to give loans or grants or such other aid as the case may be out of such fund to the local planning authorities as and when necessary. The Government did not accept these recommendations.

It is, however, to be pointed out here that the need for stabilising the financial provision of local bodies for town-planning purposes is a very urgent matter today, since it would be almost impossible for the local bodies to show any tangible progress otherwise and hardly much constructive work can be done by them in this regard. The general public would have to wait much longer for any desired improvement in their living environment if this matter is not given top priority in the matter of town-planning administration in the State by the Government. The

recommendations made in this regard by the Town-Planning Enquiry Committee deserve to be further examined and suitable decision made in the interests of better advancement and of positive action in town-planning administration.

43. *Annual Municipal Town-Planning Budget Estimates.*—Executive Authorities of municipal councils had been required to consult and obtain the approval of the Director of Town-Planning in respect of provision for town-planning in their budget estimate and revised estimates, under the rules issued in G.O. No. 1010, L. & M., dated 15th March 1942. Most of the municipal councils sent their budget estimates which were scrutinized and approved or returned with suggestion regarding adequacy or otherwise of the provisions not only for cost of town-planning staff but also for execution of sanctioned town-planning schemes. Provisions in the budgets were generally quite meagre and no provision could be made for any constructive town-planning work.

44. *Amendments to the Town-Planning Rules.*—Certain doubts were raised by municipalities as to the limitation of time for the recovery of betterment contribution, and, to make the position clear and to obviate future difficulties, the Government amended rule 65 of the Town-Planning Rules suitably. In G.O. No. 876, P.H., dated 8th March 1950, the Government published a draft rule 65-A after rule 65, as follows:—

“The period of limitation for the recovery of any betterment contribution in accordance with the provisions of the foregoing rules shall be 12 years from the date on which the demand for the amount has become final.”

The above rule has since been confirmed by Government.

45. *Municipal and Panchayat Town-Planning Staff.*—During the year, the Inspector of Municipal Councils and Local Boards fixed the strength, cadre and scales of pay of the town-planning and building inspection staffs of all the newly constituted municipalities, viz., Pudukottai, Tindivanam and Gobichettipalayam. The total number of posts filled up at the end of the year was 165 out of a total sanctioned strength of 283 posts in the various municipalities. A large number of the sanctioned posts still remained unfilled for want of qualified candidates. In certain cases unqualified hands with mere engineering or other technical qualifications had to be appointed temporarily with exemption granted by Director of Town-Planning for specified short periods. In some municipalities no town-planning work could be carried out as the posts in the town-planning section were almost all vacant.

The number of sanctioned posts up to the end of the year in the town-planning and building inspection branch of municipalities and other local boards was 298 on the whole and under various categories were as given in the statement below:—

	Town- Planning Officers.	Town- Planning Supervisors and Over- seers.	Town- Planning and Building Inspectors.	Town- Planning Surveyors and Building Draftsmen.	Town- Planning Tracers.	Total.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Municipalities	21	45	113	69	35	283
District Boards and Panchayats.	1	3	4	7	..	15

Panchayat boards to which the provisions of the Town-Planning Act and Madras District Municipalities Act had been extended were finding it difficult to employ town-planning staff owing to lack of technically qualified men. The Government permitted the South Kanara District Board to employ jointly for the Puttur, Kasargod and Karkal Panchayat Boards, one Town-Planning and Building Overseer. The following staff were also sanctioned in addition by the Inspector of Municipal Councils and Local Boards during the year:—

Dharmapuri Panchayat Board—One Town-Planning and Building Overseer for one year

Tenkasi Panchayat Board—One Town-Planning and Building Inspector for six months.

The town-planning staff sanctioned already for Paramakudi, Arni and Sivaganga Panchayat Boards (temporarily for short periods) were filled up.

For work connected with town-planning in the villages and panchayats to which the Town-Planning Act had been extended in Chingleput district, the district board employed a Senior Grade Town-Planning Officer (First Grade), a Town-Planning and Building Overseer, one bill collector and two peons. Similarly other district boards where the provisions of the Town-Planning Act had been extended to a large number of panchayats, e.g., Coimbatore district, Salem district, Bellary district, Madurai district, Malabar district, Tiruchirappalli district and Vishakapatnam district would also do well to appoint District Planning Officers and necessary staff under them to assist the panchayats generally in their town-planning and building regulation duties and works.

46. *Reservation of posts for war service personnel.*—Proposals for reservation of posts in the town-planning establishments of the municipalities for war service candidates and civilian candidates in the proportion of 2 : 1 were under correspondence with the Government. The question of confirmation of existing civilian candidates employed in the various categories of posts will have to be settled only after the posts to be allotted for war service candidate are finally decided.

47. *Municipal Town-Planning Officers.*—During the year, the post of the Junior Grade Town-Planning Officer of Vellore Municipality was upgraded to one of the senior grades. In lieu of the posts of Town-Planning and Building Supervisor in the Erode and Tanjore municipalities, a post of Town-Planning Officer, Junior Grade, was created for each of the two municipalities during the year. A post of Junior Grade Town-Planning Officer was also created for the Ootacamund Municipality. The Senior Town-Planning Officer, Vijayavada, who had resigned earlier, was permitted by the Government to rejoin the post. At the end of the year, the Town-Planning Officer in Coimbatore resigned his post and left the service to take up appointment elsewhere. The Town-Planning Officer, Madurai Municipality, was granted long leave for one year on loss of pay with permission to take up appointment elsewhere. The Madurai and Coimbatore municipalities requested sanction for higher scales of pay of Rs. 300-400 and Rs. 250-400 for the Town-Planning Officers as their present pay was very unattractive to hold down qualified men to the posts. Government declined to sanction the proposal although the Department has strongly recommended the same. On the whole 12 Senior Grade Town-Planning Officers and 9 Junior Grade Town-Planning Officers were sanctioned up to the end of the year for the various municipalities. Besides these, one Senior Grade Town-Planning Officer was also sanctioned for the Chingleput District Board. The posts of Town-Planning Officers in the Erode, Tanjore, Ootacamund and Coonoor municipalities remained vacant during the year and could not be filled up.

In the Administration Report of the Corporation of Madras, the Commissioner had stated: “Government have been suggesting the creation of a separate department of Town-Planning and Building Control under an expert Town-Planner with a view to ensure uniform development. This question will be taken up as soon as the Draft Building Code now under consideration by the Standing Committee and the Council is approved by them and the Government.”

48. *Control of Municipal Town-Planning Staff.*—Certain proposals were made by the Government in the Local Administration Department that the town-planning staff should be amalgamated with the municipal engineering staff and should be placed under the Municipal Engineer instead of the Executive Authority and called for proposals from the Chief Engineer in consultation with the Director of Town-Planning. The department did not consider such arrangement will be in the interest of town-planning administration and submitted its protest to the proposal pointing out the difficulties in implementing the proposals and how the suggestion will be retrograde and highly detrimental to the town-planning interests and profession. It is evident that the general awakening in municipalities and

the very good progress now being made by them in the matter of making town-planning schemes and in regulating building constructions, street making, land development and eviction and prevention of encroachments, during the last few years had been possible of achievement only on account of the special branch of administration created by them for town-planning and building inspection. The Department also anticipates great and rapid advances in this field in the years to come, with the aid of the separate special town-planning staff. There can be no justification or reason why the present position should at all be altered and revert to the old unworkable state of affairs. On the other hand, the present organization needs to be strengthened and given adequate powers, if our towns are to be improved and if the populations are to enjoy better and healthier environments in which to live. Only persons with high qualifications and training in Town-Planning and Architecture should be employed and this must be done by introducing special degree and diploma courses of study in Town Planning and organizing the town-planning establishments of all local authorities in the manner recommended by the Town-Planning Enquiry Committee. In the experience of this Department the mere Engineer cannot be a town planner and Town-Planning being specialised study in itself cannot be done by or under the direction of the Municipal Engineer who in the past had done next to nothing in this field of municipal administration and had been responsible for the poor work done so far. The Town-Planning Officers who would concentrate their full time attention on this work will under the constant direction of the Department be the best possible advisers to the municipal councils and their executive authorities than the Municipal Engineer who has his own duties to perform and can devote but little attention to town-planning. The step, if adopted by the Government would therefore be certainly a retrograde one and will seriously affect the town-planning administration and retard or upset town-planning progress in all municipalities.

49. *Transfer of Town-Planning Staff.*—The Inspector of Municipal Councils and Local Boards had been empowered by Government to transfer town-planning staffs between municipalities. During the year the Town-Planning and Building Inspector of Karaikudi Municipality was transferred to Kumbakonam Municipality. There were also other proposals of transfers on grounds of public administration and better progress of town-planning, under the consideration of the Inspector of Municipal Councils and Local Boards.

50. *Temporary deputation of Municipal Town-Planning Staff to Director of Town-Planning's office for receiving special instructions or training in town-planning work.*—In pursuance of G.O. No. 2670, P.H., dated 4th August 1948, a scheme for giving special instructions or training to the existing town-planning staffs had been drawn up in consultation with municipal councils and two candidates were being chosen at a time and given training for just a period of one month each in this Department. The scheme was started from 16th March 1949 and in the course of the year, six candidates were given suitable instructions or training in town-planning work.

51. *Appointment and punishment of Town-Planning Officers and staff of municipal councils.*—Provision had been made by rules that no punishment should be inflicted on any member of the municipal town-planning establishment without consulting the Director of Town-Planning and also that against all orders of punishment passed by the Executive Authorities, an appeal shall lie to the Director of Town-Planning. In consideration of the fact that the Director of Town-Planning was an appellate authority, it was considered undesirable or unnecessary to confirm the provision for consultation of the Director of Town-Planning before punishments were made and the rules were suitably amended deleting this provision in G.O. No. 497, P.H., dated 9th February 1950.

52. *Submission of annual progress reports by local authorities on Town-Planning Schemes in preparation and under execution.*—The Government had laid certain procedure to be adopted in reviewing the progress reports on town-planning received from the local authorities by the Director of Town-Planning. In G.O. No. 254,

P.H., dated 20th January 1950, while reviewing the progress reports of municipal councils and panchayats for the year 1947-48, Government directed the Executive Authorities of municipal councils and panchayats that they should see that the progress reports for each year were submitted without fail to the Director of Town-Planning before the 15th May following the year to which the report related. The Government had also requested the Director of Town-Planning to adopt the following procedure in regard to the review of the progress report by him from time to time:—

(1) As soon as a progress report was received, he should review it and send his remarks, with suggestions, to the local body concerned direct.

(2) In due course, he should also forward copies of his review to the Government together with a consolidated statement in the form below:—

Name of local body.	Name of scheme (whether general Town-Planning or other scheme).	Progress of the scheme (whether the progress is nil, fair, satisfactory, good, etc.)	General remarks, if any.
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53. *Need for proper and adequate organization of town-planning staffs in municipalities and local Areas.*—It had been pointed out by the Provincial Town-Planning Enquiry Committee in their report to Government that practically all Commissioners of the municipalities of the State had complained of the want of adequate town-planning and building inspection staff and that also the need for adequate clerical and menial staff in the Town-Planning Department of the municipalities had been stressed by some Commissioners. It had also been pointed out that certain Commissioners had also suggested that the Municipal Town-Planning Officers should be empowered to deal with town-planning by necessary delegation of powers wherever necessary. The Provincial Housing Committee had also strongly emphasised in their report the supreme necessity for employing "adequate town-planning and building inspection staff to attend to all duties of town-planning, housing and slum clearance and prompt disposal of layout and building applications, to enforce Town-Planning and Building Regulations, inclusive of preventing encroachments on public and private streets and also attend to tree-planting and layout and maintenance of parks and gardens and of public playgrounds and recreation grounds, etc." The same Committee had also observed that the absence of adequate staff had led to considerable delays in the disposal of building applications in the past hampering development and that "housing development and slum clearance improvement in the country and towns and villages cannot be effectively carried out without employing adequate number of trained hands in town-planning and housing." Having regard to the above facts, the Provincial Town-Planning Enquiry Committee strongly recommended that there should be proper and adequate organization in all municipalities and other local body areas for carrying out town-planning and other works efficiently and expeditiously. (1) The Committee had recommended the organization required for the various classes of municipalities each under a qualified Town-Planning Officer and also suggested the scales of pay to be allowed for the posts. The Committee had also recommended about the set up of the organization for the Corporation of Madras under a qualified Chief Town Planner and Architect. (2) The Committee had recommended that all panchayats with a population of 10,000 and over should employ adequate town-planning staff as suggested by it. It had also recommended that Government should take steps to group the remaining panchayats and rural areas and appoint staff on a district or regional basis to work under the District Panchayat Officers or such other suitable agency as Government may direct. (3) The Committee had also recommended that the Town-Planning Officer of each local authority should work under the concerned Executive Authority and should deal with the Directorate of Town-Planning through the Executive Authority and vice versa.

In spite of the need and urgency of the question of organizing proper and adequate town-planning staff by all local authorities, it is to be regretted that the Government instead of approving the recommendations had refused to accept them.

in toto. This being an important matter on which the efficient and effective administration of Town-Planning and Municipal Building Regulations, etc., under the Town Planning and District Municipalities Acts depends, this Department will be addressing the Government to reconsider their decision.

54. *Institution of Town-Planning Courses.*—The Provincial Town-Planning Enquiry Committee had pointed out that, it was on account of the failure to appoint competent and qualified Town Planners and town-planning personnel by the Government and the local authorities, the town-planning administration had suffered and failed in its turn to produce the desired results in spite of the existence of the Town-Planning Legislation in this State for the past over 28 years. The Committee had observed that “the fundamental need of town-planning administration is the training of town-planning experts and other town-planning personnel in large numbers to implement it.”

The Committee had also observed that “the urgent necessity of providing adequate facilities in this country and in this Province for training in the subject of Town and Country Planning and Housing by way of instituting regular degree or diploma courses in our Universities and Engineering and Technological Colleges and the prospect of demand for a large body of trained workers for the town-planning profession appears to need no special comment or emphasis by us.” The Committee had therefore made the following recommendations, with a view to overcome the difficulty experienced by the Government and the local authorities on account of the paucity of qualified persons for employment as Town-Planning Officers and subordinates: (1) Institution of degree, licentiate and refresher courses in Town and Country Planning and other allied subjects in the Engineering Colleges. (The nature of study and syllabuses for the courses had also be suggested.) (2) Importation of persons with necessary qualifications, i.e., at least two professors in the subject from England or out side, on contract basis for 5 years for employment in the Engineering Colleges. (3) Deputation of candidates for foreign training in town-planning. The Government should depute two engineering graduates of Madras State every year for special study in Town-Planning and Architecture for a period of five years, i.e., a total of at least ten persons may be deputed.

On the above recommendations the Government had stated that the matter was under consideration. The Government had since approved the proposals in a way and had referred it to the Director of Public Instruction for furnishing the necessary details for the introduction of such courses in the Engineering Colleges, after consulting the Principal of the College of Engineering, Guindy.

55. *Amendments to the Town-Planning Act.*—In this report, the Provincial Town-Planning Enquiry Committee had suggested amendments to the Town-Planning Act in respect of various matters including the following:—

(i) To empower Government to fix such time-limit for the preparation, publication and submission of General Town-Planning scheme under section 8; to provide for the manner of preparation of the scheme and for the matters to be included therein, to compel Panchayats also to prepare such scheme; to control developments during the period prior to the sanction of scheme; and to provide for making claims for compensation within fixed time.

(ii) To empower planning authorities to exercise the powers of street control and building regulations according to detailed town-planning schemes during the interim period (prior to sanction of schemes) and to enforce compliance with their orders; to prevent local authorities from granting conditional permission or licence contrary to the interests or provisions of schemes; redrafting of sections 17 to 19 of the Act relating to making of applications, appeals, prevention and demolition of unauthorized works and enforcement of provisions of schemes and orders of the local or responsible authority.

(iii) To permit of claims of compensation for injurious affection being made only when works under town-planning schemes had sufficiently advanced or completed; to obtain certificate of completion of works and fixing time-limit for making claims for compensation after obtaining such certificate.

(iv) To empower local authorities to proceed with acquisition of lands with the sanction of Government even before the schemes were sanctioned or at any time after the first notification under section 10 or 12 of the Act had been made; to acquire land necessary for housing persons displaced by any town-planning scheme.

(v) Determining market value of lands to be acquired in respect of schemes notified prior to 1st January 1944.

(vi) To alter sections 23 to 26 of the Act to provide for alternative proposals for levying development or improvement charges instead of the present levy of betterment contribution.

(vii) To modify the provision of the present system of arbitration to obviate difficulties.

All the above recommendations had been accepted by Government and proposals for amending the Act was under consideration of this Department. Several proposals for amending the Town-Planning Rules were also made by the Provincial Town-Planning Enquiry Committee and approved by the Government. The amendments to the rules will be taken up after amending the Town-Planning Act.

III. ADMINISTRATION OF THE PROVISIONS OF THE MADRAS CITY MUNICIPAL ACT, 1919, AND THE MADRAS DISTRICT MUNICIPALITIES ACT, 1920, RELATING TO ENFORCEMENT OF STREETS AND BUILDING REGULATIONS.

56. *Municipalities—Control of private streets.*—Private land development was in great progress during the year and the Corporation of Madras and most of the municipal councils continued to take the advice of the Department, and to obtain the approval of Director of Town-Planning before themselves according sanction to the layout of streets and subdivision of land as building sites by private development under sections 215 and 216 of the Madras City Municipal Act and sections 175 and 176 of the Madras District Municipalities Act.

The Corporation of Madras strictly applied and enforced the provisions of the City Municipal Act relating to making of private streets and regulation of buildings both in the town-planning scheme and non-town-planning scheme areas of the City. The advice of the Department was taken by the Commissioner on several layout applications in the town-planning scheme areas before the same were sanctioned by the Corporation Standing Committee for Town-Planning and Improvements. The total number of such private layouts sanctioned during the year was 48. The Corporation Council had notified various roads of the City and during the year included among them certain roads in Lakshmipuram and Aminjikarai and also the Lake View Road (Mambalam) for architectural control under section 231 of the City Municipal Act.

57. *Street control and layout by-laws under the Municipal Acts.*—Most of the Municipal Councils and a few panchayats in the State had adopted the model By-laws for street control and layout of land commended to them in G.O. No. 1615, P.H., dated 2nd September 1937. During the year, the said by-laws were newly adopted by the Villupuram, Mannargudi and Hindupur municipal councils. The Corporation of Madras does not appear to have made any street by-laws for enforcement in the City, under the provisions of section 349 (8) (a) of the Madras City Municipal Act. All municipal councils and the Corporation of Madras who had not yet made the by-laws would be well advised to make or adopt the necessary by-laws immediately in the interest of effective control of land development and enforcement of street making provisions of the Acts.

58. *Levy of licence fees for sanctioning the making of private streets or layouts under the Municipal Acts.*—On a reference from the Virudunagar Municipal Council requesting clarification of certain doubts in regard to levy of licence fees for any approval or sanction under section 176 (3) of the Madras District Municipalities Act, the Government in Memo. No. 24412-5/49-F2, P.H., dated 14th October 1949, considered that section 321 (2) of the Madras District Municipalities Act had only provided that save as otherwise expressly provided in or might be prescribed under the Act, for every licence or permission granted under the Act, or any rule or by-laws

made under the Act, fees might be charged as provided in that section and that therefore it was very doubtful whether fees could be levied by any municipal authority for the grant of any *sanction* or *approval* or *authorization* apart from a licence or permission. Consequently, they ordered that no fee could be levied by the municipal council when granting *sanction* under section 176 (3) of the Madras District Municipalities Act. The position in this regard would be the same in the matter of levy of licence fees for private streets or layouts under the Madras City Municipal Act.

Again, as regards the question whether fees could be charged for the grant of *sanction* under section 17 of the Town-Planning Act the Government informed this Department that no fee could be levied under Section 365 (2) of the Madras City Municipal Act or section 321 (2) of the Madras District Municipalities Act for a *sanction* granted under section 17 of the Town-Planning Act.

The above orders of Government were circularised by this Department to the Commissioner of the Corporation of Madras and all Executive Authorities of municipal councils and Executive Officers of panchayat boards to which Chapters IX and X of the Madras District Municipalities Act had been extended, and it was pointed out that fees should not be levied while granting *sanction* under section 216 (3) of the Madras City Municipal Act or section 176 (3) of the Madras District Municipalities Act, or under section 17 of the Madras Town-Planning Act.

59. *Enforcement of Building Rules under the Municipal Acts.*—Great improvement was observed in the matter of enforcement by municipalities generally of the provisions of the building regulations during the year. This improvement had been the result or the engagement by them of separate Town-Planning and Building Inspection staff. There is indication, in consequence, of a better awakening and awareness of the public of the existence of the Building Rules and of their utility and importance, which have begun to be appreciated generally by all. The Executive Authorities of municipal councils also had in general, been very diligent in the matter of street enforcement of the Building Rules. The enforcement of the building rules in the panchayats to which the provisions of Madras District Municipalities Act were extended, was not, however, satisfactory and their Executive Officers were helpless in the matter for lack of technical staff for the work.

It was observed by the Department that a number of instances of unauthorized construction occur in every municipality and appeals were made by parties, under rule 15 of the Building Rules to the Director of Town-Planning, for exemption from certain Building Rules. In most of those cases appeals were made and forwarded by the Executive Authorities of the municipalities after completion of the buildings in violation of rules. This only showed that the Executive Authorities and the outdoor staff had not been sufficiently vigilant to detect the unauthorized constructions and efficiently prevent them from the initial stages. Bringing these parts to the notice of the Executive Authorities of municipalities in a circular issued by this Department in D.Dis. No. 271/50, dated 1st February 1950, they were advised to take prompt and effective action to prevent such unauthorized constructions and where necessary to take suitable steps to punish the outdoor staff who fail to notice and report promptly in the matter and to take prompt action to prevent parties from proceeding with such unauthorized constructions. The Executive Authorities were also informed that it should be brought to the notice of the parties who proceed with any unauthorized building, that the constructions made and the works carried out by them were liable to demolition and that no exemption for them from any of the Building Rules would be granted by the Director of Town-Planning.

The Town-Planning Enquiry Committee had also brought to the notice of Government of the many instances of unauthorized constructions springing up in municipalities and panchayats and observed that, if the building applications were disposed of within the time prescribed in the Act, the chances of unauthorized buildings springing up would be lessened. On this, the Government passed the following orders :—

“All local bodies are informed that applications for layouts, street making and building constructions should be dealt with promptly and disposed of within

the prescribed time-limit. If the applications, etc., are not disposed of within the prescribed time-limit, executive authorities should send a report to the Director of Town-Planning immediately who should investigate and report to Government if any further action is required.”

60. *Appeals to Director of Town-Planning for exemption from the operation of Building Rules.*—As a result of the great interest taken and the general improvement in the matter of enforcement of building rules in municipalities and panchayats by the employment of separate Town-Planning and Building Inspection staff, a very large number of cases of appeals for exemptions from the unauthorized constructions come to be detected and several cases of appeals for exemption from one or other of the building rules come to be submitted to the Department. During the year, about 800 such appeals were received in the Department, of which 747 were disposed of in the course of the year itself. As far as possible, most of these cases were disposed of after personal inspection by the officers of the Department. Only in 218 cases exemption was granted with or without insisting conditions, where the Department considered that parties had experienced real hardship and felt that there was adequate justification or reason for granting such exemptions to the building. In the remaining 529 cases, exemption was refused completely finding that the constructions were deliberately made and that no justification existed for any exemption.

It should be realized by the local authorities and the public that the grant of any exemption from a stipulated rule could only be based on actual hardships and where there are proper justifications on grounds for relaxation without detriment to health. In recommending cases to the Director of Town-Planning, the executive authorities and the municipal councils should actually measure the quantum of real distress that the applicant might suffer realizing simultaneously the deleterious effect in health and the consequences of over-building and overcrowding and creation of slum conditions which would result by relaxation of the rules and should not indiscriminately recommend cases without proper and adequate grounds as was being done generally. The policy of the Department in the matter of grant of exemption has been that no exemption would be granted unless there is real hardship and the building so exempted would satisfy at least certain minimum health and ventilation requirements and also would not in any way result in public inconvenience or loss of amenity or create future difficulties.

61. *Agitation of certain municipal councils for relaxation of Building Rules.*—Finding several cases of unauthorized constructions taking place and seeing that the owners of buildings were reluctant to observe the rules, certain municipal councils requested the Government for exempting generally all built-up areas of their towns from the operation of the Building Rules. This department pointed out to the Government the danger of so doing and the Government agreeing with this Department refused to grant such exemption in G.O. No. 1443, P.H., dated 25th April 1950 and issued the following dictum (extracted from the Government Order quoted) :—

“The Government have considered the representations received from some municipal councils and private parties for the exemption of certain areas and buildings in municipalities from the operation of the building rules on various grounds such as the lack of space in towns for building constructions, the difficulty of applying the rules to construction in hill stations, the failure to observe the rules in the case of certain constructions already completed, and the hardship involved in the enforcement of the rules. Uncontrolled developments in the past have created congestion and insanitation which cannot now be remedied in most cases without prohibitive cost. If the building rules are not applied to building constructions, the existing state of affairs will be worsened and the danger to the health of the population would increase. The Government consider that in the interests of the general health of the people, building construction should be regulated in accordance with the building rules. The Government cannot sanction the exemption applied for. In deserving cases the Director of Town-Planning will grant exemption under the powers delegated to him in G.O. No. 3225, P.H., dated 17th October 1942. The

executive authorities of municipal councils are informed that the building rules should be enforced and that all cases of violation of the rules should be sent to the Director of Town-Planning for disposal."

The Adoni Municipal Council made a request to Government for exemption of all existing buildings in its area from the operation of the building rules. The Government issued orders in G.O. No. 1148, Health, dated 29th March 1950 expressing inability to approve the proposal of the municipal council to exempt the buildings in its area from the operation of the building rules and directed that opportunity should be taken by the municipal council to secure better living conditions in the municipal area as and when buildings were reconstructed by the parties.

62. *Unauthorized permissions granted by the municipal councils.*—The tendency on the part of certain municipal councils to overlook the provisions of the rules and to grant permissions for the erection or reconstruction of buildings disregarding the provisions of the rules in excess of their powers and contrary to the advice rendered by the Town-Planning staff and the Executive Authority still continued. Sometimes, municipal councils resort to the provisions of section 215 (2) of the District Municipalities Act to declare the buildings reconstructed or altered by parties as ordinary repair, to avoid the application and enforcement of the rules. In a number of cases referred to this Department suitable instructions were issued to the Executive Authorities. In certain cases, the municipal councils themselves rectified their mistakes on receipt of the advice of the Department. In certain other cases where the councils declined to take the advice of the Department, the matter had to be taken to the notice of Government who had the said resolutions of the councils cancelled, as being in excess of the powers of the councils where they found that the constructions or reconstructions actually contravened the rules.

It is highly necessary that the municipal councils and executive authorities realize the supreme necessity of enforcing the building rules which lay down the absolute minimum standard of health and ventilation in the public interest and understand and appreciate the dictum expressed by the Government (in paragraph 61 above), and do everything in their power to achieve good results. They should also realize the folly of being either generous or sympathetic in the matter of enforcement of the rules, a measure calculated to be of direct benefit to the individual and through him to the community in general building constructions, reconstructions, alterations and additions were found to be going on in large number and any misplaced generosity or sympathy would only be disastrous to health and be tantamount to neglect and disregard of proper living conditions and perpetuation of the evils which were the results of past neglect and which the nation cannot afford to endure.

63. *Unauthorized constructions—Prompt action not taken.*—In the matter of dealing with unauthorized constructions, and constructions made already in violation of building rules and for which exemption had been refused by the Director of Town-Planning and in the matter of removal of such offending structures, a great deal of executive action and promptness of disposal still remained to be desired. While it was the statutory duty of the municipal councils and their executive authorities to see that unauthorized constructions did not come up at all and wherever they did occur, to see that they were not allowed to grow but were promptly dealt with at the beginning itself, it was observed that the authorities had been extremely slack in dealing with constructions which had come up in disregard of the rules and for which exemption had been refused by the Director of Town-Planning. Most of the municipalities had not been doing any organized demolition work of such unauthorized structures not maintaining a regular and adequate demolition squad for the work.

The local authorities must realize that prompt and deterrent action should be taken against law breakers and ought to see that no unlawful building were allowed to stand in its area. It had been brought to the notice of the Department that, as a result of slackness and perhaps even indifference, in certain cases, on the part of the Executive Authorities, there had been annual piling-up of huge

pendencies in the Town-planning and Building branch of the municipalities rough undisposed or unclosed building case files. The Executive Authorities could note that they would be held personally responsible for such dependencies and that, therefore, they should do everything in their power to deal with the cases finally and to close the pending files. In order to avoid further accumulation of dependencies, the municipal councils should organize demolition squads and see that prompt action is taken to enforce compliance with the rules and that also demolition is systematically carried out in the case of all unauthorized and offending structures, and thereby eliminate in course of time the very occurrence of such unauthorized constructions.

64. *Amendments to the Municipal Building Rules—Under the Madras District Municipalities Act.*—The department suggested certain amendments to rules 2 (v), 3 (A) (1), 8 (14), 9 (1), 9 (2) and 9 (9) and Appendix A-1, Appendix B, and Appendix C of the building rules. As people generally circumvent rules 9 (4), and 9 (6) of the building rules by getting permission for constructions, showing them as shops, offices or warehouses and subsequently utilizing the buildings as dwelling houses or for human habitation, it was considered by this department that any building used as shop, office or warehouse should not be permitted to be converted or used as a dwelling-house or for dwelling unless the requirements of sub-rules (4), (5) and (6) of rule 9 were satisfied and accordingly necessary amendments to rules 9 (1) and 9 (9) to obviate the difficulty, were recommended to the Government. The Government considered that the word "construction" used in rule 9 (1) could only mean a conversion through some structural alterations coming within the definition of construction or reconstruction in the Madras District Municipalities Act and that any conversion by mere use could not come under the purview of definition of the word "Reconstruction" in section 3 (24) (c) of the District Municipalities Act or the building rules, as there is nothing in law which requires a man to get permission under the building section of the Act or the building rules before he merely used a godown for purposes of human habitation without making any structural alterations and that no amendment of the rules as recommended by the department could prevent a person from building a godown or shop in accordance with the rules and later using it as a dwelling-house without making any structural alterations to it.

The Department considered that it was permissible to interpret the expression "dwelling-house" contained in rule 2 (iv) of the building rules as one, designed for the occupation of one family in view of the definition of the term "Reconstruction" of a building in section 3 (24) (c) of the Madras District Municipalities Act and in view of the definition of the word "dwelling" contained in rule 2 (iii) and an amendment was therefore, suggested by the department to rule 2 (iv) of the building rules, under which a restraint would be placed on the use of a Dwelling-house by more than one family. The Government, however, considered that such interpretation was not permissible, since the word "dwelling-house" did not occur in the definition of the expression "dwelling-house" contained in rule 2 (iv) and that if the expression "dwelling-house" was confined to only single family residences, the amendment suggested by the department would have the effect of making rules 8 (14) and 9 applicable only to dwelling-houses in that restricted sense and not to any other dwelling-house, as for instance, a dwelling-house designed or intended to be used as a residence for more families than one, and that if a house was suitable for occupation by more than one family, the need for restricting its use by a single family as proposed by the Department would cause hardship to tenants, particularly in these days of housing shortage. Government did not, therefore accept the amendment to rule 2 (iv) and rule 8 (14) and 9 (1) as suggested by the department.

Government accepted only the amendments to rule 3 (A) (1), 9 (2) and Appendix A, Appendix B and Appendix C recommended by the Department. By these amendments, it is now required that (1) applications for huts should be sent along with site plans in duplicate of the land on which the hut is to be constructed, reconstructed or altered or added to complying with these requirements

specified in Appendix B; (2) sun-shade, balcony, eaves, etc., may be allowed above a height of 10 feet measured from ground level; and (3) application for huts should be signed by the owner of the land and hut.

65. *Clarification of certain provisions of the Madras District Municipalities Act and Building Rules by Government—Collection of licence fees in the case of applications made after the original permission lapsed.*—The Government had pointed out, in their Memorandum No. 55230-3/T—P.H. dated 27th December 1949 (on a reference made by the Commissioner of Kurnool Municipality), that, when a permission lapsed and a fresh application was made under section 204 of the Madras District Municipalities Act, it was not strictly a renewal of permission but should be taken as a fresh application for permission to construct the remaining portion of the building and that consequently the procedure prescribed in section 197 of that Act would strictly apply. The Government had also observed that in such cases, the applicant was liable to pay the full fee payable for a fresh application on the date of the application, but that it was open to the municipal council under section 321 (2) of the Madras District Municipalities Act to charge a lower fee of half rates treating it as a case of mere renewal. The said instructions of the Government was communicated in a circular to all Executive Authorities and Executive Officers of local bodies for guidance.

66. *Clarification of rule 16 of the Municipal Building Rules.*—In their Memorandum No. 75950/49-2-F 2-P.H., dated 25th October 1949, the Government had observed that the intention of rule 16 of the building rules was that masonry and wooden buildings and huts were not placed so as to expose the former, i.e. the masonry and wooden buildings to danger from fire that might be caused by the huts and that it was however, open to the Executive Authority under the said rule to permit in writing the construction of a masonry or wooden building within six feet of huts or he might refuse the permission. The Government, therefore, had directed that the Executive Authority, in such cases, should use his discretion with a view to ensure that constructions were not exposed to danger from fire.

67. *Clarification of rule 9 (2) (a) of the Building Rules as in G.O. No. 561, P.H., dated 24th February 1948.*—A doubt was raised by the Palghat Municipal Council whether a compound or boundary wall could be permitted within the four feet space required to be left under rule 9 (2) (a) of the building rules and whether a compound wall could be allowed only if it was set back by a distance of four feet from the street edge. This department, in a circular D. Dis. No. 1665 of 1949, dated 2nd April 1949, had informed all Executive Authorities that the amendment to rule 9 (2) (a) of the building rules issued in G.O. No. 561, P.H., dated 24th February 1948, would not prohibit the erection, within the four feet open space, of a compound or boundary wall the height of which does not exceed eight feet, inasmuch as such compound or boundary wall would not constitute a 'building' as defined under section 3 (3) of the Madras District Municipalities Act, and that the amendment, allowed also a fence being put up in the four-feet space from the street provided the height of such fence did not exceed eight feet.

68. *Construction of flush-out latrines within four feet of road margin—Relaxation of rule 9 (2) (a) of the Building Rules permitted.*—On the recommendation of the Director of Public Health and the Director of Town-Planning, the Government had ordered (in G.O. No. 3265, P.H., dated 14th October 1949), that properly designed flush-out latrines four feet by four feet size might be permitted in the front four-feet space in sites for buildings abutting the streets in the non-town-planning and built-up areas of the town and that in such cases the provisions of rule 9 (2) (a) of the building rules need not be insisted and might be deemed to be relaxed. This order was communicated by this Department to all municipalities and panchayats.

69. *Waiving of licence fees for construction of mosques and temples.*—On a reference from the Commissioner, Tadpatri Municipality, the Government in

t.O. Ms. No. 3726, P.H., dated 24th October 1949, stated that they had no objection to the proposal of the Municipal Council, Tadpatri, not to charge fees for granting permission for the construction or reconstruction of mosques and temples within the jurisdiction of the municipal council.

70. *Collection of licence fees from Co-operative Building Societies—Exemption not agreed to.*—The Adoni Municipality recommended for the grant of exemption from payment of licence fees in the case of a certain co-operative house building society. But the Government, in Memorandum No. 36948-1-F-2 P.H., dated 26th May 1949, informed the Commissioner of that municipality that they did not see sufficient grounds for exempting the co-operative house building society from the payment of licence fees and observed that the municipal council should not grant such exemption or lose its legitimate revenue.

71. *Street alignment and building lines.*—The very important provision of section 166 of the Madras District Municipalities Act was not usually availed of by municipal councils for prescribing street alignments or building lines, especially in regard to existing narrow and irregularly made streets. During the year, the Peddapuram Municipal Council proposed a street alignment for one of the streets, which was approved by this Department.

72. *Renewal of encroachments in streets.*—The Town-Planning staff dealt with the removal of licensing of encroachments. This Department gave advice on a number of cases of encroachments in the case of Tuticorin Municipality referred to it by the Revenue department. The question of standardizing a form for licensing or leasing of encroachment by municipal councils was under examination by this Department and a model form was recommended to the Inspector of Municipal Councils and Local Boards. On the question of removal of temporary warps put up by weavers in road margins in Madurai Municipality, the following order (Government Memorandum No. 9390/49-2A, L.A., dated 20th April 1949) was issued by the Government:—

"The Commissioner, Madurai Municipality, is informed that the order issued in 1902 by the District Magistrate, Madurai, regarding the spreading of warps in streets and lanes will not affect the provisions of section 186 of the Madras District Municipalities Act, 1920. The question whether there has been an obstruction (coming under that section) on any street or lane is a question of fact which must be decided having regard to the circumstances of each case. It has been held that the spreading of a branch of a tree at a height of 15 feet over a country road or the mere placing of a charpoy temporarily on a public road may not, having regard to the nature of the traffic, amount to an obstruction and that on the other hand, the unlawful cutting of a public road or the filling up of a portion of a ditch or drain forming part of such road or the placing of erections thereon or the holding of a cattle market resulting in the driving of cattle to and from such market through narrow and congested public lanes may amount to an obstruction. The Commissioner should, therefore, decide the question of obstruction with reference to the locality, the traffic on the street concerned, its width, the length of time during which the warps are kept on the street and the nature of the damage caused to the surface of the road or street and impose suitable and varying conditions in each case. Where there is likely to be considerable obstruction to traffic or inconvenience to the public, permission may be refused and suitable action taken to remove the obstruction if it is made without permission."

73. *Opening of new roads.*—The following twelve cases of new road proposals of municipal councils were received by this Department, which suggested suitable alignments for the roads and approved the same:—

- (1) Virudunagar .. Opening of a road to travellers' bungalow from the railway station.
- (2) Gudiyattam .. Widening narrow lanes and rounding of short corners.

- (3) Guntur .. Road connecting District offices to the railway station—Realignment.
- (4) Ongole ... Santhapet—Closure of superfluous streets.
- (5) Mangalore .. Opening of new road to extended area.
- (6) Do. .. Do.
- (7) Do. .. Opening of new road in lower Bendoor.
- (8) Mettupalayam .. Road connection between North Agraharam lane and Pukara street.
- (9) Rajapalayam .. Widening lane connecting Madasamy Koil road and Rajakottai North street.
- (10) Do. .. Widening old Theatre road.
- (11) Visakhapatnam. Town main road widening.
- (12) Hindupur .. Forming new road.

The proposal to close a portion of London Mission road in Tirupattur Municipality, with a view to its being added on to the Mission compound and adopting an alternative alignment was also examined by this department and suitable suggestions were made.

The question of closure of conservancy lanes in the town extension in Anantapur Municipality was also considered and suitable recommendation was made, explaining the principles and procedure to be adopted in effecting the closure of lanes.

74. *Streets appearance.*—The Provincial Town-Planning Enquiry Committee had recommended that in the interest of general amenity of towns and villages, the streets appearance, and with this view, the exercising of proper control of the architectural features of buildings along streets should receive adequate attention. On this, the Government had invited the attention of the Madras Corporation and other municipal and panchayat authorities to the provisions of section 231 (1) (a) of the City Municipal Act and 193 (1) (a) of the District Municipalities Act and wished to impress on the local bodies the need and importance of making use of those provisions.

75. *Extension of provisions of Chapters IX and X of the District Municipalities Act relating to street control and building regulations to panchayats.*—During the year, the Government in consultation with this Department or on the recommendation of the Inspector of Municipal Councils and Local Boards, extended the provisions of Chapters IX and X of the Madras District Municipalities Act with other relevant sections to the following twenty-six panchayats:—

Salur, Chennimalai, Kuruchi, Satymangalam and Bhavani in Coimbatore district; Issa Pallavaram, Zamin Pallavaram and Villivakkam in Chingleput district; Parvathipuram and Narasapatnam in Visakhapatnam district; Hada-galli, Alur, Kang'li, Kottur and Yemmiganur in Bellary district; Sattenapalle and Chilakalurpet in Guntur district; Maruteru in West Godavari district; Samal-kot in East Godavari district; Mettur Township in Salem district; Samal-geda and Kondapalle in Krishna district; Usilampatti in Madurai district; Sattur in Ramanathapuram district and Tirumalai in Chittoor district.

Including the above, the provisions relating to street control and building regulations of the District Municipalities Act were in force in all in 135 panchayats at the end of the year. A complete list of such panchayats is given in Appendix I. In the matter of enforcement of these provisions, it is essential that the panchayats should employ suitable and adequate Town-Planning staff. As far as possible the district boards also would do well to organize Town-Planning staffs at district level and assist the panchayats in the matter of enforcement of building regulations and street by-laws, as also in the discharge of all functions and duties under the Town-Planning Act.

The question of extension of the provisions relating to streets and buildings was under consideration of the Government or this Department in the case of the following five panchayats:

azole in East Godavari district; Repalle in Guntur district; Namagiripet in Salem district; Perambalur in Tiruchirappalli district; and Kasimkota in Visakhapatnam district.

76. *Need for extension of provisions of the District Municipalities Act to panchayats to which the Town-Planning Act is made applicable.*—The following fourteen panchayats to which the Town-Planning Act had been already extended should have the relevant provisions of the Madras District Municipalities Act relating to street control and building regulations extended to them at an early date:—

Vriddhachalam in South Arcot district; Kollegal in Coimbatore district; Razole in East Godavari district; Mangalagiri and Repalle in Guntur district; Pamarru in Krishna district; Papanasam, Pattukottai and Nannilam in Tanjore district; Ariyalur, Jayankondan and Lalgudi in Tiruchirappalli district; and Puliyangudi and Ambasamudram in Tirunelveli district.

77. The Provincial Town-Planning Enquiry Committee had pointed out that the provisions contained in the Madras City Municipal Act or the Madras District Municipalities Act regarding control of layout of towns and villages and street by-laws and building rules made under the Act, are inadequate and unsuitable to meet modern requirements. They had also emphasized the importance and necessity of making these provisions uniformly applicable to all towns and villages of this State and therefore wanted that the need for incorporating the provisions relating to street control and building regulations in the Town-Planning Act itself should be examined in detail and should be gone with separately. To these recommendations, the Government stated that the local bodies should frame proper by-laws and when a "Building Code", the preparation of which was engaging the attention of Government, was actually prepared, local bodies would have proper directions in the matter. They also stated that the question of framing suitable by-laws to control development in all towns and villages of the State and also to amend the Town-Planning Act, the District Municipalities Act and City Municipal Act in order to remove overlapping of functions under present provisions would be considered after the new Panchayat Act was passed and new panchayats had been constituted.

78. *Adoption of model street by-laws by panchayats.*—During the year, the Yellamanchili panchayat adopted the model by-laws for street control layout commended in G.O. No. 1616, P.H., dated 2nd September 1931. So far, only a few panchayats had adopted the model by-laws referred to. The panchayats should see that the provisions of sections 309 and 310 of the Madras District Municipalities Act are also got extended to their areas, if they had not been extended already, in order to enable them to adopt and enforce the by-laws.

79. *Town-Planning and Building staff of panchayats.*—Although few posts of Town-Planning and Building Inspectors or surveyors had been sanctioned for certain panchayats, none of them could be filled up for want of qualified hand. The posts created for Dharmapuri, Paramakudi, Arni, Sivaganga, Allinagaram, Melur, etc., Panchayats were all reported to be vacant. The post of Town-Planning and Building Inspector at Tenkasi alone was filled up.

80. *By-laws for licensing surveyors for preparation of building plans.*—The model by-laws commended in G.O. No. 413, P.H., dated 13th February 1948, were being adopted by a number of municipal councils. The Provincial Town-Planning Enquiry Committee had recommended that steps should be taken to ensure that layouts and building plans are prepared by qualified Town-Planning Architects, Engineers, Draughtsmen or Surveyors licensed for the purpose and that provision should be made for the registration of qualified and licensed Architects. In their orders on the Committee's report, Government informed that the question of registration of qualified Architects is under consideration and that all local bodies,

including panchayats, are requested to adopt the model by-laws relating to licensed surveyors, etc., approved in G.O. No. 413, P.H., dated 13th December 1948.

81. The Corporation Council had issued comprehensive draft by-laws suitable for the City development, for the licensing of surveyors and for compulsory employment of licensed surveyors on 6th September 1949 in the *Fort St. George Gazette*. Under the by-laws, the Commissioner is empowered to license surveyors under various classes, viz., I, II, III and IV determined according to six categories of buildings having regard to the competency of the surveyor to prepare plans and to supervise execution of particular type or category of buildings. The buildings are classified under the following six categories:—

(1) Complete reinforced concrete structures; (2) steel framed structures; (3) buildings in brick or stone masonry but involving the use of reinforced concrete in the principle members such as beams, columns, floors, roofs, stairs, etc.; (4) buildings more than two storeys high and the construction comprising of brick or stone masonry in lime or cement mortar, rolled steel girders and/or wooden beams, rafters, etc.; (5) two-storeyed buildings and the construction comprising of brick or stone masonry in cement, lime mortar or clay with or without rolled steel girders and wooden rafters, etc., with tiled or terraced roof; (6) single-storeyed buildings of all sorts and the construction comprising of brick or stone masonry in cement or lime mortar with or without rolled steel girders and wooden beams, rafters, etc., and with tiled or terraced roof, small bunks made of wood, galvanized iron or asbestos sheets or reinforced concrete.

The by-laws prescribe the fees to be charged by licensed surveyors for any item of work in the construction and/or reconstruction of buildings, which must not exceed the percentage of estimated cost of construction or reconstruction as specified in the schedule attached to the by-laws.

82. *Draft Building Code*.—In G.O. No. 990, P.H., dated 22nd March 1949, Government appointed an Expert Pannel comprising of the Chief Engineer, P.W.D., the Joint Director of Town-Planning, the Chairman, City Improvement Trust, the Corporation Engineer and two private Engineers to consider the draft Building Code for the City of Madras, prepared previously by the Corporation Engineer, with the following terms of reference:—

(1) To consider the draft Building Code and finalize it and submit a report to Government.

(2) To consider—

(a) the report of the House Designs Sub-Committee appointed by Government in G.O. No. 3411, P.H., dated 20th November 1946;

(b) the resolution on the agenda of the Second Health Ministers Conference relating to prohibition of construction of back to back or ill-ventilated houses and to submit its views to Government.

The Expert Pannel met on a number of occasions to discuss the said proposals and finally recommended the revision of the Code on certain lines. Its report was submitted to the Government on 5th September 1949. In their Endorsement No. 69535-1 F-2, P.H., dated 26th November 1949, Government forwarded the report of the Expert Pannel to the Commissioner of the Corporation of Madras for remarks and requested him to state how far the provisions in the draft Building Code as modified by the Expert Pannel were acceptable to the Corporation and to forward definite proposals for amending the existing law or other statutory provisions in this regard and also to obtain and forward to Government a copy of the Corporation Council's resolution in the matter at an early date, through the Director of Town-Planning. The matter was pending consideration by the Standing Committee for Town-Planning and Improvements and the Corporation Council.

The Expert Pannel had recommended that the Code when finalized by the Government could be adopted by other municipalities of the State with suitable

modifications as to fit in with existing laws of municipalities. The Pannel had however stressed the point that if the rules in the Building Code were to be effectively enforced, a separate Building Department should be created and that for proper supervision and control of building operations, the Building Inspection staff should be given suitable refresher course on the subject.

IV. HOUSING (REVENUE, LABOUR AND CO-OPERATIVE HOUSE BUILDING SOCIETY) SCHEMES, OTHER BUILDING SCHEMES, DEVELOPMENT OF PARKS, ETC.

83. The Town-Planning Department continued to give advice on and attended to various matters relating to Housing which included development of land for housing purposes, giving opinion on suitability of areas for particular types of buildings and houses, laying out of Harijan and poor class colonies, Co-operative House-building schemes, Municipal housing and other building schemes, and other development or housing schemes taken up by Revenue, Labour, Public Works and other Departments of Government. As pointed out in the last year's report, the work of this department is very heavy and there is urgent need for a separate housing section being organized and placed in charge of a Deputy Director of Town-Planning to attend exclusively to this branch of work, which increases from year to year and which requires great deal of time and special attention which the department can ill-afford to give under its present position.

84. *Provision of house-sites in rural areas by the Revenue, Harijan Welfare and Labour departments*.—The Harijan Welfare schemes featured prominently during the year, as in the matter of land allotments under the Harijan Uplift Scheme of the Government, a large number of house-sites were proposed to be given to poor landless Harijans in the State. The Revenue Department in conjunction with the Harijan Welfare Department was working out these schemes in accordance with the layout plans and designs furnished by this department according to Town-Planning principles. In G.O. Ms. No. 1025, Firka Development, dated 12th November 1949, Government passed orders on the recommendation of the Provincial Harijan Welfare Committee on the question of grant of house-sites to Harijans that a minimum extent of 3 cents of land in wet areas or 5 cents of land in dry areas should be given free of cost to all Harijans who did not already own house-sites except in cases where they could afford to pay and that the extent of land, namely, 3 cents in wet areas and 5 cents in dry areas should be exclusive of the land required for the provision of common places like streets, lanes, path ways, the cost of acquisition of which will be met by the Government.

85. Although the Collectors of the districts had been given instructions in the Revenue Board's Proceedings Mis. No. 785, dated 24th May 1945, in the matter of submission of proper plans and adequate particulars to this Department, many cases still lacked in required information and combined sketch showing site and surroundings, with the result that delays ensue in the approval by it of the layout plans. On the suggestion of this Department, the Board of Revenue in L. Dis. No. 3301/49, dated 19th September 1949, issued further special instructions to the Collectors as below:—

"It has been brought to the notice of the Board that District Harijan Welfare Officers send to the Director of Town-Planning layout plans without proper site plans of lands to be acquired for the colonies and that the layouts are usually arbitrarily made. These have resulted in delays and unnecessary additional correspondence with the Survey Department for village maps, etc., with a view to properly locate the site proposed and also to check the accuracy of the sketches. The instructions issued in B.P. Mis. No. 785, dated 24th May 1945, are not also strictly followed. The Collectors are requested to issue necessary instructions to the District Harijan Welfare Officers in the matter". The concerned officers must closely adhere to these directions in the interest of quick despatch of work.

86. Generally all layouts for housing had to be drawn and furnished by this Department, as the suggestions received from the concerned officers were seldom satisfactorily made as per Town-Planning principles. During the year, 101 layout plans providing for a total of 6,690 house sites in non-municipal towns and rural areas were prepared and furnished to the Collectors of districts or to the Director of Harijan Welfare. The largest number of proposals were received from the Collectors of North Arcot (28), Krishna (20), Tirunelveli (11), Anantapur (11), and South Arcot (8). While forwarding approved layouts, the Department ordinarily laid down the following conditions to be observed by the concerned officers when allotting the sites:—

(1) Streets and other amenities should first be provided before sites are allotted and houses or huts are put up.

(2) Every house or hut shall be designed and built for the occupation of only one family and not more than one house shall be permitted in a site.

(3) No site shall be subdivided.

(4) Every house or hut shall be either detached or semi-detached.

(5) There shall be a minimum open space of 10 feet or 5 feet, between the house or hut and the boundary of the street, 5 feet open space on either side of the house when it is wholly detached or 10 feet, on the unattached side of the house when it is semi-detached, and 10 feet open space in the rear.

(6) No excavation shall be made in a site except for digging foundations for the house or hut.

(7) The site shall be maintained in a well drained and sanitary condition and the unoccupied area of a site (which shall be not less than half the extent of site) shall be utilized for kitchen gardening or kept as an open space.

(8) Except a boundary wall, hedge or fence which shall not be higher than 5 feet from the street level, no building shall be erected in the open space required to be left in a site. An ash-pit, latrine, or dust-bin alone may be permitted in any one of the rear corners of a site.

It was not possible for the department to verify whether the layouts were adhered to and whether the above conditions were strictly adopted or enforced in the interests of the permanent well-being of the residents in the layouts. It is believed that the Director of Harijan Welfare and the Collectors will see that the development and construction of houses take place strictly in accordance with the approved layouts and conditions.

87. *Co-operative housing.*—The Government sanctioned for a period of one year the following special staff to assist the department in the matter of preparing layout plans and designs of houses for Co-operative House Construction and Building Societies:—

One Gazetted Town-Planning Assistant, one draughtsman and one peon.

The posts, however, could not be filled up during the year. As required by G.O. No. 101, Development, dated 22nd January 1926, the advice and approval of the department was sought for by various House Building and House Construction Co-operative Societies in regard to the layout of the Housing schemes and also in the matter of adoption of suitable designs for the houses proposed to be constructed. With the appointment of a Special Deputy Registrar for Housing and Special Land Acquisition Officer in the Co-operative department, there had been a considerable increase in the number of proposals received in the department from co-operative societies which were formed in large numbers during the year.

88. *Co-operative housing layouts approved.*—Despite heavy work and insufficiency of staff, the Department furnished with great difficulty layout plans for the

26 Co-operative House Construction or Building Societies during the year as noted below:—

Name of the society.	Number of house sites provided.
(1) The Rayachoti Co-operative House Construction Society	70
(2) The Anuppupalayam Co-operative Building Society	20
(3) The Chinnamanur Co-operative House Building Society	179
(4) The Nanganallur Co-operative Building Society	48
(5) The Tirumangalam Co-operative House Building Society	81
(6) The Madanapalle Co-operative House Building Society	183
(7) The Suramangalam Co-operative House Building Society	104
(8) The Kurnool Co-operative House Building Society	92
(9) The Anantapur Co-operative House Building Society	102
(10) The Mahatma Gandhi Co-operative House Building Society, Chirala.	58
(11) The National Co-operative Building Society, Bapatla	89
(12) The Gandinagar Co-operative Building Society, Attur	111
(13) The Tuticorin Co-operative House Building Society	169
(14) The Villupuram Co-operative Building Society	41
(15) The Cuddalore Co-operative Building Society	80
(16) The Masulipatam Co-operative House Building Society	125
(17) The Srirama Co-operative Building Society, Gunadala (Vijayavada).	84
(18) The Guntakal Co-operative House Building Society	89
(19) The Kavali Co-operative House Building Society	54
(20) The Mannargudi House Building Society	106
(21) The Dharmapuri Co-operative House Building Society	70
(22) The Pattukkottai Co-operative House Building Society	46
(23) The Ambasamudram Co-operative House Building Society	104
(24) The Krishnagiri Co-operative House Building Society	85
(25) The Arupukottai Weavers' Co-operative Building Society	33
(26) The Ongole Co-operative House Building Society	165

In respect of the following five societies, the schemes originally furnished were revised and revised plans were furnished:—

- (1) The Palni Co-operative House Building Society.
- (2) The Bellary Parvathinagar Government Servants Co-operative House Building Society.
- (3) The Madras (Ayyanavaram) Co-operative House Construction Society.
- (4) The Salem City Extension Co-operative House Construction Society.
- (5) The Kuppam Town Improvement Society.

The Provincial Housing Committee in its report to Government had recommended that every housing colony should provide for the following amenities. A primary school, Health and Welfare Centre, Children playground, dispensary, reading room, co-operative store, meeting place, shops or market, and other necessary common buildings required for community life. In the formulation of layout proposals, the Department gave due consideration for community requirements and made necessary provisions accordingly.

Katpadi Co-operative Township Society.—A comprehensive layout for a New Town for the Co-operative Township Society of Katpadi was formulated by the department, during the year. In this scheme provision had been made for over two thousand house sites of different classes A, B, C and D for accommodating an ultimate population of about 12,000. The township area lies on either side of the Trunk road and to ensure prevention of ribbon development, provision had been made in the layout for separate service roads on either side of the Trunk road with island strips in between, and the number of entries into the Trunk road from the Township area for safeguarding traffic had been also restricted to

the minimum. The layout provided well defined shopping, market and bazaar areas, sites for high schools and elementary schools, parks and playgrounds, public buildings, theatres, bus and cart stands and all other amenities required or incidental in the making of a new town.

89. *House designs approved for Co-operative House Building Societies.*—Various types or designs of houses numbering in all 114, proposed by the following 19 co-operative societies, had also been approved by this Department, during the year :—

	Number of types.
(1) The Krishnadevaraya House Building Society, Adoni	3
(2) The Mathurai Co-operative House Building Society	14
(3) The Srirama Co-operative Building Society, Gunadala	4
(4) The Kovvur Co-operative House Building Society	3
(5) The Tenali Sultanabad Co-operative Building Society	1
(6) The Pedalakonda Co-operative Building Society	1
(7) The Tanjore Co-operative House Construction Society	14
(8) The Palni Co-operative House Construction Society	8
(9) The Bellary Parvathinagar Co-operative House Building Society	6
(10) The Dharmapuri House Building Society	1
(11) The Kishnagiri House Building Society	4
(12) The Madras House Construction Society, Ayyanavaram	1
(13) The Chinnamanur Co-operative House Building Society	9
(14) The Katpadi Township Society	22
(15) The Gandinagar House Building Society, Attur	4
(16) The Salem City Extension Society	5
(17) The Pattukottai House Construction Society	6
(18) The Suramangalam House Construction Society	6
(19) The Villupuram House Construction Society	2

The designs under different classes or types of buildings, viz., A, B, C and D adopted by the societies were not of any single or uniform pattern but of different patterns determined by the society according to the requirements and conveniences of the members, the locality where the houses were to be built, the local materials to be used in construction and the prevailing traditions or sentiments. Generally, however, these houses were designed to be within the limits of the following costs exclusive of value of site and land development and improvement charges :—

Type of houses.	Accommodation provided.		Approximate, plinth area, SQ. FT.	Approximate cost, RS.
	Rooms.			
A	Bedroom	1	1,500	13,600
	Drawing hall	1		
	Dining and sitting room	1		
	Kitchen room	1		
	Store room	1		
	Bath room	2		
	Water closet room	1		
B	Veranda	2	1,240	11,160
	Bed room	2		
	Sitting hall	1		
	Dining room	1		
	Kitchen room	1		
	Store room	1		
	Bath room	1		
C	Fuel room	1	590	5,310
	Water closet	1		
	Veranda	1		
	Bed room	1		
	Living room	1		
	Store room	1		
	Kitchen room	1		
D	Bath room	1	350	3,150
	Water closet	1		
	Living room	1		
	Store room	1		
	Kitchen room	1		
	Bath room	1		
	Water closet	1		

In organizing societies and in promising payment of loans, the Government had laid down the following principles :—

(1) In all Co-operative Housing Schemes for each "A" class house there should be two "B" class houses, four "C" class houses and eight "D" class houses. The above proportion may be varied only if there is no sufficient demand for any particular class of houses.

(2) The ground space (site area) for "A", "B", "C" and "D" class houses should not exceed 50 cents, 30 cents, 15 cents and 10 cents respectively and no house-sites should be less than 5 cents.

(3) No State loan will be given for construction of "A" class houses; Loans granted for the construction of houses of other classes will be within the following limits: Rs. 7,000 to 10,000 for a "B" class house; Rs. 4,000 to 6,000 for a "C" class house; Rs. 2,000 to 3,000 for a "D" class houses; and Rs. 1,000 to 2,000 for an "E" class house.

Although the above conditions will not apply to new Housing Societies registered on or before 1st October 1948 or to old Societies entrusted with approved housing schemes before that date, the Government would appreciate it, if wherever possible such societies reorient their schemes so as to conform to the pattern indicated above.

90. *Mettur Township—Allotment of house-sites—Special Committee.*—The Joint Director of Town-Planning or the Senior Town-Planning Assistant of this Department attended the meetings of the Special Committee for allotment of sites (constituted in G.O. No. 4228, P.W., dated 28th October 1948), whenever possible. During the year, this Department furnished layout plans for the temporary hutting areas set apart by the Committee and for two town extension schemes (one providing for 64 of 5 cents each and the other 443 sites ranging from 5 to 25 cents).

91. *Municipal Staff Housing Schemes.*—Municipal Councils evinced some interest in housing their employees. Proposals received by the Department from the Madurai Municipality for housing its Municipal Health Officer, Town-Planning Officer, Engineer, Electrical Engineer and of the Erode Municipality for the Commissioner, Health Officer and Engineer, were approved and also a proposal from the Virudunagar Municipal Council to put up quarters for the Woman Medical Officer in the Maternity Hospital compound.

92. *Municipal Housing Schemes for conservancy and menial staff.*—Proposals were received from the Municipal Councils of Tirunelveli, Vellore, Pollachi, Tirupati and Coimbatore for housing some of their conservancy and menial staffs and suitable layouts and designs were furnished to all of them. On the question of adoption of designs for the construction of scavengers' quarters, the Government in their Memo. No. 44974/7-49 T.P.H., dated 9th February 1950, issued instructions that the Director of Town-Planning may issue orders to local bodies suggesting the adoption of small types of houses for the construction of quarters for low-paid staff including scavengers on the lines of the layout and design B.P. No. 6/47 recommended by the Department to the Tiruchirappalli Municipal Council. In this office circular D.Dis. No. 2148/49 dated 25th March 1950, the above design B.P. No. 6/47 was commended to all Commissioners of Municipal Councils and Executive Authorities of Panchayats to which the Madras District Municipalities Act and Town-Planning Act had been extended, with the following observations :—

"The design shows four tenements in a block with adequate open space all-round and makes provision for a children's playground and other amenities. Each tenement dwelling provides a living room (120 sq. ft.) a 5 ft. veranda in front, a small veranda and kitchen (6 ft. × 6 ft.) in the rear and an open yard in the rear 10 ft. × 12 ft. a portion of which is to be used for an open bath room 4 ft. × 5 ft. It is recommended that only four tenements are put up in a block as shown in the layout, so that at a future date, with the raising of the standard of living and the need for maintaining a reasonable standard of housing, two adjacent tenements

may be converted into one unit for a family by the provision of a door in the cross wall, thus enabling each family to have at least two rooms for living and sleeping purposes and with a store room by conversion of one of the kitchen."

93. *Housing Schemes of the Corporation of Madras.*—The Shenoy Nagar Housing Scheme was the first model scheme started by the Corporation of Madras in 1947-48 to make an attempt to relieve housing shortage in the City. One hundred houses of different types (approved by this Department) were completed by 31st March 1949. Construction of small self-contained houses suitable for low paid employers were taken up during the year, and 28 units were completed and occupied. A small market consisting of 12 shops was also constructed in the area during the year. It had been reported that the Corporation had also been tackling the problems of housing its workers by constructing tenements and plinths in various parts of the City year after year. During the year 24 tenements with all amenities suitable for middle-class families were constructed near Robinson Park at a cost of Rs. 92,000. In the administration report of the Corporation of Madras, the Commissioner had again stressed the need for the construction of a Housing Corporation to finance all housing schemes within the City. This matter will, it is hoped, receive adequate consideration of Government.

94. *Orders passed by Government on the recommendation of Provincial Housing Committee.*—It is worthwhile to mention here, some of the important recommendations of the Provincial Housing Committee and the orders passed thereon by the Government during the year—

(a) *Allocation of land for poorer and lower middle classes of people in Town-Planning Schemes.*—The Provincial Housing Committee had recommended that in all Town-planning Schemes undertaken by local authorities adequate portion of areas should be reserved for the poorer and lower middle classes and this recommendation had been commended to all municipal councils and the Corporation of Madras for adoption, whenever the necessity for such reservation was felt or arose (G.O. Ms. No. 1905, P.H., dated 25th May 1949).

(b) *Avoidance of slums.*—The Provincial Housing Committee had recommended that building or housing projects should avoid the formation of slums of the future, and accordingly all local authorities were advised to bear this in mind when such projects were to be undertaken by them in their areas (G.O. No. 660, P.H., dated 23rd February 1950).

(c) *Housing of employees of Government and local bodies.*—The Provincial Housing Committee recommended that the Government and the local bodies as the biggest employers should set an example in the matter of housing their employees especially of low income groups (Rs. 200 and under) and should undertake immediately housing programmes for the purpose on a 20 year basis. The Government had commended the above recommendation to all local bodies for adoption (G.O. No. 3838, Development, dated 18th July 1949, communicated in Memo. No. 47150, L.A., dated, 7th November 1949).

(d) *Construction of model houses.*—The Provincial Housing Committee had suggested that construction of model houses as an example for the people or citizens of towns and villages to follow, as had been done by the Corporation of Madras and the municipalities like Mathurai, Ootacamund, Coonoor, Narasaraopet should be undertaken to by all other municipalities and this recommendation had been commended by Government to all municipal councils for consideration and adoption (G.O. No. 4783, Development, dated 24th September 1949).

(e) *Disposal of lands to Co-operative Housing Societies.*—The Provincial Housing Committee had recommended that the Government, municipalities, improvement trusts and other similar bodies who had at their disposal lands to sell or lease for long terms for construction of houses, should give such lands preferably to Co-operative House Building Societies at reasonable rates, without auction or leasing them as is usually done, and this recommendation had been communicated by the Government only to the Madras City Improvement Trust for consideration (Government Memo. No. 56554-3-F-2, P.H., dated 1st November 1949).

(f) *Housing for Agricultural Labour.*—The Provincial Housing Committee had recommended that the prime need of housing for agricultural labour was planned housing development and the creation of satisfactory environment for such development which were responsibilities exclusively of the State. While accepting his recommendation, the Government had considered that any comprehensive scheme for housing agricultural labour would entail enormous expenditure and hence they proposed to make a small beginning but observed that they would not be in a position to do any considerable work in the direction until the existing financial stringency was over (G.O. No. 3298, Development, dated 21st June 1949).

(g) *Urgency of housing to meet the housing shortage in the Madras City and other industrial towns of the State.*—The Provincial Housing Committee had recommended that in tackling the problem of housing shortage, the Madras City and other industrial towns should receive priority consideration. In accepting this recommendation, the Government felt that the housing shortage was acute in many other industrial towns and therefore they would give prior consideration to all such places where there was need for housing (G.O. No. 3298, Development, dated 21st June 1949).

95. *Problem of Housing and Rehousing—Recommendation of the Provincial Town-Planning Enquiry Committee.*—The Provincial Town-Planning Enquiry Committee had pointed out that general and special powers and simple and easy procedure must be available to facilitate the task of proving the conditions of existing houses, demolishing unfit houses and reconstructing or building fresh ones, improvement, clearing away or rebuilding the insanitary and slum areas, preventing the creation of new slums by stopping deterioration of other areas and building new houses. The Committee had also recommended that adequate number of new houses for renting should be built—(1) to relieve congestion and overcrowding; (2) to enable unfit houses to be closed or demolished; and (3) to enable a start to be made on the improvement, clearance and rebuilding of insanitary, unhealthy and slum areas. The Committee had stressed the need for building of houses of proper type for all poorer and working classes so that they may live a better and happier life in them, and had observed as follows:—"It is common knowledge of all that the great mass of the poorer and working classes of this Province live in sordid, mean, ugly and degrading housing condition, the preparation of which is nothing less than a social menace. Housing the population in a suitably dignified, healthy and comfortable manner is a matter of vital importance and it is unfortunate that this problem has not yet assumed a national level of discussions or enterprise. . . . We are convinced that housing occupies a very prominent and important place in the framework of the Town and Country planning and that a comprehensive housing legislation is required for securing this condition." On this recommendation of the Committee, the Government had stated that the recommendation was under their consideration.

96. *Municipal Building Schemes.*—In addition to the housing layouts and schemes mentioned above, this Department furnished designs for the following 56 building schemes of the municipalities and gave advice and furnished the municipal councils with suitable layouts and building plans:—

(1) *Market layout and building designs*—for Gudiyattam, Kancheepuram, Adoni, Tuticorin, Coimbatore, Villupuram, Chittoor, Tirunelveli, Palni, Hindupur, Erode, Udumalpet, Srivilliputtur, and Chirala municipalities.

(2) *Municipal Office buildings* for Kancheepuram, Mathurai, Udumalpet, Karur and Tirunelveli municipalities.

(3) *Bus stand layouts and designs for buildings* for Vellore, Palni, Virudunagar and Karur municipalities.

(4) *High school buildings* for Coimbatore and Adoni municipalities.

(5) *Elementary school buildings and layouts* for Coimbatore (2 designs), Mangalore (6 designs) and Kancheepuram (2 designs), and for Palni, Coimbatore and Virudunagar municipalities one design each.

(6) *Rest House and Travellers Bungalow* for Tuticorin, Hindupur and Vellore, Kakinada and Palayamcottai municipalities.

(7) *Maternity and child welfare centres* for Tiruppur, Mathurai, Periakulam and Virudunagar municipalities.

(8) *Dispensary buildings* for Coimbatore and Cuddalore municipalities.

(9) *Burial grounds-site approval* for Hindupur.

(10) *Latrines-site approval* for Hindupur.

(11) *Shops* for Virudunagar, Mathurai and Coonoor.

In regard to Gandhi Market improvements at Tiruchirappalli, a special report was submitted to Government by the Joint Director of Town-Planning. The site selected for a cotton and grain market at Bellary was also approved.

97. *Panchayat Board building schemes*.—The department also gave advice with layouts for the following five building schemes of panchayats.

Markets: Idapadi and Valavanur Panchayats and Mettur township.

Bus stands: Idapadi and Tirukattupalli panchayats.

98. *Control of Development of canal margins*—(*Public Works Department lands*).—In G.O. No. 956, P.W., dated 18th August 1949, Government had constituted special sub-committees for Vijayavada, Tenali and Nidadavolu to draw out a co-ordinated Town-Planning Scheme for canal banks and directed that such committees shall meet the Joint Director of Town-Planning to lay down the general lines of development and that final decision on proposals to zone plots should be made by the Chief Engineer (Irrigation) in consultation with the Director of Public Health and Director of Town-Planning. During the year, the canal banks in Tenali, Vijayavada and Nidadavolu were inspected by the Joint Director of Town-Planning and layout plans for the development of Public Works Department lands at Nidadavolu were suggested by him and copies thereof were furnished to the Executive Engineer, Public Works Department, Godavari Western Division, for taking necessary action.

Also in G.O. No. 3432, P.W., dated 14th September 1949, the Government constituted similar special sub-committees for drawing out a co-ordinated Town-Planning Scheme and to develop Public Works Department lands on the margins of canals in Godavari district in the following places:—Palacole and Bhimavaram municipalities and Tadepalligudem, Narasapur, Maruteru, Ganapavaram and Undi panchayats.

In each of these committees the Executive Engineer, Godavari Western Division, was the Chairman and the local Revenue Divisional Officer and the Commissioner of the Municipality or Panchayat concerned were other members. The Government directed that the committees should function as soon as possible. Plans showing canal marginal lands in respect of all canals within the respective town limits and also lands in the immediate vicinity thereof, indicating the nature of developments that have already taken place in the town, the present occupation and also existing uses and character of buildings in the sites already leased or allotted and also plans showing how best the development of the canal margins could be done (after consulting the Director of Town-Planning) were asked to be prepared by the Public Works Department for each town.

99. *Layouts of parks and playgrounds*.—The Department furnished designs for parks and playgrounds to the following municipalities and panchayats:—Hindupur, Virudunagar, Peddapuram, Mangalore, Udipi, Kancheepuram, Tenali, Udumalpet, Rajapalayam, Rajahmundry and Repalle.

A comprehensive design for the laying out of the Central Maidan in Mangalore as a recreational amenity in the heart of the town making provision for a cricket pavillion and ground with stadium, two foot-ball and three hockey grounds, tennis, badminton and other courts and making provision for a separate ladies enclosure, parks, garden, bathing pool, etc., was prepared and furnished to the municipal council. The Municipal Council planted a number of trees as per plan during the

tree-planting week and carried out some levelling operation for the cricket ground.

100. *Foreshore (Marina) Improvement—Madras City*.—The conference of representatives convened by the Government for drawing up a scheme for the improvement of the Marina Gardens had recommended certain proposals for development of gardening, car parking, road making, etc.

101. *Madras City Vacant Lands Disposal Advisory Committee*—(G.O. No. 2481, Revenue, dated 28th October 1947). The Joint Director of Town-Planning attended a number of meetings of the Committee and gave advice in the matter of allotment of Government lands from the point of view of town-planning.

102. *Government Buildings (Cheap) Designs Committee*.—The Committee appointed in G.O. No. 336, P.W.D., dated 6th February 1947 of which the Joint Director of Town-Planning was a member, continued to function during the year and considered various designs of buildings such as schools, colleges, hospitals, hostels, police stations and also quarters or houses for officers, clerks and peons. The Committee had also laid down a minimum standard of housing agreeably with the recommendation of the Provincial Housing Committee and the Cheap Design Housing Committee referred to below.

103. *Cheap House Designs for rural and urban areas*.—The final report of the House Designs Sub-Committee appointed by the Government in G.O. No. 3431, P.H., dated 29th November 1946, of which Joint Director of Town-Planning was the Secretary, was submitted to the Government on 20th December 1948. The report dealt with the minimum standards of accommodation to be provided in the design for a house intended for a family and also the materials suitable for constructing such houses and the general arrangement of rooms in keeping with the local conditions of the Madras State. Two designs of houses were also furnished with necessary specifications and estimate of cost. The report was under consideration of Government.

104. *By-pass road schemes and prevention of ribbon development*.—During the year, the Highways Chief Engineer approved the alignment of the Trunk Road bypass as proposed by the department in the Lakshmipuram Extension Town-Planning Scheme of Tiruvannamalai Municipality. The Trunk Road diversion proposed as part of the Town-Planning Schemes in the Anantapur Municipality were not considered necessary and had not been approved by the Highways Chief Engineer and the department had revised entirely the layouts of the scheme areas with a view to laying out of land as house-sites by owners, whose proposals had been held up for some time pending the decision of the question of Trunk Road by-pass alignment. To prevent ribbon development along Trunk Road or Highways, this department while planning lands abutting such roads took care to see that suitable service roads with intervening strips of garden or open lands and entries only at certain points were provided. In the case of Kozhikode Municipality suggestions were made by this department in regard to formulating a by-pass for the Highway now running through closely built-up areas.

105. *Draft Highways Bill of State Government*.—The Chief Engineer, Highways, forwarded for remarks of this department the draft Highway Bill, as proposed by him. It was under examination of this department.

106. *Need for a separate Designing branch in the department*.—As may be seen from the above paragraphs, the activities of the department had been quite considerable during the year. In as much as Town-Planning embraces almost every sphere of developments of land whether in local body areas or outside, the functions and responsibilities of the department have been steadily increasing. The year under reference has been extremely arduous for the department and every member of the department strained his utmost. The department has been badly under-staffed especially in the matter of expert officers and generally in all its branches. The need for expansion of staff had been imminent. There is need

for creating a designing branch in the department under a Deputy Director (Housing and Building Designs) with suitable staffs under him for the works mentioned in this part of the report.

V. INDUSTRIAL CONTROL—DECLARATION OF INDUSTRIAL AREAS AND REGULATION OF ELECTRICAL INSTALLATIONS IN NON-INDUSTRIAL AREAS.

107. *Approval of industrial areas in municipalities and panchayats.*—In G.Os. No. 1119, P.H., dated 7th June 1927 and No. 4054, P.H., dated 3rd September 1940, all municipal councils and panchayats in the State were required to set apart industrial areas and to refuse permission for the establishment of factories outside such areas. The municipal councils and panchayat were generally observing the instructions of Government in the matter of permitting installations of electric motors up to 20 horse-power outside industrial areas.

Proposals were received from the following 7 municipalities and 15 panchayats for approval by the Director of Town-Planning of Industrial Areas for their towns or for additional industrial areas, which were disposed of some time after a local inspection:—

Municipalities. Sivakasi, Gudiyattam, Karur, Peddapuram, Palacole (additional area), Dindigul (additional area) and Pollachi (additional area).

Panchayats .. Courtallam, Narasapur, Vengarai, Ganapavaram, Kadayam, Gundagolam, Viravanallur, Idapadi, Kurichi, Pamidi, Porto Novo, Sendamangalam, Srimushnam, Kotagiri and Sholavandan.

The proposals received from the following 2 municipalities and 7 panchayats had to be returned with remarks and suggestions for revision and re-submission of the proposals.

Municipalities. Masulipatnam and Periakulam.

Panchayats .. Tiruchengode, Harur, Kalahasti, Bobbili, Panruti, Punganur and Pudukkottai.

In respect of the following 7 towns the proposals sent for declaration of certain sites as industrial areas were disapproved by this department as they were considered unsuitable for the purpose from the Town-Planning point of view:—

Municipalities. Kurnool and Udupi.

Panchayats .. Ramanathapuram, Avaniyapuram, Uravakonda, Tirumangalam and Tenali (canal bank).

As pointed out in the last year's report, the municipal councils and panchayats did not take the action to notify industrial areas under section 193 (1) (c) of the Madras District Municipalities Act, with the result that they were unable to prevent residential developments occurring in the declared industrial areas.

108. *Permission for installation of electric motors of horse-power exceeding 15 outside industrial areas.*—In accordance with the orders of Government in G.O. No. 4054, P.H., dated 3rd September 1940, several municipal councils and panchayat boards refer to this department cases of installation of electric motors of more than 15 h.p. in non-industrial areas for prior approval. A large number of cases came up for approval of this department during the year and were disposed of on the merits of individual cases.

109. *Special sites for film vaults.*—With the expansion of the Cinema industry, the need for storage facilities for films has come to the forefront in municipal areas. Sites for film vaults were approved for Tirunelveli and Srirangam municipalities.

110. *Licences—Power and non-power factories—Licensing under the Local Acts in 1950-51—Instructions issued.*—In G.O. No. 592, P.H., dated 16th February

1950, Government informed all local bodies that the instructions contained in the Government Memo. No. F7002/49-2-El., P.H., dated 4th August 1949, should continue to be in force in the year 1950-51 also subject to the following conditions:—

The prior approval of the Chief Inspector of Factories should be obtained for all plans for the construction or reconstruction of any factory or installation of any new or additional machinery or replacement of machinery before licences are issued. Licences should not be issued for factories located in buildings which have already been objected to by the Inspectors. They should see that in no cases licences are issued to factories located in buildings which have already been objected to by Inspectors of Factories or which are obviously unsuitable for housing factories considering the standards of lighting, ventilation and temperature conditions required by the Factories Act, 1948.

111. *Licences—Factory buildings—Permission for construction under the building provisions of the Madras District Municipalities Act—Instructions issued.*—In G.O. No. 2775, P.H., dated 9th August 1949, Government issued specific directions regarding the relationship between the grant of permission for construction of buildings intended for factories or for the installation of machinery under the building provisions of the Madras District Municipalities Act and the granting of licence or permission for installations in the said buildings under section 250 of the Act.

Government have held that the provisions of the sections 197—203 of the Madras District Municipalities Act relating to building construction do not contemplate a course in which no action is proposed to be taken on an application made under section 197 for the construction of a building till permission under section 250 of the Act has been obtained in cases where the building is to be used for a factory, etc. They therefore consider that it is for the party to secure the necessary permission under section 250 for the installation of machinery also before he undertakes the building construction and that if he takes up the construction of the building in advance, he does so at his risk.

112. *Need for certificate of the Director of Town-Planning for construction of factories in the State—Amendments to the rules under the Factories Act.*—The Bhore Committee made the following recommendations in connexion with the problem of zoning and location of industry:—

"Wherever an industry is to be established the layout should be submitted to the Ministry of Housing and Town and Village Planning for previous approval. The requirements should apply not only to factories but also to any residential accommodation for industrial workers. In order to ensure that this legal provision is properly carried out, we would suggest that the Director of Town and Village Planning and his assistants should be given the powers of Factory Inspector for inspecting and taking appropriate action in respect of any violation of approved plans."

Under the Indian Factories Act, 1948, had made it obligatory on the part of promoters of industries to submit plans, specifications and layout of new factories to the Chief Inspector of Factories for scrutiny and approval before construction is started. Such scrutiny of the plans of factories by the Chief Inspector would not obviate the need for their examination from the point of view of planning and zoning of areas. The State Government, in consultation with the Commissioner of Labour, considered that it was necessary to provide for a scrutiny of the plans by the Director of Town-Planning and that the rules under the Factory Act should provide for this. Accordingly, in G.O. No. 1041, Development, dated 15th March 1950, confirming the draft rules under the Factories Act, provision was made for approval of layouts and plans by the Director of Town-Planning in rule 3 (c) which provided for the following:—

"Rule 3, *approval of plans.*—Application for such permission shall be made in the prescribed Form No. 1 which shall be accompanied by the following documents:—

(a)

(b)

4A

(c) A certificate from the Director of Town-Planning, Madras, to the effect that the plans and layout of the factory buildings addition or extensions have been approved by him".

In the wake of this new ruling an additional heavy duty had newly devolved on this department.

113. *Housing of Industrial workers.*—The Provincial Town-Planning Enquiry Committee had recommended that the local planning authorities should make provision for the housing of industrial workers with a view to prevent the development of insanitary and congested cheries and colonies in the vicinity of the industrial buildings and that suitable housing schemes should be formulated for this purpose by local planning authorities in co-operation with the owners of industries. In G.O. No. 1097, Health, dated 25th March 1950 (passing orders on the Town-Planning Enquiry Committee's report), the Government accepted the recommendation and informed all local authorities that while framing Town-Planning Schemes they should bear in mind the need for providing housing for industrial labour wherever possible.

114. *Shifting of Industries outside Madras City.*—The Madras Provincial Housing Committee had recommended that certain industries like the beedi industry, safety matches industry, oil mills, soap industry and cinema studios, could be taken out of the City of Madras. In regard to this matter, the Director of Public Health had observed that the beedi manufacturing factories had been shifted to suitable places away from residential areas during the last ten years and were not found to be a source of nuisance or annoyance and therefore there was no need to shift them outside. He, however, considered that in case any large concern should attempt to establish itself in congested areas, suitable action could be taken under the Madras City Municipal Act, and the Madras Public Health Act to control the same. He had also observed that, excepting two or three oil mills, others were of small capacity worked by engines less than 20 horse-power and that the establishment of large oil mills in congested areas could be prevented and that there was also no large scale soap industry in the City. He had agreed that the establishment of cinema studios might be discouraged within the City, and recommended that early action should be taken by the Corporation to notify the residential and industrial areas in the City. This department agreed with the Director of Public Health's observations and the matter under consideration of Government.

VI. MADRAS PUBLIC HEALTH ACT—NOTIFICATION OF RESIDENTIAL AREAS BY URBAN LOCAL AUTHORITIES.

115. *Declaration of residential areas under the Public Health Act.*—The total number of urban local authorities coming under the provision of the Public Health Act, was 309 at the end of the year, including the following three panchayats notified by Government as urban local authorities during the year:—

(1) Orathanad (Tanjore district) G.O. No. 3733, P.H., dated 25th October 1949; (2) Tambaram (Chingleput district) G.O. No. 4043, P.H., dated 15th November 1949; and (3) Bhuvanagiri (South Arcot district) G.O. No. 642, P.H., dated 21st February 1950.

So far 146 urban local authorities had formulated residential area proposals and obtained the approval of the Director of Town-Planning and Director of Public Health in compliance with requirements of section 90 (1) of the Public Health Act. In G.O. No. 2670, P.H., dated 20th July 1949, Government granted further time till 31st March 1950 for the notification of residential areas to such of the local authorities as had not yet notified their residential areas.

During the year, the department approved the proposals for residential areas received from the following twelve urban local authorities:—

Municipalities .. Villupuram, Coonoor (revised), Karur, Walajapet and Anantapur (revised).

Panchayats .. Viravanallur, Tiruchengode (revised), Courtallam (revised), Gooty, Nidubrolu, Atmakur (revised) and Tadepalligudem (revised).

In the following 14 local authorities the proposals received were found to be defective and were returned with specific instructions of this department for revision and resubmission and were pending with the concerned local authorities:—

Municipalities .. Karaikudi, Kancheepuram, Periyakulam, Vijayavada, Peddapuram, Tirunelveli and Vizianagaram.

Panchayats .. Sendamangalam, Harur, Kasaragod, Tranquebar, Bobbili, Panruti and Ponnani.

Several proposals were received from various other local authorities for exclusion of certain sites from the approved residential areas. Proposals were received and orders passed thereon approving the exclusion of sites from residential areas by the following eighteen local authorities:—

Municipalities .. Cannanore, Madurai, Devakottai, Palacole, Coonoor, Mannargudi Tiruppattur, Tenali, Tiruppur, Rajapalayam and Cuddalore.

Panchayats .. Kandukur, Arkonam, Kotagiri, Koilpatti, Kadayanallur, Kolipasa and Kattuputtur.

The proposals received for exclusion of sites were not approved by the department in the case of the following six local authorities:—

Municipalities .. Madurai (4 sites), Cuddalore and Palayamkottai.

Panchayats .. Kadayanallur, Avanashi and Yemmiganur.

The draft notification and schedules relating to residential areas in the Madras City which were approved by the Director of Town-Planning and Director of Public Health were pending approval and notification of the Corporation Council. The proposals for setting apart of residential areas were still pending from a large number of urban local authorities.

116. The question of permitting small electric motors for cottage industries such as cotton tape, silk twisting, etc., in residential areas was raised by the Madurai Municipal Council, and the matter was examined in consultation with the Director of Industries and Commerce and was under correspondence with the Government. The Government, on the request of the Tiruppur Municipal Council, declined to permit knitting factories of small horse-power, electric motor amidst residential areas. The question of allowing tobacco storage in residential areas in Guntur was also under examination, as these have of late become a menace to public health and have to be prohibited in the interest of preservation of residential amenity.

117. In places where residential areas were already approved, the proposals had been made carefully in the manner of proper zoning for the whole town for such purposes as solely residential and solely industrial, and also with sufficient lands left out of the above two categories in which small installations of an inoffensive nature run by electric motor not exceeding 20 horse-power may be allowed, suitable conditions being existent to warrant the grant of permission for them. In this latter respect an adequate number of areas, more than sufficient for all eventual requirements of the town, had been provided in all approved proposals, but there has been a continuous flow in the case of some municipalities of further proposals for exclusion of further areas purely on individual considerations rather than through consideration of collective benefit. Indiscriminate exclusion of areas from notified residential areas would only lead to the nullification of the very object and purpose of a residential area notification, viz., to safeguard residential portions of the town from incursion by industrial installations and the municipal councils should refrain from making such proposals.

VII. TOWN-PLANNING DEPARTMENT—PERSONNEL AND EXPENDITURE.

118. *Officers—Provincial, Gazetted*—(i) *Ex-Officio Director Town-Planning.* Sri K. M. Unnithan, I.C.S., Inspector of Municipal Councils and Local Boards, continued to function as Ex-Officio Director of Town-Planning up to 2nd December 1949 when he was transferred and was succeeded by Sri T. Prabhakararao Nayudu, B.A., as Inspector of Municipal Councils and Local Boards and Ex-Officio Director of Town-Planning.

(ii) *Temporary post of Joint Director of Town-Planning.*—Sri R. D. N. Simham, B.E., M.E. (Hons.), M.T.P.I. (Lond.), continued as temporary Joint Director of Town-Planning during the year.

(iii) *Permanent post of Junior Town-Planning Expert.*—The post of the Junior Town-Planning Expert which was being continued year after year on a temporary basis since 22nd February 1943 was eventually made permanent by the Government and Sri C. Govindan Nair, DIP.T.P. (Edin.), A.M.T.P.I. (Lond.), who had been holding the post on a contract basis all the time was regularly appointed to the post on a permanent basis with effect from 1st October 1949, relaxing the requirements of age and of probation.

(iv) *Permanent post of Town-Planning Expert and Personal Assistant to Director of Town-Planning.*—This post continued to be kept in abeyance during the year.

(v) *Temporary post of Gazetted Town-Planning Assistant.*—For work connected with Co-operative Housing and House Building Schemes in the Presidency, the Government sanctioned in G.O. No. 2348, P.H., dated 29th June 1949, the creation of a temporary post of Gazetted Town-Planning Assistant for a period of one year, in the first instance. Proposals made to the Government by the department for filling up the post was under correspondence with Government. Draft *ad hoc* rules for the post were framed and passed by the Government in G.O. No. 952, Health, dated 14th March 1950.

119. *Committees.*—Sri K. M. Unnithan, I.C.S., and lately Sri T. Prabhakararao Nayudu, B.A., attended the meeting of the Madras City Improvement Trust as an ex-officio member of the said Trust.

Sri R. D. N. Simham, Joint Director of Town-Planning, was a member of the following special committees:—

- (1) Araku Valley Development Committee.
- (2) The Madras City Vacant Lands Disposal Advisory Committee.
- (3) The Madras Marina Gardens Improvement Committee.
- (4) Expert Panel for revising the Madras Building Code.
- (5) Building Designs Committee.
- (6) Cheap Designs (Houses) Sub-Committee.

(7) Special Committee constituted in G.O. No. 956, P.W., dated 16th March 1949, for drawing out a co-ordinated Town-Planning Scheme for developing P.W.D. lands on the margins of canals in the towns of Vijayavada, Tenali and Nidadavolu.

Sri R. D. N. Simham, Joint Director of Town-Planning, was also Lecturer in Town-Planning for students undergoing the B.S.Sc. course in the Madras Medical College.

120. *Leave of officers.*—Sri R. D. N. Simham, Joint Director of Town-Planning was granted leave on average pay for four months from 7th September 1949. During the said period, Sri C. Govindan Nair, the Junior Town-Planning Expert, was appointed to hold full additional charge of the post of Joint Director of Town-Planning in addition to his own duties. Sri C. Govindan Nair, the Junior Town-Planning Expert, was granted earned leave for twenty-one days from 19th May to 8th June 1949 and for forty-five days from 1st February to 17th March 1950. During the said periods, Sri R. D. N. Simham, Joint Director of Town-Planning, was appointed to hold full additional charge of the post of Junior Town-Planning Expert in addition to his own duties.

121. *Tours of officers.*—Sri R. D. N. Simham, the Joint Director of Town-Planning, was on tour on eight occasions for about fifty days during the year. Sri C. Govindan Nair, Junior Town-Planning Expert, was on five tours for about forty-two days.

122. *Technical and ministerial subordinate staff.*—The strength of the technical and ministerial staff continued to be meagre and certain temporary posts created in 1942 were ordered to be retained on a permanent basis from 1st July 1949 in G.O. No. 2269, P.H., dated 23rd June 1949, as below:—

One draughtsman, Grade II, one typist, one lower division clerk, one peon and one attender.

In addition to the above, the following temporary posts were also made permanent in G.O. No. 960, P.H., dated 18th March 1950:—

One Town-Planning Assistant (Junior), one draughtsman, Grade II, and one upper division clerk.

The Senior and Junior Town-Planning Assistants continued to work both as touring officers and in charge of the technical sections of the office. Sri S. Subba Ayyar, the Senior Town-Planning Assistant, was on fourteen tours for ninety-nine days and Sri R. Somasundara Rao, the Junior Town-Planning Assistant, was on nine tours for sixty-two days.

Sri S. Subba Ayyar, the Senior Town-Planning Assistant, also attended the meetings of the Special Committee for allotment of sites in Mettur Township, as a representative of this department.

123. *Office location.*—The office was located in the first floor of the Old High Court Buildings (Stationery office). As pointed out in last year's report, the accommodation is cramped and congested and quite insufficient for the office. The drawing section is put to considerable difficulty for want of natural lighting and proper convenience for drawing work. Even the clerks and typists suffer for want of space and lighting. The room for records and maps is quite inadequate. It is absolutely essential that the office should be secured proper and suitable accommodation in a good and well-ventilated building.

124. *Blue printing works.*—The one blue printer carried out the blue-printing work of the department which increased considerably during the year. About 1,329 blue print of scheme maps, layouts, building designs and miscellaneous plans were taken. An amount of Rs. 188-8-0 was realized for supplying thirty-one blue print copies to local bodies, co-operative building societies and others. The amount was credited in the local treasuries to the credit of Government under the head "Item XXVIII. Public Health—Miscellaneous—Other Items—Cost of plans." An additional blue printer (with artistic knowledge or training) is urgently needed for the department to cope with its large work.

125. *Town-Planning Manual.*—The preparation of the Manual was deferred for the time being.

126. *Expenditure on account of the department staff during 1949-50.*—The total expenditure of the department during the year 1949-50 was Rs. 57,330 as against Rs. 52,916 during the previous year. The details of expenditure were as follows:—

	Rs.
(i) Pay of officers (Joint Director of Town-Planning and Junior Town-Planning Expert).	12,760
(ii) Pay of establishment	22,324
(iii) Travelling and other compensatory allowances	4,237
	2,163
(iv) Dearness allowances	10,239
(v) Contingencies	5,607
Total ..	57,330

127. The salaries of the officers and staff of the department were very low and in no way comparable with other departments under the Government and, despite the poor encouragement and hardships suffered by the staff, the work turned out by the department was quite considerable. As already pointed out elsewhere in

the report, the Government should take urgent steps to reorganize and expand the department and to fix adequately remunerative salaries for the staff on the lines recommended by the Provincial Town-Planning Enquiry Committee. The number of maps and plans prepared and furnished by the department to the various local bodies would, if assessed at cost, warrant a much greater expenditure on the department by the Government while the benefits accruing to the public in the long run would be unassessably greater than any reasonable expenditure incurred by the Government in this field. Town-planning function has, however, many more vast fields to cover and the department as the central organization for this purpose must be adequately organized and manned. Government would, it is hoped, reconsider their orders on the recommendations made in this regard by the Town-Planning Committee and order the early reorganization of the department and expansion of its staff suitably to meet all demands made on it efficiently and for public benefit.

The quantity of work turned out by the department as pointed out in this report and as may be seen from paragraph 112 has been out of all proportion to its normal capacity considered from the strength of the technical and ministerial staff engaged in the department during the year. Needless to say that every member of the department had to be overworked to achieve this result. The standard of the work of the department, however, was maintained at a high level and the advice and direction given to local authorities had been widely appreciated. While the quantity of works done by the department had been as large as indicated, the demands made on it had been much more and the end of the year showed considerable pendency, to avoid which the department stands in urgent need of expansion.

It is generally anticipated that with more municipalities and panchayats taking active interest in town-planning, the work of the department would only continue to increase year after year and unless the department is suitably reorganized and expanded and set up on an independent basis, progress is likely to be seriously affected.

MADRAS,
14th December 1950.

T. PRABHAKARARAO NAYUDU.

APPENDIX I.

PANCHAYAT AND LOCAL AREAS TO WHICH THE PROVISIONS OF THE TOWN-PLANNING ACT AND CHAPTERS IX AND X OF THE MADRAS DISTRICT MUNICIPALITIES ACT HAD BEEN EXTENDED WITH YEAR OF EXTENSION.

Name of panchayat.	Extension of			
	Town-Planning Act.		District Municipalities Act.	
	Serial number.	Year.	Serial number.	Year.
(1)	(2)	(3)	(4)	(5)
1. Anantapur district.				
Bukapatnam	..	..	1	1939
Gooty	..	..	2	1943
Kadiri	1	1938	3	1944
Uravakonda	2	1944	4	1933
Penukonda	..	..	5	1947
2. Arcot (North) district.				
Arakonam	3	1938	6	1938
Arni	..	1947	7	1945
Polur	5	1937	8	1937
Arcot	6	1949	9	1949

HAYAT AND LOCAL AREAS TO WHICH THE PROVISIONS OF THE TOWN-PLANNING ACT AND CHAPTERS IX AND X OF THE MADRAS DISTRICT MUNICIPALITIES ACT HAD BEEN EXTENDED WITH YEAR OF EXTENSION—cont.

Name of panchayat.	Extension of			
	Town-Planning Act.		District Municipalities Act.	
	Serial number.	Year.	Serial number.	Year.
(1)	(2)	(3)	(4)	(5)
3. Arcot (South) district.				
Vridhachalam (South Arcot District Board)	7	1924	..	..
4. Bellary district.				
Alur	8	1949	10	1949
Hadagalli	9	1949	11	1949
Harpanahalli	10	1944	12	1944
Kampili	11	1949	13	1949
Kosigi	12	1944	14	1944
Kottur	13	1949	15	1949
Rayadrug	14	1942	16	1942
Yemmiganur	15	1949	17	1949
5. Chingleput district.				
Alandur	16	1944	18	1935
Tambaram, East	17	1942	19	1942
Tambaram, West (District Board)	18	1934	20	1932
Isai Pallavaram, Zamin Pallavaram (District Board).	19	1949	21	1949
Tiruvottiyur	20	1949	22	1949
Villivakkam	21	1949	23	1936
	21	1949	24	1949
Chingleput District Board.				
Saidapet taluk.				
Sattangadu	22	1950	..	..
Manali	23	1950	..	..
Chinnasekkadu	24	1950	..	..
Selavoyal	25	1950	..	..
Madavaram	26	1950	..	..
Jambali	27	1950	..	..
Kodangaiyur	28	1950	..	..
Erukanjeri	29	1950	..	..
Kadirvedu	30	1950	..	..
Pongavanam	31	1950	..	..
Korattur	32	1950	..	..
Kottapallam	33	1950	..	..
Kolathur	34	1950	..	..
Konnur	35	1950	..	..
Padi	36	1950	..	..
Tirumangalam	37	1950	..	..
Mogappair	38	1950	..	..
Nolambur	39	1950	..	..
Koyambedu	40	1950	..	..
Senjeri	41	1950	..	..
Nekkundram	42	1950	..	..
Maduravayal	43	1950	..	..
Adayalampattu	44	1950	..	..
Vanagaram	45	1950	..	..
Saligramam	46	1950	..	..
Virugambakkam	47	1950	..	..
Valasaravakkam	48	1950	..	..
Karambakkam	49	1950	..	..
Porur	50	1950	..	..
Ramapuram	51	1950	..	..
Nesapakkam	52	1950	..	..
Kodambakkam (part)	53	1950	..	..
Nandambakkam	54	1950	..	..
Mambakkam	55	1950	..	..
Palavathangal	56	1950	..	..

PANCHAYAT AND LOCAL AREAS TO WHICH THE PROVISIONS OF THE TOWN-PLANNING ACT AND CHAPTERS IX AND X OF THE MADRAS DISTRICT MUNICIPALITIES ACT HAD BEEN EXTENDED WITH YEAR OF EXTENSION—cont.

Name of panchayat.	Extension of			
	Town-Planning Act.		District Municipalities Act.	
	Serial number.	Year.	Serial number.	Year.
(1)	(2)	(3)	(4)	(5)
<i>Chingleput District Board—cont.</i>				
<i>Saidapet taluk—cont.</i>				
Nanganallur	57	1950	..	..
Ulagaram	58	1950	..	..
Talikanjeri	59	1950	..	..
Muvarasampettai	60	1950	..	..
Porundapakkam	61	1950	..	..
Madipakkam	62	1950	..	..
Velacheri	63	1950	..	..
Taramani	64	1950	..	..
Kanagam	65	1950	..	..
Tiruvanniyur	66	1950	..	..
Kottivakkam	67	1950	..	..
Palavakkam	68	1950	..	..
Perungudi	69	1950	..	..
Mattur	70	1950	..	..
Vadapurambakkam	71	1950	..	..
Polal	72	1950	..	..
Surapattu	73	1950	..	..
Oragadam	74	1950	..	..
Tirumullavayal	75	1950	..	..
Menambedu	76	1950	..	..
Pattaravakkam	77	1950	..	..
Ayapakkam	78	1950	..	..
Koladi	79	1950	..	..
Ayanambakkam	80	1950	..	..
Perumalagaram	81	1950	..	..
Numbal	82	1950	..	..
Settiaragaram	83	1950	..	..
Thandalam	84	1950	..	..
Cowl Bazaar	85	1950	..	..
Polichalur	86	1950	..	..
Anskaputhur	87	1950	..	..
Pammal	88	1950	..	..
Thirusulam	89	1950	..	..
Pallavaram Zamin	90	1950	..	..
Kilakattalai	91	1950	..	..
Tiruneermalai	92	1950	..	..
Nemalicheri	93	1950	..	..
Kovilambakkam	94	1950	..	..
Tarapakkam	95	1950	..	..
Kollattur	96	1950	..	..
Hasanapuram	97	1950	..	..
Sittalapakkam	98	1950	..	..
Sembakkam	99	1950	..	..
Nannamangalam	100	1950	..	..
Medavakkam	101	1950	..	..
Gauripakkam	102	1950	..	..
Rajakilapakkam	103	1950	..	..
Sivaram	104	1950	..	..
Nilangarai	105	1950	..	..
Injambakkam	106	1950	..	..
Korapakkam	107	1950	..	..
Pettai	108	1950	..	..
Jalladempettai	109	1950	..	..
Vangavasal	110	1950	..	..
Pullikoradu	111	1950	..	..
Perunkalathur	112	1950	..	..
Pirankaranai	113	1950	..	..
Meppedu	114	1950	..	..
Tiruveneri	115	1950	..	..

PANCHAYAT AND LOCAL AREAS TO WHICH THE PROVISIONS OF THE TOWN-PLANNING ACT AND CHAPTERS IX AND X OF THE MADRAS DISTRICT MUNICIPALITIES ACT HAD BEEN EXTENDED WITH YEAR OF EXTENSION—cont.

Name of panchayat.	Extension of			
	Town-Planning Act.		District Municipalities Act.	
	Serial number.	Year.	Serial number.	Year.
(1)	(2)	(3)	(4)	(5)
<i>Chingleput District Board—cont.</i>				
<i>Saidapet taluk—cont.</i>				
Madambakkam	116	1950	..	..
Kasbapuram	117	1950	..	..
Agaram	118	1950	..	..
Vengapakkam	119	1950	..	..
<i>Sriperumbudur taluk.</i>				
Mugalivakkam	120	1950	..	..
Madambakkam	121	1950	..	..
Kavanur	122	1950	..	..
Manapakkam	123	1950	..	..
Kuttanur	124	1950	..	..
Kattupakkam	125	1950	..	..
Adanur	126	1950	..	..
Nilamangalam	127	1950	..	..
<i>Chingleput taluk.</i>				
Mannivakkam	128	1950	..	..
Vandalur	129	1950	..	..
Kilambakkam	130	1950	..	..
Urapakkam	131	1950	..	..
Guduvancheri	132	1950	..	..
Nandiyaram	133	1950	..	..
Karanaiyuducheru	134	1950	..	..
Ayyamcheri	135	1950	..	..
Nedungunram	136	1950	..	..
Puttur	137	1950	..	..
Kulapakkam	138	1950	..	..
Aringal	139	1950	..	..
Unamanjeri	140	1950	..	..
Perumatanallur	141	1950	..	..
Kavirambadu	142	1950	..	..
Vallamjeri	143	1950	..	..
Tailavaram	144	1950	..	..
Konadi	145	1950	..	..
Potteri	146	1950	..	..
Ninnakarai	147	1950	..	..
Peramanur	148	1950	..	..
Kilakaranai	149	1950	..	..
Sittamanur	150	1950	..	..
Gudalore	151	1950	..	..
Tirukatchiyur	152	1950	..	..
Venkatapuram	153	1950	..	..
Settipunnam	154	1950	..	..
Attur	155	1950	..	..
Edaiyankodumantangal	156	1950	..	..
Kandalur	157	1950	..	..
Pulipakkam	158	1950	..	..
Rajakulipatti	159	1950	..	..
Pattaravakkam	160	1950	..	..
Kunnavakkam	161	1950	..	..
Hanumanthai	162	1950	..	..
Virapuram	163	1950	..	..
Paranur	164	1950	..	..
Anjur	165	1950	..	..
Kachadimangalam	166	1950	..	..
Thennelpakkam	167	1950	..	..
Pareri	168	1950	..	..

PANCHAYAT AND LOCAL AREAS TO WHICH THE PROVISIONS OF THE TOWN-PLANNING ACT AND CHAPTERS IX AND X OF THE MADRAS DISTRICT MUNICIPALITIES ACT HAD BEEN EXTENDED WITH YEAR OF EXTENSION—cont.

Name of panchayat.	Extension of			
	Town-Planning Act.		District Municipalities Act.	
	Serial number.	Year.	Serial number.	Year.
(1)	(2)	(3)	(4)	(5)
<i>Chingleput District Board—cont.</i>				
<i>Chingleput taluk—cont.</i>				
Vinjiyambakkam	169	1950	..	..
Singaperumal koil	170	1950	..	..
Seukunram	171	1950	..	..
<i>6. Chittoor district.</i>				
Madanapalle	172	1929	25	1929
Tirumalai	173	1949	26	1949
Tiruttani	174	1940	27	1940
Kalahasti	..	..	28	1947
<i>7. Coimbatore district.</i>				
Avanashi	175	1941	29	1937
Bhavani	176	1949	30	1949
Chennimalai	177	1950	31	1950
Ganapathi	178	1932	32	1932
Kollegal	179	1932	..	..
Peelamedu	180	1932	33	1932
Satyamangalam	181	1949	34	1949
Singanallur	..	..	35	1937
Valparai	182	1935	36	1945
Kurichi	183	1949	37	1949
Kodumudi	184	1947	38	1947
Palladam	..	..	39	1947
Sulur	185	1949	40	1949
<i>8. Cuddalore district.</i>				
Badvel	..	..	41	1938
Jammalamadugu	186	1937	42	1937
<i>9. Godavari East district.</i>				
G. Mamidada	..	..	43	1941
Pithapuram	187	1936	44	1945
Razole	188	1945	..	..
Samalkota	189	1950	45	1950
Tuni	190	1938	46	1938
Dowlaiswaram	191	1946	47	1946
<i>10. Godavari West district.</i>				
Kovvur	192	1937	48	1938
Maruteru	193	1950	49	1950
Nidadavole	194	1927	50	1933
Penugonda	195	1938	51	1938
Tadepalligudem	196	1933	52	1933
Tanuku	197	1937	53	1937
Relangi	198	1948	54	1948
Undi	199	1949	55	1949
<i>11. Guntur district.</i>				
Bapatla	200	1925	56	1938
Chilakalurpet	201	1949	57	1949
Mangalagiri	202	1933	..	..
Repalle (Guntur District Board)	203	1926	..	..
Ponnuru	..	..	58	1947
Bhatiprole	204	1949	59	1949
Sattenapalle	205	1950	60	1950

PANCHAYAT AND LOCAL AREAS TO WHICH THE PROVISIONS OF THE TOWN-PLANNING ACT AND CHAPTERS IX AND X OF THE MADRAS DISTRICT MUNICIPALITIES ACT HAD BEEN EXTENDED WITH YEAR OF EXTENSION—cont.

Name of panchayat.	Extension of			
	Town-Planning Act.		District Municipalities Act.	
	Serial number.	Year.	Serial number.	Year.
(1)	(2)	(3)	(4)	(5)
<i>12. Krishna district.</i>				
Avanigedda	203	1949	61	1949
Pamarru	207	1928	..	..
Pedana	208	1938	62	1938
Kondapalle	209	1949	63	1949
Thottavellore	210	1942	64	1942
<i>13. Kurnool district.</i>				
Atmakur	211	1938	65	1938
Markapur	212	1937	66	1937
Nandikotkur	213	1937	67	1937
Polur	214	1937	68	1937
Alagadda	215	1948	69	1948
<i>14. Malabar district.</i>				
Badagara	216	1949	70	1949
Cherode	217	1949	71	1949
Edachery	218	1949	72	1949
Erumala	219	1949	73	1949
Kadirur	220	1948	74	1948
Kollengode	221	1947	75	1947
Kottayi	222	1949	76	1949
Panoor	223	1949	77	1949
Papinasseri	224	1949	78	1949
Shoranur	225	1948	79	1948
Vedavannore	226	1949	80	1949
<i>15. Madurai district.</i>				
Allinagaram	227	1938	81	1938
Cunbum	228	1941	82	1941
Keeranur	..	..	83	1945
Melur	229	1945	84	1945
Tirumangalam	..	..	85	1948
Tirupparankundram	..	..	86	1945
Usilampatti	230	1949	87	1949
<i>16. Nellore district.</i>				
Gudur	231	1939	88	1939
Kandukur	..	..	89	1941
Kavali	..	..	90	1942
Nayudupet	232	1944	91	1944
Sulurpet	233	1938	92	1938
Venkatagiri	234	1939	93	1939
<i>17. Nilgiri district.</i>				
Kotagiri	235	1938	94	1938
Cudalur	236	1949	95	1949
<i>18. Ramanathapuram district.</i>				
Kandanur	237	1928	96	1928
Paramagudi	238	1930	97	1931
Ramanathapuram	..	..	98	1939
Sattur	239	1949	99	1949
Seithur	240	1928	100	1928
Sivaganga	241	1934	101	1948
Tiruppattur	242	1947	102	1947

PANCHAYAT AND LOCAL AREAS TO WHICH OF THE PROVISIONS THE TOWN-PLANNING ACT AND CHAPTERS IX AND X OF THE MADRAS DISTRICT MUNICIPALITIES ACT HAD BEEN EXTENDED WITH YEAR OF EXTENSION—*cont.*

Name of panchayat.	Extension of			
	Town-Planning Act.		District Municipalities Act.	
	Serial number.	Year.	Serial number.	Year.
(1)	(2)	(3)	(4)	(5)
19. Salem district.				
Attur	243	1949	103	1949
Dharmapuri	244	1938	104	1938
Idapadi	245	1949	105	1949
Komarapalayam	246	1949	106	1949
Krishnagiri	247	1948	107	1948
Mettur Township	248	1949	108	1949
Namakkal	249	1949	109	1949
Shevaroya	250	1939	110	1939
Suramangalam	251	1947	111	1947
Taramangalam	252	1948	112	1948
Tiruchengode	253	1946	113	1946

20. South Kanara district.

Coondapoor	254	1938	114	1938
Karkal	255	1938	115	1938
Puttur	256	1938	116	1938
Kasaragod	257	1949	117	1949

21. Tanjore district.

Koathanallur	..	..	118	1934
Nannilam (Tanjore District Board)	258	1923	..	..
Papanasam (Tanjore District Board)	259	1921	..	..
Pattukkottai (Tanjore District Board)	260	1921	..	..

22. Tiruchirappalli district.

Ariyalur (Tiruchirappalli District Board)	261	1925	..	..
Jayakondan (Tiruchirappalli District Board)	262	1927	..	..
Lalgudi (Tiruchirappalli District Board)	263	1925	..	..
Manapparai (Tiruchirappalli District Board)	264	1922	119	1945
Turaiyur	265	1947	120	1947

23. Tirunelveli district.

Ambasamudram (Tirunelveli District Board)	266	1925	..	..
Courtallam	267	1941	121	1941
Kadayanallur	268	1928	122	1947
Koilpatti	269	1935	123	1937
Puliyangudi (Tirunelveli District Board)	270	1927	..	..
Sankarankoil	271	1935	124	1937
Tenkasi	272	1926	125	1944
Vikramasingapuram	273	1940	126	1940

24. Visakhapatnam district.

Chodavaram	274	1940	127	1940
Ichapuram	275	1946	128	1946
Narasannapet	276	1931	129	1933
Narasapatnam	277	1949	130	1949
Palakonda	278	1938	131	1938
Salur	279	1937	132	1937
Tekkali	280	1927	133	1943
Yellamanchili	281	1946	134	1943
Parvatipuram	282	1949	135	1949

NUMBER OF PANCHAYATS TO WHICH TOWN-PLANNING ACT AND DISTRICT MUNICIPALITIES ACT ARE APPLICABLE.

Both Town-Planning Act and District Municipalities Act	118
Only Town-Planning Act	164
Only District Municipalities Act	17

Total .. 299

Number of panchayats to which Town-Planning Act is applicable.	282
Number of panchayats to which District Municipalities Act is applicable	135

APPENDIX II.

STAGE OF PREPARATION, PUBLICATION AND SUBMISSION OF DETAILED TOWN-PLANNING SCHEMES IN MUNICIPALITIES AND PANCHAYATS, 1949-50.

Serial number and name of Municipality.	Serial number and name of scheme.	Extent in acres.	Date of notification under section 12.	Latest date for publication or time granted for submission by Government till	Date of publication of draft scheme.	Date of submission of scheme to Government.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
<i>Municipalities.</i>							
1 Adoni ..	1 Town-Planning Scheme No. 21.	107	24th December 1937.	..	3rd April 1939.	9th August 1939.	Government ordered scheme to be dropped for the present till council improves finances by raising taxation.
2 Amalapuram ..	2 Town-Planning Scheme No. 3 ..	60	24th December 1947.	..	Do.	Do.	
3 Ambur ..	No scheme taken up.						
4 Anakapalle ..	3 Woodpeta Ward Scheme	23	7th February 1948.	31st March 1951.	23rd July 1943.	..	No progress for want of staff.
5 Anantapur ..	4 Town-Planning Scheme No. 1 ..	..	2nd September 1941.	31st March 1951.	..	..	Draft scheme and lay-out prepared pending publication.
	5 Town-Planning Scheme No. 2 ..	..	Do.	Do.	..	..	Do.
	6 Town-Planning Scheme No. 3 ..	9	Do.	Do.	..	..	Do.
	7 Madras-Bombay Trunk Road By-pass Scheme.	72	Do.	Do.	..	..	Do.
	8 Bangalore-Kurnool Trunk Road By-pass Scheme.	115	Do.	Do.	..	..	Do.
6 Arupukottai ..	9 Tadipatri Road By-pass Scheme.	..	15th November 1949.	..	..	..	No progress is made.
7 Bellary ..	10 S. E. Extension ..	..	28th October 1936.	25th October 1948.	..	..	Should be notified under Section 10 of the Act.
	11 Ward Law School Area Scheme.	..	1st May 1932.	30th March 1934.	..	..	Time-barred. No fresh notification made.
	12 Goulbada Extension ..	..	9th September 1941.	31st March 1950.	14th April 1943.	..	Do.
	13 Pathakandam Extension ..	163	..	..	..	..	Do.
	14 New Municipal Extension ..	..	..	..	..	..	Scheme returned by Government on 5th December 1944 with remarks. Revised and approved by council on 24th September 1945. Owners meeting to be convened. Pending revision and resubmission with reference to G.O. No. 3049, P.H., dated 8th November 1944.
	15 Fort Area Scheme ..	136	Do.	Do.	..	..	Scheme returned for revision in G.O. No. 3099, P.H., dated 8th November 1944. Revised Scheme submitted 23rd March 1950.
	16 Northern Extension ..	486	Do.	Do.	..	23rd March 1950.	Draft scheme and lay-out ready. Owners meeting to be held.
	17 Cowl Bazaar Area Scheme ..	18	19th September 1944.	Do.	..	..	Lay-out prepared. Draft scheme to be prepared.
	18 Ward VI Town-Planning Scheme.	76.4	21st July 1944.	Do.	..	..	Lay-out sent by Director of Town-Planning under consideration.
	19 Ward XV Town-Planning Scheme.	37	22nd May 1945.	Do.	..	..	Do.
	20 Ward V Town-Planning Scheme.	53	Do.	Do.	..	..	
<i>Panchayats.</i>							
9 Bhimnapatnam ..	21 Kosaavapalayam Extension ..	98	17th July 1935.	30th September 1949.	..	2nd November 1938.	Returned by Collector for revision in 1938. Scheme revised and pending with Town-Planning Committee.
10 Odanayakkanur ..	22 Railway Station Area ..	99	Do.	Do.	..	Do.	Do.
	23 Nadupatti Extension ..	67	Do.	Do.	..	Do.	Do.
	24 Chirakalluram Scheme ..	165	18th November 1947.	12th November 1949.	..	..	Time-barred. Should be re-notified under sections 9 and 10.
11 Chinnur ..	No scheme taken up.						
12 Chidambaram ..	25 Detailed scheme for T.S. 5 to 18, 20, 21, 23 and 24 of Ward I.	..	..	..	..	..	Under consideration for passing resolution.
13 Chingleput ..	26 Hospital Side Extension ..	12	20th June 1940.	10th June 1942.	..	..	Time-barred. Held up for want of staff. To be re-notified under section 10 of the Act.
14 Chirala ..	27 Gandhipalli Extension ..	67	Do.	Do.	..	..	Do.
15 Chittoor ..	28 Gandhi Road Extension ..	28	Do.	Do.	..	..	Do.
16 Cochin ..	29 Town-Planning Scheme No. 1 ..	167	28th July 1934.	28th July 1936.	25th July 1936.	..	Revision and republication, etc., of scheme as approved by Director of Town-Planning pending for want of staff since 1943 and till funds are available.
	30 Town-Planning Scheme No. 3 ..	33	Do.	Do.	Do.	..	Revision of scheme pending for want of staff since 1943. No progress.
17 Coimbatore ..	31 Town-Planning Scheme No. 7 ..	110	14th January 1942.	31st March 1951.	28th September 1949.	..	Remarks and suggestions of Director of Town-Planning on published draft scheme received to be considered by council.
	32 Town-Planning Scheme No. 8.	267	12th June 1945.	Do.	31st March 1950.	..	Lay-out and draft scheme sent by Director of Town-Planning.
	33 Town-Planning Scheme No. 9 ..	66	31st May 1948.	..	..	..	9 Resolutions should be notified under section 10 of the Act.
	34 Town-Planning Scheme No. 10.	193	22nd December 1948.	..	..	..	Time-barred. Deferred for want of staff.
	35 Town-Planning Scheme No. 11.	68	17th October 1936.	10th October 1938.	..	..	Held over for want of staff and time-barred.
18 Coonoor ..	36 Alwarpet Extension ..	63	17th June 1946.	16th June 1948.	..	..	Resolved to be taken up by Municipal Council.
19 Cuddalore ..	37 Chinnaliya Mudali Garden Extension.	10	..	..	..	..	Resolution approved pending before Town-Planning Committee.
	38 Singarava Top and Ghori Extension.	..	..	..	..	..	No progress for want of staff and up-to-date survey plans.
	39 Nanjakuppam East-ern Extension.	..	..	..	..	..	Do
20 Cuddalore ..	No scheme taken up.	208	21st December 1943.	31st March 1951.	..	..	No progress for want of staff. Time barred.
21 Devakottai ..	40 North-west Extension ..	478	Do.	Do.	..	..	Should be re-notified under section 10 of the Act.
	41 Western Extension ..	218	15th January 1947.	14th January 1949.	..	..	Do.
22 Dharmapuri ..	42 Southern Extension Scheme	..	Do.	Do.	25th November 1944.	..	Revised plan of lay-out under preparation.
	43 Old Fort Area Scheme	88	18th May 1937.	31st March 1946.	..	..	Date red.
23 Dindigul ..	44 Pensioner Street North No. 4 ..	104	18th May 1937.	31st March 1946.	..	..	Returned by Government for revision and submission in 1941
	45 Railway Area No. 6	129	..	..	..	..	Revised plan prepared.
	46 Bodinayakanpalati Extension No. 7.	..	..	..	..	..	Map under preparation.
	47 Palni Railway Area No. 8	357	23rd September 1941.	Do.	..	..	Do.
	48 Belakrishnapuram Race Course Area No. 9.	102	Do.	Do.	..	..	
24 Eluru ..	49 Ramachandrapet No. 2 ..	230	19th February 1929.	31st March 1949.	..	28th March 1946.	Returned by Collector for revision on 21st November 1946. Revised lay-out plan prepared.

* Schemes notified under section 12.

STAGE OF PREPARATION, PUBLICATION AND SUBMISSION OF DETAILED TOWN-PLANNING SCHEMES IN MUNICIPALITIES AND PANCHAYATS, 1949-50—cont.

APPENDICES

APPENDICES

Serial number and name.	Serial number and name of scheme.	Extent in acres.	Date of notification under section 10 or section 12.	Latest date for publication or time granted for submission by Government till	Date of publication of draft scheme.	Date of submission of scheme to Government.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
24	Rhuru—cont.						
	50 Narasingarapet No. 5 ..	89	16th May 1939.	31st March 1950	..	..	Draft scheme and lay-out under revision incorporating Co-operative Society's layout.
	*51 Piranguladhibba No. 6 ..	163	13th May 1941.	Do.	..	..	Pending before Municipal Council.
	*52 Golagudam No. 7 ..	32	3rd October 1939.	Do.	..	..	Draft scheme delayed pending site to be selected for extension of water storage reservoir.
	*53 Kothapeta Extension No. 8 ..	40	30th September 1941.	Do.	..	..	No progress.
25	Erode ..	396	12th November 1935.	Do.	Published and submitted.	..	Returned by Government for revision to suit alignment of H.T. Lines. Revised lay-out under preparation.
	*54 Town-Planning Scheme No. 1 ..	261	Do.	Do.	Do.	..	Do.
	*55 Town-Planning Scheme No. 2 ..	92	Do.	30th June 1946.	..	..	Returned by Government for revision and resubmission in Memo. 75650/47-1-F2 P.H., dated 4th November 1947. Council's resolution of 31st May 1949 approving revised scheme.
	*56 Town-Planning Scheme No. 3 ..	..	..	..	..	..	Returned by Government for revision to suit alignment of H.T. Lines. Lay-out revised and sent to municipality recently.
26	Gobichettipalayam	245	Do.	31st March 1950.	Published and submitted.	..	Lay-out under revision to suit H.T. Lines not yet approved and published.
27	Gudiyattam ..	369	7th June 1938.	Do.	..	..	Revised lay-out plan Town-Planning No. 29/49, sent by Director of Town-Planning to Municipal Council in November 1949.
	59 Pichanur North Extension Scheme.	..	24th July 1945.	31st December 1950.	..	..	Revised lay-out plan T.P. No. 30/49, sent by Director of Town-Planning to Municipal Council in November 1949.
	60 Pichanur East Extension Scheme.	..	Do.	Do.	..	..	Lay-out and scheme prepared. Pending publication.
	*61 South-East Area Scheme ..	316	2nd August 1943.	31st March 1950.	..	..	Do.
	*62 North-West Extension Scheme.	227	Do.	Do.	..	..	Lay-out to be revised to suit alignment of H.T. lines.
	*63 North-East Extension Scheme ..	..	Do.	Do.	..	..	Time-barred. To be re-notified.
29	Guntakal	..	3rd May 1945.	2nd May 1947.	..	..	Draft scheme of map II prepared. Owners' meeting to be convened.
30	Guntur ..	800	2nd June 1942.	30th June 1950.	..	..	Map II revised and approved by Director of Town-Planning sent to council.
	*64 Central Area Scheme ..	57	Do.	Do.	..	..	Map II and scheme to be revised in view of existing industrial development.
	*65 Brodiepeta Extension Scheme ..	63	Do.	Do.	..	..	..
	*66 Central Area Scheme ..	..	Do.	Do.	..	..	..
	*67 Nagarampalem Extension Scheme.	..	Do.	Do.	..	..	..
31	Hindupur	340	Do.	Do.	..	..	Map II and schedule of ownership under preparation.
	*68 Kothapeta Extension Scheme ..	321	Do.	Do.	..	..	Draft scheme and Map II to be revised in view of changes in topo details.
	*69 Arundhapet Extension Scheme ..	556	Do.	Do.	..	..	Draft scheme and Map II prepared. Time-barred. No action taken.
32	Hospet ..	140	3rd February 1937.	2nd February 1939.	Published and submitted.	..	Sanction held up pending completion of anti-malarial works.
	*70 Arundhapet Extension Scheme ..	300	4th December 1938.	3rd December 1938.	..	..	Draft scheme and lay-out prepared. Pending approval of council.
	*71 East Town Extension Scheme ..	60	30th June 1942.	31st December 1950.	..	..	No progress.
	*72 Patel Nagar Extension Scheme.	221	Do.	Do.	..	..	Draft scheme and lay-out prepared. Pending approval of council.
	*73 Jambunath Feeder Road Extension Scheme.	172	Do.	Do.	..	..	Returned in October 1949 by Director of Town-Planning with remarks not revised so far. No progress.
33	Kancheeppuram ..	60	4th January 1939.	31st March 1951.	6th July 1940.	1st January 1941.	Time-barred and deferred.
	*74 Annaravathi Extension Scheme.	50	Do.	31st March 1950.	Do.	Do.	Newly notified during the year.
	*75 Trunk Road By-pass Scheme ..	..	30th March 1935.	29th March 1947.	..	..	Government permitted council to submit scheme after end of war in G.O. No. 129, P.H., dated 20th May 1944. Not so far finally approved by municipal council and submitted.
	*76 Beddipet Extension ..	..	28th December 1949.	..	..	..	Lay-out plan approved by Director of Town-Planning. Time-barred. Should be re-notified.
34	Kalimada ..	14	25th June 1941.	24th June 1948.	10th May 1943.	..	Lay-out and draft scheme sent to municipality from Department. Time-barred. Should be re-notified.
	81 Rechupeta Improvement and Extension.	72	23rd June 1947.	22nd June 1948	..	..	Lay-out approved. Scheme time-barred. To be re-notified.
	82 Srinagar Scheme ..	42	5th July 1947..	4th July 1948.	..	..	Lay-out and draft scheme approved and returned. Time-barred. Should be re-notified.
	83 Mallaya Agraharam Extension. Sch. me.	32	23rd June 1947	22nd June 1948.	..	..	Lay-out approved. Time-barred. Should be re-notified.
	84 Venkataratnasapuram Scheme (Maharajpet).	12	3rd July 1947..	2nd July 1948.	..	..	Lay-out approved. Time-barred. Should be re-notified.
	85 Jagannakpur Extension ..	31	11th March 1943	10th March 1949	..	..	Lay-out approved. Time-barred. Should be re-notified.
	86 Kondayapalem Extension ..	50	9th April 1948.	31st December 1950.	..	..	Lay-out approved. Time-barred. Should be re-notified.
	87 Town Extension Scheme, Part I.	..	22nd June 1948	..	..	..	Notified under section 12 of the Act. Lay-out under preparation.
	88 Town Extension Scheme, Part II.	..	Do.	31st December 1951.	..	..	Do.
35	Karalredi ..	1,530	26th July 1932.	30th September 1950.	..	..	Lay-out prepared. Lands acquired for Dr. Alagappa College excluded from Town-Planning Scheme.
	*80 Meenakshipuram Extension ..	290	Do.	Do.	..	..	Draft scheme and lay-out sent by Director of Town-Planning on 19th March 1949.
	*81 Nagannathapuram Perumal Koli Extension.	410	Do.	Do.	..	..	Not taken up for want of staff.
	*82 Kalanivassal Area, Part I ..	314	12th November 1946.	31st March 1951.	..	..	Rules 49 and 50-A complied with.
	*83 Kalanivassal Area, Part II ..	197	Do.	Do.	..	..	Do.
	*84 Senjai Extension ..	179	Do.	Do.	..	..	Do.
36	Karur ..	37.6	22nd October 1946.	31st December 1951.	..	..	Lay-out and draft scheme prepared. Pending approval of council. Reurvey maps awaited.

* Schemes notified under Section 12.

[illegible]

• Scheme notified under section 12.

IN MUNICIPALITIES AND PANCHAYATS, 1949-50—cont.

Serial number and name.	Serial number and name of scheme.	Extension in acres.	Date of notification under section 10 or section 12.	Latest date for publication or time granted for submission of scheme by Government.	Date of publication of draft scheme.	Date of submission of scheme to Government.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Municipalities—cont.							
14 Masulipatnam—cont.							
	* 143 Town-planning Scheme No. I	105.0	15th June 1949.	31st March 1951.	..	..	Not taken up.
	* 144 Town-planning Scheme No. II	407.5	Do.	Do.	..	..	Draft scheme and lay-out sent by Director of Town-Planning on 3rd August 1948.
	* 145 Town-planning Scheme No. III	165.0	Do.	Do.	..	..	Do.
	* 146 Town-planning Scheme No. IV	352.5	Do.	Do.	..	..	Do.
	* 147 Town-planning Scheme No. V	172.5	Do.	Do.	..	..	Do.
	* 148 Town-planning Scheme No. VI	398.2	Do.	Do.	..	..	Do.
	* 149 Town-planning Scheme No. VII	143.5	Do.	Do.	..	..	Do.
	* 150 Town-planning Scheme No. VIII	124.7	Do.	Do.	..	..	Do.
	* 151 Town-planning Scheme No. IX	407.2	Do.	Do.	..	..	Draft Scheme and lay-out sent by Director of Town-Planning on 20th August 1948.
	* 152 Town planning Scheme No. X	257.25	Do.	Do.	..	..	Not taken up.
	* 153 Town-planning Scheme No. XI	300.5	Do.	Do.	..	..	Do.
15 Madurai	* 154 Valigai South Bank Extension, Part I.	70	18th December 1927.	30th June 1950.	..	..	Certain changes in lay-out considered and sent to Director of Town-Planning. In Memo. 66888-3-F2, P.H., dated 29th December 1949 Government permitted dropping of action under Town-Planning Act and council was permitted to regulate development as per instructions of Director of Town-Planning D.D. 1772/49, dated 18th November 1949.
	* 155 Valigai South Bank Extension, Part II.	4	30th July 1945.	31st July 1950.	..	..	Notified under section 12 of the Act in G.O. No. 3187 P.H., dated 20th September 1948. Topo map prepared.
16 Mayuram	* 156 Medichiyam T.P. Scheme, Part I.	400	28th September 1948.	31st March 1950.	..	..	No. 2018, P.H., dated 31st July 1948. Topo map prepared.
	* 157 Medichiyam T.P. Scheme, Part II.	285	10th August 1948.	Do.	..	..	Draft scheme approved by Council on 18th February 1950. To be placed before owners. Time-barred. No action taken up for want of staff. Should be re-notified under Section 10 of the Act.
	* 158 Pattanamangalam Extension	20	2nd May 1944.	Do.	..	..	Do.
	* 159 Pattanamangalam West	91	3rd August 1944.	31st March 20th April 1944.	..	..	Do.
17 Melapalayam	160 Pattanamangalam West Area	115	Do.	Do.	..	..	New scheme notified during the year.
18 Mettupalayam	160-A. Ward II Scheme	145	Do.	Do.	..	..	Do.
	No scheme taken up.	..	..	..	..	..	Do.
	161 Railway site area Town-Planning Scheme.	..	25th February 1950.	..	..	..	Do.
	162 Main Road West Extension	..	Do.	..	..	..	Do.
	163 Main Road East Extension Scheme.	..	Do.	..	..	..	Do.
19 Nandyal	* 164 Railway Station Area Scheme.	770	3rd August 1943.	21st May 1950.	..	..	No progress for want of staff
20 Narasaraopet	* 165 By-pass Road Scheme	40	23rd January 1946.	31st March 1950.	..	..	Do.
	* 166 West Extension	169	Do.	Do.	..	..	Action under rules 35 to 39 taken. Draft scheme and lay-out sent from department on 20th September 1947.
21 Nagapattinam	* 167 Southern Extension	212	Do.	Do.	..	..	Draft scheme and lay-out already furnished by Director of Town-Planning. Time-barred. No further action taken for want of staff.
	* 168 Scheme No. I	462	3rd July 1939.	7th July 1941.	..	..	Do.
	169 Do. II	135	8th July 1939.	Do.	..	..	Do.
	170 Do. III	133	8th July 1939.	Do.	..	..	Do.
	171 Do. IV	43	8th July 1939.	Do.	..	..	Do.
	* 172 Town-planning Scheme B	108	24th May 1941.	25th May 1943.	..	..	Lay-out under preparation in Town-Planning Department.
	* 173 Town-planning Scheme A	51	27th September 1943.	31st March 1951.	..	..	Newly notified scheme.
	* 174 Town-Planning Scheme A (Thamarakulam)	50	22nd July 1949.	..	..	..	Draft scheme is at stage of publication.
22 Nellore	* 175 Railway Line East Area	130	27th October 1942.	31st March 1949.	..	..	Under preparation.
	* 176 Sathapeta Extension	..	27th January 1948.	31st March 1950.	..	..	Preparation of map and schedule to be taken up after appointment of surveyor.
	* 177 Muthuralupallam Slum Clearance.	..	31st May 1949.	11th April 1950.	..	..	Scheme forwarded to Government from Department on 8th October 1947 and returned by Government in Memorandum No. 14588-47-F-2, dated 15th January 1948. Delay due to want of staff.
23 Ongole	* 178 Green Fields and Exchange Hall.	37	17th September 1940.	31st March 1947.	2nd October 1945.	31st October 1946.	Time-barred. No further action taken.
24 Ootacamund	No scheme taken up.	..	..	..	..	..	Do.
	179 Scheme No. I	300	18th April 1929.	17th April 1931.	..	..	Preliminary resolution under section 9 passed. No notification made under section 10.
	180 Scheme No. II	1,000	Do.	Do.	..	..	Do.
	181 Kandal Area Scheme	..	..	..	..	..	Do.
25 Palacole	182 Bazaar Area Scheme	..	..	..	..	..	Council in resolution No. 9, dated 12th June 1948 resolved to drop scheme in view of difficult situation.
26 Palayamkottai	* 183 New Municipal Extension	495	11th March 1930.	..	..	4th August 1936.	Government Memorandum No. 62883/48-5-F-2, P.H., dated 17th March 1948, ordering dropping of scheme as it involves acquisition of wet lands under cultivation. Recorded—vide G.O. No. 3233, P.H., dated 23rd September 1948.
	184 Bandukulam Ayasut Area	..	16th September 1948.	15th September 1948.	..	..	Draft scheme and lay-out sent by Director of Town-Planning in May 1948. Time-barred. Should be re-notified under section 10 of Act.
27 Palghat	* 185 Central Area Scheme	72	1st April 1947.	2nd October 1945.	..	..	Time-barred. No progress. Should be re-notified under section 10 of the Act.
	186 Fort Area Scheme	180	11th June 1945.	14th June 1946.	..	..	Government returned scheme for revision. Pending revision Memorandum No. 50461/44-25-F-2, dated 26th June 1947.
28 Pahi	* 187 Railway Station Area Scheme.	272	16th April 1929.	..	..	..	Do.
	* 188 Subramanipuram Extension.	..	31st March 1942.	..	..	..	Time-barred. Should be re-notified under section 10 of the Act.
29 Peddapuram	* 189 Weekly Market Area	164	11th July 1936.	10th July 1938.	..	..	Do.

* Schemes notified under section 12.

STAGE OF PREPARATION, PUBLICATION AND SUBMISSION OF DETAILED TOWN-PLANNING SCHEMES
IN MUNICIPALITIES AND PANCHAYATS, 1949-50—cont.

Serial number and name.	Serial number and name of scheme.	Extension in acres.	Date of notification under section 10 or section 12.	Latest date for publication or time granted for submission by Government.	Date of publication of draft scheme.	Date of submission of scheme to Government.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Paddapuram—cont.	190 Daily Market Improvement Scheme No. 8.	3	14th July 1947.	15th June 1948.	..	..	Time-barred. Should be re-notified under section 10 of the Act.
	191 Servigne Colony Scheme No. 2.	9	30th June 1947.	29th June 1948.	..	..	Do.
	192 Subhanpet and Bangaranna Temple Scheme No. 1.	33	Do.	Do.	..	..	Do.
	193 Daaghpeta Extension Scheme No. 4.	43	3rd September 1947.	2nd September 1948.	..	..	Do.
	194 Old Fort Extension Area Scheme No. 6.	31	Do.	Do.	..	..	Do.
	195 Main Road South Area (Rampet Extension) Scheme No. 6.	34	Do.	2nd September 1948.	..	..	Do.
Pariyakulam	196 Kotamottu Extension ..	59	20th June 1949.	June 1950.	..	..	Re-notified during the year. Owners' meeting held on 3rd February 1950. Draft Scheme and by-laws sent by Director of Town-Planning on 10th June 1949. No progress for want of staff.
Pollachi	197 Market By-pass Scheme ..	139	2nd August 1948.	31st March 1949.	..	..	Do.
Prodatpur Pudukottai Rajahmundry	198 Palladam Road Extension ..	282	Do.	Do.	..	..	Do.
	199 Kottur Road Extension ..	86	Do.	Do.	..	..	Do.
	No Scheme taken up ..	..	..	..	..	..	..
	200 Town-Planning Scheme No. 4.	275	27th November 1947.	30th September 1949.	..	..	Draft scheme and lay-out prepared. Pending publication.
Rajapalayam	201 Town-Planning Scheme No. 5.	262	9th August 1949.	30th June 1950.	8th November 1949.	..	Submitted to Government for sanction.
	202 Main Bazaar Road Improvement Scheme.	..	24th July 1948.	23rd July 1948.	..	..	Area is included in Town-Planning Scheme No. 2 (sanctioned). 500 well designed plots for labourers, Harijans, Adi-Andras to be provided.
	203 Brodipeta Seesagar Colony Improvement Scheme.	..	8th November 1947.	7th November 1948.	..	..	Area included in Town-Planning Scheme No. 1 (sanctioned) work completed.
	204 Korallampeta Housing Town-Planning Scheme.	..	28th March 1944.	30th September 1949.	..	..	Draft scheme and lay-out sent by Director of Town-Planning on 3rd February 1949. Revised lay-out under preparation.
Rajapalayam	205 Padupalayam No. 1 ..	..	Do.	Do.	..	..	Lay-out under preparation.
	206 Padupalayam No. 2 ..	..	Do.	Do.	..	..	Scheme reserved to be dropped by Council. Matter under correspondence with Director of Town-Planning.
	207 Padupalayam No. 3 ..	..	10th September 1946.	31st March 1948.	..	..	Scheme submitted to Government for sanction.
66 Rasipuram	208 East Railway Line Area ..	..	26th November 1946.	Do.	..	..	Do.
	209 Eastern Extension ..	..	..	31st March 1950.	..	..	Draft scheme and lay-out sent by Director of Town-Planning not so far approved by the Council.
	210 Periyar Extension ..	169-00	7th November 1939.	15th November 1941.	..	..	Under consideration.
67 Salem	211 Periyar Extension ..	64-00	9th May 1941.	9th May 1943.	..	..	Returned by Government for revision with reference to remarks of Director of Town-Planning. Lay-out submitted by District Wholesale Co-operative Society. Scheme is revised and submitted.
68 Sivakasi	212 Periyar Aysent (Rattasamipuram).	..	..	..	..	..	Draft scheme and lay-out prepared by Department.
	213 Town-Planning Scheme for T.S. No. 19 to 24.	86-00	14th March 1948.	31st December 1949.	..	..	Revised lay-out submitted by Department.
	214 Hachampatti, Part II ..	40-00	26th August 1948.	16th August 1949.	..	..	Notified under section 12 of the Act in G.O. No. 2885, P.H., dated 26th August 1948. Lay-out under preparation.
69 Srikakulam	215 Manor House Area Scheme ..	52-00	25th March 1948.	24th August 1949.	..	..	..
	216 North Car Street Extension ..	92-00	8th March 1949.	9th June 1950.	..	..	..
	217 Pathachocole Ward Western Extension ..	108-00	25th May 1948.	31st December 1949.	..	..	..
70 Srirangam	218 Trunk Road Extension ..	36-00	Do.	Do.	..	..	..
	219 Konna Road Extension ..	36-00	Do.	Do.	..	..	..
	220 Railway-affected Area, Part I.	187-00	25th October 1927.	31st March 1951.	..	..	..
71 Srivilliputtur	221 Railway-affected Area, Part II.	500-00	Do.	Do.	..	..	..
	222 Jambukeswaram Extension ..	101-00	Do.	Do.	..	..	..
	223 Waterworks Area Scheme.	20-00	17th November 1947.	16th November 1948.	..	..	..
72 Tadipatri	224 Salar Street Extension ..	8-00	26th October 1947.	31st March 1950.	..	..	..
	225 Thakapatti Extension ..	14-07	9th November 1943.	31st March 1951.	..	..	..
	226 Perumalpetti Extension ..	5-05	Do.	Do.	..	..	..
73 Tanjore	227 Madhavaram Extension ..	20-03	31st March 1935.	31st March 1945.	..	..	..
	228 High School Extension ..	233-00	Do.	Do.	..	..	..
	229 Nigiris Garden Extension ..	84-00	24th November 1943.	31st March 1951.	..	..	..
74 Tallicherry 75 Tenali	230 South-west Extension ..	369-00	30th April 1946.	Do.	..	..	..
	231 Trichilappalli-Nagarattinam By-pass Scheme.	560-00	11th February 1947.	Do.	..	..	..
	No. 14 of Ward 2 (Sivajinagar).	..	..	..	..	..	..
76 Tiruchirappalli	232 Town-Planning Scheme, Block No. 10 of Ward 8 (Nagore).	38-00	1st February 1944.	31st December 1947.	..	..	..
	233 Town-Planning Scheme, Block No. 10 of Ward 8 (Nagore).	72-00	Do.	Do.	..	..	..
	234 Sengamangalam (Blocks 8, 9, 10).	56-00	Do.	Do.	..	..	..
77 Tirunelveli	235 Bullian Choudarpet ..	..	15th April 1946.	31st March 1948.	..	..	..
	236 Bullian Choudarpet ..	..	..	..	..	..	..
	237 Bullian Choudarpet ..	..	..	..	..	..	..

* Schemes notified under section 12.

**STAGE OF PREPARATION, PUBLICATION AND SUBMISSION OF DETAILED TOWN-PLANNING SCHEMES
IN MUNICIPALITIES AND PANCHAYATS, 1949-50—cont.**

Serial number and name.	Serial number and name of scheme.	Extension in acres.	Date of notification under section 10 or section 12.	Latest date for publication or time granted for submission by Government till	Date of publication of draft scheme.	Date of submission of scheme to Government.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
75 Tiruchirappalli—cont.							
• 236	Wahabpet	60-00	8th October 1946.	31st August 1948.	..	..	No progress.
• 237	Anjanayanagar Extension	..	Do.	Do.	..	..	Do.
• 238	Nekunagar Town-Planning Scheme.	92-00	11th March 1950.	..	..	..	New scheme notified during the year.
• 239	Jayaprakash Nagar Town-Planning Scheme.	55-00	Do.	..	..	..	Do.
• 240	Ithanagar Extension (West)	38-00	Do.	..	..	..	Do.
• 241	Ithanagar Extension (North)	37-00	Do.	..	..	..	Do.
• 242	Ithanagar Extension (East)	50-00	Do.	..	..	..	Do.
76 Tindivanam							
..	No scheme taken up.	..	..	..	..	..	..
• 243	Town-Planning Scheme No. 1 (Tennore North).	309-00	18th December 1928.	31st March 1950.	..	..	Draft scheme and lay-out prepared. Pending publication. Schedules under preparation.
• 244	Town-Planning Scheme No. 3 (Tennore South).	188-00	Do.	Do.	..	..	Lay-out plan sent by Director of Town-Planning on 9th January 1948. Schedules to be prepared.
• 245	Town-Planning Scheme No. 5 (Kilapadur).	99-00	19th October 1934.	31st March 1945.	13th December 1943.	2nd February 1946.	Scheme returned by Government for revision, republication, etc.
• 246	New Town Station Area, Part I (Chintamani Road).	65-00	2nd February 1926.	Do.	Do.	..	Draft scheme and lay-out prepared. Pending publication.
• 247	New Town Station Area, Part II (East Route Ward).	134-00	Do.	31st March 1950.	..	..	Scheme submitted to Government on 27th October 1947 from Department and returned to municipality by Government in Memorandum No. 483/47-F-2, P.H., dated 6th January 1948 with remarks.
• 248	Salal Road Extension	90-00	26th May 1944.	30th June 1946.	..	..	Lay-out under preparation in Director of Town-Planning's office.
• 249	Contonment Ward Scheme	800-00	11th August 1942.	31st March 1950.	..	..	Area being surveyed.
• 250	Kallukuli Area	33-00	21st August 1945.	Do.	..	..	New scheme notified during the year.
• 251	Fort Station Town-Planning Scheme.	..	11th June 1949.	..	..	..	..
• 252	Town Station Area No. 1	66-00	18th October 1927.	31st December 1950.	..	..	Revised draft scheme and lay-out under preparation with reference to latest topographic features.
• 253	Trunk Road Bypass No. 2	60-00	Do.	Do.	..	..	Do.
• 254	High Road Extension No. 3	236-00	Do.	Do.	..	..	Do.

76 Tiruvallur

• 255	South of Railway Area Scheme.	..	26th September 1947.	25th September 1949.	..	..	No progress. Time-barred. Should be renitified under section 10 of the Act.
• 256	Railway Station Area	227-00	3rd February 1939.	7th February 1941.	..	..	Time-barred. Should be renitified under the Act.
• 257	South-west Extension	227-00	Do.	Do.	..	27th January 1945.	Do.
• 258	Town-Planning Scheme No. 1.	237-00	24th June 1941.	31st March 1948.	..	Do.	Government returned schemes for revision. In Memorandum, dated 27th January 1945, Government returned scheme for revision, in Memorandum, dated 6th March 1946.
• 259	Town-Planning Scheme No. 2.	23-00	Do.	Do.	..	..	Draft scheme under revision as per instructions of Director of Town-Planning.
• 260	Town-Planning Scheme No. 5 (A and B).	1,004-00	12th May 1942.	31st March 1950.	..	..	Owners' meeting held.
• 261	No scheme taken up.	..	..	..	..	..	Alignment of by-pass road under consideration of Highways Department.
• 262	Sri Ramanashramam Scheme	188-00	14th May 1946.	31st March 1951.	..	28th June 1950.	Scheme had since been submitted to Government.
• 263	Sri Ramanashramam Area	183-00	Do.	Do.	10th March 1950.	..	Draft scheme and lay-out prepared. The municipal council had resolved to drop scheme.
• 264	Town-Planning Scheme No. I.	645-00	26th November 1946.	30th September 1949.	..	..	Do.
• 265	Town-Planning Scheme No. II.	33-00	Do.	Do.	..	..	New schemes notified during the year.
• 266	Town-Planning Scheme No. I.	79-00	25th November 1949.	..	..	..	Do.
• 267	Town-Planning Scheme No. II.	10-00	Do.	..	..	..	Do.
• 268	Town-Planning Scheme No. III.	22-00	Do.	..	..	..	Do.
• 269	Town-Planning Scheme No. IV.	18-00	Do.	..	..	..	Do.
• 270	Town-Planning Scheme A.	37-00	Do.	31st March 1950.	..	..	Scheme submitted to Government. Returned in Memo. No. 3527/4-F-2, P.H., dated 19th May 1948, enclosing copy of remarks of Director of Town-Planning and to revise scheme and schedules, etc.
• 271	Town-Planning Scheme B.	309-00	Do.	Do.	..	..	Pending submission.
• 272	Town-Planning Scheme C.	332-00	Do.	Do.	..	..	Lay-out prepared but to be revised to suit present conditions.
• 273	Town-Planning Scheme C.	332-00	Do.	Do.	..	..	Draft scheme and lay-out prepared. Pending publication.
• 274	New Melur Station Area Scheme.	23-00	Do.	Do.	..	..	Do.
• 275	Rasakkad Extension	173-00	17th January 1945.	31st March 1951.	..	..	Do.
• 276	Ajankadu Extension Scheme.	71-00	28th January 1950.	..	..	..	No progress for want of town-planning staff. Lay-out and draft scheme approved on 22nd September 1942.
• 277	Govindapuram Extension	..	..	..	..	..	Ninth resolution.
• 278	Perispet East Extension No. II.	..	23rd November 1946.	..	..	..	Time-barred. Should be renitified.
• 279	Pentlandpet South-West Extension.	..	2nd November 1946.	1st November 1948.	..	..	No progress. Should be renitified.
• 280	Revised Velapadi-Nallampet Extension.	66-00	..	31st March 1951.	..	..	Time-barred. Should be renitified.
• 281	Kasba North Town-Planning Scheme.	123-00	25th April 1944.	Do.	..	..	Revised scheme called for by Government as early as 1936. Although approved by Council in 1942 still pending publication and final approval.
• 282	Thotipalayam West Extension.	88-00	Do.	Do.	..	..	Map No. 2 prepared. Map of area has been prepared.
..	..	..	..	..	..	..	No progress.

Schemes notified under section 12.

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STAGE OF PREPARATION, PUBLICATION AND SUBMISSION OF DETAILED TOWN-PLANNING SCHEMES IN MUNICIPALITIES AND PANCHAYATS 1949-50—cont.

Serial number and name.	Serial number and name of scheme.	Extent in acres.	Date of notification under section 10 or section 12.	Latest date for publication or time granted for submission by Government.	Date of publication of draft scheme.	Date of submission of scheme to Government.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
18 Tadapalligudem (West Godavari).	327 Town-Planning Scheme for area north of canal.	..	20th February 1938.	18th February 1938.	..	..	Time-barred. No further action taken.
19 Tadapalligudem (East Godavari).	328 Town-Planning Scheme for area south of canal.	..	Do.	Do.	..	..	Do.
20 Tambaram (Chingleput).	329 East Tambaram Town-Planning Scheme.	..	18th July 1944.	31st July 1950.	..	..	Layout tentatively prepared and forwarded to Panchayat. No progress for want of staff.
21 Tanuku (West Godavari).	330 Railway Station Area Scheme.	399	25th October 1937. (Sec. 9 Res.)	17th September 1946.	..	..	No action taken.
22 Tenali (Tirumalveli).	331 High School Extension.	..	18th September 1944.	Do.	..	..	Time-barred. No action. Should be re-notified under section 10 of the Act.
	332 Northern Extension.	..	Do.	Do.	..	..	Do.
	333 North-East Extension.	..	Do.	Do.	..	..	Do.
	334 Pullyur Railway Station Area Scheme.	..	Do.	Do.	..	..	Do.
23 Valparai (Coimbatore).	335 Valparai Town-Planning Scheme.	202	25th January 1949.	31st December 1949.	..	..	No progress for want of staff. Notified by Government under section 12 of Act during the year.
24 Vriddhachalam (District Board, South Arcot).	336 Gublipet Extension.	..	..	..	..	..	District Board of South Arcot to prepare scheme. No action so far.

* Schemes notified under section 12.

APPENDIX III.

LIST OF SANCTIONED DETAILED TOWN-PLANNING SCHEMES, 1949-50.

Name of municipality or local area.	Serial number and name of scheme.	Extent in acres.	Date of Government sanction.	Estimated cost.
(1)	(2)	(3)	(4)	(5)
MUNICIPAL SCHEMES.				
Adoni	1 Town-Planning Scheme No. 1	184	18th April 1939	85,000
Anakapalle	2 Nidanam doddi Extension	65	31st May 1927.	2,94,000
Bellary	3 Satyanarayanapet Extension	51	13th July 1943.	20,000
Chittoor	4 Vanlar Block Extension No. I	6	25th September 1923.	6,000
	5 Vanlar Block Further Extension No. II	9	27th November 1923.	4,190
Cochin	6 Town-Planning Scheme No. 2 (Eravelli)	184	1st July 1941.	20,300
Coimbatore	7 Scheme No. I	317	10th April 1934.	30,400
	8 Scheme No. II	268	Do.	42,950
	9 Scheme No. III	174	Do.	31,300
	10 Scheme No. IV	696	10th September 1946.	4,16,000
	11 Scheme No. V	682	Do.	3,01,210
	12 Scheme No. VI	295	Do.	3,63,500
Dindigul	13 Aramanaikulam Extension No. I	20	1st September 1942.	16,740
	14 Sowrashtapuram Scheme No. II	..	4th November 1941.	15,700
	15 Dindigul West No. III	59	31st May 1948.	7,500
	16 Paraikulam No. 6	59	1st September 1942.	13,000
Eluru	17 Narasimharaopet No. I	94	Do.	24,700
	18 Vemavallivaripeta No. 3	19	Do.	17,000
	19 Town-Planning Scheme No. 4	..	20th May 1947.	..
Hindupur	20 High School Extension	304	6th April 1943.	52,808
Kakinada	21 Neelams Garden Scheme	7	5th August 1944.	15,000
	22 Ramaraopet Extension	24	7th January 1941.	10,000
	23 Yendrapeta Improvement	..	25th November 1941.	22,250
Kancheepuram	24 Railway Station Area	20	14th April 1942.	16,650
Karaiikudi	25 Railway Station Area, Part I	476	20th May 1941.	35,000
Kodalkanal	26 French Lands Town-Planning Scheme	10	26th November 1940.	3,800
Kozhikode	27 Town-Planning Scheme No. I	126	25th November 1941.	2,69,243
Madras City	28 S. No. 47-1, Puliur	6	28th July 1925.	..
	29 Mambalam, East	623	10th February 1925.	5,00,000
	30 Nungambakkam, East	313	24th January 1939.	86,000
	31 Mylapore, East	239	21st November 1939.	3,25,600
	32 Cathedral Road, South	83	13th December 1938.	70,000
	33 Loyds Road Area	118	8th November 1938.	62,000
	34 Nungambakkam, North	116	2nd September 1941.	72,000
	35 Nungambakkam, Central	128	4th April 1944.	32,000
	36 Mylapore, South	428	15th August 1944.	3,00,000
	37 Thousand Lights Area	29	7th January 1941.	52,500
	38 Jaganathapuram Area	57	20th May 1941.	32,000
	39 Kilpauk Garden Road	60	5th August 1941.	48,000
	40 Tondiarpet No. I	94	27th April 1943.	33,000
	41 Perambur, North	170	10th June 1941.	4,03,500
	42 Perambur High Road Extension	151	4th July 1944.	31,000
	43 Mylapore Sanskrit College Area	112	4th September 1945.	1,14,500
	44 West Mambalam (South)	221.8	22nd December 1944.	2,40,350
	45 Nungambakkam West, Part I	..	24th February 1948.	..
Madurai	46 Mylapore West Section Area	383	26th July 1949.	..
	47 Ellishanagar Extension	..	29th August 1944.	2,00,000
	48 Thaikal Block Improvement	4	15th June 1943.	1,66,000
	49 West Ponnagaram, Part I	68	21st March 1944	1,06,000
	50 West Ponnagaram, Part II	120	12th December 1944.	1,00,000
	51 Sri Meenakshi Mills Housing Scheme	46	15th June 1948.	50,000
	52 Chinnachokkikulam Extension	180	20th July 1943.	33,000
	53 Ismailpuram Extension	22	Do.	30,000
	54 Kollambatal Block Improvement	6	8th June 1943.	36,000
	55 Uppukara Block Improvement	4	Do.	30,000
	56 South-west Extension, Part I	60	25th January 1944.	45,000
	57 Sakkikulam Extension	62	5th November 1929.	1,34,790
	58 Eastern Extension Part I	23	1st March 1927.	1,04,412
	59 Eastern Extension Part, II	49	8th June 1943.	80,850

LIST OF SANCTIONED DETAILED TOWN-PLANNING SCHEMES, 1949-50—cont.

Name of municipality or local area.	Serial number and name of scheme.	Extent in acres.	Date of Government sanction.	Estimated cost.
(1)	(2)	(3)	(4)	(5)
MUNICIPAL SCHEMES—cont.				
Madurai	60 South-West Extension, Part II	..	13th July 1948.	Rs.
Mangalore	61 South-West Extension, Part III	36	5th June 1948.	50,000
	62 Market Ward Block 10	7	13th July 1928.	45,000
	63 Guliga Hithlu Improvement	19	28th November 1933.	40,500
Nellore	64 Falnear Road Scheme	389	18th May 1939.	30,100
	65 A.V. Choultry Scheme	2	13th March 1928.	..
	66 Gulam Alikhampet	17	29th May 1948.	..
	67 Trunk Road East Scheme	185	19th October 1943.	83,260
	68 Owners Scheme for S. No. 424, etc.	10	7th July 1942.	..
	69 Dandayuthapanipet Scheme	10	9th December 1941.	..
Palacole	70 A.L.N.V. Garden	2	31st August 1926.	15,329
	71 Vemuvarl Garden	2	4th January 1927.	18,821
Proddattur	72 Pullivelavari Garden	2	Do.	11,900
	73 Sriramulupeta Extension	35	15th August 1944.	4,150
Rajahmundry	74 Town-Planning Scheme No. I	234	2nd November 1943.	35,370
	75 Town-Planning Scheme No. II	262	Do.	22,081
	76 Town-Planning Scheme No. III	31	Do.	42,402
	77 Churchpeta Improvement	6	18th July 1944.	18,052
Rajapalayam	78 Railway Station Area	371	1st March 1932.	15,000
Salem	79 South Maruvaneri Extension	20	21st September 1923.	30,500
	80 Devangapuram Extension	12	3rd September 1929.	64,114
	81 Logichetti Tank Extension	20	18th February 1930.	7,810
	82 Dadagupatti Extension	57	7th January 1930.	8,754
	83 Dadubalkuttai Extension	27	4th February 1930.	8,230
	84 Ammapet Extension	21	Do.	13,721
	85 Gogai Extension	19	18th February 1930.	8,260
	86 North Maravanai Extension	25	6th September 1932.	9,000
	87 Kumarasamipetti Extension	117	6th March 1934.	9,000
	88 Ammapet Salem East Railway Area	165	11th July 1934.	40,000
Srirangam	89 Town-Planning Scheme for S. Nos. 20, 34, etc.	23	14th April 1944.	5,500
	90 South Royagapuram Further Extension	23	2nd September 1941.	15,700
Srivilliputtur	91 Railway Station Area Scheme	353	6th July 1930	12,500
Tenali	92 Ramasamipettai Extension	79	30th June 1942.	13,500
Tiruchirappalli	93 Puthur West Extension	172	20th July 1943.	1,01,654
Tirupati	94 Town-Planning Scheme No. I	39	16th December 1924.	..
	95 Town-Planning Scheme No. II-A	5	16th December 1941.	7,348
	96 Town-Planning Scheme No. II-B	11	Do.	..
	97 Town-Planning Scheme No. III	1	26th August 1941.	25
	98 Town-Planning Scheme No. IV	2	16th December 1941.	1,153
Tiruppur	99 Town-Planning Scheme No. V	6	Do.	4,230
	100 Town-Planning Scheme No. IV	17	6th July 1943.	6,200
	101 Town-Planning Scheme No. III	..	19th August 1947.	..
Tuticorin	102 Town-Planning Scheme D	473	23rd May 1944.	1,75,250
	103 Town-Planning Scheme E	3	14th November 1944.	..
Udipi	104 Central Ward Scheme	45	3rd July 1935.	54,000
Vellore	105 Velapadi Nallampattadai Extension	56	17th December 1929.	65,840
	106 Sankarampalayam Extension	86	12th December 1933.	53,900
Virudhunagar	107 Kathalampetti Extension	248	11th July 1933.	70,700
Vijayavada	108 Town-Planning Scheme No. I, Part I	1,837	29th September 1942.	1,91,000
	109 Town-Planning Scheme No. I, Part II	..	2nd December 1941.	20,000
Visakhapatnam	110 Maharanipeta Block 4 Scheme	69	3rd May 1927.	45,800
	111 Chengalraopeta Ward, Blocks 9, 10, etc.	33	23th July 1931.	63,500
LOCAL BOARD SCHEMES.				
Chingleput District Board.	112 Tambaram West Town-Planning Scheme.	395	21st June 1933.	69,000
Tanjore District Board.	113 Pattukkottai Extension	12-6	20th July 1926.	21,500
Tiruchirappalli District Board.	114 Seturathapuram Extension, Manapara	6-3	8th September 1925.	4,960
Courtallam Panchayat Board.	115 Courtallam Town-Planning Scheme	..	6th December 1949.	..

Miscellaneous



HEALTH DEPARTMENT

G.O. No. 303, 27th January 1951

Town-Planning—Administration Report for 1949-50—Reviewed.

READ—the following papers :—

Letter from the Director of Town-Planning, R.C. No. 6693/50-A, dated 4th November 1950 and A-1. R. 6693/50, dated 6th December 1950.

Letter from the Director of Town-Planning, dated 16th December 1950, N. Dis. No. 6693/50-A-1.

Order—No. 303, Health, dated 27th January 1951.

Recorded.

2. By the end of the year 1949-50 the provisions of the Town-Planning Act were in force in 95 municipalities including the Corporation of Madras and 282 panchayats and villages. No satisfactory progress had been made by municipal councils in the preparation of general town-planning schemes during the year. The local authorities should take more interest in the preparation and execution of general town-planning schemes for all available land in their areas.

3. During the year under review 76 out of the 95 municipal councils (including the Corporation of Madras) and 24 out of the 187 panchayats to which the provisions of the Town-Planning Act had been extended had taken up the formulation of detailed town-planning schemes. At the end of the year there were in all 336 detailed town-planning schemes under various stages of preparation, publication and submission to Government as against 424 schemes at the end of the previous year. Of these 115 sanctioned schemes were in various stages of execution with local authorities. The progress made by the following six municipal

councils and one panchayat board in the matter of submission of 11 draft town-planning schemes which had been published under section 11 or 12 of the Town-Planning Act is very unsatisfactory:—

Anakapalle Municipality	..	Woodpeta Ward Scheme.
Cochin Municipality	..	Town-Planning Schemes 1 and 2.
Coimbatore Municipality	..	Town-Planning Scheme No. 7.
Kakinada Municipality	..	Perarajupet Extension Scheme.
Mayuram Municipality	..	Pattamangalam Extension Scheme.
Villupuram Municipality	..	Narasingapuram Extension Scheme.
Do.	..	Trunk Road Bypass Scheme.
Do.	..	Kamalanagar Extension Scheme.
Allinagaram Panchayat	..	Theni Town-Planning Scheme No. 1.
Do.	..	Allinagaram South Scheme No. 2.

These local authorities should submit the schemes for sanction without any further delay. Two detailed town-planning schemes were sanctioned during the year. The number of schemes notified under section 12 of the Town-Planning Act was 5. Variations in respect of 9 sanctioned town-planning were notified by the Government. Draft variations were published in respect of ten other town-planning schemes.

4. Housing schemes through co-operative enterprise have progressed considerably but local authorities have attempted only very few schemes. Municipal Councils should pay greater attention to housing and should take up an adequate number of town-planning schemes making provision for housing, especially for the benefit of the working and poorer sections of the population.

5. Satisfactory progress has been made in the setting apart and declaration of residential areas by a majority of municipalities and a large number of urban local authorities. Local authorities generally took prompt and effective steps to regulate the installation of industrial units in conformity with the declarations. In the interest of public health of the State as a whole and the prevention of undesirable industrial developments panchayats should in consultation with the Director of Town-Planning and the Director of Public Health take up the question of earmarking residential and industrial areas as early as possible.

6. About 800 cases of constructions contravening the building rules were brought to the notice of the State Town-Planning department and exemption was granted only in 218 cases wherein there would have been real hardship if the rules had been strictly enforced. The Government extended the provisions of Chapters IX and X of the Madras District Municipalities Act relating to street control, building regulations, etc., to 26 panchayats.

7. The department continued to render all possible assistance and technical advice to local bodies, Government departments, viz., the Revenue, Labour, Harijan Welfare, Co-operative and Public Works departments, and to co-operative housing and building societies in the formulation of town-planning and housing schemes, land development and project schemes and also in preparing and furnishing lay-out plans and designs.

8. On the whole, the activities of the department increased considerably and generally good progress was made during the year in town-planning and allied matters notwithstanding the dearth of qualified technical personnel. Local authorities evinced greater interest in the effective enforcement of lay-outs, town-planning regulations, building rules and street by-laws. A number of recommendations made by the Town-Planning Enquiry Committee were accepted by the Government especially with regard to proposals made to amend the Town-Planning

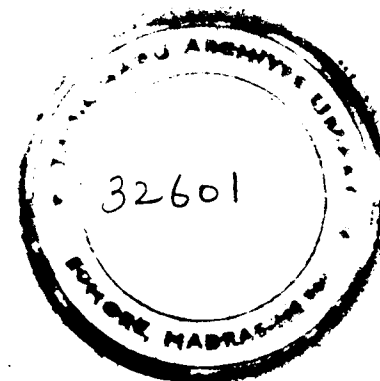
to achieve some simplification in the procedure to be adopted in the preparation of town-planning schemes and in replacing the betterment levy by the levy on 'improvement' or 'development' charge, based on the actual cost of the execution of the schemes and also in enabling such levy to be made only after completion of the works in the schemes have been satisfactorily completed by the competent authority.

(By order of His Excellency the Governor)

T. M. S. MANI,

Additional Secretary to Government.

the Director of Town-Planning.
the Commissioners of all municipalities (through the Chairmen of Municipal Councils).
the Commissioner, Corporation of Madras (through the Mayor).
the Board of Revenue.
all Collectors.
all Presidents of District Boards.
the Director of Public Health.
the Inspector of Municipal Councils and Local Boards.
the Sanitary Engineer to Government [through the Chief Engineer (Buildings)].
the Economic Adviser to Government, Fort St. George, Madras.
the Editor "Peoples Health", Madras.
the Local Administration Department.
the Development Department.
the Revenue Department.
the Public Works Department.
the Rural Welfare Department.



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