Master Plan
For
Coimbatore Local Planning Area 1994

Chapter I

Introduction:

1.01: Coimbatore city is one of the most important commercial and industrial centres in Tamilnadu. The City and its environs have been growing rapidly since 1932, when electric power from Pykara became available to this town. Cotton Ginning and Spinning Mills are the backbone of the industrial growth in Coimbatore and its vicinity areas. The allied industries such as Foundaries and general engineering which have come subsequently have converted Coimbatore and the surrounding areas into a major industrial hub of the State. This rapid growth has influenced the establishment of a large number of educational institutions in and around the City.

1.02: The Coimbatore Local Planning Area, the unit for planning defined and delineated by Directorate of Town and Country Planning, encompassing Coimbatore Urban agglomeration and its peripheral areas covers an area of 1287 sq.Kms. with a population of 14.35 Lakhs as per 1991 census. The pressure on land needs and services within the city, has resulted in uncontrolled haphazard development of industries and human settlement outside the city limits, with larger areas, remaining undeveloped.

1.03: As there has been no single authority to control and guide these developments, considerable confusion and damage have already been caused and the process is still continuing.

1.04: Under the Tamilnadu Town and Country planning Act., 1971 (Tamilnadu Act., 35 of 1972) the responsibility of preparing and executing Master plan for Local Planning Area vests with the Local planning Authority. The Local Planning Area for the purpose of development control and implementation of Master Plan of Coimbatore and its vicinity was notified by Government of Tamilnadu under section 10(1) and 10(4) of Town and Country planning Act., As per G.O.Ms.No.399 R.D. & L.A. Department dated 22.2.74 preliminary notification was issued for declaring the Local Planning Area consisting of 45 Revenue villages in Coimbatore taluk and 10 Revenue villages in Palladam Taluk. The same has been confirmed in G.O.Ms.No. 1502 R.D. & L.A. dated 21.6.74.

Additional villages have been included in Coimbatore Local Planning Area as per G.O.Ms.No. 256 Housing and Urban Development Department dated 22.2.78 and confirmed in Lr.No.563 H&UD dated 17-4-80 under section 10(1) and 10(4) of Town and Country planning Act. These added areas consist of 29 revenue villages in Coimbatore taluk 14 revenue villages in Palladam Taluk and 4 revenue villages in Avinashi Taluk.

The Revenue villages included in Coimbatore Local Planning Area is indicated in Table No.1. The Composite Local Planning area as a whole comprises of Coimbatore Corporation, Madukkarai, Township, 31 Town Panchayats and 55 Revenue villages. The classification as per the Administrative unit is listed in Table No.II.
Within Coimbatore Local Planning Area, Kurichi New Town Development Authority with an extent of 47.97 Sq.kms. has already been declared which comprises the revenue villages 59, Kurichi, 69. Malumichampatti and 67 Siripalayam. Hence the Master Plan for Coimbatore Local Planning Area is prepared excluding these areas.

1.05 : The Local Planning Authority for Coimbatore under section 11(1)(3) of Tamilnadu Town and Country Planning Act. Was constituted in G.O.Ms.No-1138 RD&LA dated 7-6-76 with the Chairman of Coimbatore Municipality as the Chairman of the Coimbatore L.P.A and the Town Planning Officer of Coimbatore Municipality as the Member secretary. Now Government have appointed concerned District Collector as Chairman and Regional Deputy Director of Town and Country Planning as Member-Secretary, in G.O.Ms.No.759, H&UD Dept dated 1-9-93.

Objective of Master Plan :

2.01 : The need to undertake the preparation of Master Plan for urban area is to bring all the independent and conflicting developments into a scientifically planned frame work by fitting them into a preconceived plan, so that the developments within the planning area would atleast in future be regulated in an economically and orderly manner.

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**Notified in G.O.Ms.No.256 dt.22.2.78**

**Coimbatore Taluk**

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<td>1596.83</td>
<td>5795</td>
<td>6814</td>
</tr>
<tr>
<td>31</td>
<td>560.00</td>
<td>4758</td>
<td>5578</td>
</tr>
<tr>
<td></td>
<td>Village</td>
<td>Population</td>
<td>Houses</td>
</tr>
<tr>
<td>---</td>
<td>-------------------------------</td>
<td>------------</td>
<td>--------</td>
</tr>
<tr>
<td>19</td>
<td>Devarayapuram</td>
<td>1392.29</td>
<td>5227</td>
</tr>
<tr>
<td>20</td>
<td>Thennamanallur</td>
<td>854.43</td>
<td>4094</td>
</tr>
<tr>
<td>21</td>
<td>Thittipalayam</td>
<td>1338.62</td>
<td>3791</td>
</tr>
<tr>
<td>22</td>
<td>Perur Chettipalayam</td>
<td>1118</td>
<td>5813</td>
</tr>
<tr>
<td>23</td>
<td>Sundakamuthur</td>
<td>1180.56</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Included in Kuniyamuthur Town Panchayat</td>
<td></td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Madhampatti</td>
<td>1543.52</td>
<td>4559</td>
</tr>
<tr>
<td>25</td>
<td>Pichanur</td>
<td>1871.99</td>
<td>3898</td>
</tr>
<tr>
<td>26</td>
<td>Valukkaparai</td>
<td>1698.52</td>
<td>3914</td>
</tr>
<tr>
<td>27</td>
<td>Arisipalayam</td>
<td>1084.87</td>
<td>1705</td>
</tr>
<tr>
<td>28</td>
<td>Orathukkuppai</td>
<td>1020.14</td>
<td>559</td>
</tr>
<tr>
<td>29</td>
<td>Maileripalayam</td>
<td>1113.36</td>
<td>3050</td>
</tr>
<tr>
<td>30</td>
<td>Palathurai</td>
<td>344.36</td>
<td>1960</td>
</tr>
<tr>
<td>31</td>
<td>Karugannigoundam Palayam</td>
<td>414.27</td>
<td>92</td>
</tr>
<tr>
<td>32</td>
<td>Thambagoundampalayam</td>
<td>264.10</td>
<td>478</td>
</tr>
<tr>
<td>33</td>
<td>Nachipalayam</td>
<td>517.84</td>
<td>1904</td>
</tr>
<tr>
<td>34</td>
<td>Kaniyur</td>
<td>1833.17</td>
<td>3256</td>
</tr>
<tr>
<td>35</td>
<td>Karuvalimadapur</td>
<td>679.29</td>
<td>2464</td>
</tr>
<tr>
<td>36</td>
<td>Rasipalayam</td>
<td>557.60</td>
<td>3370</td>
</tr>
<tr>
<td>37</td>
<td>Arasur</td>
<td>2014.17</td>
<td>3975</td>
</tr>
<tr>
<td>38</td>
<td>Nilambur</td>
<td>2302.42</td>
<td>8116</td>
</tr>
<tr>
<td>39</td>
<td>Mailampatti</td>
<td>481.49</td>
<td>1164</td>
</tr>
<tr>
<td>40</td>
<td>Kangeyampalayam</td>
<td>760.62</td>
<td>2292</td>
</tr>
<tr>
<td>41</td>
<td>Kadampadi</td>
<td>1202.23</td>
<td>3522</td>
</tr>
<tr>
<td>42</td>
<td>Ichipatti</td>
<td>1449.41</td>
<td>3182</td>
</tr>
<tr>
<td>43</td>
<td>Kodangipalayam</td>
<td>1767.05</td>
<td>2944</td>
</tr>
<tr>
<td>44</td>
<td>Paruvai</td>
<td>1106.74</td>
<td>2257</td>
</tr>
<tr>
<td>45</td>
<td>Appanaickenpatti</td>
<td>1874.47</td>
<td>2890</td>
</tr>
<tr>
<td>46</td>
<td>Kalangal</td>
<td>1500.58</td>
<td>3265</td>
</tr>
<tr>
<td>47</td>
<td>Pattanam</td>
<td>1054.50</td>
<td>4169</td>
</tr>
<tr>
<td>48</td>
<td>Peedampalli</td>
<td>1359.66</td>
<td>3013</td>
</tr>
<tr>
<td>49</td>
<td>Kallapalayam</td>
<td>1441.05</td>
<td>2794</td>
</tr>
<tr>
<td>---</td>
<td>-----------------</td>
<td>-----------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>50</td>
<td>96 Pappampatti</td>
<td>1025.22</td>
<td>2146</td>
</tr>
<tr>
<td>51</td>
<td>98 Pachapalayam</td>
<td>1559.00</td>
<td>1983</td>
</tr>
<tr>
<td></td>
<td><strong>Mettupalayam Taluk</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>52</td>
<td>7 Marudur</td>
<td>2913.75</td>
<td>5722</td>
</tr>
<tr>
<td></td>
<td><strong>Avinashi Taluk</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>53</td>
<td>32 Kunnathur</td>
<td>901.32</td>
<td>2746</td>
</tr>
<tr>
<td>54</td>
<td>30 KuppiPalayam</td>
<td>1320.90</td>
<td>2090</td>
</tr>
<tr>
<td>55</td>
<td>31 Kattampatti</td>
<td>1079.83</td>
<td>3182</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td>1,27,601.67</td>
<td>10,11,949</td>
</tr>
</tbody>
</table>

*Increase in Population 71-91 = 15.9%*
Chapter-2

Study of the existing conditions:

Location
2.01: Coimbatore the City municipal Corporation is located at a distance of 500 km from Madras and is the third largest City in Tamilnadu. It is situated between $10^0 50'$ and $11^0 2'$ north latitude and $76^0 56'$ and $77^0 1'$ east longitude. The city has an average elevation of 442 metres above mean sea level and is traversed in the middle by the river Noyyal rising from the Vellingiri Hills on the north, Pollachi the receiving centre for forest production on the south and Cochin harbour on the southwest. The Municipal Towns of Mettupalayam, Pollachi and Tripur are within a radius of 40 Km from Coimbatore. The Towns Udagamandalam, Gopichettipalayam, Erode, Dharapuram and Udumalpet are at a distance of 80 to 100Kms away from Coimbatore. The City is one of the domestic Airlines Map and is linked well with Madras, Trichi, Madurai, Trivandrum, Cochin and Bangalore. It is well served by both broadgauge Lines of the Southern Railways.

Geology and Soil:
2.02: The most common rocks are the gneiss besides this. There also occurs granites and Quartz etc., Limestone is found in abundance in the Hills, near Madukkarai situated about seven miles south of Coimbatore town. The limestone is being used in manufacture of Cement, Minerals such of Folspar, Gypsum and Kunkar also occur in the area. Quarries for the supply of granite stones are located near moderate area of red and black loam. Black cotton soil under dry cultivation red loam under garden crops and black loam under river irrigation are remarkably productive.

Climate and Soil:
2.03: The seasonal climate conditions are moderate and weather is uniformly salubrious owing to its elevation proximity to the continuous stretch of hills covered with thick forests and coll wind blowing through the pakghat gap during the monsoon. The average maximum and minimum temperature are $35.8^0C$ and $22.4^0C$ respectively. The total average rainfall is 71cms per annual.

History and Growth of the City:
2.04: Coimbatore is a town of antiqui, its position commanding the approach to Palghat on the west and to the Gazal Hatty pass on the north was of great strategical importance. Existence of Coimbatore has been mentioned as far back as 1200AD in the records of the regin of Virarajendra (1207-52 AD). It contained just 2000 houses in 1804. From the year 1895 when it
was made the head quarters of the District of the same name, the town has grown steadily, and is now the third largest City (including in continuous settlement) in Tamil Nadu with a population of about 8.86 Lakhs and is one of the foremost centres of industrial activity in the State.

2.05: In the year 1866, Coimbatore was constituted as a Municipal Town with an area of 10.88 sq.kms in the same year Madras – Podanur rail link passing through Erode was opened. The growth of the Town since 1911 has been phenomenal with the establishment of textile mills came into being in 1911. The Agricultural college has been established during that year and the Forest college was established in the year 1912. Protected water supply from Siruvani was available for Coimbatore from 1931 onwards. Between 1951 and 1961 over 20 large Textile mills were established in Coimbatore and its vicinity.

2.06: Coimbatore Municipality has been upgraded from special grade municipality to Corporation with effect from 1-12-78 as per G.O.Ms.No.1771, RD&LA. Dt Municipality 2. Kumarapalayam Town Panchayat. 3. Sanganoor Town Panchayat 4. Telungupalayam Town Panchayat 5. Coimbatore rural 6. Ganapathy Town Panchayat 7. A portion of Vilankurichy Town Panchayat. The Coimbatore Corporation areas covers as extent of 195.60 sq.kms (40.77 sq.miles). As per 1991 census, the City has a population of 8.06 Lakhs. Coimbatore district has been bifurcated into and Periyar District with head quarters at Erode was formed in the year 1979.

**Coimbatore L.P.A.**

**Population Characteristics:**

2.07: The total population of Coimbatore Local Planning Area as per 1961 was 8,25,372 and it was 10,11,949 as per 1971 census. The break up of the population for the Coimbatore Corporation including the added areas and its peripheral areas are as follows:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Coimbatore Corporation</td>
<td>4.26</td>
<td>5.64</td>
<td>7.00</td>
<td>8.06</td>
</tr>
<tr>
<td>b. Other areas in Coimbatore L.P.A</td>
<td>3.67</td>
<td>4.48</td>
<td>5.37</td>
<td>6.29</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7.93</strong></td>
<td><strong>10.12</strong></td>
<td><strong>12.37</strong></td>
<td><strong>14.35</strong></td>
</tr>
</tbody>
</table>
2.08: The population of Coimbatore City has grown from 47,007 in 1971 to 8.06Lakhs in 1991. The table below shows the decennial growth of population from 1911. It is seen that the population has increased by nearly 15 times from what it was in the year 1911. The sudden increase in population in the year 1921 is due to inclusion of villages within the municipal limits in the year 1913. The electric power made available from the year 1935 encouraged establishment of a number of industries between the year 1941 and 1951, resulting in the rapid growth of the City’s population during this period. The increase in population in year 1981 is due to inclusion of addition area in Coimbatore Municipality for upgrading corporation. The decennial growth rate during 1971-81 is 96.68% in Coimbatore City. The decade wise growth and variation of population in Coimbatore City and Coimbatore Local Planning are given in tables 2.1 and 2.2 respectively.

Decade wise population Growth and Variation Coimbatore City

Table 2.1

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Variation</th>
<th>% increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>1911</td>
<td>47007</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>1921</td>
<td>65788</td>
<td>18781</td>
<td>39.95</td>
</tr>
<tr>
<td>1931</td>
<td>29198</td>
<td>29140</td>
<td>44.70</td>
</tr>
<tr>
<td>1941</td>
<td>130348</td>
<td>35150</td>
<td>36.92</td>
</tr>
<tr>
<td>1951</td>
<td>197755</td>
<td>67407</td>
<td>51.71</td>
</tr>
<tr>
<td>1961</td>
<td>286305</td>
<td>88550</td>
<td>44.77</td>
</tr>
<tr>
<td>1971</td>
<td>356368</td>
<td>70063</td>
<td>24.47</td>
</tr>
<tr>
<td>1981</td>
<td>700923</td>
<td>344555</td>
<td>96.68</td>
</tr>
<tr>
<td>1991</td>
<td>806321</td>
<td>105398</td>
<td>15.04</td>
</tr>
</tbody>
</table>

The sudden increase of population is due to amalgamation of added areas with the Coimbatore Municipality in the year 1981 as Municipal Corporation.

Coimbatore Local Planning Area
### Table 2.2

<table>
<thead>
<tr>
<th>Year</th>
<th>Population in Lakhs</th>
<th>Variation</th>
<th>% increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>1961</td>
<td>7.93</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>1971</td>
<td>10.12</td>
<td>2.19</td>
<td>27.62</td>
</tr>
<tr>
<td>1981</td>
<td>12.40</td>
<td>2.28</td>
<td>22.52</td>
</tr>
<tr>
<td>1991</td>
<td>14.35</td>
<td>1.95</td>
<td>15.72</td>
</tr>
</tbody>
</table>

### Occupational Pattern:

#### Coimbatore City:

2.09 According to 1981 census 32.72% of the total population of Coimbatore Corporation constitute the working force. The major Components of the working population viz., Secondary and tertiary sector accounting for 4.86% and 91.26% respectively to the total population.

The primary sector account for only 3.88%. The Table 2.3 (a) indicates the occupational pattern for Coimbatore City.

### Table 2.3 (a)

**Occupational pattern of Coimbatore Corporation – 1981**

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Workers</th>
<th>% to the total population</th>
<th>% to the total Workers</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>I primary Sector</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Agriculture</td>
<td>8962</td>
<td>1.27</td>
<td>3.89</td>
</tr>
<tr>
<td>2. Livestock, Mining &amp; Quarrying</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>II Secondary Sector</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Manufacturing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>i) Household Industries</td>
<td>11220</td>
<td>1.57</td>
<td>4.87</td>
</tr>
<tr>
<td>ii) Other than Household Industries</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Construction</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Tertiary sector</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Trade and Commerce</td>
<td>6. Transport &amp; Communication</td>
<td>7. Other Service</td>
<td></td>
</tr>
<tr>
<td>------------------------</td>
<td>-----------------------------</td>
<td>-----------------</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>2,10,348</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>29.86</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>91.24</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>2,30,530</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>32.72</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>100.00</td>
<td></td>
</tr>
</tbody>
</table>

**Coimbatore L.P.A.**

2.10: The employment pattern in primary, secondary and tertiary sectors in the Coimbatore Local Planning area are given in table 2.3(b)

The employment in secondary sector is participation rate for Coimbatore Local Planning Area is 37.22% more than the primary or tertiary sectors of employment in the local planning area. The employment in manufacturing accounts for 3.99% of Working workers followed by others services which a counts for 66.29%

As per 1971 census the total working force was grouped into three major heads as shown in the above tables. In 1981 census the working force was not grouped as like the 1971 census but it has been grouped as. Agricultural Labour and cultivators. Household industries and other workers. Hence the occupation pattern is grouped into Primater Sector. Secondary Sector and Tertiary, in which the Primary Sector constitutes the Agricultural Labour and Cultivators, the Secondary Sector constitutes the Household Industries and the Tertiary Sector Constitutes the other workers group three constitutes the major activities of working force because the major workers other than Agriculture and Household industries were coming this Category.

**Density:**

2.11: The Population of residential developments within the city, is with a high density of population ranging from 300 to 625 persons per hectare in old part of the City such as Bazaar, N.H. Road, and Sukravarpet areas. The Density of population in areas such as Race Course, R.S.Puram, Tatabad per hectare. In the remaining areas of the city, the density range below 140 persons 1. P.N.Palayam and Ramanathapuram ranges from 140 to 390, 2. In the remaining areas of the density ranges below 140 person per hectare. The higher ranges of population density is also formed near the fringes of the city. The gross density of the population in Coimbatore City area is 105 persons per hectare. The net residential density and overall residential density for the city is 185 persons per hectare and 66 persons per hectare respectively.
Land Use:

Present Pattern of Development:

2.11: A study of the present pattern of development of various activities within the Coimbatore Local Planning Area indicates that the expansion is taking place along the major radially roads particularly on North, East and South. The growth in the earlier decades was towards east since this coincided with the establishment of a number of technical and educational institutions along with the Textile mills on the major Highway to the city viz., Avinashi Road. The growth towards North South and East has been more conspicuous by its concentration within a belt along the radial road and rail routes to Mettupalayam, Pollachi, Palghat from Coimbatore. Some evidence of growth is also seen along the road to Sathyamangalam and Trichy road and also along the road leading the Maruthamalai Hills, Towards west of the City. Elsewhere the growth is limited due to the character or terrain and location of agricultural fields. The constraints imposed by inadequate water supply within Coimbatore, especially for Industrial use have also contributed for this pattern of growth namely, despersall outside the city hugging the main transportation corridors. However during the recent times there is a discernable growth within the local planning area elsewhere namely, perianaickenpalayam, and Tudiyalur on the North. Saravanampatti and Ganapathy on the North east, Chinniyampalayam and Kalapatti on the East, Sulur and Iruغر along Trichy Road, Kuniamuthur and Madukkari on the South and Perur on the West. The overall pattern of growth within the Coimbatore Local Planning Area therefore indicates growth of Coimbatore City outwards along the radial corridors aided by road and rail routes.

Coimbatore City:

2.12: a) The extent of Coimbatore City / Corporation is 105.6 sq.kms. including the added areas of Singanallur, Ganapathy, Telungupalayam, Kumarapalayam, Coimbatore Rural and part of Vilankurichi. Of this the developed area is 5530.31 hectares i.e. 52.40% of the total area. The remaining 47.60% constitutes undeveloped areas comprising of Agriculture, unused vacant lands and waste lands. 68.52% of total developed area is under essential use and industrial was accounts for 7.37% The table 2.4 gives the land use break up for all major land uses in the City.
Table 2.4
Present land use break up of Coimbatore City – 1993.

<table>
<thead>
<tr>
<th>S.No</th>
<th>Use</th>
<th>Area in Hectares</th>
<th>% to developed area</th>
<th>% of Total area.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Residential</td>
<td>6,527.36</td>
<td>80.57</td>
<td>61.85</td>
</tr>
<tr>
<td>2.</td>
<td>Commercial</td>
<td>236.34</td>
<td>2.92</td>
<td>2.24</td>
</tr>
<tr>
<td>3.</td>
<td>Industrial</td>
<td>440.00</td>
<td>5.43</td>
<td>4.17</td>
</tr>
<tr>
<td>4.</td>
<td>Educational</td>
<td>660.45</td>
<td>8.15</td>
<td>6.26</td>
</tr>
<tr>
<td>5.</td>
<td>Public and semi public</td>
<td>237.35</td>
<td>2.93</td>
<td>2.25</td>
</tr>
<tr>
<td>6.</td>
<td>Agricultural</td>
<td>2,451.98</td>
<td>-</td>
<td>23.23</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>10553.43</strong></td>
<td><strong>100.00</strong></td>
<td><strong>100.00</strong></td>
</tr>
</tbody>
</table>

Land use Pattern Coimbatore Local Planning Area:

Residential Use:
2.14 : The pattern of residential development in Coimbatore follows the pattern common to most towns in Tamilnadu viz., high densities in the older parts of the town and low densities in the newly planned residential developments. The newly developed residential areas such as Ramnagar, R.S.Puram, Tatabad, Race Course, and Sai baba colony are characterized by a regular street plan well shaped plots and possess some extent of reservation for public use. Outside these areas, the development is mostly unplanned and haphazard Nearly 68.52% of the developed area of city forms the residential use.

Commercial Use:
2.15 : The Commercial use is concentrated, in the heart of the oldest part of the city. Wholesale and retail business and warehousing activities are carried out here. At present 5 daily markets are maintained by the municipal corporation The main commercial area in the older parts at the town are located at Oppanakkara Street, Rangai Gounder Street, Big Bazaar Street, and other adjacent streets. The municipal daily market is also located in this area. Commercial usage mainly retail business are found along Dewan Bahadur Road, Cross Cut Road, both sides of Avinashi road upto Race Course Road, Jall Road, N.S.R.Road, Tudiyalur Shandy is the biggest shandy within the planning area and it is also a important cattle market. There is a big weekly market in Singanallur, Commercial use occupies 5.68% of the total developed area of city area.
Industrial Use:
2.16: Coimbatore local planning area has attracted a number of large industries like textile mills, textile machinery, cement, rubber, transport equipment, foundary engineering and a variety of engineering industries producing finished goods especially in the medium and small scale sector. Textile mills are located within the present city limits. Three textile mills are located near the overbridge at the heart of the city. The other textile mills and factories are mainly located along Trichy Road, and Avinashi Road, Peelamedu, Singanallur and Upplipalayam are the major industrial areas. The engineering units light as well as heavy are located along the Mettupalayam Road, and also along the Avinashi Road, Industries pertaining to food products are located mainly along Mettupalayam Road, Textool Industry in Ganapathy and P.S.G.Indistries in Peelamedu are the major engineering industries along Sathy Road, and Avanashi Road respectively. There are a number of printing presses and small automobiles work shops distributed all over the city along important roads.

2.17: The A.C.C. Cement works at Madukkarai is one of the major producer of Cement in the state. There are 65 textile mills within local planning area out of which 33 lie within corporation limits. 40 large and medium scale industries have been located within local planning area with an employment potential of 16,824 persons. The total employment in manufacturing industries including small scale sector is calculated at 1,10,994. The industrial area occupies 7.87% of the developed area within the local planning area. The industrial units are mainly located in the following places, namely 1. Along mettupalayam Road, 2. Along Avanashi Road and Trichy Road, 3. Along Sathy Road and Pollachi Roads. The present industrial use in Coimbatore Local Planning Area is earmarked in the existing land use map appended in this report.

Educational Use:
2.18: A number of technical and higher educational institutions have been established and they are located mainly along Avanashi Road and Mettupalayam Road. These Technical and Arts Colleges provide educational facility. Apart from this the Agricultural University and Bharathiyar University along Maruthamalai Road, Government College of Technology along Thadagam Road are the major institutions in Coimbatore local Planning area. Thadagam Road are the major institutions in Coimbatore local Planning area. One medical college, P.S.G. Technology and other educational Institutions, Govt Polytechnic and Coimbatore Institute of Technology all lie along Avinashi Road, while Ramakrishna Mission Institutions Govt Industrial Training Institutes Kongunadu Arts College and one Polytechnic for women lie along Mettupalayam road,
Govt. Arts College, Forest college, and Govt polytechnic for women home science College for women are located in the middle of the city at different locations. The Tamil college is located at Perur along Siruvani Road. Apart from these institutions, new technical institutions and arts colleges have been started outside the city limits in different locations viz., Paghat Road, and Sathy Road.

The institutions at high school stage are mostly private institutions while at the primary and middle school stage, Municipal schools are predominant. In recent years, a number of unrecognized schools have mushroomed all over the city. Advanced planning for reserving adequate extents of land for higher educational institutions is necessary since large extent of land is required for such institution. The educational institutions and strength of students of collegiate level and above within the city and within the Coimbatore Planning area are given in table 2.6.

Table 2.6

<table>
<thead>
<tr>
<th>Type of Institution</th>
<th>Nos</th>
<th>Strength of Students</th>
</tr>
</thead>
<tbody>
<tr>
<td>I Arts &amp; Science Colleges</td>
<td>8</td>
<td>9402</td>
</tr>
<tr>
<td>II Medical College</td>
<td>2</td>
<td>1227</td>
</tr>
<tr>
<td>III Law College</td>
<td>1</td>
<td>557</td>
</tr>
<tr>
<td>IV Engineering Institutions</td>
<td>10</td>
<td>6476</td>
</tr>
<tr>
<td>V Post Graduate Centres</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>VI Teachers Trg. Colleges</td>
<td>4</td>
<td>756</td>
</tr>
<tr>
<td>VII College for special education</td>
<td>2</td>
<td>1528</td>
</tr>
<tr>
<td>VIII Research Institute</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>IX University</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>X Forest College</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>33</td>
<td>19946</td>
</tr>
</tbody>
</table>

Medical Facilities:

2.19: There are 66 Medical Institutions in Coimbatore Local Planning area of which the Government Hospital is the biggest one. The Government Hospital attached to Coimbatore Medical College is located near the Railway station on Trichy Road in the heart of the City. The Employees State Insurance Hospital is also a big hospital. The total bed strength of the hospitals and dispensaries by Government and local body Organisations is 1640. The Corporation is maintaining 9 Maternity and child welfare centres at various places in the City.
There are 32 Private medical institutions within local planning area, Table 2.7 shows the number of health institutions and the bed strength available within the local planning area.

Table 2.7 **Health Institution Coimbatore L.P.A**

<table>
<thead>
<tr>
<th>S.No</th>
<th>Classification</th>
<th>No.</th>
<th>Bed Strength</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>Government Institutions :</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>C.M.C. Hospital</td>
<td>1</td>
<td>951</td>
</tr>
<tr>
<td></td>
<td>Government Hospital Thondamuthur</td>
<td>1</td>
<td>12</td>
</tr>
<tr>
<td></td>
<td>Govt. Hospital Sulur</td>
<td>1</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>E.S.I. Dispensary at Singanallur</td>
<td>1</td>
<td>525</td>
</tr>
<tr>
<td></td>
<td>Other E.S.I. Dispensaries</td>
<td>20</td>
<td>50</td>
</tr>
<tr>
<td>II</td>
<td>Local Body Organisations</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Dispensaries</td>
<td>6</td>
<td>96</td>
</tr>
<tr>
<td>III</td>
<td>Primary Health Centres</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>IV</td>
<td>Voluntary Institutions</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(G.K.N.K. Hospital)</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>V</td>
<td>Approved private Nursing Home and Hospitals</td>
<td>32</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>66</td>
<td>1640</td>
</tr>
</tbody>
</table>

**RECREATION :**

2.20 Parks, Playgrounds and recreation clubs are the major recreation components under this use. This use occupies 89.90 hectares of land and accounts for 1.6% of the developed area within Coimbatore city. Outside the city, but within the local planning area there are no parks or private gardens are maintained by local bodies. The list of parks and playgrounds has been enclosed overleaf.

The Municipal Corporation maintains 12 parks in the city. The largest among them is V.O.C. park extending over an area of 49.5 Acres with a small Zoo over an area of 1.5 Acres the Nehru stadium in V.O,C.park is intended for organized games and other Athletic activities. The botanical gardens, adjoining Agricultural University attract fairly large crowd far and near. Intersections coupled with Inadequate traffic control measures leading to congestion, overcrowding and accidents. A comprehensive traffic and transportation study was carried out for a Coimbatore Local planning Area to improve the system as a whole. The total length of roads and streets within the corporation limits is 410.132Kms. Block topped surface roads cover
322.80 Kms length and all other road accounts for a length of 87.33Km. Main arterial roads that radiate from Coimbatore are the palghat road and Avanashi Road, (both are National High ways) and Mettupalayam Road, Sathyamangalam Road, Trichy road and pollachi Road (State Highways). Other roads of importance are Siruvani Road on the west and Thondamuthur and Thadagam Roads on the northwest. The roads outside the city which are maintained by local authorities mostly undeveloped and narrow.

Coimbatore is an important junction in the Southern Railway. The main broad gauge lines from Madras to Cochin harbour runs through Coimbatore. The broad gauge line to Mettupalayam leading to Nilgiris through narrow gauge and the metergauge to Madurai and Rameswaram takes off from Coimbatore. Coimbatore is also served by Airlines and Civil aerodome is located at a distance of 10 kms from Coimbatore junction. The airport occupies and extent of 219 Hectares The main mode of mass transportation is the buses operated within the local planning area, besides 212 bus routes linking various places within and outside the district. The T.T.C. operates express buses linking the various towns if Tamilnadu, Kerala, Andhra and Karnataka States. One corporation central Bus stand, one city bus terminal and one express bus terminal serve the entire needs of mass transportation within the local planning area.

Some recreational clubs organized by the private and public sector are functioning to fulfill the recreational needs. The Numerous cinema Theaters spotted all over the city and at its fringes provoke entertainment within and out outside the city. The famous historical temple at Perur and the hill temple at Marudamalai in the western Ghats having the religious importance are located within the Coimbatore local planning area and they attracts tourist from all over Tamilnadu. The notified parks and play fields within the Coimbatore local planning Area are shown in table 2.8.

PUBLIC AND SEMI PUBLIC USES:
2.21 : The development of office space in the Local Planning Area has been lagging behind, because of the absence of the any public agency charged with the responsibility to take up such work. Many public offices are functioning in the private buildings in the residential areas. Adequate provision would therefore need to be made to augment the public and semi public uses in Coimbatore LPA. The collectorate and corporation Buildings are located at the centre of the city and the other public offices are located at various places in the city. Other civic uses viz., Central Jail, police recruit school and the lands belonging to defense services along Kamaraj Road occupy a considerable extent of land within the city.
TRAFFIC AND TRANSPORTATION:

2.22: Coimbatore Local Planning Area is throbbing with activities pertaining to industry, trade, commerce and education the street net work is neither functionally developed as a system nor adequate in width to carry the increasing traffic flow. It is rendered more inefficient by the location of frequent truck terminal at Ukkadam, south of Coimbatore city serves the needs of the Lorry parking facility. The Cheran Transport Corporation has proposed to construct a number of bus depots for future needs at various places within the Local Planning Area.

DRAINAGE AND SEWAGE:

2.23: The town has been divided into 3 Zones depending on the topography. Zone 1 is constituted by wards 9, 10, 16, 25, 30, and 33, This scheme has been completed and is in operation. Zone 2 is constituted by wards 10, 11, 15, 16 part and 26. This scheme has been partially completed. Zone III is constituted by wards 1 to 8 and 12 to 14. The works are in progress in these areas. The drainage schemes for unserved areas costing to an amount of Rs. 597.25 lakshs has been under taken by the TWAD Board and the work is in progress.

The sewage is let into Noyyal rier by gravity as a temporary arrangement. Later on, this Quality of sewage will be pumped to the proposed sewage farm located at Chettipalayam. The sewage scheme will cover on ultimate population of 6 Lakhs. An extent of 147.00 ACRES HAS BEEN RESERVED FOR this purpose. In the remaining areas within the local planning area, no organized drainage in functioning and the open drainage system is available in almost all those area.

MARKETING CENTRES

2.24: Besides, the shandies and daily markets, there is the Coimbatore District marketing committee which is located along Trichy road within the city. The Sericulture marketing centre purchase silkworm goods to send them to the reeling centres outside the district.

HOUSING

2.25: according to 1981 census, there were 142685 occupied residential houses as against 143069 households in the Coimbatore City. The corresponding figures for Coimbatore Local planning Area as a whole were 158888 residential houses out to 1.36 and 1.16 in Coimbatore City and Coimbatore LPA respectively. A substantial percentage of houses i.e. 64% were semi pucca and Kutchha houses and 14% were thatched huts. Housing conditions and standard of houses in the rest of the Local Planning area is worse and shortages are chronic. The housing
Board has already formulated and executed neighborhood scheme in and around Coimbatore City by acquiring the Vacant and lands. Kovaipudur, Singanallur, housing scheme are executed and put into use. The housing board has future proposals to construct dwelling units in appropriate locations to mitigate the housing problem.

**SLUMS AND SLUM IMPROVEMENT**

2.26 Nearly one tenth of Coimbatore city’s populations are crowded together in slums. According to a recent estimate there are over 80 slums in Coimbatore unban area. A programme to clear the slums and rehabilitate the slum dwellers was taken up by the state Housing Board through the construction of tenements. A scheme for slum improvements through provision of infrastructural facilities has been initiated by Tamil Nadu Slum Clearance Board.

**ELECTRICITY**

2.27 Electric power is purchased in bulk by the corporation from Tamil Nadu Electricity Board and distributed to the various consumers within the Coimbatore Corporation area. All the settlements in the Local Planning area outside the corporation are electrified and are provided with lights. They are maintained by the Electricity Board. In addition to the street lights 500 number of sodium vapour lamps are also provided on all important roads and road junctions for the traffic improvement. The details of all service connections under several categories are given in the table 2.9.

**WATER SUPPLY :**

2.28 : In general the water supply system in Coimbatore Local planning Area is very unsatisfactory. The original scheme of Siruvani Water supply was executed in the year 1931. This scheme was envisaged for a population of one lakh people at 20 gallons per head per day and the single main was supplying 20 lakhs gallons for the town. The Tamilnadu Govt., envisages a major scheme in consultation and co-operation with the Kerala Govt and as the agreement, Coimbatore will get a supply of 22.3 gallons daily. The water supply in Coimbatore Local planning Area is distributed through domestic service connections and public taps. The details of area and population served is given in the table below.

The total quantity of water supplied to Coimbatore corporation during 1986-87 is at 193 lakhs litres per day. The daily average is at 1021 Lakhs litres for a benefited population of 12.44 Lakhs. The per capital rate of supply works out to 82 L.P.C.D. As per the Engineering section of the corporation, the total number of services connection as on October 1988 is as follows :
i) Domestic : 43,944
ii) Non-Domestic : 1,496
iii) Public Fountains : 800
iv) Bore wells and open wells : 252

The Corporation also maintains a fleet strength of 15 water lorries for supplying water to area on which area not served by Siruvani supply and also to areas where the supply is poor.

ON GOING PROGRAMMES :

Since the greatest Siruvani Water supply system is not adequate to serve the entire Local planning Area,

Improvements to Coimbatore Water supply are contemplated by the augmentation project with river Bhavani as a source under world Bank loan Assistance programme costing about Rs.41 Crores, benefiting Coimbatore, 20 Town panchayats and 476 rural habitations.

DEVELOPMENT CONTROL

2.29 : Land development within the corporate limits of Coimbatore Local planning Area are controlled and regulated under the Town and Country planning Act 1971 through Detailed Development plans. Section 19 of Town and Country plan Act 1971 envisages preparation and implementation of Detailed Development plans in respect of any land within the local planning Area. There are 269 Detailed Development plans have so far been notified within the Coimbatore Local Planning Area. Out of this 29 plan land have been sanctioned. Land uses contemplated in the sanctioned Detailed Development plan have been retained in the land owners meeting have been convened for 43 Detailed Development plans by the Coimbatore Local planning Authority, and for 91 Detailed Development plans. Map.No.2 have been consented.

Within the corporation Area and Town panchayats where there was extended Chapter IX of the Tamilnadu District Municipal Act 1920, the Tamilnadu District Municipalities Building Rules 1970 is being followed and with Detailed Development plan areas, multistoried and public Building 1973 would also be enforced as through scheme rules and down therein.

While granting building licence and planning permission under section 49 of Town and Country Planning Act 1971, Tamilnadu District Municipalities Building Rules 1970 above shall be applicable in the non scheme areas of Town Panchayats and the areas other than Town Panchayat within the Coimbatore Local Planning Area, Tamilnadu Panchayat Building Rules
1958 shall be promulgated/enforced. It is imperative to note, that apart from the Tamilnadu District Municipalities Building Rules 1970, Panchayat Building Rules 1958, Scheme Rules and Multistoried and Public building Rules 1973, the site for which approval for the development of such land will have to satisfy the uses proposed with Master Plan and as well as Development Control rules to be framed.

TABLE – 2.10

SANCTIONED SCHEMES:

<table>
<thead>
<tr>
<th>S.No</th>
<th>Name of the Scheme</th>
<th>Area in Hectare</th>
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</thead>
<tbody>
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<td>1.</td>
<td>T.P. Scheme No.1</td>
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<td>2.</td>
<td>T.P. Scheme No.2</td>
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<td>3.</td>
<td>T.P. Scheme No.3</td>
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<td>T.P. Scheme No.4</td>
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</tr>
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<td>T.P. Scheme No.6</td>
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<td>7.</td>
<td>Detailed Development Plan No.9</td>
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<td>Detailed Development Plan No.10</td>
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<td>Detailed Development Plan No.11</td>
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<th>Other Draft scheme</th>
<th>Map.no.2 approved</th>
<th>No.of Scheme consented</th>
<th>No.of DD plans sanctioned</th>
<th>Total No.of Schemes</th>
<th>Remarks</th>
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<td>Vedapatti</td>
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<td>-</td>
<td>-</td>
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<td>8</td>
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<tr>
<td><strong>Total</strong></td>
<td>149</td>
<td>91</td>
<td>29</td>
<td>269</td>
<td>8</td>
</tr>
</tbody>
</table>

**FINANCE**

2.30: The total revenue receipts of the corporation during 1989-90 was Rs. 1913.83 lakhs as against the revenue receipts of Rs.643.55 lakhs during the year 1983-84. The revenue expenditure during 1989-90 was Rs.1960.19 lakhs as against the revenue expenditure of Rs.956.18 lakhs.

The major source of revenue is from property tax, property tax collection includes tax for general purposes, scavenging tax, lighting tax water and drainage tax, vehicle and animal tax, entertainment tax and vacant land tax. The revenue from property tax during 1983-84 was Rs.705 lakhs during 1989-90, which is more than 100% in growth. The property tax was levied at the following rates.
FUND ACCOUNT
Coimbatore Corporation and other local bodies in the Coimbatore LPA. Contribute 1% of the General revenue towards Fund Account, and this account is maintained by Coimbatore Local planning authority. This amount has been utilized for implementation of Detailed Development plans within the local planning Area.

MAJOR URBAN SETTLEMENTS WITHIN COIMBATORE LOCAL PLANNING AREA
The major urban settlement within Coimbatore Local planning area along the main transportation routes adjoining Coimbatore corporation are 1. Thudiyalur along Mettupalayam Road, 2) Saravanampatti along Sathyamangalam road, 3) Chinniyampalayam along Avinashi road, 4) Kuniamuthur along Palghat road, 5) Perur along Siruvani road, 6) Palkalai nagar along Marudamalai road, 7) Irugur along Trichy road and 8) Madukkarai along Palghat road. The urban settlement are self contained units with a substantial percentage of work places, schooling, shopping, recreation and other day today needs. The acute shortage in the urban services, like housing water supply Drainage traffic and transportation experienced at present in Coimbatore city and its environs is likely to be aggravated further within flow of urban population. The high land cost is also one of a lag in providing a considerable extent of infrastructural facilities at a reasonable cost. The short comings could be eliminated if the above urban centres would be developed, and the planning control.

PROPOSED LAND USE – COIMBATORE CORPORATION
RESIDENTIAL USE:
4.12: The spatial requirements for residential use for the population in 2001 in Coimbatore city has been assessed on the basis of net residential density of 13 persons per hectare the extent required for the residential use will be 7071 hectares.

COMMERCIAL USE :
4.13: The commercial land use for the year 2001 has been arrived at on the basis of population density. 4.5 of the developed area has been allotted for this use.

INDUSTRIAL, EDUCATION, PUBLIC AND SEMI PUBLIC USE :
4.14: For Industrial use, land allocation in the city limits has been restricted in the area where the developments have already been occurred. In all 584 hectares of land area has been reserved for industrial use nearly 6.57 of the total developed area has been allotted for this use.
TABLE NO.4.2
PROPOSED LAND USE FOR COIMBATORE CORPORATION:

<table>
<thead>
<tr>
<th>Usage</th>
<th>Area in Hectares</th>
<th>% to the total area</th>
<th>% to the total developed area</th>
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<tbody>
<tr>
<td>1. Residential</td>
<td>7071.21</td>
<td>66.97</td>
<td>78.71</td>
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<tr>
<td>2. Commercial</td>
<td>405.80</td>
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<tr>
<td>3. Industrial</td>
<td>584.39</td>
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<tr>
<td>4. Educational</td>
<td>660.45</td>
<td>6.26</td>
<td>7.35</td>
</tr>
<tr>
<td>5. Public &amp; Semi Public</td>
<td>262.12</td>
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</tr>
<tr>
<td>6. Agricultural</td>
<td>1569.01</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>10553</strong></td>
<td><strong>100.00</strong></td>
<td><strong>100.00</strong></td>
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</table>

GARBAGE AND WASTE DISPOSAL

4.15 : The garbage and sewage disposal will have to be organized, in a zonal system. Garbage and refuse which require total disposal may be destroyed in electric in generator established in a zone bases.

DRAINAGE :

4.16 : Part of the city is covered by underground drainage scheme and remaining areas have not been covered by organized to cater to the needs of an intermediate population of 17.00 Lakhs and 21.6 lakhs respectively, expected in the year 1991 and 2001 at a sewage rate of 100 litres per capita daily.

TRAFFIC AND TRANSPORTATION

4.17 : The width of existing roads are not sufficient to meet the future traffic needs and hence the narrow roads shall be sufficiently widened wherever it is possible. Since internal traffic from all other roads has necessarily to pass through the central point of the city, 80'0" Bye pass roads have been suggested for implementation. The volume of traffic on all major arterial roads namely Mettupalayam Road, Avanashi Road, Trichy Road, and pollachi Road are very high even at present. In order to relieve the traffic volume, it is proposed an inner and outer ring roads connecting all the above major roads in the Master plan. Truck Terminals facilities are inadequate at present and hence three Truck Terminals at Mettupalayam road, Avanashi road and podanur road are proposed in the Master plan. Service roads with a green strip to a width of 7.5m will be provided on either sides of all corridor have been provided with corridorial development within the local planning Area.
FUTURE PROGRAMME:

4.18. 1. Since Coimbatore is an Industrial town, the mobility of the people from one end to other is more and immediate measures need to be taken to solve the major bottleneck to a satisfactory level of traffic and transportation services. The proposed alignment of Bye pass road has been suitably realigned taking in to consideration the existing trend of development.

4.19. 2. Construction of fly over at the level crossing in Crosscut Road at North Coimbatore has been sanctioned. Under World Bank assistance commenced and in progress. This fly over when once constructed would considerably relieve the traffic holdups at that point which is one of the major bottleneck within the city.

4.20. 3. The three under passes within the city namely under pass near the Railway station at Big Bazaar Street, the under pass near Kikani High School and the one at Mettupalayam Bye pass road requires proper widening, since the existing width is totally inadequate taking in to account the volume of traffic needs to be served. To commence with, the widening of underpass at Big Bazaar Street with the assistance of World Bank will be required. The other two widening of underpass also require immediate implementation.

4.21. 4. In all the arterial and other at present three exists lot of pedestrian traffic movement. In order to regulate safe movement of pedestrian and also to ensure free flow of vehicular traffic, it is quite essential, number of subways needs to be constructed within these areas. These have to be taken based on availability of funds on a priority basis by the Corporation.

4.22. 5. There is a proposal to expand and upgrade the civil Aerodrome at Peelamedu by the Civil Aviation Authority and now have been implemented.

4.23. 6. There is also a proposal by the Railway Authorities to electrify the entire stretch between Jolarpet Junction and Coimbatore Junction.

MAJOR URBAN SETTLEMENTS WITHIN COIMBATORE LOCAL PLANNING AREA:

4.24. The major urban settlements within Coimbatore local planning area along the main transportation routes adjoining Coimbatore corporation are

1. Thudiyalur along Mettupalayam road, 2. Saravanampatti along Sathyamangalam Road, 3. Chinniapalayam along Avanashi Road, 4. Kuniamuthur along Palghat Road, 5. Perur along Siruvani Road, 6. Palkalai Nagar along marudamalai Road, 7. Iruur along Tiruchi Road and, 8. Madukkarai along Palaghat Road. These urban settlements are self contained units with a substantial percentage of work places, schooling, Shopping, recreation and other day today needs. The acute short ages in the urban services, like housing water supply drainage traffic and transportation experienced at present in Coimbatore city and its environs is likely to be aggrevated further within flow of urban popularity. The high land cost is also one of a lag in providing a considerable extent of infrastructural facilities at a reasonable cost. The short comings could be eliminated if the above urban centres would be developed, and the planning control shall be exercised strictly, so that a considerable number of population would be accommodated with the sufficient infrastructural facilities. Besides these 8 urban centres, it is proposed to develop 2 new towns namely, Periyanaiickenpalayam along Mettupalayam Road
and Sulur along Trichy Road. These 8 urban centres and the proposed 2 new towns, all being located on the main transportation, corridors, will have the advantage of rapid transit system and will be easily accessible to the city and the rest of the Local Planning Area and vice versa.

CHAPTER – 5

LAND USE ZONING :

5.01. The entire local planning area of Coimbatore is classified into several zones according to its use. To follow this zoning certain provision has been made in the zoning regulations on the use of land and building in local planning areas. These regulations list out permissible in each of the use zones and the restrictions to be imposed. The classifications of the zones that shall be adopted in Coimbatore Local Planning Area as follows :-

1. Residential use zone.
2. Commercial use zone.
3. Industrial use zone.
4. Educational use zone.
5. Public and Semi-Public use zone.
6. Agriculture use zone.
7. Detailed Development Plan Area.

Of these the residential use zone has been sub-divided into 2 categories such as

1. Primary Residential use zone.

5.02. It has however to be noted that the zoning regulations contemplated in this chapter are independent of the rules and regulations that have to be formed for the purpose of and zone thereof, with in the Local Planning Area. Every development within the area covered by the master plan for Coimbatore Local planning Area shall confirm to the regulations prescribed hereunder and also. The proposals shown in the land use zoning map. The proposed areas are to be developed based on the density of population.

5.03. The classified use zones mentioned in paragraph are identified within the Coimbatore Local Planning Area and the above zones are demarked in the proposed land use map. Each zone is assigned with a code notation. The zones and the code notation is shown in Table.
TABLE

<table>
<thead>
<tr>
<th>SL.No</th>
<th>Use zone</th>
<th>Assigned code Notation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Residential :</td>
<td>PR 1 to PR 30</td>
</tr>
<tr>
<td></td>
<td>a) Primary Residential</td>
<td>MR 1 to MR 41</td>
</tr>
<tr>
<td>2.</td>
<td>b) Mixed Residential</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Commercial</td>
<td>C 1 to C 34</td>
</tr>
<tr>
<td>4.</td>
<td>Industrial</td>
<td>I 1 to I 51</td>
</tr>
<tr>
<td>5.</td>
<td>Controlled Industries</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>General Industries</td>
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</tr>
<tr>
<td>7.</td>
<td>Special Industries</td>
<td></td>
</tr>
<tr>
<td>8.</td>
<td>Educational</td>
<td>E 1 to E 25</td>
</tr>
<tr>
<td>9.</td>
<td>Public and Semi Public</td>
<td>P 1 to P 31</td>
</tr>
<tr>
<td>10.</td>
<td>Agricultural – Dry</td>
<td>AG 1 to AG 71</td>
</tr>
<tr>
<td>11.</td>
<td>Detailed Development Plan (Draft)</td>
<td>Area under the Scheme.</td>
</tr>
</tbody>
</table>

CHAPTER – 6

ZONING REGULATIONS

6.01. All the zones shall be regulated by the zoning regulation issued under G.O.Ms.No. 1730 RD&LA dated 24.7.71. The same is appended in Appendix-A.

6.02. Such zoning regulation will vest essential power with the competent authority for the enforcement of the Master Plan. Every development within the area covered by the Master Plan for Coimbatore Local Planning Area shall confirm to regulations prescribed in the Appendix and also with the proposals shown in proposed land use map. These regulations shall guide the grant or refusal of permission and shall be enforceable. The Appendix B shown the classification of zones with Block number and survey numbers.

6.03. Within the Coimbatore Local Planning area, wherever the Industrial area has been notified those area are classified as industrial zone to the extent necessary considering the trend of development in the area.

6.04. The areas covered by the detailed development Plans will be governed by the detailed development Plan rules.

CHAPTER – 7

PHASING

7.01. Based on the prevailing trend of developments, the Master Plan for Coimbatore Local Planning Area is proposed to be implemented in two phases. Such phasing of the plan implementation will secure orderly development of the Planning area. It is expected that the first phase of implementation will be completed by 2001 and the second phase by 2011. It is
however to be noted that the time schedule proposed is only approximate and may require variations depending upon circumstances that may arise in the course of implementation.

PHASE -1  1991-2001

7.02. The Local Planning area of Coimbatore is expected to have a population of 21.6 lakhs by 2001 and hence the developments proposed should be to cater to the needs of populations. The development contemplated during the first phase are :

1. All proposals that lie within the Detailed Development Plan zone, sanctioned and draft schemes.
2. All Residential proposals
   Suggested in the zone,
   PR 1 to PR 30 and
   MR 1 to MR 41.
3. Commercial C1 to C 34  : Other than Corporation Area
4. Industrial I 1 to I 51
5. Educational E 1 to E 25
6. Public and Semi Public
   P 1 to P 31.
7. Agriculture : Ag 1 to Ag 71

PHASE – II 2001 – 2011

7.03. The Development contemplated in Phase II of the implementation of the Master plan would include the rest of the development, viz., the Development of the rest of the residential, Commercial and other use zones.