

Copy of circular No. D.Dis No. 7193/60/B1 d/-11-5-60 of the Director of Town Planning, Madras.

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Sub:- Town Planning - Detailed Town Planning Schemes - preparation of preliminary maps - instructions - issued.  
Ref:- This office Circular Roc No. 4937/57/B1 d/-19-4-57.  
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With regard to the preparation of preliminary maps, the following instructions are issued:

It has been observed by the department that the preliminary Maps for Detailed Town Planning Schemes furnished by Executive Authorities for the preparation of the layout plans and Draft Schemes at the Department are generally inadequate and are even incorrect some times.

For the preparation of the Schemes it is necessary that the Survey maps of the areas should be absolutely accurate in all respects and upto date in all topographical details. It is also necessary that spot levels are furnished for the entire area and along all existing main roads in the areas and their vicinities.

The survey maps should be drawn to a scale of ~~1"~~ 1"= 66' or 1"=132' whichever is convenient in accordance with the size of the scheme area. The plans should also include full topographical details for an area outside the scheme boundary to a depth of at least 100-yards around. The surveys should show all special features in the area such as clumps of trees groves etc., and any land or building which has any local significance archeologically or has Historical or Religious Importance. All land development layouts proposed or approved by the Municipal Council of the Director of Town Planning should be incorporated in the map giving numbers etc., under which the same were approved. Any proposals contained in an adjoining area which is a Town Planning Scheme should be indicated in the map in the 100 yards strip.

The department considers therefore that the Town Planning staff should be called upon to conduct a regular re-survey of the areas in the first instance in respect of all Town Planning Schemes proposed to be taken up.

- (1) A combined survey map for the whole area should be prepared first from the Town Survey maps.
- (2) All revenue survey corrections should be carried out on the map in accordance with latest corrections available with the Taluk Surveyor or Karnam.
- (3) Each survey No. of field should be carefully gone over and the map brought upto date with all buildings and other topographical details.
- (4) The individual buildings, compound walls etc., should be indicated by different notations in accordance as it is a thatched, tiled or terraced building.
- (5) Public buildings, public taps, latrines, places of public worship communal buildings etc., should be marked by separate notations and their names should be written out.
- (6) The alignment of all High Tension electric supply mains should be surveyed and marked indicating the position of the Towers or poles etc.
- (7) All telegraph and Telephone lines should also be similarly shown.
- (8) Any building lines and street alignments declared by the Municipal Council and Local Body under section 166 of Madras District Municipalities Act should be shown accurately.
- (9) The areas which have been notified as residential area under Public Health Act and as Industrial areas under Madras District Municipalities Act should be clearly indicated.

THE FOLLOWING NOTATIONS AND INSTRUCTIONS SHOULD BE OBSERVED IN PREPARING THE MAPS.

Boundary of Scheme.

Border - 1/16" thick to be put on the outside of the boundary line.

Buildings:-

Thatched



Tiled.



Terraced.



Places of Public Worship and Public Buildings.



Red wash.

Town Hall  
Post Office  
etc., Temple,  
Mosque, Church  
etc.,

Compound walls with gate.



Streams, Drains, Channels.



Direction to be marked.

Water mains



Blue line.

Electric supply main lines



110 K.V. line etc

Telegraphic, Telephone Lines



Notified Residential area (Under Public Health Act)

Pink pencil border.

Notified Industrial area (Under District Municipalities Act)

Violet pencil border.

A schedule of ownership of lands under rule 38 (i) of Madras Town Planning Rules compiled in form No. 7 appended to Madras Town Planning Rules (As amended in G.O. 3321 Health dated 24-10-52) should be furnished with each survey plans.

Sd....

For Director of Town Planning.

/True Copy/

Municipal Office, Coimbatore,  
d/-3-6-60.

R.Dis No. 31527/60/H12

A copy of circular D.Dis No. 7193/60/B1 d/-11-5-60 of the Director of Town Planning, Madras is communicated to the A.T.P.O., T.P.D.(S), T.P.D-I, Tracer H.12, H-15, H-1 for information and guidance.

Copy to T.P.O's table;  
srv 7-6-60-a

*B. Cardinal*  
7.6.60  
Town Planning Officer.