

ENCLOSUREMENT.

Copy of circular No.No.4238/60-H2 dated 26.11.1960 of the Director of Town Planning, Madras is communicated to the Town Planning and Building Inspectors.

They are required to prepare immediately and submit within a fortnight from the receipt of this reference the list called for in the penultimate paragraph of the circular.

This should be treated as specially urgent and attend to at once.

A. M. Sundaram

AMR/21.12.p.

FOR COMMISSIONER.

To

All Town Planning and Building Inspectors.

Copy of No.No.4238/60/H2, Office of the Director of Town Planning, Madras-1, dated 26-11-1960.

Sub: DECLARATION OF STREET ALIGNMENTS AND BUILDING LINE -
Action taken under Section 166 of the Madras District Municipalities Act by Local Bodies - Regarding.

The attention of the Executive Authorities of Municipal Councils are invited to the prevailing tendency of rapid increase in vehicular movement in most of the urban towns and particularly in the older portions which are mostly ill suited for such modern traffic requirements. While the prevailing conditions are by no means satisfactory it is certain that these conditions are likely to become worse as years go by, and hence it is necessary for the Local Bodies to act with vision and foresight in order to create improved conditions for traffic and transport movements particularly in built up areas of the Town.

The provisions contained in Section 166 of the District Municipalities Act is perhaps one of the most vital section in the Act one which facilitates clear thinking and positive action in respect of securing for the Towns and built up areas in towns, positive measure of improvement in respect of the streets and roads. The power to prescribe and enforce street alignments and building lines under the above section is granted with a view to achieving this object as a long range measure. The basic criterion therefore, is that in respect of all important thoroughfares particularly the main thoroughfares which are used by heavy vehicular traffic, a proper reassessment should be made at once with regard to an ultimate safe width and a safe alignment for these roads. For this purpose individual thoroughfares have got to be examined in great detail as to their present efficiency as a communication and transport line and to decide, as to what extent, improvements are needed to make it fit and capable of taking the increased traffic of the future years.

After a study is made, street alignments have to be declared and also building lines individually for these thoroughfares.

It is observed that although this power has been incorporated in the Madras District Municipalities Act from as far back as 1920, very few Municipalities and major urban Panchayats have made use of this extremely vital provision.

It is easy to visualise that, if the provisions had been introduced atleast about 20 years back, a good measure of improvement would have been secured by now. While this has not been done, it is yet not too late to initiate action now.

* as far as may be, the existing difficulties and produce

It is to be understood that mere declaration of a street alignment will not commit the local body to any heavy direct expense immediately, but as and when a building on the side of the road comes up to be rebuilt or reconstructed, such building will have to be ordered to be set back to the building line or the street alignment and the local body will then be called upon to ~~approx~~ pay compensation for the land affected by the street alignment. The building can also be ordered to be set forward to suit the building line or street alignment in which case it would be reasonable to expect that part of the Municipal land where the building is so ordered to be set forward can be sold to the party. For this purposes therefore it is desirable that a small annual allotment is made in the budget of local bodies concerned for improving of the thorough fares for which street alignments and building lines have been prescribed.

It is the considered opinion of the department that the question of positive and effective utilisation of the powers under section 166 should now be put into operation, as a first measure to achieve this object the Executive Authorities of the Local Bodies are requested to report immediately, the street alignments so far declared by the Municipal Councils in the respective areas. This report may be sent in 10 days time.

The Executive Authorities are also requested to assess in the first place as to the need to declare immediately street alignments and building lines to roads and streets where no such declaration has been made so far and to send up a list of such streets and roads to the department for scrutiny and further advice. The report should be accompanied by a note from the Town Planning Officer where there is one or of the Technical man in charge of Town Planning Work. The detailed report called for under this paragraph should be furnished with-in a time limits 3 months.

On receipt of the report further instructions will be issued by the department.

Sd/- xx xx xx xx
For Director of Town Planning.

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