

CHAPTER – IV

FUTURE LAND USE REQUIREMENTS

4. 0. 1. Aranthangi town has no significance in the fast urbanising trend either of the District or the State. Reviewing the past and the present growth of the town at a glance, indicated that it reflects a dormitory and rural character.

4. 0. 2. Wet agricultural lands and water bodies (Uranies) within the peripheral and intermitent pockets of the town respectively are considered to be the major constraints for contiguous land development. Except for some service and cottage industries, industrial development of the town is almost absent. The major commercial developments are also not found in this town because of the proximity of major towns like Karaikudi , Pudukkottai and Pattukkottai.

4. 0. 3. The existing land use (1981) as per the approved Master Plan, the proposed land use anticipated in the year 2001 and the existing land use in 2001 as per the current land use survey carried cut by the staff of this Regional Office are placed side by side in the following table for comparison and ascertaining the fluctuated trend amidst the various urban land use.

Table 4. 1

Land Use Position – (Comparison of approved and review Master Plan)

S.No.	Name of Use	Approved Master Plan / Review Master Plan				
		1981 (Exg.)	2001 (Exg.)	Area/ 1000 Persons	2001 (Exg.)	Area/ 1000 Persons
1	Residential	195.06	337.37	8.65	236.45	6.95
2	Commercial	14.58	38.70	1.00	27.10	0.80
3	Industrial	10.99	69.26	1.80	10.99	0.30
4	Educational	5.20	15.12	0.40	6.90	0.20
5	Public&Semi Public	15.54	85.78	2.20	15.54	0.50
6	Trasnportation	59.86	-	-	59.86	-
7	Agricultural	409.40	164.40	-	353.79	-
	Total	710.63	710.63	-	710.63	-

4. 0. 4. Comparing the development of various urban land uses that has taken place in 2001 with the level of anticipated development for the year 2001 as per the approved Master Plan, a future norms for development of each urban use for the plan period will be discussed in the following paragraphs.

4. 0. 5 RESIDENTIAL

A norm of 8.65 hec./1000 persons (115 person/hectare) has been adopted in the approved Master Plan for the year 2001. But actual development that has taken place at present works out as 6.95 hec./1000 persons (144 persons/hectare). This shows at even in the residential development which is the predominant character of the town has not come upto the expected level, which in turn indicates the backwardness of the town in urbanisation. The same trend is anticipated to prevail in the future decades also. Accordingly a norm of 5.90 hec./1000 persons in 2011 (170 persons/hec.) and 5.30 hec./1000 persons (190 per/hec.) in 2021 is assumed.

4. 0. 6 Commercial

The norm adopted for 2001 as per approved Master Plan was 1 hec./1000 persons. But actual development has come as 0.8 hec./1000persons. This shows a slight declining trend in the commercial development. However considering the difference is only marginal, the same norm i.e., 1 hec./1000 persons is assumed for the future decades of the Plan period.

4. 0. 7. Industrial

An abnormal norm of 1.8 hec./1000 persons was adopted for the year 2001 in the approved Master Plan. But actually 0.3 hec./1000 persons only has come on the ground as per the current field survey. This shows that there is no scope for significant industrial development in this town during the past, present and future decades also. There is Possibility of service, cottage and small industries alone that may be expected to develop in future. Accordingly a reduced norm of 0.4 hec./1000 persons for both the future decades (2011 and 2021) is assumed.

4. 0. 8. Educational

A norm 0.40 hec./1000 persons was assumed in the approved Master Plan. But current development shows that 50% of the norm has come on the ground (0.20 hec./1000 persons). An intermediary norm of 0.25 hec./1000 persons is assumed for the future decades of the plan period.

4. 0. 9. Public and semi - public

A norm of 2.20 hec./ 1000 persons has been adopted in the approved Master Plan. But the actual development that has come on ground as per field survey works out only 0.5 hec./ 1000 persons. This shows that the public and semi-public use also in significant in this town. So the same current trend i.e., 0.5. hec./1000 persons in anticipated to prevail the future decades also and assumed accordingly.

4. 10. Based on the above assumptions the total area requirements and additional area requirements for the future decades have been worked out and given in the following .table 4.2

Table 4.2.

PROPOSED LAND USE REQUIREMENTS

Sl. No.	Land Use	2001 (Existing)			2011 (Proposed)				2021 (Proposed)			
		Population	Area	Area 1000 Per sons	Popu- lation	Norms assumed/ Area/ 1000 per.	Area reqd.	Addl. area reqd.	Popu- lation	Norms assumed/ Area/ 1000 per.	Area reqd.	Addl. area reqd.
1	Residential	34000	236.45	144 per/hec	43000	170 per/hec	252.94	16.49	53000	190 per/hec	278.95	26.01
2	Commercial		27.10	0.8hec 1000		1 hec/ 1000 pers.	43.00	15.90		1hec/ 1000 pers.	53.00	10.00
3	Industrial		10.99	0.32hec 1000 pers		0.4hec/ 1000 pers.	17.20	6.21		0.4hec/ 1000 pers.	21.20	4.00
4	Educational		6.90	0.2hec/ 1000 pers.		0.25 hec/ 1000 pers.	10.75	3.85		0.25 hec/ 1000 pers.	13.25	2.50
5	Public&Semi Public		15.54	0.46hec/ 1000 pers		0.5hec/ 1000 pers.	21.50	5.96		0.5hec/ 1000 pers	26.50	5.00
6	Transportation		59.86	-		-	59.86	-		-	59.86	-
	Total Urban Area		356.84	-		-	405.25	48.41		-	452.76	47.41
7	Agricultural		353.79	-		-	305.38	-		-	257.87	-
	Gross Area		710.63				710.63	48.41			710.63	47.51

ANNEXURE - I

REVIEW MASTER PLAN FOR ARANTHANGI LOCAL PLANNING AREA

PROPOSED LAND USE - 2021

MIXED RESIDEMENTIAL USE ZONE- I

Rathnakkottai Village 10pt, 15pt, 23pt, 24pt, 25pt, 26pt, 27pt, 30pt,
31pt, 46pt, 48pt, 392pt and 393pt.

MIXED RESIDEMENTIAL USE ZONE- II

Aranthangi Village 9pt, 12pt, 60pt, 61, 79, 81 and 83

MIXED RESIDEMENTIAL USE ZONE- III

Pallathivayal Village 198pt, 199, 200pt, 224pt, 225pt, 227pt,
229, 231, 232 and 234.

MIXED RESIDEMENTIAL USE ZONE- IV

Alangudi Village 49 pt, 50 pt, 51 pt

COMMERCIAL USE ZONE - I

Aranthangi Village 12pt and 13

COMMERCIAL USE ZONE - II

Rathnakkottai 10pt, 15pt, 17, 23pt, 24pt, 41, 42, 43, 44, 45,
46pt, 48pt, 390, 391, 392pt and 393pt

COMMERCIAL USE ZONE - III

Pallathivayal 200pt

COMMERCIAL USE ZONE - IV

Alangudi 50pt, 51pt

CONTROL INDUSTRIAL USE ZONE - I

Rathnakkottai Village 23pt, 24pt and 26pt

CONTROL INDUSTRIAL USE ZONE - II

Aranthangi Village 87 and 89

EDUCATIONAL USE ZONE

Name of Village	Survey Nos. included
Kottaipakkanendal	90

PUBLIC AND SEMI-PUBLIC USE ZONE

Name of Village	Survey Nos. included
Kottaipakkanendal P & S I	105
Aranthangi P & S II	64 and 65
Alangudi P & S III	49pt

AGRICULTURAL USE ZONE

Name of Village	Survey Nos. included
Aranthangi AG 1	82,84,85 and 86
Rathnakkottai AG 2	25pt
Pallathivayal AG 3	228pt,230 and 233

WATER BODIES USE ZONE

Name of Village	Survey Nos. included
Aranthangi	88
Rathnakkottai	23pt,25pt,26pt,27pt, and 30pt,31pt,392pt and 393pt.
Pallathivayal	198pt.

TRANSPORTATION USE ZONE

<u>Name of Village</u>	<u>Roads</u>	<u>Railway</u>
Aranthangi	9pt,11pt,14pt,16pt,59,62 and 63	_____
Rathnakkottai	10pt,14,16,23pt,30pt,31pt,47and 51pt	27pt,28,29,32pt and 58
Pallathivayal	116pt,163pt,198pt,200pt, 203pt,224pt,225pt,226, 227pt,228pt,235,236.	_____
Alangudi	48	50pt,51pt.

ANNEXURE – II

List of Variations by Government to the proposed land uses 2001 map in approved Master Plan for Aranthangi Local Planning Area.

Sl. No.	Name of Village	Survey Nos.	one as per Proposed land uses	Varied land use	G.O.No.& Date	Zone as per reviewed Plan(Proposed land use 2021
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ANNEXURE - III**List of Modifications made in the reviewed Master Plan**

Sl. No.	Use as per approved Master Plan.	Modification	Name of Village	Survey Numbers
1	Primary Residential PR14	Mixed Residential	Aranthangi	61Pt
2	Commercial- C30	Mixed Residential	Aranthangi	61Pt
3	Industrial – IC11 (Controlled)	Mixed Residential	Aranthangi	61Pt and 60 pt only
4	Industrial – IC12 (Controlled)	Public & Semi -Public	Aranthangi	64
5	Industrial – IG1 (General)	Mixed Residential	Pallathivayal	227,229,231,232,234.
		Agricultural (Dry)	Pallathivayal	228,230,233.
6	Agricultural –AG14	Public & Semi Public	Aranthangi	65
		Public & Semi Public	Kottaipakka nendal	105
		Educational	Kottaipakka nendal	90
7	Agricultural – AG13	Mixed Residential	Aranthangi	79,81,83
		Industrial (controlled)	Aranthangi	87,89.
8	Agricultural – AG4	Mixed Residential	Pallathivayal	224pt,225