

Urban Town Planning

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ABSTRACT

The new towns are arranged and made to accomplish some foreordained objectives. The urban town arranging got to be distinctly unavoidable toward the start of twentieth century that is after the modern upheaval. Area of place for creating township put a noteworthy part during the time spent urban town arranging. The essential target of town arranging is to achieve a manageable advancement in every last parts by taking after certain very much characterized standards and proposals for arranging. There is requirement for new city in ramanathapuram region on the fruition of sethu trench extend. Subsequently we build up a very much arranged city with goal of manageable improvement in the previously mentioned locale

Keywords: *new city, practical advancement, sethu trench venture, standards and suggestions.*

I. INTRODUCTION

The town planning means arrangement of various compounds such as residential, commercial, industrial, institutional, etc., in an systematic and well organised manner so as to provide ultimate comfort for living in the present and also in future. The town planning should be done in such a way that it provide a solution for various practical problems that prevails today. Town planning is an art of arranging the components in a beautiful, efficient, and convenient for all classes of people existing in the society. The town should be planned economical as far as possible.

1.1 History Of Town Planning

Town planning is not a new concept, it was followed in the ancient period. In those days people created towns near to the river in a high altitude region which was called as civilization. There are many civilization existed in the world. These civilization developed a well organised residents providing a well-defined provision for drainage flow pattern, water ways, canals, etc. Among these civilization HARAPPA and MOHANJO- DARO which existed around 2600 BC on the bank of river Indus in Sind (now in Pakistan) are most famous and notable one to everyone.

1.2 Principles Of Town planning

The town planning requires the knowledge of various professions like engineering, architecture and surveying. The planning should not be confined to satisfy the future generation but the growth and feature development also considered by the planner. Some of the principle of town planning are as follows,

- ❖ Zoning
- ❖ Road system
- ❖ Housing Public building
- ❖ Recreation centres
- ❖ Transport facilities
- ❖ Green belt

II. LAND USE ALLOCATION FOR VARIOUS SECTORS

Table 1. Land use table

Sl. No	Land Use	Percentage area of allocated
1.	Residential	50%
2.	Commercial	15%
3.	Institutional	10%
4.	Industrial	15%
5.	Recreation centre	10%

3.1 Residential zone

- 4 Any residents should include dwelling, detached, semi-detached, tenements or flats and service apartments. 5% of the area under residential zone should be allocated for EWS (Economically Weaker Sections) housing.
- 5 Petty shops, tea stalls, bakery, retail shops, mutton stalls, milk point, mechanic shops, computer centres, ATMs, occupying the floor area not exceeding 40m².
- 6 Nursery primary and secondary schools, libraries, and reading rooms should be provided. Park playground, garden are made available.
- 7 Hotels, hostels, old age homes, religious, assembly halls occupying floor area not exceeding 300m².
- 8 Govt. semi govt. offices, banks, pay offices, post offices, offices of electricity board, auto mobile workshops, corporation office, occupying a floor area not exceeding 300m².
- 9 Daily or weekly markets serving local needs.
- 10 Transport depots, bus terminus and railway stations.
- 11 Buring, burial grounds, crematoria and cemeteries.
- 12 Clinics, nursing homes, dispensaries and other health facilities not exceeding 300m² in floor area provided the width of the abutting road is minimum 10m.
- 13 Departmental stores with a floor area not exceeding 100m² provided the width of the abutting roads is minimum 10m.

2. Specification

1. Fuel filling stations and service stations with installations not exceeding 5HP provided the width of the abutting road is minimum 10m.
2. Foreign missions, embassies and consulates.
3. Taxi stands and car parking including multilevel parking.

13.1 Commercial zone

1. Around 10-15% area form the total area of the township should be allotted for commercial zone.
2. This area allocated for commercial zone thus not include the basic commercial activity carried out in the residential or any other components.
3. Research, experimental and testing laboratories not involving danger of fire, explosives or health hazards.
4. Industries listed out by the Tamilnadu pollution control board as “Green industries” listed in Annexure VI and as “Orange industries” listed in Annexure VII subject to a maximum installation of 50HP.
5. V) Taxi stand, auto stands, bus stands and railway stations, and multilevel parking should be made available.
6. Building for development of software and its associated computer technology applications, IT parks.
7. Warehouses, and other uses connected with storage of wholesale trades, in commodities but excluding storage of explosives or products which are either obnoxious or likely to cause health hazards.
8. All commercial and business uses including all wholesale activities of textile, jewellery, fireworks, combined market for fruits, vegetable, flower, fancy items, utensil, plastic item, etc, must be provided with separate provision for each.

The parking norms for commercial components shall be provided at 2.5 ECS (Equivalent Car Space) per 100sqm of the total built up area.

- vi) For the provision of parking the space standards for ECS shall be as under,
 - a) 23sqm per ECS for open parking.
 - b) 28sqm per ECS for covered parking at ground level.
 - c) 33sqm per ECS for parking at basement level.

3.3 Institutional zone

Table 2 recommendations for educational institute

Sl.No	Institution	population	Minimum Area
1.	Nursery and primary school	5,000	0.3 hectare
2.	High/ high secondary school	15,000	1.6 hectare
3.	Colleges	1,00,000	4 hectare

1. Additional institution shall be provided when the population exceeds 50 % of the standards.
2. Adequate arrangement of parking of buses, vehicles of staffs/students shall be made.
3. Minimum 25% of the site area shall be allocated as a play area.
4. Government and Quasi- Government offices, professional offices.
5. Art galleries, museums, public libraries, social and cultural institutions and religious building.
6. Broad casting installation and weather stations.
7. Public utilities, storage and public yards, municipal and community facilities.
8. In addition to above Other Community/ Public/ Cultural/ Heritage Buildings may be considered for provision by the Developer/Promoter, keeping in view the larger interest and welfare of the residents.

4.3 Industrial zone

1. Around 15% area form the total area of the township should be allotted for industrial zone.
2. All industries using electrical power utilising machinery not exceeding
3. 130 HP but excluding all industries of obnoxious and hazardous nature by reason of odour, effluent, dust, smoke, gas, vibration, etc. or otherwise likely to cause danger or nuisance to public health or amenity.
4. All industries not producing noxious or dangerous effluents or where sufficient precaution to the satisfaction of the authority have been taken to eliminate noxious or dangerous effluents.
5. Storage of petroleum, timber, explosives and inflammable and dangerous materials.
6. container terminals (at sites or gaining access from minimum 18 metre wide public road)
7. It is better to create a industrial estate like ambattur or guindy industrial estate for carrying out industrial activity in an efficient way
8. Some residential provisions should be made for employees. All kind of retail stores, hotels and other facility to satisfy the basic needs of the employee should be made available.
9. All special and hazardous industries (classified as 'Red' by the Tamil Nadu pollution control board) without restriction of Horse power that are likely to be dangerous to human life or health or amenity, but sufficient precaution to the satisfaction of the TNPC Board have been taken to eliminate noxious or dangerous effluents and to alleviate danger to human life or health or amenity (Annexure-viii)

4.4 Recreation zone

1. Around 10% area form the total area of the township should be allotted for industrial zone.
2. All public and semi-public recreational uses and open spaces, parks and play ground, zoological and botanical gardens, nurseries, waterfront development, museums and memorials.
3. 3% of the area should be allocated for parks and playgrounds.
4. Theme parks, cinema theatre and amusement parks.
5. Open air theatre, exhibitions, circuses, fairs and festival grounds, public utilities.
6. Sports stadia and recreational complexes.
7. Beach cottages each not exceeding 100 Sqm in floor area and 7.5m in height.

4.5 Other Utility facilities

3.6.1 Community centre

Community building in the project area shall be provided at the following norms individually and severally,

Table 3 recommendations for community building

Sl.No	Community building	Population	Minimum area
1.	One community centre	30,000	0.6 hectare
2.	One religious site	15,000	0.1 hectare
3.	One police post	30,000	0.2 hectare
4.	One police station	1,00,000	0.8 hectare
5.	One sub-post office	25,000	80 Sqm
6.	Telephone exchange	1,00,000	0.8 hectare

3.6.2 Medical facilities

Table 4 recommendations for medical facilities

Sl.NO	Medical institution	population	Minimum area
1.	One dispensary	15,000	0.2 hectare
2.	One health centre	50,000	0.6 hectare
3.	One poly clinic	1,00,000	1.0 hectare
4.	One hospital	1,00,000	3.7 hectare

3.7 Road specification

- i) Outer/inner ring road shall not be less than 30m in width. In addition to this service road of width 8m is provided on either side along the entire length of such roads.
- ii) Arterial roads should be provided with the width of 45m (i.e. 150ft in width)
- iii) Sub arterial roads should be provided with the width of 30m (i.e. 100ft in width)
- iv) The local roads that collect traffic from various parts of the town shall not be less than 12m
- v) All streets in the residential zone shall not be less than 8m.

III. CONCLUSION

An all around arranged town ship can be made by taking after the previously mentioned suggestions. The arrangement made for parks and play areas make attention to sports among the more youthful era. It is evaluated that if these proposals are actualized the new township will be free from all the existing issues like activity, contamination, over population, storm water waste, ghettos, and so forth, that are confronted by the ebb and flow existing urban areas.

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