

TOWN & COUNTRY PLANNING ORGANISATION
Government of India
Ministry of Urban Development

F.No. 83(iii) 1-100/2009-TCPO/UT (SRIPERUMBUDUR)

APPRAISAL OF CITY DEVELOPMENT PLAN-SRIPERUMBUDUR

On behalf of **Sriperumbudur** Town Panchayat, Tamil Nadu Urban Infrastructure Financial Services Ltd. and Directorate of Town Panchayats, Govt. of Tamil Nadu have submitted *City Development Plan (CDP)* for consideration under the Urban Infrastructure Development Scheme for Satellite Towns around seven Mega cities. Sriperumbudur is a fast emerging satellite town outside the Chennai Metropolitan Area and has the potential for infrastructure development. With inclusive development, the town will be able to absorb additional population growth and also help in easing the burden on Chennai.

The City Development Plan has been appraised keeping in view the requirements of revised toolkit for CDP formulation. The CDP has assessed the existing scenario of the availability of infrastructure facilities and services, financial position of the Town Panchayat and provided a vision for future development. The appraisal comments have been given against each chapter clearly identifying the gaps. The CDP is required to be revised duly taking into the points raised and finalised accordingly.

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CITY DEVELOPMENT PLAN: APPRAISAL REPORT

Name of Town: Sriperumbudur
Population 29710 (2001)

Area 19.39 sq km (1939 Ha.)
Overall Density 16 Persons per Ha.

SI No	Chapters/Contents	CDP Analysis	Appraisal comments	Remarks
1	City Development Plan for Satellite town.	This chapter has briefly mentioned about context of CDP, its objectives, and scope of work. It has also stated about detailed tasks to be performed, data inputs and outputs of the City Development Plan Exercise.	CDP has appropriately mentioned about the scope of work, inputs required and expected outputs of the City Development Plan Exercise.	
2	Regional Setting and Town Profile	The Regional setting and town profile is by-and-large descriptive.	The Chapter should discuss the location of the town <i>vis-a-vis</i> Chennai Metropolitan Area. In terms of connectivity to the mother city i.e. Chennai. The town profile should briefly touch upon issues of efforts for planned development with respect to the Master Plan.	Year wise area of town needs to be indicated.
3	Socio-Economic Environment	The profile briefly discusses about demographic characteristics, density pattern, sex ratio, occupation pattern, literacy and population projections.	The CDP has given 3 scenarios of population projection. The recommended population projection in Table 3.9 appears to be appropriate as the town has presence of industries, religious centres and administrative offices and attracts large number of floating population.	Analysis of migration needs to be included.

SI No	Chapters/Contents	CDP Analysis	Appraisal comments	Remarks
4	Economic Development and Regional Planning	This chapter has described about the economic development of Chennai and its connectivity to Sriperumbudur, State Govt. initiative for industrial development on Chennai-Sriperumbudur-Ranipet corridor. It has also stated about strategies for economic development and development of MAP (Marakannam, Arakonam and Pulighat) Region.	The Chapter is well presented and has highlighted the need for Regional Planning. This, in long term, will not only benefit Chennai Metropolitan Area but also trigger decentralisation of population in economic activities.	
5	Heritage and Tourism	This chapter is by and large descriptive. It has highlighted major centres of religion and tourism followed by proposed strategies for Heritage Conservation and Tourism Development.	The chapter may include a section on role of Heritage and Tourism in the overall economic development of the towns and the surroundings. It may also recommend the constitution of Heritage Conservation Committee which shall be responsible for formulating policies/guidelines for the conservation of Heritage Sites, buildings in the town.	The chapter may include a map showing important heritage and religious buildings.
6	Physical Planning and Growth Management	The chapter broadly discusses about physical planning and growth management. It has also discussed about existing landuse and land values	The chapter may include an analysis of landuse as per the Master Plan. The Chapter needs to touch upon future landuse pattern and urbanizable limit.	The chapter may include future landuse map and also highlight the directions in which the town is likely to grow.

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7.	Stakeholder Consultation Process	The Chapter has indicated about various stakeholder consultations. They have highlighted the comments of the stakeholders in terms of improvement in the existing infrastructure of the town. Further the chapter has mentioned about the CDP Regional Level Consultation Meeting. The Chapter has also stated about the sector prioritisation by stake holders.	The Chapter is very well presented and highlight the major concerns of the Stake holder with regard overall development of the town.	
8.	SWOT and Vision	The chapter clearly comes out with the SWOT Analysis and Vision Statement both at the regional and town level. It also highlights vision for each sector of Urban infrastructure and Governance.	The chapter has done the SWOT and Vision Analysis at town level; however it would be desirable that the same may be discussed in the context of overall regional perspective.	
9.	Urban Governance	This chapter has broadly discussed the administrative set up of Town Panchayat, State Level Municipal Administration, District/Zone level Administration and at Town Panchayat level. It has also stated about the service delivery and institutional responsibility alongwith existing staff pattern and additional staff requirements.	The Chapter is very well presented. It would be desirable that a section on District Planning Committee may be included so as to highlight the interface with Town Panchayat in accordance with the provisions of 74 th Constitution Amendment Act.	

SI No	Chapters/Contents	CDP Analysis	Appraisal comments	Remarks
10.	<u>Physical Infrastructure</u>	<i>Overall, this chapter has done the situational analysis of physical infrastructure viz; Water Supply, Storm Water Drains, Sewerage and Sanitation, Solid Waste Management, Traffic and Transportation.</i>		
10.1	Water Supply	The existing water supply schemes and arrangement of storage and distribution of water have been mentioned. The water supply service adequacy in terms of service level benchmarking has been indicated.	It would be desirable that intra-town disparity in terms of piped water supply may be highlighted. Whether the service level benchmark of 135 lpcd shall be met in view of the future requirement of 44.9 MLD by 2041. The existing status of metering may be indicated. There are number of water bodies in the town and to what extent they can help in augmenting the water supply to town needs to be indicated. What is the plan for water treatment facilities also needs to be discussed. The Chapter may also discuss the efforts for rainwater harvesting	A map showing existing water supply pipelines and the locations which require immediate augmentation may be included.
10.2	Storm Water Drains	Existing status of storm water drains, water bodies and rain water harvesting has been given.	The chapter needs to discuss the drainage network <i>vis-a-vis</i> road network .It may prioritise the drainage augmentation as per the hierarchy of the existing roads.	

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10.3	Sewerage and Sanitation	The Chapter has stated about existing status of sewerage system, sewage generation ,demand assessment and decentralized treatment system	Total quantity of sewage generated has been estimated to the tune of 33.45 MLD by 2041. As the town does not have underground sewerage system, it is not clear whether the cost estimate of sewerage proposal of Rs.48.67 crore will ensure 100% coverage both in terms of town and population.	Proposed Sewerage network may be indicated on a map
10.4	Solid Waste Management	Existing status of the solid waste generation along with future generation and mode of collection has been discussed.	The Chapter has discussed about land fill site, however the location has not been indicated. It may be mentioned that the town has numerous water bodies, the selection of land fill site will have to be done carefully ensuring that the ground water and sub-soil strata are not contaminated.	Proposed landfill sites may be identified on a map.
10.5	Traffic and Transportation	Existing status of road network and bus stand/shelters, streetlights has been highlighted.	Provision of intra-town and inter-town public transportation has not been discussed.	
11	Urban Poor	This chapter has mentioned about existing status of slums, housing condition, accessibility to basic facilities, issues in slums, slum improvement and poverty alleviation programmes.	The Chapter is well presented, however proportion of population living below poverty line and minority population may also be indicated.	

SI No	Chapters/Contents	CDP Analysis	Appraisal comments	Remarks
12.	Social Infrastructure	Overall this chapter does a situational analysis of social infrastructure viz; Health Facilities, Education Facilities, Parks and Play Fields, Burial Grounds, Markets etc. It also covers E-governance, GIS Mapping, Construction of Office building, Community Hall and Shopping complexes		
12.1. 12.2	Health Facilities/Education Facilities	This section has given the availability of Health and Education Facilities.	Health/Education facilities are adequate to cater to future population.	Map may be included to indicate location of Health and Education facilities in the town.
12.3	Park and Play Fields	Number of parks/playfields in the town has been mentioned.	The number of parks and play fields is grossly inadequate and future requirement may be assessed as per the projected population.	Map may be included to indicate location of parks and play fields
12.4	Burial Grounds	Number of Burial Grounds has been mentioned	It is not clear whether the present availability of burial ground is adequate to cater to future population.	Map may be included to indicate location Burial grounds.
12.5	Market	There is no organised market available in the town.	Proposal for Local Convenience Shopping (LSC) and areas earmarked for informal sector may be included.	

SI No	Chapters/Contents	CDP Analysis	Appraisal comments	Remarks
13	Capital Investment Plan and Risk Assessment	This chapter broadly discusses capital investment plan. Projects under each sector for the town have been identified based on the stake holder consultations and analysis of present and future requirement of urban infrastructure.	The Chapter needs to assess the viability of the capital investments especially for the admissible components under the Scheme viz., Water Supply, Sewerage and Solid Waste Management so as to recover the operation and maintenance costs.	
14	Financial Status of Sriperumbudur	<i>In the Contents this has mentioned ,however, in the CDP ,there is no Chapter on Financial Status</i>	<i>Chapter on Financial Status of Sriperumbudur Town Panchayat may be included.</i>	
14	Reforms and Action Plan	The Chapter details out reforms to be undertaken both at State Level and ULB level and an action plan to implement the same.	It would be desirable to focus on the Reforms as per the Guidelines of the UID Scheme for Satellite Towns with clear cut timelines to achieve the same.	
15.	Financial Operating Plan	This chapter has discussed about the prioritisation of projects to be executed by the Town Panchayat in a phased manner.	With regard to Financial Operating Plan, it may be stated that the Scheme shall be operational till 2012. Hence, it would be desirable that eligible projects of Water Supply, Sewerage and Solid Waste Management under the Scheme may be prioritized so that the same are completed within the stipulated period.	