CHAPTER II

GROWTH AND DEVELOPMENT OF COIMBATORE CITY

2.1 Origin and Growth of City

2.2 Growth During and After British Period

2.3 Stages of Development and Administrative Machinery

2.4 Changes in the Land Use

2.5 Limitations and Land Use in and around the CBD area

2.6 Implications of the Overall Growth
2.1 Origin and Growth of City:

A settlement bears marks of the past history and acts as records, not only of past cultures, but also of the changing factors of Human Geography (Ahmed, 1965). To arrive at accurate conclusions regarding the origin and growth, one must compare the operation of geographical factors in different historical periods and at different stages of cultural development. The evolution tells the story of modification by a succession of changes and emphasises the presence of a modification, once, produced long after the causes for, it ceases to act (Srinivasan, K. 1933). Hence, the geographic factors moulded by the historic events, are traced to bring out some salient features of the growth of Coimbatore.

The name Coimbatore might have originated from 'Kovanpathi'. In Tamil, the word 'pathi' refers to a small hamlet. As per the historical records, Perunadu was one of the 24 nadus in Kongu Nadu⁷ (Fig. 2.1) geographically

¹Historically southern regions of India together was known as 'Tamilagam'. In this, the plateau region on which Coimbatore was located was called as 'Kongu Nadu'. This contained about 24 nadus' - District Hand Book - 1961, p. 24.
TAMILAHAM IN SANGAM AGE

After V. Rangacharya

Fig. 2.1
this was a forested land with villages here and there. These villages were occupied by the local tribes called 'Irulas'. In the 7th century the Chola King reclaimed the forest and colonised the area. The king renovated the ruins and reconstructed the villages in that area (Coimbatore Manual Record, 1865, p. 1). One of the thirty six places, was Coimbatore. The reconstruction was, in two forms as town (Pettai) and Fort (Kottai). Among the renovated places a small tribal village occupied by the local tribe, called 'Kovanpudur' was also renovated. There are some information on this and it has been stated that Coimbatore was called as 'Kovanpudur' or 'Kovanputhur' in the beginning, but during the British period, it was recorded only as Coimbatore due to difficulty in pronouncing the name (Ramachandran Chettiar 1958).

It is also stated that the track and territory between the upper part of river Cauvery and the range of hills known as Anamalais and Nilgiris, has a distinct geographic feature and has been known as 'Kongunadu' from ancient times. It was full of forest in those times and people slowly began to occupy the tract along the river course. In this area 1000 years ago, on the forest claded northern bank of river Neyil formed few huts of Irulas with their tribal headman called 'Kovan'. Later, at the beginning of the 9th century, the forest were cut down, the temples were
built and a small fort and town (pettai) were constructed, in memory of 'Kovan'. This place was named 'Kovanputhur' which later became Coimbatore.

It is also interesting to note the information from the work of Natesan (1939), which also supports the origin of the place. According to his work the word 'pathi' means village of the tribes of Irulas or Malasars. These villages are mostly formed on the hills and amidst jungles adjoining the hills. It would be interesting to note that once upon a time the city of Coimbatore was known as 'Koyampathi' or 'Kovanpathi', meaning the village of the Irulas named 'koyan' or 'kovan'.

Thus from all the various works, it is understood that Coimbatore was a tribal settlement in the beginning, located in a forested hilly area on the west. The present name is a modified one, of the original term.

2.2 Growth During and After British Period:

The evolution of the city can be traced from the following periods (Fig. 2.2).

1) Early History (till 894 AD)
2) Hindu Period (894 AD to 1700 AD)
3) Muslim Period (1700 AD to 1800 AD)
CHRONOLOGICAL GROWTH OF COIMBATORE

FIG. 8.2
iv) British Period (1800 AD to 1947 AD)
   a) Early British Period (1800 AD to 1850 AD)
   b) Middle British Period (1850 AD to 1900 AD)
   c) Later British Period (1900 AD to 1947 AD)
   v) After Independence (1947)

Early History (Till 894 AD):

In the early history it is mentioned that ancient Kongunadu was divided into 24 nadus during the Sangam Age (Rajamanikkam 1959). Out of the 24 nadus' was 'Aranadu' situated in the western most corner of the country (the present Coimbatore district). Perur nadu was a sub-division of Aranadu as per the 'puthur' inscriptions in the Perur temple. A study of the inscriptions show that the territory of Perur nadu extended along the Boluvampatti valley from the foot hills upto Vellalur (South of Coimbatore along the Noyil river basin). According to archaeological reports, this part of the country is rich in pre-historic remains, but we are not able to recognise the exact site of the present city during this period for want of conclusive evidences. But the Perur and Vellalur temple inscriptions give substantial evidence of commercial and trade activities of the Sangam period by means of treasure troves and Roman coins ranging from the period of Augustus to the period of Nero. This proves that in the early Sangam days, the country, where the
city is situated, had once been rich in trade. Aliyangaar (1930) writes that there were more evidences for the site of Kovanpatti found from the history of 'Kongu Desa Rajakkal', (early Tamil literature on Kongu Nadu). It is mentioned that 'Kovanpatti' a small hamlet was ruled by a local Irula Chief Kovan. The clan deity Koniamman temple was built by him and ultimately became the village deity. Till the entry of Cholas (894 AD) from the south, the site remained as a small hamlet. The main street had temple on the east and the mosque on the west. Most of the houses were street houses. This area included commercial activities. The roads were narrow with haphazard street pattern.

Hindu Period: (894 AD-1700 AD):

The Chola King Karikala Chola who visited the famous Perur temple was solely responsible for the growth of Coimbatore during the early part of this period. The king constructed a temple and 'petta' (market) to the north-east of the tribal hamlet. The 'petta' was square in shape, with the temple as nucleus which also corresponds with the present square formed by Raja street, Oppanakara street, Vysiall street and Karuppagounder street. The selection of the site to the north-east might be due to its location on the main route to Perur temple. The Chola King also built the kottai (Fort) just south of Koniamman temple. This subsequently
led to the expansion, in the size of the city with two nuclei namely, 'pettai' and 'kottai' (Fig. 2.3). After the construction of 'pettai' and 'kottai', the Chola King named the place after 'Kovan' an Irula chieftain of those days. Subsequently, construction of the anicuts across the Noyil river during this period facilitated the development of agriculture in and around the area. From the historical inscriptions at Perur and from the historical records, it is possible to establish that the growth of Kovampudur was mainly due to extensive paddy cultivation and coconut growing on the fertile strip of land on both sides of the Noyil river. The construction of a number of anicuts and channels branching off from Noyil and to the tanks around Coimbatore would have facilitated the paddy cultivation (Swaminathan, E. 1976). A record on the region mentions the existence of 'kovampudur' (12th or 13th century inscriptions) the modern Coimbatore (Census Hand Book 1961). It also mentions its second name as 'Veerakeralamallur'. The other phase of development took place only after the coming of the 'Hoysalas' from Mysore towards the end of the 13th century AD. The encroachment by the Hoysalas, the Kongu country paved the way for Kannada speaking people to emigrate into their tract and especially into the city. During this period large number of cultivators, traders and artisans settled down in the 'Pettai' area of the city and in the neighbouring villages. A number of houses were constructed in the Raja street, around
HISTORICAL GROWTH OF COIMBATORE

0 2 Kms.

1870

FIG. 2.3

1792

FIG. 2.4

1850

FIG. 2.5

1974

FIG. 2.6.c.
the Eswaran temple. Except the construction of a number of houses in the above mentioned areas there was no expansion in the overall size of the town (Madras Geographical Journal 1939).

But soon when the Vijayanagar Empire (14th century AD) subdued the entire South India, more and more Kannada speaking people came from Mysore State (present Karnataka State) and settled down in the city. It is interesting to point out that, when Krishnadevaraya, the ruler of the Vijayanagar Empire changed the official language from Kannada to Telugu, groups of Telugu speaking people flooded into this city and can be seen from the languages spoken by 'Devangas', 'Telugu Brahmins' and 'Naidus'. As a consequence of this, a number of new streets like 'Madai Raja Mahal Street', (present Raja Street) and 'Telugu Brahmin street' came into existence in the heart of 'Pettai' area. Further, the influx of Telugu people like Naickers and Chettiars from neighbouring regions stimulated the emergence of new buildings in the 'Sukravarpet' area. The growth of the city towards the south-east became more prominent when a big 'Palace' (Mahal) was constructed (in the present Raja street) during the 16th century AD by 'Chikkadevaraya'. This mahal at present remains as girl students hostel.
Muslim Period: (1700 AD - 1800 AD) (Fig. 2.4)

By the end of 16th century, the Vijayanagar Empire declined in supremacy and the Muslim invasion from Mysore took place. The Muslim rulers, Hyder Ali and Tippu Sulthan, evinced keen interest in the development of Coimbatore city due to its strategical location on the main route to Palghat. They used the fort of this city as a penal settlement for political prisoners. The military was also stationed in the 'kottai' area. During Tippu's regime, the city grew towards the North (Devangapet and Kottoor) due to the influence of Muslims from Mysore (Ramesh 1965). It has to be mentioned that during Tippu's period (1764 AD) Coimbatore city was renamed as Salum-ak-bar (Sonaky Chettiar 1960). The extension towards north might be due to the military unit which was stationed in the fort. Naturally, Tippu might have preferred his people to settle down in the present 'kattoor' (forest village) area. The very name suggests the fact that the northern area was occupied by forests. Tippu Sultan cleared the forest and the new settlement grew in this area. In order to accommodate his people, Muslims, Tippu Sultan constructed a number of mosques in the heart of the city. One such mosque is near the Mariamman temple in the centre of the present Big Bazaar street and the other one on the corner of Oppanakara street. During the end of this period, the struggle between Tippu Sultan and British, cast a shadow on the growth of
Coimbatore. As a result of the four Carnatic wars, the fort was dismantled and the whole city was devastated by marches and counter marches, of the army. The 4th Mysore War (1799 AD) proved disastrous to Coimbatore city and it was in this period that the town was deserted and reduced to the State of petty village (Ramachandran Chettiar 1958).

**British Period:** (1800 AD - 1947 AD)

a) **Early British Period:** (1800 AD - 1850 AD)

The city which was reduced to a petty village, witnessed a remarkable change after the entry of the British. According to Buchanan's report, Coimbatore was a small place until 1805 AD with 2000 houses (Srinivasa Chari 1930). The making of Coimbatore as a district Headquarters, (1805 AD) greatly induced the growth of the city (Fig. 2, 5). The selection of Coimbatore as district headquarters, might be due to its good natural drainage, abundant water supply and its cool salubrious climate. Office buildings and courts were constructed in the fort areas, to accommodate the administrative offices. Further, a race course was constructed in 1810 on the western side of the old nucleus. When the Christian Missionaries (Roman Catholic) French and London Missionaries extended their activities in the city, a number of churches and schools were established in the fort area. The London
Mission School (present Union High School) was established in 1813 AD. But for these improvements, the city remained static.

b) Middle British Period: (1850 AD - 1900 AD)

It is during this period that the city extended towards the east, due to the influence of the new European settlers. This was because of the eastern portion, forming the high level ground in the city. To start with the Race Course, a number of new bungalows, hospitals, churches, and colleges, buildings sprang up within its vicinity. For instance, a hospital was constructed in 1850 AD. The Collector's office and Civil and Sessions courts were established in 1862 AD. The central jail covering an area of 2000 acres was established in 1862 AD to the north of the race course, encouraged the urban spread towards that direction. The next phase of the development of the city took place immediately after the construction of the Municipality (1865 AD) and the introduction of Railway line (1872 AD). Some of the streets in the old city were reconstructed and named after the, then new Collectors, who evinced keen interest in the development of the city (for example Sullivan street, Thomas street, Wedderburn Pettai). The present Lankarkana, north of Sukrawarpet, came into existence in 1891 AD. Originally it was a small village given to the
blind people by the Kongu Vellala family. The then Collector (Sullivan) took it over and finally included this part in the city area.

The first cotton mill was introduced in 1881 AD (Stanes Mill) in the heart of the city, near the railway station. This was a stepping stone for the industrial growth in the city. In addition to this mill, in the race course area, coffee curing factories like Stanes & Co., and Piercelessly & Co., were started in 1895 AD (Fig. 2.6).

c) Later British Period: (1900 AD - 1947 AD)

In the beginning of the later British (1900 AD - 1910 AD) period Coimbatore city suffered a severe set back in its growth, due to the out break of plague. In fact, plague ravaged the congested parts of the city ('pettai' and 'kottai' area) and this part was virtually evacuated in 1903 AD. This came as a blessing in disguise and the Municipal Council demolished the congested and insanitary portion of the city. And in the course of the next 10 years, the city was properly planned and rebuilt with good roads and big bungalows. It is due to this fact that we are unable to trace some of the old buildings built during Tippu Sultan's period.

Towards the end of 1913 AD, the Municipal limits were extended to the present Forest college in the north
due to the introduction of new extensions. As a matter of fact these new extensions took place under the community group. There were some private extensions, such as coxtown street and gray town north of the railway station. A number of public buildings like the District Forest Office, the Local Fund Engineer's Office, District Register's Office, the Inspector of Girl's School, District Superintendent of Police, St. Michaels school and Stanes school came into existence in the area lying between race course and the old city. The introduction of the Pykara Electric supply scheme (1932 AD) and protected water from Siruvani Lake (1934 AD) attracted a large number of industries especially along the railway line in the centre of the city (Kaleeswara Mills, Somasundara Mills, Brook Bond Tea Company etc.).

The growth of industry and the influx of population from the surrounding taluks necessitated the inclusion of an additional area towards the north of cross-cut road (present Tatabad), which was included in the city limits in 1931. The Municipal area was 4.20 sq.mile. The area of the city was 9 sq.miles in 1931. Again, after 1940, the area west of Mettupalayam road and upto the Thadagas road was included under the extension scheme and thus increasing the total area of the city to 10.5 sq.miles. The Saibaba colony in the north-west was included in the Municipal limits in 1961. The more the extension of the residential area, the more the change in the Municipal boundary.
After Independence: (After 1947 AD)

The growth of industries especially after 1950 has stimulated the extension of new areas and filling up, of the vacant land between the old town and the villages like Pappanaickampalayam in the north-east, Puliyakulam in the east and Ramanathapuram in the south-east. The Saibaba colony which was included in the municipal limits in 1961, was being filled up especially in the western margins, after 1970. This is due to the growth of population and the establishment of new industries (Fig. 2.6 a and b).

2.3 Stages of Development and Administrative Machinery:

The city had its growth towards north, east and south-east, since the south and west have tanks and wet lands. After the recovery from plague in 1911, the establishment of textile mills and other industries such as manufacture of machine parts, electric motors and pumpsets, radio etc. took place. The rapid growth of Coimbatore may also be attributed to the position it occupies on the transportation routes, of the region. It is well connected with the Nilgiris, a rich estate crop producing hinterland on the north, Pollachi, the receiving centre of forest products on the south and with Cochin Harbour on the south-west. The location of Coimbatore and the facilities available there in, are conclusive to further rapid growth of the city in the decades.
COIMBATORE CITY

HISTORICAL GROWTH

0  1 km.

FIG. 2.6b.
The town is located in the transitional zone between the hilly regions on the west and plain on the east, in the centre of an extensive undulating plateau in a commanding position nearby Palghat gap at an altitude of about 428 metres. This transitional location gives a unique role to this area as 'break of bulk' between the hilly and plain regions. The location of the town near Noyil river surrounded on south, east and west by Valankulam, Periyakulam, Amman-kulam, Selva Chinthamani-kulam, exactly reflects the features. They form the initial nuclei for urban growth. But later they formed barrier for urban expansion towards their direction and hence expansion is stimulated towards north.

The climate and introduction of hydel power in 1932 helped the development of cotton textile mills even before independence. This gave rise to ancillary industries like spinning mill, spare parts required for the textile mills like machineries and tools, chemicals etc. The industrial growth gave rise to rural mass moving in and thus increasing the local population. This in turn gave rise to other services. This leads to the urbanization of the area, where the various functions start spreading towards the fringes. More than 50 per cent of the population is consisting of workers engaged in secondary and tertiary occupation.

The growth of Coimbatore was slow and until the 13th century it was merely a hamlet in Perumadu. In the
subsequent five centuries, little of this place has been heard. It became the headquarters of the district in 1805 AD which was comprising of the Nilgiris and certain areas of Palghat in Kerala. The growth of the town even after British advent was rather slow, irregular and unregulated.

Therefore, it cannot be said that evolution of Coimbatore, as a town, has been traced not earlier than 1800. Even then till 1870 and 1880 the growth was very little. The years between 1880 to 1920, show some evidence on urbanization but still the fast urban activities took place at the later years. Thus it can be said that the growth and spatial expansion of the town, is comparatively very recent, may be 30 to 40 years.

On the whole the urban growth could be recognized in four stages. In the first stage, the place started as a centre of mono nucleus. From 1805 to 1901 Coimbatore town was the only nucleus and all the activities were confined to the node.

In the second stage, industrialization took place leading to multi functional growth. Approximately after 1920 industries were started. The extension of electricity facilities by Pykara, brought various modes of functions. Still Coimbatore centre continued to be the nucleus for all activities.
In the third stage, the aggregation by migration took place by filling in the vacant lands. The inflow of people was from the rural area and from Kerala. The main migration was by seeking job. This has given rise to more area being occupied by housing zones.

In the fourth stage, the growth and spatial expansion could be noted. Starting with further industrialization, the ancillary industries have been established. The industrialization has lead to migration, from outside Coimbatore. All these have resulted in the spatial expansion of the city. These factors have influenced each other and acted as feed back of increase in the growth rate, gives the change in the dimension of the city. When it was under municipal administration it had less spread. By 1980 when it became a corporation, the inclusion of six more sub-urban areas have increased the area of the city unit (Vide Fig.2.7). Thus the development could be easily understood.

The changes due to development resulted in the modification of municipal boundaries. The municipal area was 10.9 sq.kms. in 1866 AD. In 1911 the limit was unaltered. The urbanization has given rise to the satellite town; viz. Singanallur, an industrial node. The rapid development in industrialization and service activities resulted in the growth of built up areas in the surrounding rural areas.
The area to the north of the existing area and some areas among the east, were included by 1921 which gave rise to the existing extent of the area from 10.9 sq.kms. to 21.25 sq.kms. The growth of industries and the influx of population from the surrounding taluks, necessitated the inclusion of an additional area towards the north of cross-cut road (present Tatabad) which was included in the city after 1931. Hence by 1941 the area increased to 23.3 sq.kms. By 1951, Saibaba colony to the west of Mettupalayam road and the western limit of R.S.Puram were brought into the city limit, which gave rise to the area from 23.38 sq.kms. to 23.5 sq.kms. By 1961 the areas occupied by the central jail area, police recruit school all were brought under city limit which gave rise to the area from 23.5 sq.kms. to 23.7 sq.kms. The municipal boundary was unaltered till 1980 (Fig. 2.8). In May 1980 the administrative control was changed from municipal control to corporation control. The present corporation has an area of 105.60 sq.kms. From the 1971 census, the area considered under urban area has changed. The villages which are likely to be influenced by Coimbatore, 20 years hence, were clubbed with Coimbatore, as standard urban area of Coimbatore. This indicates, a likely trend towards a further increase in the area, in future.
2.4 Changes in the Land Use:

Figure 2.9 gives the land use of Coimbatore in 1961. The residential land use is more concentrated in the centre. There is a continuous stretch to the north of Trichy road on the east. Another stretch is found towards the north, on either side of cross cut road. The third stretch of residential land use is to the west of railway line. No where, it is found as one stretch of residential area, except in R.S.Puram area. Most of the residential land use is intermittent by commercial use and public buildings. The commercial land use concentration is at the CBD. A linear concentration along cross cut road could be identified. Along Avanashi road, the concentration, is more, prominent near the railway line. Apart from this, the commercial land use is scattered all over the residential area. There is no area which could be identified as a zone of industrial land use except a small concentration along Mettupalayam road near railway line and along Pappanaickenpalayam, Puliakulam and Ramanathapuram.

The land under administrative use is more towards the south. It is found extending from west to east in patches. The educational land use is also a prominent feature. It is interesting to note, that there are a lot of vacant and waste land even at the CBD area. Along the margins on the west, south-east and north-east, there are agricultural lands. Apart from these the other recognisable land uses, such as
the defence use, Central jail and the Police recruit school area etc. are also found. Table 2.1 gives the area under each land use. The residential area occupies the largest percentage of area (36.3%). Agricultural land use comes next with 16.6 per cent which is followed by transport with 11.4 per cent. The waste land occupies 10.8 per cent of the developed area. The others vary between 6.5 per cent to 1.9 per cent. On the whole there is no specific area spatially dominated by any particular land use.

**TABLE 2.1  LAND USE IN 1961**

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Land Use</th>
<th>% to total developed area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Residential area</td>
<td>36.3</td>
</tr>
<tr>
<td>2.</td>
<td>Roads, streets and railways</td>
<td>11.4</td>
</tr>
<tr>
<td>3.</td>
<td>Industrial</td>
<td>5.5</td>
</tr>
<tr>
<td>4.</td>
<td>Area of civil and special use</td>
<td>5.8</td>
</tr>
<tr>
<td>5.</td>
<td>Education</td>
<td>3.3</td>
</tr>
<tr>
<td>6.</td>
<td>Commercial</td>
<td>1.9</td>
</tr>
<tr>
<td>7.</td>
<td>Public</td>
<td>1.9</td>
</tr>
<tr>
<td>8.</td>
<td>Agriculture</td>
<td>16.6</td>
</tr>
<tr>
<td>9.</td>
<td>Unused vacant land</td>
<td>6.5</td>
</tr>
<tr>
<td>10.</td>
<td>Waste land</td>
<td>10.8</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>

*Source: Annual Report Coimbatore Municipality 1965.*
The Figure 2.10 gives the land use of the city in 1971. The noteworthy feature is, that all the waste land and vacant land have been fully brought under use. The area occupied by residences have increased. All the vacant area of 1961 has been covered by residential land use. There is an increase in the commercial land use also. A larger area of concentration is found from the CBD area towards north, along Diwan Bahadur road and Mattupalayam road. The commercial land use has increased along Trichy road and Avanashi road. Along Siddhapudur and Pappannaickenpalayam the commercial use was almost negligible in 1961 but in 1971 there are more prominent commercial activity. The places occupied by public buildings are the same but the area has increased. The noteworthy feature is the area which was under defence land, has become public land use in 1971. In 1961 there was no specific land occupied by transport land use, except the existing roads and railway lines. But in 1971 to the west of the railway line, there is one section in the south and one in the north used for transport and communication. Already existing industrial land use has increased in area in the centre. On the east more area has come under industrial land use (Table 2.2). The vacant area was 6.5 per cent in 1961 and it has considerably reduced to 0.8 per cent in 1971, hence parks and playgrounds have been provided specific places. The area under non-urban use, or agricultural use, has also reduced. That is, it was
16.6 per cent in 1961 and in 1971 it is found on the south-west and east as a narrow strip along the east with no significance. No open area is found in the city area.

**TABLE 2.2  LAND USE IN 1971**

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Land Use</th>
<th>% to total developed area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Residential</td>
<td>40.3</td>
</tr>
<tr>
<td>2.</td>
<td>Transport</td>
<td>23.1</td>
</tr>
<tr>
<td>3.</td>
<td>Industrial</td>
<td>12.9</td>
</tr>
<tr>
<td>4.</td>
<td>Recreational</td>
<td>8.0</td>
</tr>
<tr>
<td>5.</td>
<td>Education</td>
<td>5.7</td>
</tr>
<tr>
<td>6.</td>
<td>Commercial</td>
<td>6.0</td>
</tr>
<tr>
<td>7.</td>
<td>Public</td>
<td>2.0</td>
</tr>
<tr>
<td>8.</td>
<td>Waste land and unused land</td>
<td>0.8</td>
</tr>
<tr>
<td>9.</td>
<td>Health</td>
<td><strong>1.2</strong></td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>

**Source:** Report from Planning Department, 1975.

The figure 2.11 gives the land use of the city in 1981. It is interesting to note that a major part of the central area has been occupied by residential land use. More sub-urban areas have been added. On the whole in the central area, the residential land use, commercial land use,
administrative and public land use, and to some extent, the industries land use are prominent. Along the agricultural research institute and central jail area and the areas on either side of the railway line, the land under residential use is observed. It is interesting to note the percentage area under residential use. It is less than it was in 1971. In other words, the area was 40.3 per cent in 1971 as against 17.5 per cent in 1981. This is due to the inclusion of the neighbouring areas when corporation was formed. As the percentage value is calculated to total developed area, the new areas included, have more industrial area, hence the striking reduction in the percentage of residential area is found. From CBD upto north Coimbatore along Mettupalayam road and Diwan Bahadur road and along the cross-cut road, the commercial land use is concentrated. Except some areas along the railway line and some patches along Pappanaickenpalayam, all the industrial land use is concentrated along the east. The land use for transport which was formed in 1971, has been shifted away from the city limit. Only the Aerodrome at Peelamedu is prominent. Open area is found along the Chidambaram park. The newly added areas have scattered residential land use in and around the various towns. The land use of public buildings etc. is found at Peelamedu and near Veerakeralam. Otherwise, the land upto the boundary line is dominated by agricultural land use, water body and scattered patches of open space. There is an
increase in the percentage of land use from 1971 to 1981 only under Transport and Education. This may be due to the location of Thiruvalluvar and Cheran termini outside the old city limit, which has come within city limit in 1981. Similarly, the expansion of educational institutions for higher education were outside the city limit in 1971 and have come within city limit in 1981. Hence these show an increase in the percentage of land use. On the whole it is interesting to note a complete change in the central area from 1961 to 1981. The absence of prominent commercial land use in the surrounding areas, of the original central city area, suggests that even after growth the central area has a complete hold over the commercial land use (Table 2.3).

**TABLE 2.3  LAND USE IN 1981**

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Land Use</th>
<th>% to total developed area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Residential</td>
<td>17.5</td>
</tr>
<tr>
<td>2.</td>
<td>Commercial</td>
<td>0.6</td>
</tr>
<tr>
<td>3.</td>
<td>Industrial</td>
<td>12.3</td>
</tr>
<tr>
<td>4.</td>
<td>Transport and communication</td>
<td>25.1</td>
</tr>
<tr>
<td>5.</td>
<td>Services</td>
<td>16.5</td>
</tr>
<tr>
<td>6.</td>
<td>Public and semi-public buildings</td>
<td>1.9</td>
</tr>
<tr>
<td>7.</td>
<td>Education</td>
<td>14.2</td>
</tr>
<tr>
<td>8.</td>
<td>Open spaces waste land and agriculture</td>
<td>3.7</td>
</tr>
<tr>
<td>9.</td>
<td>Defence</td>
<td>2.2</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>

It is interesting to note the change in the pattern of structure, of the old area and the newly developed areas (Vide Fig. 2.12). The fort which was built at the south of the city, during the Chola periods, still has the name though there is no trace of the fort, still the area is called the fort area i.e., Kottaimedu. The old town is to the north-east of the fort. The old town has a rectangular pattern of streets with narrow lanes branching off from the main streets. The earlier growth has been irregular and uncontrolled, hence the original roads have become congested. The area being occupied by specific communities, the streets also bear the names of the caste. Most of these names still continue to exist. To the north of the old town, is a colony of handloom weavers. The vacant land available within the city enabled the building of the railway line during the British period. This has occupied the vacant space to the east of the old town. The railway station was originally to the west of the railway line. The space around this, from the old town to the railway station is occupied by Banks and Shops. The open space to the east of the railway line was used for Collector's office, District Court, Police office, Telegraph office, Telephone Exchange, District Headquarters hospital, Fire station and State Bank of India. Further, to the east of this public and semi-public land use, is located the race course, which was previously occupied by British civil
servants and planters. Hence there are large bungalows with spacious gardens.

The development on the east of the railway line, lead to the shifting of the railway station from the west of the railway line, to the east. This lead to the development of all the other service centres like lodging, houses, hotels and other shops.

The establishment of cotton mill along the railway line, has given rise to the development of the adjoining areas. Kattoor is a poor class residential area adjoining Kaleeswara and Somasundaram mills. Later, the industrial activities and trade, increased the population, which in course of time gave rise to new residential areas. The new residential areas are R.S.Puram, Ram Nagar, Gandhipuram and Tatabad. All these are to the north of the old town and far from the CBD. The development in the north had also been restricted by the Central jail, Agricultural college and Research institute and Forest rangers college. But the growth and development has been so great that the residential, other public and educational institutional buildings have come up beyond Agricultural college and Forest college. On the whole the development of the new residential areas are within 40 years. These have well laid out broad streets and houses with garden and open spaces, all round the house. Other residential areas have
sprung up along the main roads, radiating from the city. The satellite towns have come up adjoining the city.

2.5 Limitation and Land Use in and Around the CBD Area:

The CBD is bounded on the south by poor quality shops and services associated with mofussil bus stands and lorry stands (Amantha Padmanabhan, N. 1979). Buses to Pollachi and Palghat start from the southern end of Oppana-kara street. There is also a municipal lorry stand, petrol bunks and theatre. Adjoining this, on both sides of the main road are poor class residential houses and slums in the low lying areas near the tanks. Vysial street in the south is mainly a residential area with lorry booking offices, godowns and workshops.

The western limit of the CBD along Big Bazaar street, Raja street and Edayar street is a residential area with narrow streets and lanes. This zone has lorry booking offices, go-downs, small workshops and printing presses along the edge of the CBD. Lorries and carts are parked along the streets and loading and unloading take place. Large packing cases and pumpsets are stocked even along the road side. Residential houses have been transformed into godowns and sheds. Tea stalls and cheap lodging houses have come up.
The northern limit of the CBD is also a residential area having a number of whole-sale handloom cloth shops. In most cases, the front portion of the building is the business area, while the back portion is used for residence. These wholesale cloth shops selling mostly handloom sarees are concentrated along Sukravarpet street, northern end of Oppanakara street and Rangaigowder street and southern part of Mettupalayam road. There are also dyingsheds in this zone.

The eastern limit of the CBD along BigBazaar street is the zone of public offices, such as the municipal office, PWD office, District Educational office, District Industries office, Government college of Education for Women and other Educational institutions, further east. Nawab Hakim road which runs parallel to Oppanakara street to the east, is characterised by a poor residential area with old houses and sheds. Some of the shops sell second hand machine parts and there are a few workshops also. The north-western part of this road and mill road which run east-west, form a zone having shops selling timber, bamboo, tiles, paints, hardwares and constructional materials. The eastern part of the variety hall road has a number of photo studios, shops selling cycles, wooden and cane furniture. There are also two cinema theatres. This area is excluded from the CBD, as both pedestrian
and vehicular traffic is not heavy on this road. The articles sold and service provided are specialized and the area itself is located away from the centre of CBD (Fig. 2.13).

Main Features of the CBD:

In the main streets, the frontage is characterized by non-residential uses with a typical land use assemblages already described. The CBD is rectangular in shape with two extensions to the north along Oppanakara street and Rangaigounder street. The centre of the CBD, that is, the point where pedestrians are not numerous and where vehicular traffic is maximum, is the intersection between Raja street and Oppanakara street. At this intersection and at the intersection of Big Bazaar street and Oppanakara street large cloth shops selling readymade men's wear such as terene shirts and superior cloth, occupy the corners.

There is distinct regionalization within CBD (Fig. 2.14). Large cloth shops selling costly Conjeevaram and Banaras silk sarees and finer varieties of mill goods are situated on Raja street and Oppanakara street, on the east and the Government training school on the west. A large vegetable market lies in the block between Raja street, Big Bazaar street and Rangaigounder street. The market contains several shops selling vegetables, fruits, flowers and food
grains. There are four entrances to the market along the streets on the periphery. The western part of the market has an open space for parking of lorries and carts and for loading and unloading of goods. The vegetable market is a centre where people from different parts of the city and adjoining villages converge. There is maximum business activity in the evening hours from 5 p.m. to 8.30 p.m.

Adjoining market, on the south, is the portion of Big Bazaar street which contains jewellery shops of various sizes. East of this zone, this street has shops selling cheap variety of cloth. There are also many varieties of stores. Shops selling household utensils are mainly in parts of Raja street and Big Bazaar street which lie to the north and south of the vegetable market. Shops selling shoes and leather goods are concentrated along Big Bazaar street between Oppankara street and the municipal office. The old market which lies by the side of the municipal office has fish and meat stalls and shops selling second hand articles such as old clothes, books, stationery shops, located mainly to the east of Raja street (Fig. 2.15).

The CBD also has many hotels of different grades serving different types of customers. There are also lodging houses of average and poor quality in the CBD. Large lodging houses of good quality are found away from the CBD in the
area to the east of the railway line and elsewhere. A new seven storeyed hotel and lodging house with good accommodation facilities has been built at the junction of Raja street and Big Bazaar street at the eastern edge of the CBD. As many as 15 banks are situated within the CBD. Some more banks are found along the margins of the CBD. Rangaigounder street is predominantly an area devoted to wholesale and retail trade in foodgrains, vegetable oils, sugar and gur, arecanut, tobacco, cigarretes, coffee and tea. Large shops and godowns are characteristic of the area. There are no cinema theatre or big offices within the CBD. Cinema theatres are located along the margins of the CBD. Petrol banks are also located along the periphery of the CBD.

The CBD is dynamic in all respects. Its boundaries advance along certain points and retreat along other directions. For example along Oppanakara street towards North, Nawab Hakim road and Raja street and Big Bazaar street towards the west, and five corners. The land use pattern in the CBD changes and so also the appearance of the buildings. Vertical development is typical of the new buildings. The CBD represents vast investment in land and buildings, and, changes in CBD functions and boundaries have their impact on land values and rental value of buildings. The picture of the CBD, however sharp and accurate it may be, is no more than a glimpse of the moment. As such it reflects the past
in the original site and its conditions and change, through
time. The present conditions reflect the response to
changing economic conditions which help to forecast the
future. The changes in the CBD have to be foreseen and
planned to suit the needs of the people who depend on the
city for shopping and service facilities.

The study on the structure of the CBD is interes-
ting. The old core of the town adjoining the Fort area
contains the CBD houses, which were originally built for resi-
dential purposes, but, now used for commercial purposes with
slight structural modifications or by changing the appearance
of the frontage. The large vegetable market is situated in
the zone. This zone has narrow streets mostly with old tiled
houses, closely built along the streets. The houses have
narrow frontage, which are further reduced, in some cases,
due to partition among members of the family. The front
portions are used for commercial purposes, and the back
portion, mostly serve as a godown or residence. Some of the
old houses have been demolished in recent years and new
buildings with many floors have been built along the main
streets.

The CBD is surrounded by traditional units like
godowns, lorry offices, printing press, small workshop and
low class residential areas. This is the most congested
residential area of the city with many families sharing portions of the same house. The old back yard portion has been completely built up to accommodate more tenants. Even the court yard have been roofed partially or fully in some cases. Some of the residential houses in the old town do not have proper water supply or sanitary facilities and they are maintained in a poor condition. Rich merchants who were originally living in the old town have now moved out to the new residential areas elsewhere. In this transition zone and along the fringe of the old town, are located low quality shopping centres with shops selling low quality consumer goods and cheap hotels. Adjoining the old town to the north is an area where many weavers live. The houses have handlooms instituted in a part of the building. There are also dying yards in this area. Offices of the master weavers, and shops selling handloom cloth are concentrated at Sukravarpet.

There is a shift of the centre of the CBD. The original centre of the CBD was at the junction of Big Bazaar street and Oppanakara street running east-west and north-south respectively. The development of the CBD along Big Bazaar street is restricted by public offices and institutions in the east and the portion of Big Bazaar street, west of Oppanakara street is closed for vehicular traffic as there is a Muslim shrine in the middle of the street. Low lying lands adjoining tanks formed a barrier to the development of the
CBD to the south. Hence, the CBD spreads northwards along Oppanakara street and along Raja street which lies parallel to Big Bazaar street on the north. In this zone non-CBD land use has given place to CBD land use and many multi-storeyed buildings have come up. For example, the elementary school building at the junction of Oppanakara street and Raja street has been shifted and a new building has been built. This has cloth shops and variety stores. Two other buildings near this intersection have been demolished and reconstructed. One is the five storeyed Bank of India building and the other building along Raja street which has also been newly reconstructed. The centre of the CBD now lies at the junction of Raja street and Oppanakara street (Fig. 2.16). The extension of the CBD to the east, south and west is restricted by well defined barriers, whereas on the northern side there is scope for development along Oppanakara street, Rangaigounder street and Mettupalayam road. This is in fact a response to the development of new residential areas to the north. During 1970 the Oppanakara street area has undergone tremendous change which gives a clear picture of the CBD extending upto Oppanakara street.

2.6 Implications of the Overall Growth:

The city was almost a village in the beginning. It has undergone modifications even from early historical
period. But the city had a separate identity only from 1800. The earlier growth of various sections has taken place by the various dynasties. The fort got established from Chola period. But the growth away from the fort is so much that the fort has lost its identity. The old town had quicker development. The full fledged development on the other sections have, increased the congestion at the core area.

Periodic alteration of the administrative limit shows, the increase of spatial growth. It is interesting to note that it has grown to the level of a corporation.

The city area, which had more waste land and open space in 1961, shows a complete change of land use by 1971. The agricultural land use has almost disappeared at the fringes. But in 1981 the areas added, having less urban activity are found with agricultural lands. There is an increase in all the urban activities. The jail compound had 2000 acres. But now most of the area between the outer wall and inner wall have been taken for important buildings. The areas which have been added are industrially important on the east. The western side has natural barrier followed by political unit which prevents growth. The land use study indicates the large scale growth of residential, commercial, industrial, transport and other activities. The communication lines have played important role in the spatial growth.
The extended areas show absence of commercial activity, hence the centre is burdened by commercial activity catering to the multiple growth of commercial activities.

CBD centre had a different location in the beginning. It has got shifted to the junction of yet another set of roads. The CBD has grown and spread with multiple activities. The majority of the activities like commercial, administrative, educational and recreational, have got established with specific site. A specific limit could be defined for CBD with the prominent land use.

Rapid structural change in the urban landscape has created pressure on land and urban amenities. This has given rise to urban environmental problems such as reduction of vacant space, demand for transport facilities and insufficient provision of other necessities like better sanitation, protected water supply etc.