

DETAILED TOWN PLANNING SCHEME FOR K S R T C
BUS STAND, PATHANAMTHITTA

The Detailed Town Planning Scheme for KSRTC Bus Stand, Pathanamthitta lies at the North of Detailed Town Planning Scheme for Municipal Busstand complex. The existing KSRTC Bus stand lies at the South - East corner of the scheme. The Pathanamthitta - Mylapra road which passes through the middle of the scheme and lies in the north-south direction is the main route to Sabarimala and is having heavy traffic in the Sabarimala season. The width of this road is proposed to be 15 M. A link road having a width of 15 M is proposed from this road to the proposed ring road through the Northern side of KSRTC Busstand. The proposed ring road lies almost parallel to the Eastern boundary of the scheme. A portion of the proposed inner ring road also is coming in this scheme area. The total area of the scheme is 12.52 hect. The boundaries of the scheme are as follows

North: 215/2, 1 of Pathanamthitta village.

East: 215/1,5, 262/3,2; 259/3,2

South: 216/10,9,8,5.

West: 216/5,4,2,1; 215/12; 197/7,6,9,10; 215/2

The salient features of the scheme are

1. To widen the Pathanamthitta-Mylapra road to 15 M
2. A new link road connect Mylapra road and proposed ring road having a width of 15 M.
3. A portion of the inner ring road have a width of 10 M a ring road having a width of 18 M are coming under this
4. An area of 0.26 hect. is proposed to be acquired for taxi parking.
5. An area of 0.74 hect. is proposed to be acquired for Commercial Pukuppuse.
6. An area of 0.85 Hect is reserved for mixed use (Commercial & residential)
7. 0.95 hect. is reserved for commercial purposes

DRAFT SCHEME

THE DETAILED TOWN PLANNING SCHEME FOR K.S.R.T.C BUS STAND, PATHANAMTHITTA MUNICIPAL TOWN

1. TITLE :

This scheme may be cited as the Detailed Town Planning Scheme for K S R T C Bus stand, Pathanamthitta.

2. DEFINITIONS :

In this scheme, unless there is anything repugnant in the subject or context:

- a. "Act" means the Town Planning Act (Act IV of 1908) as amended.
- b. "Arbitrator" means the arbitrator appointed for the scheme under Section 26 of the Act.
- c. "Municipality" means the Pathanamthitta Municipality
- d. "Building Line" means a line which is beyond the street line and up to which the main wall of a building facing that street may lawfully extend except as prescribed in the Kerala Building Rules in force.
- e. "Chief Town Planner" means the Chief Town Planner to the Government of Kerala.
- f. "Date of Scheme" means the date of notification of the scheme under Section 12 of the Act in the Kerala Government Gazette.
- g. "Government" means the Government of Kerala.
- h. "Map" means the map annexed to the scheme.
- i. "Municipal Act" means the Kerala Municipalities Act, 1960.
- j. "Rules" mean the rules made under Section 41 of the Act.

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k. "Schedule" means the schedule appended to the scheme.

l. "Scheme" means the Detailed Town Planning Scheme for KSRTC Bus stand, Pathanamthitta.

3. RESPONSIBLE AUTHORITY

The Municipal Commissioner shall be the Responsible Authority for the purpose of the scheme and shall function as such for a period of 20 years from the date of the scheme unless the Government Order otherwise.

4. AREA OF THE SCHEME.

The area to which the scheme applies shall be that within the inner edge of the boundary lines (dot and dash) marked in the map.

Noting in this clause shall be deemed to restrict or otherwise affect the powers of the Municipality to claim or levy betterment contribution from the owner of any property not included within the area, which will come under the purview of Section 22 and 24 of the Act and Clause 21(1) of the Scheme.

5. OWNERSHIP AND EXTENT

The ownership of all land in the area with extent as per registers maintained in the Municipality and/or the Revenue Office, as on the date of publication of the notification under Section 8 of the Act, is given in Schedule I.

6. ESTIMATE OF THE COST:

1. An estimate of the total and net cost of the scheme is given in Form No.II, Schedule II. The net cost is proposed to be financed as therein stated. The estimate is liable to such revisions as the Responsible Authority may consider necessary.

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2. The execution of any works which, under the scheme, are to be carried out by the Responsible Authority or by any other agency, may be undertaken, in such order and such time as the Municipality may determine, and completed within the period of 20 years unless the Government, for financial or other reasons order otherwise.
 3. The Responsible Authority shall have power to specify any date or period within which the execution of any works under the scheme are to be carried out by any authority, owner or other person as the Responsible Authority thinks necessary and expedient for the purpose of securing the development of the area without delay and ensuring the efficient operation of the scheme.
7. STREETS:
1. Subject to the provisions of the scheme, all streets mentioned in Schedule III (Form No.8) shall be constructed or caused to be constructed by the Responsible Authority on the lines shown in the map DSN/2 provided that reasonable modifications, in the alignment of streets or in the layout of any portion of the area, may be made by the Responsible Authority within the approval of the Chief Town Planner.
 2. The streets mentioned in Schedule III and shown in the map DSN/2 shall be demarcated, formed and constructed by the Responsible Authority in such manner as he thinks necessary for the proper development of the area or expedient for the safety or convenience of the public provided that two-third of the entire

cost of acquisition of land and of installing, surfacing, draining and lighting of the streets may be received from the owners of occupiers of land and buildings abutting the streets in such proportion as may be decided by the Responsible Authority. Provided also, that whenever the owner has been required to pay off his land freely for the streets, the Authority shall levy only such portion of the betterment contribution payable under the scheme or it may forgo the contribution entirely.

3. Any other private street that may be permitted in the scheme area, with the permission of the Responsible Authority and in conformity with the proposed development of the area, shall comply with Section 14, 5(a) of Keralaruk Building Rules 1984 issued under Section 222 of Kerala Municipalities Act 1960, unless otherwise approved by the Chief Town Planner.
4. The Responsible Authority may, with the consent of the Chief Town Planner, undertake to carry out any private street work of widening of any existing private street (not included in the scheme) either with the consent of owners or occupiers of buildings or land fronting or abutting on such streets, or by acquiring the land covered by the street, provided, that the expenses incurred shall be paid by the owners or occupiers according to the frontage of their respective land or in such proportions as may be settled by the Responsible Authority.
5. The Responsible Authority may, notwithstanding anything contained in Sub-Clauses(2) and (3) above, with the approval of the Chief Town Planner and subject to

any agreement, with the owners or occupiers as to the cost of construction, undertake to construct any new street within the area when the owners of the land, through which the street may pass, have surrendered land free of cost for the street and agreed to contribute to the cost of constructing the streets; provided that, if 50% of the owners or occupiers abutting on any new street have surrendered land free of cost for the streets and paid the cost of construction, the Responsible Authority shall undertake to construct the street without delay and recover the balance from the remaining owners or occupiers.

6. No person shall build any wall or erect any fence or other construction or projection or make any encroachment in or over any land intended for use as a street or lane.

7. The Responsible Authority shall, as far as the funds at his disposal permits, provide a sufficient and satisfactory system of drains along the public street in the area affected.

S. SUBMISSION OF LAYOUT PLANS:

1. If any owner of land within the area intends or proposes to layout a street, lane or pathway or sub-divide, utilise lease or otherwise dispose of any land as a site or sites for building purposes, he shall submit, for the approval of the Responsible Authority, a site or layout plan showing the land and the site or sites intended or proposed for building purpose and the street or the streets either existing already or intended to be laid out and made by the owners for giving access to the site or sites.

2. If the site or sites intended for building purposes abut on any existing public street or an existing private streets, the owner of the land shall layout and make the street or streets giving access to the site or sites and connecting with an existing street in compliance with the provisions of the scheme.
3. The owner of the land shall not proceed to sub-divide, utilise, sell, lease or otherwise dispose of the site or sites intended for building purposes unless he has carried out or otherwise made arrangements to carryout the street works in compliance with the provisions of the scheme.
4. If the street or srteets have not been made as required under sub-clauses(1), (2) and (3) above the Responsible Authority may order the street works to be carried out or carry out the works himself in the manner prescribed in the scheme, in whichcase, the cost of such works will be recovered from the owner or occupier.
5. For the purpose of adjusting the boundary of any street, the Responsible Authority may, with the approval of the Chief Town Planner, make an exchange of land forming part of any street that it may require, with or without paying or receiving any money for equality of exchange or otherwise.
9. APPROVAL OF LAYOUT PLANS:
 - 1(a) No owner or other person shall layout a street, lane or pathway or sub-divide, utilise, sell, lease or otherwise dispose of his land or portion or portions of the same as sit or ~~except~~ sites for building purposes until contd...7

a site or layout plan or any plan of sub divisions which has been approved by the Responsible Authority, provided that the concurrence of the Chief Town Planner is obtained for the layout plan or plans prepared for laying out of a street, lane or pathway or for sub dividing the land.

b. The application for approval of a site or layout plan or plan of sub division shall be submitted to the Responsible Authority who in the interest of the Scheme impose reasonable restrictions maximum and conditions and also insist on such modifications of the plan as he thinks fit or cause to be made such modifications of the plan as the Chief Town Planner may consider necessary according to Clause 9 (1) (a).

c. The restrictions and conditions as laid down by the Responsible Authority or as decided by the Chief Town Planner shall be adopted by the owner or other person and shall be enforceable.

2.a) No owner or other person shall construct or reconstruct or in anyway alter or add to a building without enforcing, in every particulars, with the requirements of the scheme and unless he has applied for and obtained permission of the Responsible Authority under Section 15 of the Act and in compliance with the requirements of Clause 5(a) below. No building shall be constructed or reconstructed in any land in which building is expressly forbidden or which is reserved in the scheme for any purpose incompatible with the building.

- b. The Responsible Authority may for the purpose of the scheme, demolish or cause to be demolished or alter or cause to be altered any building in the area as may be necessary for carrying the scheme into effect.
3. The Responsible Authority shall, before granting permission under Section 15 of the Act, for any site plan or layout plan or plan of sub-division or for construction or reconstruction of a building in a site in the area, take into consideration the desirability of reconstruction or redistribution of boundaries of land or plot or plots or site or sites. The restrictions or conditions imposed or the orders passed by the Responsible Authority shall be complied with, by the owner or owners or the person or persons concerned and shall be enforceable.
4. Notwithstanding anything contained in the scheme the Responsible Authority may, with the approval of the Chief Town Planner, Prepare a layout plan for any portion of the area to determine the lines on which the detailed development of such area shall take place and the manner in which the streets, sub-division of land into sites for building purposes and the reservation of any land for communal or public purposes shall be laid out and the same shall be read as part of the scheme and shall be enforceable.
- 5.a) Subject to the provisions of Section 15 of the Act, every application for permission required to be obtained under Clause 2(a) above, shall be submitted to the Responsible Authority in the form specified
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~~in the Kerala Building Rules made under Section 222 of Kerala Municipalities Act, 1960 with such verifications as circumstances may require and shall be accompanied by a site plan and plans of each floor, elevation and section of the existing building or buildings and also a specification or specifications in regard to the design, materials, architecture, drainage, water supply, use of building and other details of building construction.~~

- b. The Responsible Authority shall have power to impose reasonable restrictions and conditions while granting permission and to make reasonable modifications or alterations in the buildings or buildings as he thinks fit or shall cause to be made such modifications or alterations as the Chief Town Planner may consider necessary. The restrictions and conditions, as laid down by the Responsible Authority shall be complied with and the plans and specifications approved or modified or altered by the Responsible Authority or as decided by the Chief Town Planner shall be adopted by the applicant, owner or other persons concerned and shall be enforceable. If the Responsible Authority fails to give a reply or pass any orders within three months from the date of receipt of the application, the application shall be deemed to be sanctioned, if not otherwise inconsistent with the provisions of the scheme.

10. RESERVATION OF LAND AND ZONING:

1. A list of land reserved for streets and for other non-residential purposes is given in Schedule IV (Form No.10)

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For the purpose of the scheme, the streets or foot-paths which may be approved or made in accordance with the provisions of the scheme, which are not mentioned in Schedule IV shall also be deemed to be included under land reserved for the purpose of the scheme.

2. The Municipality may, from time to time to meet the demand, declare any part of the area, with the approval of the Chief Town Planner or/and subject to such conditions and restrictions as he may think fit, to be reserved for commercial activity or for such other purposes which can be prescribed under Sub-section (k) of Section 3 of the Act, Any Part of the area so declared shall be included under land reserved under the scheme and treated as such.
3. All future developments in respect of land within the scheme area shall conform to the zoning regulations given below:

(Any uses not mentioned therein shall be prohibited)

a) Residential Use zone:

i. Uses permitted:

All residents, community halls, clubs, parks and play grounds incidental to the residential uses dispensaries, public utility buildings such as water supply, drainage and electrical installations of a minor nature and small service industries of non-nuisance character engaging not more than 3 workers with power limited to 3.H.P or 6 workers without power, convenient shops such as vegetable shops, groceries, pashshops etc. not exceeding 75 sq.Ms. plinth area will be normally permitted.

ii. Uses restricted:

The following shall be controlled by the responsible Authority with the approval of the Chief Town Planner.

Minor educational buildings, schools, creche area, libraries, reading rooms, community meeting houses up to 150 M² implinth area, shop premises up to 150 Sq.M. implinth area, police and fire stations, post office telegraph offices, hostels, boarding houses, commercial offices, petrol filling stations, auto garages employing not more than 5 workers and other non-nuisance type service industries employing not more than 10 workers with power limited to 10 H.P. or 20 workers without power and new areas or buildings for religious uses.

iii. Uses prohibited:

All other uses not mentioned above.

⇒ b. COMMERCIAL ZONE:

i. Uses permitted:

Retail shops, professional offices, studios, commercial offices, hostels, hotels, lodging houses, restaurants, cart stands, taxi stands, bus stops, clinics and nursing homes not exceeding 150, Sq.M. implinth area, dispensaries, non-nuisance type of service and small industries employing not more than 10 workers and installations not exceeding 15.H.P. motors and existing residential uses will be permitted.

ii. Uses Restricted:

The following uses shall be controlled by the responsible Authority.

Responsible Authority, with the approval of the Chief Town Planner.

Social welfare institutions, libraries and Reading rooms, printing presses, service garages industrial uses of non-nuisances character employing not more than 20 workers and power not exceeding 30 H.P., petrol filling stations, areas and buildings for religious uses and small residential buildings not exceeding 50 M² in plan area.

iii. Uses Prohibited:

All other uses not mentioned above.

C) PUBLIC AND SEMI-PUBLIC USE ZONE:

i. Uses Permitted:

Local, State and Central Government offices and establishments, social and cultural establishments, community facilities including hospitals, nursing homes clinics, dispensaries, educational institutions etc. public utilities and related buildings will be normally permitted.

ii. Uses Restricted:

The following uses shall be permitted by the Responsible Authority with the approval of the Chief Town Planner.

Residential uses incidental to uses coming under (i) above and religious uses.

iii. Uses Prohibited:

All other uses not mentioned above.

d) INDUSTRIAL USE ZONE:

i. Uses Permitted:

All types of light and service industries other than obnoxious and nuisance type employing not more than 20 workers and power limited to 30 H.P., retail business incidental to the industries, storage, stacking yards, warehouses and godowns of non-nuisance types and small offices incidental to industries shall be permitted by the Responsible Authority in all areas zoned for industrial uses.

ii. Uses restricted:

Medium industries other than obnoxious and nuisance type with power upto 50 H.P., small residences not exceeding 50 M² in plinth area, truck terminals and junk yards, shall be permitted by the Responsible Authority with the concurrence of the Chief Town Planner.

iii. Uses Prohibited:

All other uses not mentioned above.

e) MIXED USE ZONE (Commercial & Residential)

i. Uses permitted:

All types of uses permitted under Commercial and Residential uses

ii. Uses Restricted

All the restricted uses under commercial and residential uses, with the concurrence of the Chief Town Planner.

iii. Uses Prohibited:

All other uses not mentioned above.

f) PADDY FIELD:

i. Uses permitted:

Paddy cultivation, pump house and ponds.

ii. Uses Restricted:

Crops other than paddy, poultry or animal houses, farm houses, and conversion of paddy fields into open air recreational facilities shall be permitted by the Responsible Authority, with the approval of the Chief Town Planner.

iii. Uses Prohibited:

All other uses not mentioned above.

4. GOVERNMENT COVERAGE AND F.A.R.

The coverage and F.A.R value of buildings under different occupancies shall not exceed the maximum permissible values as stipulated in the Kerala Building Rules in force/stipulated below:

Sl. No.	Building use of occupancy	Maximum permissible coverage (%)	Maximum permissi- ble F.A.R.
1.	Residential	50	1.50*
2.	Commercial	60	2.00
3.	Public and Semi-Public	30	1.50
4.	Industrial	40	1.20

Note:- The coverage and F.A.R as per the Detailed Town Planning Scheme will have to be adhered to in case the values differ from that of the Kerala Building Rules in force.

The maximum percentage of coverage shall limit the plinth area of a building. The Floor Area Ratio or F.A.R value shall limit the total built up area on all floors. F.A.R shall be calculated as below:

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F.A.R. = Total covered Area on all Floors x100

F.S.I. = Total covered Area on all floors

Sometimes the term F.A.R is used instead of F.S.I.

11. ACQUISITION OF LAND:

1. Any land in the area required for the purpose of the Scheme may be acquired by purchase, exchange or otherwise by the Authority at any time subject to the provisions of the Land Acquisition Act and without prejudice to the interests of the scheme.
2. The Responsible Authority may take up acquisition of any land which may be found necessary in future and which is not included in the scheme within the land for acquisition, with the specific consent of the Chief Town Planner and the Government.

12. DISPOSAL OF LAND:

The Responsible Authority may, with the approval of the Authority, dispose of any land belonging to the Authority or which was acquired under the scheme, by sale, auction, exchange, lease or otherwise, subject to rules framed for the purpose by the Authority and those rules shall be binding on the purchasers, transferers, heirs, assignees and their successors.

13. CONSTRUCTIONS BY THE SIDE OF PUBLIC STREETS:

1. Every building site, unless it abuts on an existing public street or an existing private street in conformity with the scheme, be made to abut to its full width in front on a street laid down and made in accordance with the provisions of this scheme.

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2. The building line in respect of the building shall be as shown in Map No. DSN/2.
3. Boundary walls or fences shall not be erected in the space between the building and the adjacent street.
4. Non-boundary wall or fence shall not exceed the line and edge of the adjacent street by a distance greater than 1.5 M measured from the outermost line of such street; Also, where the height of the wall is higher than that of the road, the top of it may be recessed so as to have a height of 1.5 M above the level of the ground of the plot.
5. Open space requirements of a building shall be in conformity with the Kerala Building Rules in force unless otherwise provided for in the scheme.
6. Minimum off-street parking space for motor vehicles shall be provided for various types of buildings as specified in the Kerala Building Rules, in force unless otherwise specifically mentioned in these rules.

14. PROHIBITION OF BUILDINGS IN UNHEALTHY SITES:

With a view to prevent contamination of water courses and channels due to the existence of burial grounds, sewage tanks and pumping stations, treatment plants, insanitary or low lying lands, the Responsible Authority may refuse to sanction any building within portions of the area, in the vicinity of which, in his opinion, the construction of building would be objectionable.

15. DRAINAGE:

Sufficient means of effectual drainage and discharge of sewage shall be provided in every private street by the owners or occupiers of sites building thereof and every site and building shall be provided with suitable drains leading therefrom to the nearest street drain. All the sullage water shall be disposed of in such a way as to prevent it from running on to or stagnating on adjacent streets. It may be used for watering gardens and compounds if no nuisance is created thereby or allowed to flow into drains or channels on it having previously been treated sanitarily in the manner required by the Responsible Authority.

16. HOUSING SCHEMES:

1. Housing schemes may be undertaken in conformity with the provisions of the scheme by the Authority or the Authority may enter into contract with Co-operative housing Societies or other housing agencies, to take up housing schemes with the previous sanction of the Chief Town Planner.

2. The sites of existing pucca and moderate dwelling houses with appurtenant area may be exempted from acquisition of land to a reasonable extent, as decided by the Responsible Authority.

17. RECONSTRUCTION OF BOUNDARIES:

1. Where necessary, boundaries of sites or land shall be redistributed and plots reconstituted with the approval of the Chief Town Planner in the manner prescribed in the Act (1) to suit the alignments of the proposed

streets(ii) to provide frontage on streets(iii) to alter or improve the size and shape of any site or plot in order to render it more suitable for building purposes ,(iv) to procure the transference of ownership of land or portion of land from one person to another and (v) to ensure a planned development of the area.

2. Proposals for redistribution or alteration of boundaries of sites or land or for reconstitution of plots or sites in the area shall be made by the owner or owners concerned or by the Responsible Authority as the case may be, to the Arbitrator in accordance with the rules at any time unless the arbitrator, by notification specified any particular time or period when such proposals should be made to him.

18. ADVERTISEMENT:

No form of advertisement other than that of the traders name and business exhibited on shops or notice exhibited in public buildings shall be permitted within the area unless otherwise approved by the Authority.

19. CLAIM FOR COMPENSATION:

Any person whose property is injuriously affected by any refusal to grant permission applied for under section 17 of the Act and /or by making of the scheme shall, if he wants to make a claim for the purpose under Section 18 of the Act, submit such claim within 12 months of the date of the scheme.

20. CLAIM FOR BETTERMENT:

1. Claims for betterment contribution under section 22 of the Act in respect of all properties which have

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increased or are likely to increase in value by the making of the scheme shall be made by the Authority to the Arbitrator in accordance with the rules, within 36 months of the date of the scheme. The betterment contribution shall be levied and recovered in accordance with the provisions of Section 23 and 24 of the Act every year at 10% of the increase in value for a period of 20 years

2. Notwithstanding anything contained in the above sub-clause, the Authority may, with the previous approval of the ~~responsible authority~~ government, agree with any owner to receive a fixed payment either in a lumpsum or by instalments in lieu of the betterment contribution.

21. POWER OF THE RESPONSIBLE AUTHORITY TO MAKE AGREEMENTS:

Subject to the provisions of Section 35 of the Act, the Responsible Authority may make any agreement with any person or body in furtherance of carrying out of the scheme or any matter in connection therewith provided that such agreement is not inconsistent with the scheme.

22. REGULATION OF SCHEME RULES:

1. The Responsible Authority may, if he thinks in particular case and subject to any conditions as he may impose, dispense with or modify, with the concurrence of the Chief Town Planner, any of the requirements of the scheme other than the requirements made obligatory by any law, provided that it is satisfied that there are circumstances warranting such dispensation or modification.

2. The Government may in any particular case a^{*}
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2. The Government may in any particular case and subject to any conditions as they may impose and in consultation with the Chief Town Planner dispense with or modify any of the requirements of the scheme other than the requirements made obligatory by any law and their decision shall be final.

23. EXECUTION OF THE SCHEME:

1. The Responsible Authority may, on the sanction of the scheme from Government, execute the scheme proposals in a phased manner. The Authority may on co-ordinate with the Government departments and other agencies in the execution of the scheme proposals and may cause the cost of implementation of the scheme by various agencies to be included in the annual budgets of these agencies on a priority criteria.
2. Pending sanction of the scheme by Government the Responsible Authority may, after publication of the scheme and approval by the Authority, take up priority projects and necessary land acquisition after obtaining sanction for the same from the Chief Town Planner and the Secretary to Government.
3. After sanctioning of the scheme by Government the scheme will be in operation till such time the scheme will be revoked or till another scheme is notified and published for the same area or part of the area included in this scheme.
4. After sanction of the scheme by Government, the Responsible Authority may allow reasonable time to any owner or person to carry out or execute any works or to ful-

fil his obligations under the scheme.

24. PENALTY:

Any person who commits or knowingly permits a branch of any of the provisions of the scheme or who neglects or fails to comply with any of the provisions of the scheme or any orders, conditions, proceedings, restrictions, limitations or terms made or imposed under or in pursuance of any of the provisions of the scheme, the rules or the Act shall, on conviction, be punished in accordance with the section 44 of the Act.

DETAILED TOWN PLANNING SCHEME FOR K.S.R.T.C. BUS STAND-PATHANATHITA

LAND USE ANALYSIS

Sl. No.	Purpose	Reserved area (In Hect.)	Addition area pro- posed to be Acquired (in Hect.)	Total	% of Total	Remarks
				Col.3 + Col.4	Col.5	
1				5	1	
2				6	7	
3				7		
4						
5	Roads including existing	1.15	0.80	1.95	15.57	
6	Residential use	6.27	-	6.27	50.08	
7	Commercial Use K.S.R.T.C. Bus Stand	0.95	0.74	1.69	13.18	
8	Public & Semi Public	1.52	-	1.52	12.14	
9	Commercial and Residential (mixed use)	0.85	-	0.85	6.79	
10	Taxies	-	0.26	0.26	2.08	
11	Park and Open space	-	-	0.02	0.16	
12	Water course	0.02	-	-	-	
				10.72	1.76	
					12.52	100.00 ✓

DETAILED TOWN PLANNING SCHEME FOR K.S.R.T.C. BUS STAND, PATHANAMTHITTA
 FORM II
ESTIMATE COST OF THE SCHEME UNDER RULE 58 OF THE TRAVANCORE TOWN PLANNING RULES

S.I. No.	Debits Rs.	Credits Rs.
1	Acquisition of land building etc.	30,00,000
1.1.	For roads and lanes	30,00,000
1.1.1.	For other purposes	8,00,000
2.	Improvements	
2.1.	Raising levels	8,00,000
2.1.1.	Forming Roads	12,00,000
2.1.1.1.	Culverts	5,00,000
2.1.1.2.	Dreins	2,00,000
2.1.1.3.	Water supply and drainages	1,40,000
2.1.1.4.	Lighting	25,000
3.	Compensation for injurious affection	15,00,000
4.	Miscellaneous	30,000
4.1.	Cost of preparation of scheme including special surveys	
4.1.1.	Cost of arbitration etc.	2,00,000
4.1.1.1.	Legal expenses	1,50,000
4.1.1.2.	Contingencies	2,00,000
4.2.	Accounts debit able to	
4.2.1.	Ordinary	
4.2.1.1.	Water works Departments	—
4.2.1.2.	Electricity Department	—
4.2.1.3.	Any other Department	—
4.3.	Other items	
4.3.1.	Betterment levy	2,00,000
		89,35,000

DETAILED TOWN PLANNING SCHEME FOR KSRTC BUS STAND, PATHANAMTHITTA
FORM NO.8

LIST OF NEW STREETS AND WIDENING OF EXISTING STREETS

No. of Streets or distinguishing letter	Situation	New street or Widening	Length of street	Width Street	Distance bett;	Width of Mete- building line	Reserva- tion or acquisi- tion
1							
2							
1	ADBA	Pathanamthitta- Mylapra lying in the North South direction	Widening	605 M 15 M	21 M	- Acquisition ✓	
C1 C1	Link road connecting Pathanamthitta- Road and Pathanamthitta-G.Hs Road to the South-West corner.	New and Widening	90 M 10 M	16 M	16 M	- Acquisition ✓	
CC	Along the west boundary	Widening	250 M 7 M	13 M	13 M	- Acquisition ✓	
D	Link road connections Pathanamthitta- Mylapra road and Road C C lying in the East-West direction	Widening	120 M 7 M	13 M	13 M	- Acquisition ✓	
6.	Connecting road between Pathanamthitta- Mylapra road and proposed ring road lying in the east-west direction.	New and Widening	85 M 15 M	21 M	21 M	- Acquisition ✓	
7.	Along the North boundary	Widening	115 M 7 M	13 M	13 M	- Acquisition ✓	
	Portion of proposed ring road	New	140 M 150 M	18 M	27 M	- Acquisition ✓	

SCHEDULE IV

DETAILED TOWN PLANNING SCHEME FOR K.S.R.T.C. BUS STAND, PATHANAMTHITTA.

FORM No.10

LAND PROPOSED TO BE RESERVED

Sl. No.	Locality	Reference to marking on maps	Approx: area in hect:	Purpose for which area is to be reserved	Present use	Remarks
1.	Area in between Pathanamthitta Mylapra road, road C1C1 and GHS road lying at the south west corner corner	Blue	0.330	Commercial	Commercial	216/4P, 2P, 5P, 8P, 3P
2.	Area in bet. Mylapra road, road C1 C1, Road DD and G.HS road	Brown	0.624 0.954	Commercial	Commercial	216/1P, 215/11p
3.	Area between Mylapra road, Road DBB and proposed ring road	Blue and Yellow	1.52	KSPRC Bus stand	KSPRC Bus stand	216/10p, 8P, 7P
4.	Area in bet Mylapra road, Road C1C1 Road DD and G.HS. road	Yellow	0.85	Residential (Mixed use)	Commercial & Residential	216/1P, 215/11P, 13, 7 P
5.	Area lying at the south-east corner of the scheme	Yellow	0.477	Residential	Residential	216/10P, 216/9P
6.	Area west of Mylapra road and between road DD and road EE	Yellow	3.383	"	"	215/9P, 4P, 2P, 2P, 197 10P, 9P, 8, 7P, 6P, 215
7.	Area East of Mylapra road and between road BB and north boundary	"	2.407 6.28 4.06 1.15	"	Road	215/1P, 5P, 6P
8.	Existing road	Gray	0.02	Pond	Pond	216/10/p
9.	Area at the south-East corner	light blue				

SCHEDULE V

DETAILED TOWN PLANNING SCHEME FOR KSRTC, BUS STAND, PATHANAMTHITTA

FORM No. 9

LAND PROPOSED TO BE ACQUIRED FOR THE SCHEME

PURPOSE FOR WHICH TO BE ACQUIRED	Sy.No.AFFECTED		Description of L and	Name of owners occupiers	Boundaries of land required to be taken up				Extend to be taken up	
	Sy.No.	Sub.division			East	South	West	North	Hect.	Acre
	2	2	4	5	5	7	8	9	10	11
ROAD ADDA	216	8 ✓	dry	-	(Road) 216/9 ✓	Scheme boundary	216/8	216/8	-	1.35
	216	1 ✓	"	-	Road ✓	216/8	216/1	216/1	-	1.95
	215	11	"	-	Road ✓	216/1	215/11	215/11	-	0.26
	215	8 ✓	"	-	215/8 ✓	215/8	Road ✓	Road ✓	-	4.95
	215	9 ✓	"	-	215/9 ✓	215/9, g	215/9	215/4	-	5.70
	215	4 ✓	"	-	215/4 ✓	215/9 ✓	215/4	215/3	-	3.02
	215	3 ✓	"	-	215/3 ✓	215/4 ✓	215/3	215/2	-	3.05
	215	2 ✓	"	-	Road ✓	215/3 ✓	215/2	215/2	-	3.73
	215	6 ✓	"	-	215/6	215/6	215/6	215/5	-	0.68
	215	5 ✓	"	-	215/5 ✓	215/6	Road ✓	215/5	-	0.59
	215	3 ✓	"	-	215/3 ✓	215/5 ✓	Road ✓	215/1	-	0.13
	215	1 ✓	"	-	215/1 ✓	215/3 ✓	Road ✓	Road ✓	-	2.40
Road C,C ₁	216	8 ✓	"	-	215/1 ✓	Road ✓	Road ✓	Road ✓	-	3.10
	216	3 ✓	"	-	216/8 ✓	216/8	216/3	216/8	-	3.04
	216	2 ✓	"	-	216/8 ✓	216/3 ✓	216/2 ✓	216/3	-	2.25
	216	4 ✓	"	-	216/3 ✓	216/4 ✓	Road ✓	216/2	-	1.10
Road C C	216	5 ✓	"	-	216/3 ✓	216/4 ✓	Road ✓	216/2	-	1.10
	216	4 ✓	"	-	216/5 ✓	Road ✓	216/4	-	0.17	
	216	3 ✓	"	-	216/4 ✓	216/5 ✓	Road ✓	216/2	-	0.16
	215	12 ✓	"	-	216/4 ✓	Road ✓	216/5 ✓	216/1	-	0.50
	197	7 ✓	"	-	215/12 ✓	216/1 ✓	Road ✓	197/7	-	1.26
	197	6 ✓	"	-	197/7 ✓	215/12 ✓	Road ✓	Road ✓	-	0.84
	197	6 ✓	"	-	197/6 ✓	197/6	Road ✓	197/6	-	0.25
Road DD	215/	11 ✓	"	-	Road ✓	196/37	197/2	197/5	-	1.19
	197	7 ✓	"	-	215/11 ✓	197/7 ✓	Road ✓	Road ✓	-	1.34
	197	7 ✓	"	-	197/7 ✓	197/7	Road ✓	Road ✓	-	0.27
	197	6 ✓	"	-	Road ✓	Road ✓	Road ✓	197/7 ✓	-	0.18
Road BB	215	7 ✓	"	-	Road ✓	Road ✓	197/6	197/6	-	0.18
	262	2 ✓	"	-	252/2 ✓	215/7 ✓	215/8	Road ✓	-	3.96
Road E,E	215	6 ✓	"	-	252/2 ✓	215/7 ✓	215/8	Road ✓	-	5.95
	262	2 ✓	"	-	252/2 ✓	259/4 ✓	215/8	262/2 ✓	-	1.50
Road B,B	262	3 ✓	"	-	252/2 ✓	Road ✓	Road ✓	215/8	-	5.16
	262	3 ✓	"	-	252/2 ✓	252/2 ✓	262/2 ✓	252/3 ✓	-	8.10
Commercial acquisition	215	6 ✓	"	-	262/3 ✓	262/2 ✓	262/3 ✓	252/4 ✓	-	10.30
	215	5 ✓	"	-	262/2 ✓	215/6	215/6	215/5 ✓	-	32.94
	262	2 ✓	"	-	262/3 ✓	215/7	215/7	215/5	-	19.25
	262	3 ✓	"	-	262/2 ✓	262/2	215/6	262/3 ✓	-	10.80
	262	3 ✓	"	-	262/3 ✓	262/2	215/6,5	262/4 ✓	-	4.33
	262	2 ✓	"	-	262/4 ✓	262/2 ✓	262/3 ✓	262/4 ✓	-	2.90
	262	2 ✓	"	-	262/4 ✓	262/2 ✓	262/2 ✓	262/3	-	0.33
	215	6 ✓	"	-	259/1,4,2	215/11	216/10,7	259/3	-	38.18
	259	2	"	-	259/4	259/2 ✓	215/7	215/7	-	22.10
	259	3	"	-	259/4	259/2 ✓	215/7	215/7	-	3.70
Parking of taxes	259	2	"	-	259/1,4,2	215/11	216/10,7	259/3	-	25.80