

detailed town planning scheme

for

**pravachambalam junction
improvement**

prepared by

the department of town planning
kerala state

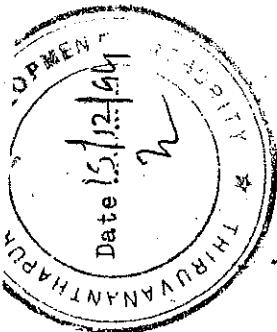
published by

the trivandrum town planning trust

GOVERNMENT OF KERALA

Planning
1994

Abstract



DTP Scheme for Pravachambalam Junction improvement -
Revocation of the Scheme - Sanctioned - Orders issued.
Local Administration (G) Department

G.O.Rt.No.5513/94/LAD. Dated, Thiruvananthapuram,

Read: 1. Letter No.P2-2486/91/TRIDA dated 13.6.91

from the Secretary, Thiruvananthapuram

Development Authority
2. Letter No.C1/14867/93 dated 7.11.94 from

the Chief Town Planner, Thiruvananthapuram.

O R D E R

In the circumstances reported by the Chief Town Planner in the letter read 2nd paper above sanction is accorded for the revocation of the Detailed Town Planning Scheme for Pravachambalam Junction as per Section 13 (2) (a) (b) of the Town Planning Act 1108. The following acquisition proposals will be charged as reservation.

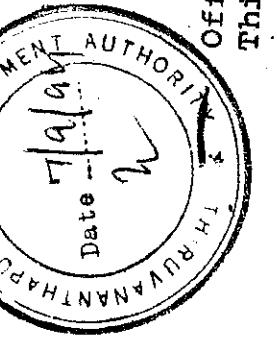
S.I.	Zoning as per No. sanctioned DTP Scheme	Survey No. of Land	Extent - - - - -	Zoning as per revision
1.	Residential acquisition	215/1, 215/2, 222/4 & 222/5	2.42	Residential Reservation
2.	Commercial acquisition	220/3, & 221/2	0.43	Commercial reservation
3.	Bus terminal acquisition	218/2 P & 218/3	0.29	Bus terminal Reservation

By Order of the Governor
K.M. GOPALAKRISHNAN NAIR,
Under Secretary to Government

To
The Chief Town Planner, Thiruvananthapuram
The Secretary, Thiruvananthapuram Development
The Accountant General, Kerala
The Examiner, Local Fund Accounts, Kerala
The SF
Forwarded/By Order
R. Bellamur

TER

No.C1/14867/94
Office of the Chief Town Planner
Thiruvananthapuram Dt: 2.9.1994



From
The Chief Town Planner,
Thiruvananthapuram.

To
S/194

The Secretary to Government,
Local Administration Department,
Government Secretariat,
Thiruvananthapuram.

Sir,

Sub:- Detailed Town Planner Scheme for Pravanchalam Junction Improvement-Sanctioned-Revocation of scheme-reg.

Ref:- Govt.Lr.No.G2/89/MAD Dt:26.5.1989

Detailed Town Planning Scheme for Pravanchalam junction Improvement was sanctioned by Government vide Order No.236/89/ LAD Dt:6.11.89. It had decided to drop the scheme and addressed Government to issue notification for dropping the scheme. But Government have directed to retain the scheme dropping the acquisition proposals. The following acquisition proposals have to be changed as reservation.

Sl.	Zoning as per NO. sanctioned DTP. Survey No. Scheme.	Extent of Zoning as per revision	Land.
1.	Residential acquisition. 215/1, 215/2, 222/4 & 222/5	0.42	Residential reservation.
2.	Commercial acquisition 220/3 & 221/2	0.43	Commercial reservation
3.	Bus terminal acquisition 218/2 P & 218/3	0.29	Bus terminal reservation.

Considering the above facts I request Government to accord sanction for Revocation of the sanctioned D.T.P Scheme as per section 13(2)(a) & (b) of the Town Planning Act 1108. The revised D.T.P.Scheme will be published objections and suggestions received will be scrutinised and forwarded to Government through the Chief Town Planner for sanction as per the provisions in the Town Planning Act, 1108.

Yours faithfully,
[Signature]
For CHIEF TOWN PLANNER
Encl: Copy of Resolution
- 1 No. with Letter.
Copy to:- TRIDA-MODERATION COMMITTEE

CONTINUE

TRIVANDRUM, KERALA, INDIA, 1970

The Meaning of the Committee

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CONTENTS

INTRODUCTION

THE SCHEME

SCHEDULES

DETAILED TOWN PLANNING SCHEME FOR
PRAVACHAMBALAM JUNCTION IMPROVEMENT

INTRODUCTION

The area around Pravachambalam junction has already developed as an urban node due to its residency location between Pappanamcode and Balaramapuram and also its being a service centre for the surrounding rural area. The location of Nemom Railway Station on the Trivandrum-Kanyakumari Railway line in the vicinity of this area has added to its importance. The existing junction of N.H.47 and Pravachambalam-Oorottambalam Road is an acuteangled one with undesirable road geometrics. Hence, this junction requires immediate planned improvement. There is a small market in the area which furnitions as a marketing centre for the surrounding rural area also. There are commercial establishments on either side of N.H. 47. Vacant land suitable for development is available on that rear of these commercial buildings. In order to control and guide the development of this junction and environs in an orderly, efficient and easthetic way, the Trivandrum Town Planning Trust has notified a Detailed Town Planning Scheme for this area under the Town Planning Act, 1108.

The Scheme Area:

The Scheme area covers an extent of 8 hectares of land and the boundaries are as follows:-

North: Sy.Nos.222/5(part), 215/2(part), 215/1(part) of Pallichal village.

East: Sy.Nos.215/1(part), 216/1(part), 216/3(part), 216/4, 217/1(part), 218/4, 218/5, 218/12 of Pallichal village.

South: Sy.Nos.220/2, 220/1 of Pallichal village and 106/1(part), 106/2 of Nemom village.

West: Sy.Nos.105/11(part), 104(part) of Nemom village and 222/6 of Pallichal village.

THE SCHEME

The following Survey Numbers of Pallichal and Nemom villages are included in the Scheme.

Pallichal village:

215/1(part), 215/2(part), 215/3, 216/1(part), 216/2, 216/3(part), 217/1(part), 218/1, 218/2, 218/3, 220/3, 221, 222/1, 222/2, 222/3, 222/4, 222/5(part).

Nemom village:

104(part), 105/11(part), 106/1(part).

SALIENT FEATURES OF THE SCHEME

The N.H. 47 is proposed to be widened to 27 metres and the Pravachambalam-Oorottambalam Road to 15 metres. A new link road 15 m. wide will connect the N.H. 47 and the Pravachambalam-Oorottambalam Road of a new right-angled junction about 100 metres east of the existing junction. Immediate land acquisition is proposed for shopping complex, public housing, bus terminal and new roads. Also, areas have been reserved for roadwidening, commercial and industrial purposes.

- Title** 1. This scheme may be called as the Detailed Town Planning Scheme for the area.
- Definitions** 2. In this scheme unless there is anything repugnant in the subject or context:
- a) "Act" means the Town Planning Act, 1908, as amended.
 - b) "Municipal Act" means the Kerala Municipal Corporation Act, 1961.
 - c) "Trust" means the Trivandrum Town Planning Trust formed under the Act.
 - d) "Executive Trustee" means the Executive Trustee of the Trivandrum Town Planning Trust.
 - e) "Chief Town Planner" means the Chief Town Planner to Government of Kerala.
 - f) "Scheme" means the Detailed Town Planning Scheme for the area.
 - g) "Arbitrator" means the arbitrator appointed for the scheme under section 26 of the Act.
 - h) "Schedule" means a schedule appended to the scheme.
 - i) "Map" means a map annexed to the Scheme.
 - j) "Street" includes roads, streets and lanes.
 - k) "Date of Scheme" means the date of notification of the scheme under section 8 of the Act in the Kerala Government Gazette.
 - l) "Rules" means the rules made under section 41 of the Act.
 - m) "Government" means the Government of Kerala.
 - n) "Building line" means a line which is in the rear of the street alignment and to which the main wall of the building abutting on a street may lawfully extend and beyond which no portion of the building may extend except as prescribed in the Kerala Municipal Building Rules in force.

Responsible authority 3. The Trivandrum Town Planning Trust shall be the responsible authority for the purpose of the scheme and shall function as such for a period of 10 years from the date of the scheme unless the Government Order otherwise.

Area of Scheme 4. The area to which the scheme applies shall be that within the inner edge of the boundary lines (dots and dash) marked in the map No.DSN/2.

Nothing in this clause shall be deemed to restrict or otherwise affect the powers of the Trust to claim or levy betterment contribution from the owner of any property not included within the area, which will come under the purview of sections 22, 23 and 24 of the Act and clause 21(1) of the Scheme.

Execution of the Scheme.

5. The execution of any works which under the Scheme are to be executed by the responsible authority or any other agency may be undertaken in such order and such time as the Trust may determine and completed within a period of 10 years unless the Government for financial or other reasons order otherwise.

2) The responsible authority shall have power to specify any date or period within which the execution of any works shall 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.

Streets.

6.1) Subject to the provisions of the Scheme all streets mentioned in schedule III shall be constructed by the responsible authority on the lines shown in the map No.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 with the approval of the Chief Town Planner.

2) Any other private street that may be permitted in the area with the permission of the responsible authority and in conformity with the proposed development of the area shall comply with the following conditions unless otherwise approved by the Chief Town Planner.

a) Every street intended to be used as a cart or carriage road shall be of at least 7 mts. width, provided that cul-de-sac not more than 200 metres in length can be permitted with a width a 5.5 metres. Cul-de-sac intended for vehicular traffic should have 4.5 metres minimum upto 90 metres length and 5.5 metres minimum width upto 200 metres length.

b) Every street intended to form the principal approach or means of access to any particular site intended for building purpose but is not intended for use as a cart or carriage road shall be at least 3.5 metres in width, provided that such site is considered suitable and approved by the

responsible authority for building purposes and provided also that in the opinion of the responsible authority a street to be used as a cart or carriage way cannot be need not be made in compliance with the requirement of sub clause (a).

Footpath access upto 20 metres length should be 1.5 metres wide.

Footpath access upto 40 metres length should be 2.5 metres wide.

Footpath access upto 60 metres length should be 3.5 metres wide.

- 3) The responsible authority may undertake to carry out any private street work or widening of any existing private street (not included in the Scheme) whether with the consent of owners or occupiers of buildings or lands 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 lands or in such proportions as may be settled by the responsible authority.

- 4) 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 lands through which the street may pass, have surrendered lands free of cost for the street, and agreed to contribute the cost of constructing the streets, provided that if 50% of the owners or occupiers abutting on any new street have surrendered lands 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.

- 5) 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

Submission of layout plans.

6) The responsible authority shall so far as the funds at his disposal may permit, provide a sufficient and satisfactory system of drains along the public streets in the area affected.

7. (i) If any owner of land within the area intends or proposes to layout a street, lane or pathway or subdivide, 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 purposes and the street or the streets either existing already or intended to be laid out and made by the owner for giving access to the site or sites.

(ii) Save in such cases as the site or sites intended for building purposes may abut on any existing public street or an existing private street, the owner of the land shall layout and make the street or streets giving access to the site or sites and connecting with the existing street in compliance with the provisions of the Scheme.

(iii) The owner of the land shall not proceed to subdivide, 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.

(iv) If the street or streets, have not been made as required by sub clauses (i), (ii) and (iii) above, the responsible authority may order the street works to be carried out or carryout the works itself in the manner prescribed in the Scheme, in which case, the cost of such works will be recovered from the owner or occupier.

(v) For the purpose of adjusting the boundary of any street the responsible authority may 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.

Approval of layout plan.

8. (1)(a) No owner or other person shall layout a street, lane or pathway or subdivide, utilise, sell, lease or otherwise dispose of his land or portions of the same as site or sites for building purposes until a site or layout plan or plans of subdivision 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 subdividing the lands in cases where the area exceeds 50 acres or where the subdivided plots exceed 10 in number.

(b) The application for approval of a site or layout plan or plans of a subdivision shall be submitted to the responsible authority in the prescribed form.

The responsible authority may in the interest of the Scheme impose reasonable restrictions and conditions and also insist on such modification of the plan as it thinks fit or cause to be made such modifications of the plan as the Chief Town Planner may consider necessary according to clause 8(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 any way alter or add to a building without conforming in every particular with the requirements of the schemes; 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 Sub 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 buildi

(b) The responsible authority may for the purpose of the Scheme demolish or cause to be demolished or alter a

(3) The responsible authority shall, before granting permission under section 15 of the Act for any site plan or layout plan or plan of subdivision or for construction or reconstruction of a building in a site in the area, take into consideration the desirability of reconstitution or redistribution of boundaries of any land or plot or plots or site or sites under clause 18 of the Scheme as it thinks fit and may impose any restrictions or conditions or pass such orders as may be necessary to secure such reconstitution or redistribution of boundaries of the land, 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, subdivisions of lands into sites for building purposes and the reservation of lands for commercial 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 sub clause 2(a) above, shall be submitted to the responsible authority in the form specified in the Kerala Municipal Building Rules, 1968 with such variations as circumstances may require and shall be accompanied by a site plan and plans of each floor, elevation and section of the proposed and 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 modification or alteration in the location, layout, structural or

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architectural design or materials of the building or buildings as it 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 person 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.

(6) The development of commercial area shall be governed by the following requirements.

(a) The width of every new street, public or private intended for use as a cart or carriage way giving access to or through a commercial precinct consisting of a continuous row of shops exceeding ten in number shall be not less than 12 metres except in the case of a cul-de-sac not exceeding 150 metres where the minimum width shall be 9 metres.

(b) The frontage of every commercial building abutting such street shall have a minimum width of 4.5 metres.

(c) For every commercial building abutting a commercial street the minimum set back from the street shall be 3 metres.

(d) In such a street no building intended for commercial use shall be located in a plot less than 60 sq.m. in extent.

(e) No service garage or auto workshop building shall be located in such a street unless the site has a minimum area of 300 sq.m. and an average plot width not less than 12 metres.

(f) The layout of all new commercial areas shall be subject to the approval of the responsible authority.

(g) For commercial areas, minimum area of off-street parking space of 18 sq.m. shall be provided for 90 sq.m. of carpet area or fraction thereof. Buildings like commercial offices and banks

reservation
of land &
zoning.

having more than 250 sq.m. of plinth area shall be considered as public buildings in providing front set back, i.e. they shall be provided with a front set back of 7.5 metres.

9. (a) For the purpose of the Scheme the streets or footpaths which may be approved or made in accordance with the provisions shall also be deemed to be included under lands reserved for the purpose of the Scheme.

(b) The Trust may from time to time, to meet the demand, declare any part of the area with the approval of the Chief Town Planner 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 lands reserved under the Scheme and treated as such.

(c) Agriculture or horticulture may be permitted in the areas reserved under (a) and (b) above.

(d) Commercial activity will not be permitted except in areas specified for the same.

e) Zoning regulation for residential zone

Uses permitted (1)	All residences, professional offices and studies of the residents community halls, clubs, parks and playgrounds incidental to the residential uses, public utility buildings such as water supply, drainage and electric installation of a minor nature and small service industries of a non-nuisance nature (See Annexure I) engaging not more than 3 workers with power limited to 3 HP. or 6 workers without power. Convenience shops such as vegetable shops, groceries, panshops, etc. may also be permitted.	Remarks
Uses restricted (2)	i. Minor educational buildings, police and fire stations, small post offices, items coming under column(i) shall be restricted by the executive authority with the concurrence of the Town Planner of the State Town Planning Service having jurisdiction over the area.	Usage of items coming under column(i)
	ii. Petrol filling stations, small auto-garages engaging not more than 5 workers and other non-nuisance type service industries engaging not more than 10 workers with power limited to 10 HP or 20 workers without power and areas or buildings for religious uses.	Usage of items coming under column (ii) shall be restricted by the executive authority with the concurrence of the Chief Town Planner to Govt.
Uses prohibited (3)	Any other use not specified in rows 1 and 2.	
		Time limit for non-conforming uses:
	Hazardous use ..	2 years
	Industrial use ..	5 years
	All other uses ..	7 years

Zoning Regulation for Commercial Zone

Uses permitted
(1) Retail and wholesale shops, godowns and warehouses, professional offices, studios, commercial offices, theatres, cinemas, hostels, hotels, lodging houses, restaurants, art stand, taxi stand, bus stands, parks and open spaces non-nuisance type of service and light industries employing not more than 10 workers and using 15 HP motors, existing residential uses and all existing uses normally permitted in public and semi public use zone.

Uses restricted
(2) i. Social Welfare Institutions, printing presses, service garages, truck terminals. Use of items coming under column(i) shall be restricted by the executive authority with the concurrence of the Town Planner of the State Town Planning Service having jurisdiction over the area.

ii. Industrial uses of non-nuisance character employing not more than 20 workers and H.P. not exceeding 30, petrol filling stations and areas and building for religious uses and small residential buildings not exceeding 50 sq.m. in plinth area. Usage of items coming under column(ii) shall be restricted by the executive authority with the concurrence of the Chief Town Planner to Government.

Uses prohibited
(3)

Junkyards, storage of materials causing dust, objectionable odours and fumes etc. and any other use not specified in rows (1) and (2)

Zoning regulation for Industrial zone

Time limit for non-conforming uses:

Hazardous uses	..	3 years
Industrial uses	..	5 years
Other uses	..	10 years

Coverage and Floor Area Ratio for the Area

Maximum coverage -	60%
F.A.R.	- 2.5

- | | | |
|------------------------|--|--|
| Uses permitted
(1) | All types of industries other than abnoxious and nuisance type industries (See Annexure II) retail business and wholesale business incidental to the industries storages and godowns, public and semi public offices incidental to the industrial use and warehousing. | Uses of items coming under column(i) shall be restricted by the executive authority with the concurrence of the Town Planner of the State Town Planning Service having jurisdiction over the area. |
| Uses restricted
(2) | i. Residences incidental to industrial use and all types of small residences not exceeding 50 sq.m. of plinth area, bus and truck terminals, junkyards, landing places and stacking yards. | Usage of items coming under column(ii) shall be restricted by the executive authority with the concurrence of the Chief Town Planner to Government. |
| | ii. Petrol filling stations, abnoxious and nuisance type industries minor storage of explosives and fire works. | |
| Uses prohibited
(3) | Any other use not specified in rows(1) and (2). | |
- Time limit for non-conforming uses:
- | | | |
|---------------|----|----------|
| Hazardous use | .. | 3 years |
| Other uses | .. | 10 years |

Transport and Communication Zone

Uses permitted

(1)

All buildings and uses connected with transport and communication such as bus terminals, railway stations, air ports, water landings, ports and harbour, transmitting and wireless stations, etc., and essential repair and service shops related to the above and transportation routes.

Uses prohibited

(2)

Any other use not specified above in (1).

Time limit for non-conforming uses:

Hazardous use

.. 2 years

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Open space
requirements.

Off-Street
Parking.

10. Any land in the area required for the scheme may be acquired by purchase, exchange or otherwise by the Trust at any time subject to the provisions of the Kerala Land Acquisition Act and without prejudice to the interests of the Scheme.
11. The responsible authority may with the approval of the Trust dispose of any land belonging to the Trust or acquired under the Scheme by sale, auction, exchange, lease or otherwise subject to rules framed for the purpose by the Trust, and those rules shall be binding on the purchasers, transferees, heirs, assignees and their successors.
12. The building line in respect of all the streets shall be as shown in map No.DSN/2. Apart from the above, all access lanes, streets etc. existing in the Scheme area will have a building line of 3 metres on either side.
13. (1) Boundary walls or fences alone shall be erected in the space between the building line and edge of the adjacent street except in shopping areas where no boundary wall or fence shall be created.
(2) No boundary wall or fence erected between the building line and the edge of the adjacent street, shall be of a greater height than 1.5 m. measured from the level at the centre line of such street. Provided also where the level of the compound is higher than that of the road this height may be exceeded so as to have a height of 1 metre above the level of the ground of the plot.
14. Open space requirements of a building shall in conformity with the Municipal Building Rules in force unless otherwise provided for in the Scheme.
15. Minimum off-street parking spaces for motor vehicles shall be provided for various types of buildings as per the following table.

Minimum Off-Street parking spaces

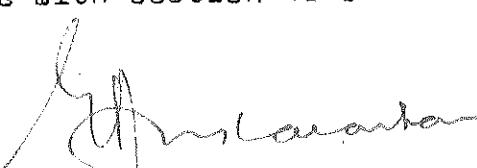
Type of use	One parking space of 18 sq.m. shall be provided for every.
Theatres & Auditoriums	40 seats of accommodation.
Commercial	90 sq.m. carpet area or fraction thereof.
Restaurants	15 seats of accommodation.
Office buildings	90 sq.m. of office floor space.
Hotels	4 guest rooms provided
Industrial buildings	50 employees in industry
Multifamily dwellings	6 dwelling units
Lodging without eating facilities for public.	6 guest rooms provided.

Height of the buildings. 16. The responsible authority in consultation with the Chief Town Planner shall have power to fix the height of the storeys of the shops business and commercial buildings and the ultimate height of the whole building or line of buildings according to their individual architectural requirements and to insist that any other architectural details may be incorporated in the design provided that the individual architectural requirement of any part shall be viewed in consideration of the general appearance.

Sanitation and Drainage. 17. Sufficient means of effectual drainage and discharge of sewage shall be provided in every private street by the owners or occupiers of site abutting thereon 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 its having previously been treated sanitarily in the manner required by the responsible authority.

Reconstitution of boundaries. 18.(a) Where necessary, boundaries of sites or lands shall be redistributed and plots reconstituted in the manner prescribed in the Act (i) to suit

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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 or (iv) to procure the transfer of ownership of land or portion of land from one person to another.	Regulation of Scheme Rules.		
b) Proposals for redistribution or alteration of boundaries of sites or lands 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, or the Arbitrator in accordance with the rules at any time unless the Arbitrator by notification specify any particular time or period when such proposals should be made to him.			
Advertisement.	19. No form of advertisement other than that of the traders name and business exhibited on shops or notices exhibited on public buildings shall be permitted within the area unless otherwise approved by the responsible authority.	Time of execution of Scheme.	
Claims for compensation.	20. Any person whose property is injuriously affected by any refusal to grant the permission applied for under section 15 of the Act and or by making of the Scheme shall, if he wants to make a claim for the purpose under the Act submit such claim within 12 months of the date of the Scheme.		
Claims for betterment.	21. (1) Claims for betterment contribution under the Act in respect of all properties which have increased or are likely to increase in value by making of the Scheme shall be made by the Trust 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 the Act every year at 10% of the increase in value for a period of 10 years. (2) Notwithstanding anything contained in the above sub-clause, the Trust may with the previous approval of the Government, agree with any owner to receive a fixed payment either in a lumpsum or by instalments in lieu of the betterment contribution.	Penalty.	
Power of responsible authority to make agreement.	22. Subject to the provisions of the Act, the responsible authority may make an agreement with any person or body in furtherance or carrying out of the scheme or any matter in connection therewith provided that such agreement is not inconsistent with the scheme.	Trivandrum-3,	27
	23. (1) The responsible authority may, if he thinks in any particular case and subject to any conditions as it 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 he is satisfied that there are circumstances warranting such dispensation or modification. (2) Government may in any particular case in consultation with the Chief Town Planner and subject to any condition as they may impose, 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.		
	24. Notwithstanding anything contained in the Scheme, the responsible authority may without prejudice to the efficient operation of the Scheme. (1) defer the execution of any or all works for a period of not more than two years from the date of the Scheme unless otherwise permitted by the Government. (2) allow reasonable time to any owner or person to carryout or execute works or to fulfil his obligation under the Scheme.		
	25. Any person who commits or knowingly permits a breach 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, limitation 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 section 43 of the Act.		



G. BHASKARAN NAIR,
Chief Secretary to Government & Chairman,
Trivandrum Town Planning Trust.

ANNEXURE - II

List of obnoxious or nuisance industries subject to objectionable odours, fumes, effluents or processes.

ANNEXURE - I

Type of non-obnoxious and non-nuisance type of service or light industries.

1. Flour Mills.
2. Embroidery and lace manufacturing.
3. Gold and Silver smithy.
4. Watch, pen and spectacles repairing.
5. Laundry, dry cleaning and dyeing.
6. Photo and picture framing.
7. Manufacture and repair of musical instruments.
8. Automobile servicing (excluding repair).
9. Radio servicing and repairing.
10. Cotton and silk printing.
11. Bakeries.
12. Confectionaries.
13. Cold storage.
14. Aerated waters and fruit beverages.
15. Manufacture of tobacco products.
16. Garment making.
17. Electro plating.
18. Bamboo and cane products.
19. Sports goods.
20. Cardboard box and paper products.
21. Domestic electrical appliances.
22. Toy making.
23. Furniture without machinery.
24. Wooden electrical accessories.
25. Copper, brass and metal utensils.
26. Small foundries.
27. Padlocks.
28. Sanitary fittings and other similar industries.

.....

I. Manufacture of food stuffs:

1. Slaughtering, preservation of meat and fish and canning fish.

II. Manufacture of beverages:

2. Production of distilled spirits, wines, liquors etc. from alcoholic malt, fruits and malts in distillery and brewery.
3. Production of country liquor and indigenous liquor such as toddy, liquor from mahua, palm juice.

III. Manufacture of wood and wooden products:

4. Sawing and planing of wood.
5. Wood seasoning and creosoting.
6. Manufacture of veneer and plywood.
7. Paper, pulp and straw board.

IV. Manufacture of leather and leather products:

8. Currying, tanning and finishing of hides and skins and preparation of finished leather.

V. Manufacture of rubber, petroleum and coal products:

9. Manufacture of tyres and tubes.
10. Manufacture of industrial and synthetic rubber.
11. Reclamation of rubber.
12. Production of petroleum, kerosene and other petroleum products in refineries.
13. Production of coaltar and coke in coke oven.

VI. Manufacture of chemicals and chemical products:

14. Manufacture of basic industrial chemicals such as acids, alkalies and their salts not elsewhere specified (specially sulphurous, sulphuric, nitric, hydrochloric etc. acids) ammonia, chlorine and bleaching powder manufactures.

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S C H E D U L E S

- I. Ownership and extent of lands included in the Scheme in Form No. 7.
 - II. Estimate of total and net cost of Scheme in Form No. 11.
 - III. List of new streets and widening of existing streets in Form No. 8.
 - IV. Land proposed to be reserved in Form No. 10.
 - V. Land proposed to be acquired for the Scheme in Form No. 9.
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1 2 3 4 5 6 7 8 9 10 11 12 13

Palli-Chal	PP.2/409-1	•	3A2	O 2.00	•	Krishna Pillai Kuttan Pillai	671	•	Printing Press	Pucka
PP.2/409-2	•	•	3B2	O 8.00	•	-do-	•	•	Textiles	-do-
PP.2/409-3	•	•	•	•	•	-do-	•	•	General Stores	-do-
PP.2/410-1@	•	•	•	•	•	-do-	•	•	-do-	-do-
PP.2/407	•	•	3B C	5.665	•	Narayana Pillai Thankarpanair	•	•	Flour & Rice Mill	-do-
PP.2/406	•	•	3B O	1.417	•	-do-	•	•	Tuition Metal Store	Moderate Home & Stone tiled Store
PP.2/408-1	•	•	3B1	O 668	•	-do-	•	•	Katcha Thatched.	-do-
PP.2/408-2	•	•	3B1	7.700	•	-do-	•	•	Murukkan Store	Moderate Tiled.
PP.2/408-3	•	•	3B2	O 625	•	-do-	•	•	Tailoring shop.	-do-
PP.2/41	•	•	3B O	8.35	•	Janaki Pillai Chellamma Pillai	2905	•	General Store.	-do-
216	1	•	3B 4	4.251	•	•	•	•	Textiles	Moderate tiled.
3B 24	•	8.042	•	Narayana Pillai 91	•	Dry. Vacant.				
3B 1	•	4.000	•	E.F.admanalha Pillai	•	Dry Vacant.				
216	1	•	4.962	Government	•	Road poram-boke.				

Palli-chal	PP.392	•	4 1-2-12	O 1.250	•	Kanniyammal Essakkai Ammal	2058	•	Residence	Katcha Thatched
PP2/393	•	1-44	O 2.400	•	•	•	•	•	-do-	-do-
PP2/393-1	•	•	•	•	•	•	•	•	-do-	-do-
PP2/399	•	1-3-8	O 2.750	•	Raman Nadar Sankaran Nadar	3358	•	•	Moderate Tiled.	-do-
PP2/399-1	•	•	•	•	•	•	•	•	Provision	-do-
1-3-8-1 0	1-100	•	•	•	•	•	•	•	Store Ration	-do-
1-3-8-1 0	1-100	•	•	•	•	•	•	•	Depot Tutorial	-do-
PP2/391	1-5-C	O 7.50	•	K.Rajasekharan Nair	•	•	•	•	Katcha Thatched	-do-
PP2/391/1	•	•	•	•	•	•	•	•	Vaidyasaala.	-do-
PP2/391/2	•	•	•	•	•	•	•	•	Textiles	-do-
PP2/391/3	•	•	•	•	•	•	•	•	Vacant	-do-
PP2/391/4	•	•	•	•	•	•	•	•	Murukan Shop	-do-
PP2/400	1-A2.	O 4.000	•	Perumal Nadar Kochukrishnan Nadar.	4503	•	•	•	Katcha Thatched	-do-
PP2/400-1	1-A8	O 2.250	•	•	•	•	•	•	Vacant	-do-

2	3	4	5	6	7	8	9	10	11	12	13	-
PP2/420-2	..	1A8	o	2.250	..	Perumal Nadar	..	..	Vacant	Katcha Thatched		
PP2/420-3	..	..	..	..	..	Krishnan Nadar	..	..	Rice shop	-do-		
PP2/420-4	..	..	..	..	..	..	..	..	Tailoring shop.	-do-		
PP2/420-5	..	..	..	..	..	..	..	..	Bakery	-do-		
PP2/420-6	..	..	..	..	..	..	..	..	Residence	-do-		
PP2/394	216.1B	o	4.250	..	Chinnan Fonnan	569.3	..	..	Fuel Shop	Katcha Thatched		
PP2/395									Residence	Moderate Tiled.		
PP2/396									-do-	-do-		
PP2/396-1									-do-	-do-		
PP2-398									Workshop	Katcha Thatched		
PP2-398/1									Vacant	-do-		
PP2/398-2									Vaidyāsala	-do-		
PP2/390	1D6	c	9.000	..	Krishnan Reghunathan	509.3	..	..	Residence	Moderate Tiled.		
PP2/403	2A1-13	o	13.750	..	Ayyappan Panicker Bhaskara Panicker	434	..	..	Residence	Moderate Tiled.		
PP2/404									Watch re-pairing	Puckar-R.C.C.		
PP2/404-1									Textiles	-do-		
PP2/404-2									Provision Store	-do-		
PP2/411	2A2-13	o	0.916	..			9	10	11	12	13	
PP2/4C2	..	2A2-15	o	3.916 2/3	..	Narayana Pillai Than-kappan Nair.	2502	..	..	Coir shop	Mod-er-ence	
	2C1	o	1.316 2/3	..			X	..	..	Tailoring	te til-Katcha	
									ing	ing thatch-	ing	
PP2/412-1	..	..	..	..	..	..	..	..	..	Murukkan	-do-	
PP2/412-2	..	..	..	..	..	..	..	..	shop.			
PP2-403-3	..	..	..	..	..	..	..	..	..	..
PP2/412	..	216.2A5	o	3.666	..	Perumal Nadar Kochu-	krishnan Nadar.	4503	..	Vacant.		
	2C2	o	2.183 1/3	..					..	Road		
PP8/138	BB	o	2.750	..	Chandrasekharan Nair	..	..	..	..	Arrack Katcha shop.	Murukkan	-do-
PP8/140											shop.	
PP8/140-2										Residence	-do-	
PP8/134	3A	..	..	..	..	..	..	..	Barber shop-do-			
PP8/134-1									Teashop	-do-		
PP8/135												
3A1		c	2.250	..	Sivarama Panicker Sasidhara Panicker	1864	Under	Moder-		
										Constru-R.C.C.		
										ction.		

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1	2	3	4	5	6	7	8	9	10	11	12	13
PB8/136	..	3A2	C	4.00	O	4.00	..	Government
PP8/136-1	..							Kalyayani
PP8/139								Narayani.				
PP8/139-1	..	216	2B	O	4.00	O	4.00	..	..	..	..	..
PP8/132	..	3C	O	92.3C	..							
PP8/133												
PP8/133-1	..											
PP8/131												
PP8/141												
PP8/130	..	3C	O	13.25	..			Mathewi Appi	..	..	..	..
PP8/308	..	217	1	1	19.00	..		Government	..	..	..	..
PP8/308	..	218	1-1	O	3.250	..						
PP8-308/1	..	1-2	O	3.750	..							
PP8/309-1	..	..	..	..	..	..	..
PP8-309/2	..	..	..	..	..	..	..
PP8-309/3	..	..	..	..	..	..	..
PP8-305	..	2	O	54	..	G. Chellamma	..					
PP8/306	..	..	..	..	..	..	..
PP8/307	..	..	..	..	..	..	..
PP8/307-1	..	..	..	..	..	..	..
PP8-3C7/2	..	..	..	..	..	..	..
PP8/303	..	218	2	O	19.00	..		G. Meenakshy	..	..	..	..
PP8-303/1	..	..	..	..	..	..	..
PP8-304	..	218	3	C	25	..						
PP8/302	..	3	O	12	K. K. Kuttappa Pani-	..	..			
PF8/322	220	3	O	96	Raman Pillai Chella-5400	..	..			
PP8/322-1	..	..	..	..	Raman Pillai Chella-5400	..	..			
PP8/322-2	..	..	..	..	ppan Pillai	..	..			
PP8/322-3	..	..	..	..		..	..
PP8/322-4	..	..	..	..		..	..

1	2	3	4	5	6	7	8	9	10	11	12	13
PP8-322/5	•	•	•	•	•	•	•	•	•	•	•	•
PP8-324	•	•	•	•	•	•	•	•	•	Residen-	Katcha	-
PP8-325	•	•	•	•	•	•	•	•	•	tial.	Thatch-	-
PP8/32C	•	3	0	68.000	•	Krishnan Narayanan	5401	•	•	-do-	-do-	Moderate
PP8/321	•	•	•	•	•	•	•	•	•	Tea shop	Katcha	-
PP8/321-1	•	•	•	•	•	•	•	•	•	Radio Ser-Pucka	vicing	R.C.C.
PP8/321-2	•	•	•	•	•	•	•	•	•	Handloom	-do-	-
PP8/323	•	•	•	•	•	•	•	•	•	Co-opera-	-	-
PP8/318	•	3.3	0	35.70	•	Anur Kesavan	5402	•	•	Flour Mill	Moder-	-
PP8/319X	•	•	•	•	•	•	•	•	•	te ti-	te ti-	-
PP8/319Y	•	•	•	•	•	•	•	•	•	led.	led.	-
PP8-319/2	•	•	•	•	•	•	•	•	•	Kailali	Katcha	-
PP8/319-3	•	•	•	•	•	•	•	•	•	Tutorial	Thatched	-
PP8/319/4	•	•	•	•	•	•	•	•	•	Hardware	Pucka	-
PP8/319/4	•	•	•	•	•	•	•	•	•	R.C.C.	-	-
PP8/317	•	3-4-3	0	24.70	•	Kamalamma Pillai	147	•	•	Textiles	-do-	-
PP8/317-1	•	2	3	4	5	6	7	8	9	Bakery	-do-	-
PP8/317-1	•	2	3	4	5	6	7	8	9	Tailoring	-do-	-
PP8/317-1	•	2	3	4	5	6	7	8	9	shop.	-do-	-
PP8/312	•	3-5	1	67.30	•	Janamma Pillai	5404	•	•	Coconut	Katcha	-
PP8/314	•	3-7	0	22.00	•	Chellamma Pillai	•	•	garden	Thatched	Vacant	-
PP8/313	•	3-6	0	17.250	•	Krishna Pillai	•	•	Market	Market	Market	-
PP8/313-1	•	3-2	0	11.750	•	Krishna Pillai	•	•	Stalls.	9 Market	Stalls.	-
PP8/315	•	3-8	0	11.750	•	Syamala and Krishna	•	•	Residen-	Pucka	Residential	-
PP8/315	•	3-8	0	11.750	•	Pillai Gopinathan	•	•	tial.	R.C.C.	RCC	-
PP8/315-1	•	3-8	0	11.750	•	Nair.	•	•	Provision	-do-	General	-
PP8/315-1	•	3-8	0	11.750	•	Kamalamma Pillai 6005	•	•	Store.	-do-	Stores.	-do-
PP8/315-1	•	3-8	0	11.750	•	Syamala and Krishna	•	•	Residential	Pucka	RCC	-
PP8/315-1	•	3-8	0	11.750	•	Pillai Gopinathan	•	•	Retail	-do-	shop	-

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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 | 467 | 468 | 469 | 470 | 471 | 472 | 473 | 474 | 475 | 476 | 477 | 478 | 479 | 480 | 481 | 482 | 483 | 484 | 485 | 486 | 487 | 488 | 489 | 490 | 491 | 492 | 493 | 494 | 495 | 496 | 497 | 498 | 499 | 500 | 501 | 502 | 503 | 504 | 505 | 506 | 507 | 508 | 509 | 510 | 511 | 512 | 513 | 514 | 515 | 516 | 517 | 518 | 519 | 520 | 521 | 522 | 523 | 524 | 525 | 526 | 527 | 528 | 529 | 530 | 531 | 532 | 533 | 534 | 535 | 536 | 537 | 538 | 539 | 540 | 541 | 542 | 543 | 544 | 545 | 546 | 547 | 548 | 549 | 550 | 551 | 552 | 553 | 554 | 555 | 556 | 557 | 558 | 559 | 550 | 551 | 552 | 553 | 554 | 555 | 556 | 557 | 558 | 559 | 560 | 561 | 562 | 563 | 564 | 565 | 566 | 567 | 568 | 569 | 570 | 571 | 572 | 573 | 574 | 575 | 576 | 577 | 578 | 579 | 580 | 581 | 582 | 583 | 584 | 585 | 586 | 587 | 588 | 589 | 590 | 591 | 592 | 593 | 594 | 595 | 596 | 597 | 598 | 599 | 600 | 601 | 602 | 603 | 604 | 605 | 606 | 607 | 608 | 609 | 610 | 611 | 612 | 613 | 614 | 615 | 616 | 617 | 618 | 619 | 620 | 621 | 622 | 623 | 624 | 625 | 626 | 627 | 628 | 629 | 630 | 631 | 632 | 633 | 634 | 635 | 636 | 637 | 638 | 639 | 640 | 641 | 642 | 643 | 644 | 645 | 646 | 647 | 648 | 649 | 650 | 651 | 652 | 653 | 654 | 655 | 656 | 657 | 658 | 659 | 660 | 661 | 662 | 663 | 664 | 665 | 666 | 667 | 668 | 669 | 660 | 661 | 662 | 663 | 664 | 665 | 666 | 667 | 668 | 669 | 670 | 671 | 672 | 673 | 674 | 675 | 676 | 677 | 678 | 679 | 680 | 681 | 682 | 683 | 684 | 685 | 686 | 687 | 688 | 689 | 690 | 691 | 692 | 693 | 694 | 695 | 696 | 697 | 698 | 699 | 700 | 701 | 702 | 703 | 704 | 705 | 706 | 707 | 708 | 709 | 710 | 711 | 712 | 713 | 714 | 715 | 716 | 717 | 718 | 719 | 720 | 721 | 722 | 723 | 724 | 725 | 726 | 727 | 728 | 729 | 720 | 721 | 722 | 723 | 724 | 725 | 726 | 727 | 728 | 729 | 730 | 731 | 732 | 733 | 734 | 735 | 736 | 737 | 738 | 739 | 730 | 731 | 732 | 733 | 734 | 735 | 736 | 737 | 738 | 739 | 740 | 741 | 742 | 743 | 744 | 745 | 746 | 747 | 748 | 749 | 740 | 741 | 742 | 743 | 744 | 745 | 746 | 747 | 748 | 749 | 750 | 751 | 752 | 753 | 754 | 755 | 756 | 757 | 758 | 759 | 750 | 751 | 752 | 753 | 754 | 755 | 756 | 757 | 758 | 759 | 760 | 761 | 762 | 763 | 764 | 765 | 766 | 767 | 768 | 769 | 760 | 761 | 762 | 763 | 764 | 765 | 766 | 767 | 768 | 769 | 770 | 771 | 772 | 773 | 774 | 775 | 776 | 777 | 778 | 779 | 770 | 771 | 772 | 773 | 774 | 775 | 776 | 777 | 778 | 779 | 780 | 781 | 782 | 783 | 784 | 785 | 786 | 787 | 788 | 789 | 780 | 781 | 782 | 783 | 784 | 785 | 786 | 787 | 788 | 789 | 790 | 791 | 792 | 793 | 794 | 795 | 796 | 797 | 798 | 799 | 790 | 791 | 792 | 793 | 794 | 795 | 796 | 797 | 798 | 799 | 800 | 801 | 802 | 803 | 804 | 805 | 806 | 807 | 808 | 809 | 800 | 801 | 802 | 803 | 804 | 805 | 806 | 807 | 808 | 809 | 810 | 811 | 812 | 813 | 814 | 815 | 816 | 817 | 818 | 819 | 810 | 811 | 812 | 813 | 814 | 815 | 816 | 817 | 818 | 819 | 820 | 821 | 822 | 823 | 824 | 825 | 826 | 827 | 828 | 829 | 820 | 821 | 822 | 823 | 824 | 825 | 826 | 827 | 828 | 829 | 830 | 831 | 832 | 833 | 834 | 835 | 836 | 837 | 838 | 839 | 830 | 831 | 832 | 833 | 834 | 835 | 836 | 837 | 838 | 839 |<
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SCHEDULE-II
DETAILED TOWN PLANNING SCHEME FOR PRAVACHAMBALAM
JUNCTION IMPROVEMENT.

FORM NO.11

Estimate of cost of the Scheme Under Rule 38 of the Travancore Town Planning Rules.

Debits	Rs.	Credits	Rs.
1. Acquisition of lands, buildings etc.		1. Government Grants	
i) For roads and lanes	1,02,000	2. Contribution from	
ii) For other purposes	10,37,000	(a) Government Departments	
2. Improvements.		i.P.W.D.	25,00
i) raising level.	25,000	ii.P.H.E.D.	50,00
ii) forming roads	25,000	(b) Other Local authorities	50,00
iii) Drains	10,000	i.K.S.E. Board	50,00
iv) Water supply and Drainage.	50,000	ii.K.S.R.T.C/Pallikal Panchayat	1,50,00
v) Lighting	50,000	iii.Housing Board	50,00
vi) Residential areas	50,000	(c) Private agencies	5,00
vii) Commercial areas	25,000	3. Sale proceeds.	5,00
viii) Bus terminal	10,000	i.Acquired building	7,20,00
3. Compensation for injurious affection	50,000	ii.Sites for residential purposes	4,50,00
4. Miscellaneous		iii.Sites for commercial purposes	
i) Cost of preparation schemes including special surveys	10,000	4. Accounts debit able to	
ii) Cost of arbitration etc.	25,000	i.Accounts Ordinary.	
iii) Legal expenses	25,000	ii.Water Works Department	
iv) Contingencies	15,000	iii.Electrical Department	
Total	15,09,000	iv.Any other Department.	
		5. Other items.	
		i.Betterment levy	2,00,00
		Total	

G.BHASKARAN NAIR MAN
CHIEF SECRETARY TO GOVERNMENT
Trivandrum Town Planning

DETAILED TOWN PLANNING SCHEME FOR PRAVACHAMBALAM JUNCTION IMPROVEMENT.

FORM No.8

List of new streets and widening of existing streets.
(Under Rule 37 (ii) of the Travancore Town Planning Rules 1113)

Road "A.A"	Names of Streets distinguishing letters.	New Street or Widening	Width of streets (in metres)	Distance between buildings (in metres)	Width (in metres)	Remarks
Road "B.B"	Portion of main road passing through Pravachambalam Junction.	New Road	80.0	15.0	21.0	9
Road "C.C"	New Road connecting N.H.47 and Oruttambalam Road.	Widening	100.0	12.0	18.0	9
Road "D.D"	Road connecting main road and proposed Railway Station.	Widening	125.0	10.0	13.0	6
Road "D.D"	Road Connecting main road and Kudumbannore.	New Road	85.0	10.0	13.0	6
Road "E.E"	Road connecting Oiruttambalam Road and area proposed to be acquired for Residential development.	Partially new, partially widening.	80.0	7.0	10.0	5

G.BHASKARAN NAIR,
CHIEF SECRETARY TO GOVERNMENT AND CHAIRMAN
Trivandrum Town Planning Trust.

SCHEDULE IV
PLANNING SCHEME FOR PRAVACHAMBALAM JUNCTION IMPROVEMENT
FORM No.10

Land Proposed to be reserved (Under Rule 37(iv) of the Travancore Town Planning Rules, 1113).

Locality.	Reference to marking area in map.	Approximate Ares. ²	Purpose for which area is to be reserved.	Present use	Remarks
1.	Road "A.A" on the southern side of the main road (N.H.47)	35.68	Road widening	Commercial Residential	105/11/106/1 of Nemom Village and 220/3 and 217/1 217/2 Part of Pallichal Village
2.	Road "D.D" on the eastern side of Road to Kodumpanoor.	"	"	Vacant	220/3 of Pallichal (Part Village)
3.	Road "E.E" connecting present N.H. and Old Road.	0.64	"	"	217/2 Part of Pallichal Village
4.	The area on the southern side of Road "A.A." and western side of present private market.	5.12	Commercial	Vacant and Residential	220/3 Part of Pallital Village
5.	The area on the eastern side of Road "D.D" and southern boundary of the Scheme	5.76	Residential	"	220/3 Part of Pallichal Village
6.	The area in between the Scheme boundary and Road "B.B".	13.44	Residential	Vacant and Residential	216/3 Part of Pallichal Village.
7.	Area on the western side of Road "D.D" and Eastern side of the area proposed for Residential acquisition.	14.40	"	Vacant and residential	215/1 of Pallichal (Part) Village.
8.	Area on the north-west corner of the Scheme boundary	"	"	"	222/5 Part of Pallichal Village.
9.	Area on the northern side of main road and Pravachambalam-Oruttambalam road.	80.64	Mixed use	Commercial, Residential Vacant and Industrial	222/1, 2, 3 and Part of 4, 215/3, 215/1 (Part of Pallichal Village, and 216/2 part and part 3 of the same village.
10.	Area in between main road and Pravachambalam Road.	31.72	"	"	216/3 Part of Pallichal Village.

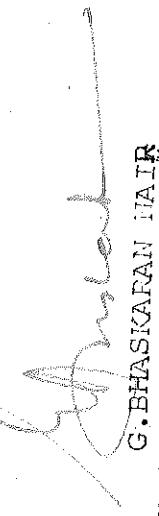

G. BHASKARAN NAIR
CHIEF SECRETARY TO GOVERNMENT AND CHAIPTIAN,
TRIVANDRUM TOWN PLANNING TRUST.

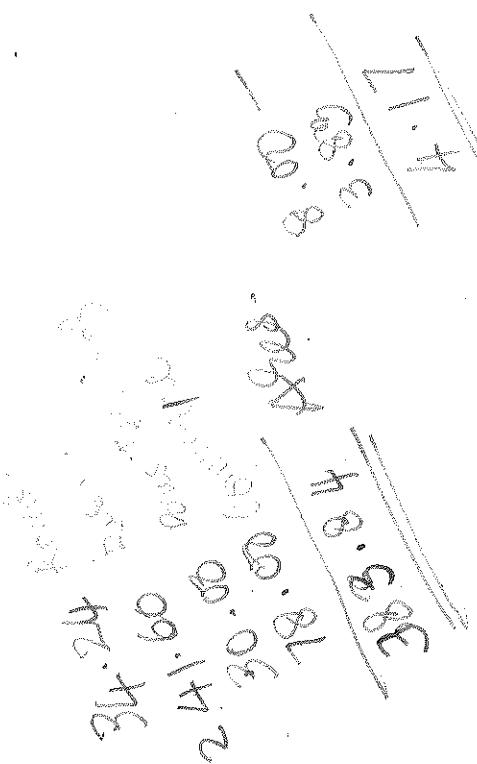
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DETAILED TOWN PLANNING SCHEME FOR PAVACHAMBALAM JUNCTION IMPROVEMENT

FORM No.9
LAND PROPOSED TO BE
ACQUIRED

(Under Rule 37 (iii) of Travancore Town Planning Rules 1113)

Purpose for which land to be acquired.	Name of Village	Sy. No. of Land	Affe-cted	Des-crip-tion or Sub-Divis-ion	Occupi-er.	Name of Owner	Boundaries of land		Extent	Hectrs. Ares	Re-marks.
							East	South	West	North	
1	2	3	4	5	6	7	8	9	10	11	12
Road "A.A."	Pallichal	220	3	Dry	..	318/12	320/3	320/3	217/1	0	3.84
Road "B.B."	"	216	3	"	..	216/3	217/1	216/3	216/3	0	12.80
Road "C.C."	"	222	6	"	..	222/4 & 5	104 (Nemom Villa-ge)	22/6	222/6	0	7.04
Road "D.D."	"	215	1	"	..	215/1	216/1	215/1	215/1	0	10.56
Residential	"	222	4	"	..	215/2	221/1, 222/6	222/5	222/5	0	34.24
	"	222	5	"	..	215/2	222/4	222/6	222/5	0	60.24
	"	215	2	"	..	215/1	216/1	222/4	215/2	0	66.48
	"	215	1	"	..	215/1	215/3	222/5	215/2	0	62.72
										2	41.60
1	2	3	4	5	6	7	8	9	10	11	12
Commer-cial	Pallichal	220	3	Dry	..	218/12	220/2	220/3	221/1	0	13
Bus Termi-nals.	Pallichal	218	2	Dry	..	218/3	218/6	218/1	217/1	0	78.80
											18.48
218	3	"	"	..	218/4	218/6	218/2	217/1	0	11.52	
Total									0	30.00	


 G. BHASKARAN NAIR
 CHIEF SECRETARY TO GOVERNMENT AND CHAIRMAN
 Trivandrum Town Planning Trust.


 34.24
 241.60
 230.80
 18.80
 408.84
 3.60
 383.84
 383.84