

61 pages

Draft DTP scheme for Vellar sub centre in the

Kovalam - Vizhinjam development area

NOTES

DRAFT DETAILED TOWN PLANNING SCHEME FOR VELLAR SUB CENTRE  
IN THE KOVALAM - VIZHINJAM DEVELOPMENT AREA:

INTRODUCTION:

Kovalam emerging from the bosom of the Arabian Sea with its alluring beauty, picturesque landscape and rugged hills has acquired a unique position in India as a Sea Resort and has become the star attraction of tourists. In the draft development plan for the Kovalam-Vizhinjam Area prepared by the Town Planning Department it is proposed to have two sub-centres for commercial and allied activities, one at Kovalam to serve the tourism developments there and the other at Vizhinjam near the fishing harbour. The Sub Centre at Kovalam is proposed to be located near the beach at Vellar by the side of the newly formed Vellar Road at the beach end. A hotel complex for the middle and low income group tourists is also proposed to be located there. The Triyandrum Town Planning Trust has notified this area for the above purpose. The site selected for the sub centre is contiguous to the Kovalam Sea Resort and is endowed with scenic beauty which, if utilised properly, can act as another centre of attraction for tourists.

SCOPE FOR DEVELOPMENT:

- a. As a Sub Centre: This area is aptly suited for development as a sub centre due to
- i. Proximity to Kovalam Beach.
  - ii. Availability of land at comparatively cheaper rates.
  - iii. Proximity to the proposed National Highway.
  - iv. Natural beauty of the area.

b. As a Tourist Centre:

- i. The rocky terrain gives excellent scope for the expansion of rock gardens near the beach.
- ii. The enchanting beach promises a healthy and joyful environment.
- iii. The backwaters nearby with their long stretches of palm fringed beach and tiny islands have great potentialities for tourism development.

THE SCHEME:

- a. Extent: The notified area comprises 17.702 hectares of land.

b. Existing land use: In the notified area there are at present 79 houses, out of which 9 are moderate, 54 are kutcha and 16 are huts. There are no pucca structures in the area. The existing temple near the beach occupies an area of 0.288 hectares. This is an undeveloped rural area without any shopping facilities at present. A new road having a right of way of 30 m. at the entrance and 56 m. at the end near the beach, gives access to this area.

The Edayar lake extends to a length of about 5 Kms. There are two tiny islands at its mouth. The lake is at present used for soaking coconut husks, for coir industry. This use has to be prohibited in future, so that facilities for boating in the lake can be arranged. However alternate facilities for producing coir yarn from coconut husks should be provided on the eastern bank of Edayar Lake to those who are at present engaged in this trade and who will be affected by the proposed location of the boat club or marina.

c. Proposed Activities in the Sub Centre: The Vellar Sub Centre is proposed to include the following.

- i. Shopping facilities, eating facilities and lodging facilities.
- ii. Hotel accommodation for middle income and low income groups.
- iii. Public and semi public uses, like Police Station, Fire Station, Post Office etc.
- iv. Utilities like bus stand, taxi stand etc.
- v. Recreation and amusement, Eg. Parks, open spaces, small amusement centres, boat club etc.

d. Phased Development of the Vellar Sub Centre:

1. In the first phase of development it is envisaged to develop part of a hotel complex to cater to the home tourists and some limited commercial developments to serve the tourist population and the floating population. Also an area is set apart for location of public offices which are urgently needed in the locality. Eg. Police Station, Post Office, Fire Station etc. An area for a bus terminal which can be expanded into a bus station in future is also provided. A total of 5.7178 hect. have to be acquired for this.

....3.

<u>Responsible Authority</u>	3. The Executive Trustee of the 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.
<u>Area of scheme</u>	4. 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 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 22(1) of the Scheme.
<u>Ownership and Extent.</u>	5. The ownership of all lands in the area with extent as per the registers maintained in the panchayat and/or village office as on the date of publication of the notification, under section 8 of the Act is given in Schedule I.
<u>Estimate of the cost.</u>	6. 1. An estimate of the total and net cost of the scheme is given in Schedule II. The net cost is proposed to be financed as therein stated. The estimate is liable to such revision as the responsible authority may consider necessary. 2. 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. 3. The responsible authority shall have power to specify any date or period within which the execution of any works which under the Scheme are to be executed 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.

....6.

Streets

7. (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 metres width, provided that cul-de-sac not more than 200 m. in length can be permitted with a width of 5.5 metres.
  - (b) Every street intended to form the principal approach or means of access to any particular site intended for building purposes but is not intended for use as a cart or carriage road shall be at least 3.5 m. 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 ~~intended~~ to be used as a cart or carriage way cannot be or need not be made in compliance with the requirements of subclause (a).
  - (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.

....7.

- (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 lane.
  - (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.
8. (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 and 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 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 an existing street in compliance with the provisions of the scheme

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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 carry out 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 carry out the works himself 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

9. (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 portion or portions of the same as site or sites for building purposes until a site or layout plan or plan 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 plot exceeds 10 in number.

b) The application for approval of a site or layout plan or plan 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 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.

.....9.

(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 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 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 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 so far 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 any land or plot or plots or site or sites under clause 19 of the scheme as he 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, sub divisions 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 Clause 2(a) above, shall be submitted to the responsible authority in the form specified in the

.....10.

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 architectural design or materials of the building 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 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 have been 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 m.
  - 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.

....11.

- e) No service garage or auto work shop 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 streets shall be subject to the approval of the responsible authority.
- g) Coverage and F.A.R. of commercial zone:
  - 1. Maximum coverage 40 percent
  - 2. Maximum F.A.R. 80 percent

Note: 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:

$$\text{F.A.R.} = \frac{\text{Total covered area on all floors} \times 100}{\text{Plot area}}$$

Reservation of land and zoning

- 10. a) A list of lands reserved for streets and other purposes is given in Schedule IV. For the purpose of the scheme the streets or footpaths 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 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 area reserved under (a) and (b) above.
- d) Commercial activity will not be permitted except in areas specified for the same and the use provisions in commercial zones will be as below.

....12.

(e) ZONING REGULATIONS FOR COMMERCIAL ZONE

uses permitted 1	Retail and wholesale shops, godowns and ware houses, professional offices, studies, commercial offices, financial institutions job printing works, theatres, cinemas, hostels, hotels, lodging houses, restaurants, taxi stand, parks and open spaces.
uses restricted 2	<p>i. Social Welfare Institutions, Printing presses, service garages.</p> <p>ii. Industrial uses of non-nuisance character employing not more than 10 workers and installations not exceeding 15 H.P., petrol filling stations and small residential buildings not exceeding 100 sq.m. in plinth area in any floor excepting ground floor.</p>
uses prohibited 3	Junk yards, storage of materials causing dust, objectionable odours and fumes etc. and any other use not specified in rows (1) and (2)

\* Time Limit for shifting non-conforming uses from the commercial area.

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

(f) ZONING REGULATIONS FOR RESIDENTIAL ZONE

uses permitted 1	All residences, professional offices 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 engaging not more than 3 workers with power limited to 3 H.P. or 6 workers without power, convenience shops such as vegetable shops, groceries, panshops etc. may be permitted.
uses restricted 2	<p>i. Minor educational institutions, and commercial offices.</p> <p>ii. Petrol filling stations, non-nuisance type service industries engaging 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.</p>
uses prohibited 3	Any other use not specified in rows 1 and 2 above.

Time limit for shifting non-conforming uses from the residential area.

Hazardous	:: 2 years.
Industrial use	:: 5 years.
All other uses.	:: 7 years.

(g) ZONING REGULATIONS FOR PARKS AND OPEN SPACES ZONE

Uses permitted	(1)	Parks, open spaces, maidans, playgrounds, botanical gardens, parking of vehicles.
Uses restricted	(2)	Usage to be restricted by the responsible authority with concurrence of the Chief Town Planner. Pavilions and grand stand, bath-houses, aquarium.
Uses prohibited	(3)	Any other use not specified in Rows (1) and (2)

Time limit for shifting non-conforming uses from the area.

Hazardous	::	3 years
Industrial use	::	5 years
Other uses	::	10 years

(h) PUBLIC AND SEMI PUBLIC ZONE

Uses permitted	(1)	Local, State and Central Government Offices, Social and cultural establishments, community facilities including hospitals, clinics, educational institutions etc. public utilities and related buildings.
Uses restricted	(2)	Residential uses incidental to uses permitted, transmitting and wireless stations.
Uses prohibited	(3)	Any other use not specified in Col. (1) and (2)

Time limit for shifting the non-conforming uses.

Hazardous	::	2 years
Industrial use	::	5 years

- Acquisition of lands. 11. Any land in the area required for the purpose of 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.
- Disposal of land 12. 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 purchaser, transferee, heirs, assignees and their successors.
- Building line 13. The building line in respect of all the streets shall be as shown in Map No. DSN/2 and specified in Schedule III.
- Boundary walls 14. (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 M. above the level of the ground of the plot.
- Open space requirements. 15. Open space requirements of a building shall be in conformity with the Municipal Building Rules in force unless otherwise provided for the scheme.
- Offstreet parking 16. 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                                  |  |
|--|--|
| Theatre & Auditorium                         | One parking space of 18 sq.m. shall be provided for every  |
| Commercial                                   | 40 seats of accommodation<br>90 sq.m. carpet area or fraction thereof  |
| Office building                              | 90 sq.m. of office floor space   |
| Restaurant                                   | 15 seats of accommodation  |
| Hotel  | 4 guest rooms provided   |
| Industrial building                          | 50 employees in industry   |
| Multifamily dwelling                         | 6 dwelling units   |
| Lodging without eating facilities for public | 6 guest rooms provided.  |
| Height of the Buildings.                     | 17. 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 requirements of any part shall be viewed in consideration of the general appearance.   |
| Sanitation and Drainage                      | 18. Sufficient means of effectual drainage and discharge of sewage shall be provided in every private street by the owners or occupiers of sites 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                 | 19. a) Where necessary, boundaries of sites or lands shall be redistributed and plots reconstituted in the manner prescribed in the Act, (i) 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, or (iv) to procure the transfer of ownership of land or portion of land from one person to another.

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 the responsible authority as the case may be, or the Arbitrator in accordance with the rules at any time unless the Arbitrator by notification specifies any particular time or period when such proposals should be made to him.

**Advertisement**

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

**Claims for compensation**

21. 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.

**Claim for betterment**

22. (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.

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.

**Power of responsible authority to make agreement.**

23. Subject to the provisions 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.

**Regulation of scheme rules.**

**/ of the scheme other than the requirements**

24. (1) The responsible authority may, if he thinks in any 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/made obligatory by any law, provided that he is satisfied that there are circumstances warranting such dispensation or modification.

(2) Govt. 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 requirement made obligatory by any law and their decision shall be final.

**Time of Execution of scheme**

25. 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 carry out or execute works or to fulfil his obligation under the scheme.

**Penalty**

26. 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, 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 section 43 of the Act.

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**EXECUTIVE TRUSTEE**

**TRIVANDRUM TOWN PLANNING TRUST.**

Trivandrum-3,

Date:

**DETAILED TOWN PLANNING SCHEME FOR THE AREA PROPOSED ON THE  
SUB-CENTRE (SHOPPING CENTRE) AT THE TERMINAL OF THE NEW VELLAR ROAD IN THE  
KOVALAM-VIZHINJAM DEVELOPMENT AREA.**

E S B M N S Z

DRAFT EXTENT

(Under Rule 37(1) of the Travancore Town Planning Rules, 1913)

-do-	389	4-4	55.000	0.2226	Rahima beevi	11845	do	Coconut grove
-do-	V.P.I-51	389	5	65.000	0.2630	Kochupillai Achuthan Bhargavi	1437	do House
						Krishnamma Achuthan Viswanathan		Moderate (tiled)

	1	2	3	4	5	6	7	8	9	10	11	12	13
Kottukal V.P.I-55 Village V.P.I-59	389	6	40.000	0.1619	Bhagavathy Bhaskaran	1125	Dry Shop & House	V.P.I-55 Kutchha (thatched) V.P.I-59 "					
			Raveendran										
			Parameswaran										
			Vamadevan										
			Kochupillai										
			Govindan										
-do-	V.P.I-54	389	6-1	16.000	0.0647	Raman Sivanandan	8662	do	House & Kutchha Coconut (thatched)				
		389	6-3	5.000	0.0202	Raman Sivanandan	9114						
-do-	389	6-2	15.000	0.0637	Kochappi Bhagav- they	8776	do	Coconut grove					
-do-	389	6-4	3.000	0.0121	Podikannuppillai	10230	do	-do-					
-do-	V.P.I-53	389	6-5	5.250	0.0212	Madhavan Manoharan	12852	do	House	Kutchha (thatched)			
-do-			Achuthan Madhavan										
-do-	389	6-6	8.375	0.0339	Parameswaran	12910	do	Coconut grove					
-do-	389	6-7	8.375	0.0339	Kassavapanicker Panicker	2203	do	-do-					
-do-	V.P.I-50	389	7	39.375	0.5640	Bhagavathy Bhavani	1125	do	House & Kutchha Coconut (thatched)				
-do-	389	7-11	4.750	0.0192	Maddevan Damodaran	1134	do	Vacant Land					
-do-	V.P.I-38	389	7-12	7.250	0.0293	Kochupennu Devaki	1134	do	House	Kutchha (thatched)			
-do-	V.P.I-48	389	7-14	8.750	0.0354	Kochupennu Kamalakshy	1138	do	House	-do-			

	1	2	3	4	5	6	7	8	9	10	11	12	13
Kottukal village	389	7-1						7.375 0.0308	Kochupennu				
		7-10			4.000 0.0162				Dry	Coconut			
		7-15			8.750 0.0354	Hymavathy			grove				
-do-	V.P.I-52	389	7-2		10.500 0.0425	Pavanassam			1147	do	House &		
			7-9		9.500 0.0384	Velayudhan				Coconut	Coconut		
						Sanku Gauri				grove	grove		
-do-	389	7-13			4.750 0.0192	Kochupennu			1148	do	Coconut		
						Kalyani				grove			
-do-	389	7-6.			18.000 0.0728	Kochupillai							
						Achuthan					-do-		
-do-	389	7-7			20.000 0.0809	Pandarathi Narayani			1137	do			
						Adichan Kunjem							
						Narayani							
						1349							
-do-	389	7-8			27.000 0.1093	Noorukannu			1208	do	-do-		
						Meerasahib							
-do-	V.P.I-39	V.P.I-37	389	8	78.000 0.3157	Kerala Perumal-							
						Kutty Pandaram							
						Kuttiraman							
						Krishnan Nadesan							
						Chinthamony							
						Lokesan etc.							
-do-	389	8			4.500 0.0182	Krishnan Nadesan				House &			
		8-1-1			6.500 0.0263	Anandhu Meenakshy				Coconut			
		8-4			5.500 0.0223					Hut			
		8-1			2.750 0.0111					grove			
		8-2-1			2.750 0.0111								
-do-	389	9-1			28.500 0.1154	Kochupillai			1437	do	Coconut		
						Achuthan Velukutty				grove			
-do-	389	9-2			56.500 0.2286	Krishnan			12150	do	-do-		
						Damodaran							

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	1	2	3	4	5	6	7	8	9	10	11	12	13
Kottukal village	389	10-1	11.000	0.0445	Krishnan	12150	Damodaran	12150	Dry Coconut grove				
		10-9	12.750	0.0516									
		10-8	13.000	0.0526									
		10-7	10.500	0.0425									
-do-	389	10-2-3	5.250	0.0212	Krishnan	Nadesan	12151	do	-do-				
-do-	V.P.I-34	389 10-2-1	3.000	0.0121	Kesavan								
		10-2-2	6.000	0.0243									
-do-	V.P.I-33	389 10-2	12.500	0.0506	Podiyan	Pachan	3327	do	-do-				
					Krishnan,	Rajan							
					Nadesan	etc.							
-do-	V.P.I-31	389 10-4	18.500	0.0749	Appi	Kunjappy	5808	do	-do-				
					Pushkaran	Sankaran							
					etc.								
-do-	389	10-5	20.250	0.0819	Podikannu	Pillai	10230	do	Coconut grove				
-do-	V.P.I-29	389 10-6	9.000	0.0364	Sankaran	Pushkaran	6891	do	House	Moderate			
-do-	V.P.I-28	389 10-7	28.000	0.1133	Lekshmy	Kamalakshy	3328	do	-do-	Kutcha (tiled)			
					Lekshmy	Ambujakshy							
-do-	389	10-10	5.000	0.0202	Chandrasekaran	Krishnan	7024	do	Coconut grove				
-do-	V.P.I-26	389 10-11	5.000	0.0202	V. Appu		12880	do	House & shop	Kutcha (Thatched)			

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			1	2	3	4	5	6	7	8	9	10	11	12	13
Kottukal	V.P.I-27	389	10-12	7.500	0.0303	Neelakandan Krishnan Lekshmi Maheswary village						Dry House	Kutchha (thatched)		
-do-		389	10-13	5.000	0.0202	Kochhappy Kesavan Sadasiyan						do	Coconut grove		
-do-	V.P.I-32	389	10-14	29.750	0.1204	Achuthan Peedambaran Ummini Janaky						do	House	Moderate (thatched)	
-do-		389	11	54.000	0.2185	Rahima beevi						do	Coconut grove		
-do-	V.P.VI- 251	389	12	1	18.000	0.4775	Bhagavathy Bhavani Abdul Gafferkhan					do	House & Coconut grove	Kutchha (thatched)	
-do-	V.P.I-23	389	13A	1	17.000	0.4735	Kunchuperumal Gauri Kassimpillai					do	-do-	-do-	
-do-		389	13A-1		60.000	0.2428	Krishnan Nadesan	12151				do	Coconut grove		
-do-		389	13A-4 13A-2		4.500	0.0182	Sankaran Narayanan	1216				do	-do-		
-do-		389	13B		4.000	0.0162	Government					---	Canal		
-do-		389	13C	.2	16.125	0.8761	Bhagavathy Bhavani	1125				Dry	House	V.P.I-19 Moderate (thatched)	
												-do-	V.P.I-238 V.P.I-19		
														Ramu Kamalakshy & Ramu Bhavani	

	1	2	3	4	5	6	7	8	9	10	11	12	13
-do-	Kottukal	V.P.I-35							Govindan		House	V.P.I-47	Hut
-do-	Village	V.P.I-40							"	"		V.P.I-35	
									Nagendran			Kutchha	(thatched)
									Bhanumathy				
									Chinthamony				
-do-	V.P.I-41								Govindan Chellappan		"	V.P.I-40	"
-do-	V.P.I-42								Sukumaran		"	V.P.I-41	"
-do-	V.P.I-43								Kochappi Velappan		"	V.P.I-42	"
-do-	V.P.I-46								Pachan Sathiyam		"	V.P.I-43	"
-do-	V.P.I-45								Bhavani		"	V.P.I-46	"
-do-	V.P.I-47								Madhavan Dayanaandan		House &		
											Coconut	V.P.I-45	"
											grove		
-do-	389 13C-3	3.000	0.0121						Narayanan Chithambaran	3561	Dry	Coconut	
-do-		12.375	0.0501								grove		
-do-	389 13C-10	7.125	0.0288						Kochupillai		do	-do-	-do-
-do-	V.P.I-25A 389	13C-11	17.000	0.0688					Sukumaran etc.	12869	do		
-do-									Lekshmy	3564	do	House &	
									Chellamma			Coconut	(thatched)
-do-	389 13C-3-1	3.000	0.0121						Narayanan Chithambaran	10226	do	Coconut	
-do-	13C-9	12.375	0.0501								grove		
-do-	V.P.I-25 389	13C-3	20.000	0.0809					Kunchadicha	3297	do	House	Moderate
-do-									Kochupillai				(thatched)
-do-	389 13D	1.000	0.0040						Sankara Pillai	51	do	Vacant	
-do-									Narayana Pillai			land	
-do-	390 1A	1.000	0.0040						Meethiyan Pillai	1319	do	Coconut	
-do-									Meeran Pillai			grove	
-do-	390 1B	10.000	0.0405						Abdulkhader	5144	do	Coconut	
-do-									Ahammed kannu			grove	

		Vil 7		Vil 8		Vil 9		Vil 10		Vil 11		Vil 12		Vil 13		
Kottukal village	390	2	1.0000 0.0040	Saithumohammed		16.0000 0.0647		11.0000 0.0445	Sankaran	69.0000 0.2792	Assanarupillai	4.0000 0.0162	Sankaran	25.0000 0.1012	Raman Padmanabhan	
-do-	390	4 A	6.0000 0.0243	Maitheenkannu		1.0000 0.0040	Pachi Sarasamma	14.0000 0.0567	Narayanan	1.0000 0.0243	Krishnan Nadesan	3.0000 0.0971	Sreenivasan	46.0000 0.1862	Krishnan Nadarajan	
-do-	390	8	32.0000 0.1295	Kesavan Gaskara		32.0000 0.1295	Parameswaran	76.0000 0.3076	Parameswaran	34.0000 0.1376	Parameswaran	24.0000 0.0971	Vamadevan	5	do	Coconut grove
-do-	390	11	16.0000 0.0647	Panicker		16.0000 0.0647	Vamadevan	14.97	do	14.97	do	14.99	Wet Paddy field	do	do	Coconut grove
-do-	390	4 B	11.0000 0.0445	Sankaran		14.0000 0.0567	Narayanan	14.97	do	14.97	do	14.99	Wet Paddy field	do	do	Coconut grove
-do-	390	9	76.0000 0.3076	Parameswaran		76.0000 0.3076	Parameswaran	14.97	do	14.97	do	14.99	Wet Paddy field	do	do	Coconut grove
-do-	390	13	76.0000 0.3076	Vamadevan		76.0000 0.3076	Vamadevan	14.97	do	14.97	do	14.99	Wet Paddy field	do	do	Coconut grove
-do-	390	5	69.0000 0.2792	Assanarupillai		6.0000 0.0243	Srinarayana Pillai	25	do	14.99	Wet Paddy field	25	do	do	do	Coconut grove
-do-	390	15 A	29.0000 0.1174	Srinarayana Pillai		29.0000 0.1174	Govinda Pillai	25	do	14.99	Wet Paddy field	25	do	do	do	Coconut grove
-do-	390	6	34.0000 0.1376	Parameswaran		34.0000 0.1376	Parameswaran	25	do	14.99	Wet Paddy field	25	do	do	do	Coconut grove
-do-	390	10	34.0000 0.1376	Vamadevan		34.0000 0.1376	Vamadevan	14.99	Wet Paddy field	14.99	Wet Paddy field	14.99	Wet Paddy field	14.99	Wet Paddy field	Coconut grove
-do-	390	7	4.0000 0.0162	Sankaran		4.0000 0.0162	Sankaran	12.869	Dry	12.869	Dry	12.869	Dry	12.869	Dry	Coconut grove
-do-	390	12	25.0000 0.1012	Raman Padmanabhan		25.0000 0.1012	Raman Padmanabhan	12.869	Dry	12.869	Dry	12.869	Dry	12.869	Dry	Coconut grove
-do-	390	14	46.0000 0.1862	Krishnan Nadesan		46.0000 0.1862	Krishnan Nadesan	12.869	Dry	12.869	Dry	12.869	Dry	12.869	Dry	Coconut grove
-do-	390	16	24.0000 0.0971	Madhavan Nadarajan		24.0000 0.0971	Madhavan Nadarajan	5	do	5	do	5	do	5	do	Coconut grove
-do-	390	17	91.0000 0.3683	Parameswaran		91.0000 0.3683	Parameswaran	14.98	do	14.98	do	14.98	do	14.98	do	do

V.P.I-53 B391	1-3	20.000 0.0809 Kochappay Chellamma	10973	do	-do-	Kutchha (thatched)
V.P.I-86 391	2	79.000 0.3197 Kuttypandaran-kutty Raman Valley Ramu	1125	do	-do-	V.P.I-86 Kutchha (thatched)



1	2	3	4	5	6	7	8	9	10	11	12	13
Kottukal village	391	6	40.500	0.1639	Bhagavathy	Bhavani						
	391	6	4.500	0.0182	KuttiRaman		1125	Dry	Cocoanut grove			
-do-	V.P.I-17	391	7-1-1	11.000	0.0445	Valliamma	12147	do	House & Coconut grove	V.P.I-17		
	391	7	3.000	0.0121	Thankamma					Kutchha		
	391	7-2	5.000	0.0202	Kuttiadichan	Kannan				(thatched)		
-do-	391	8	9.000	0.0364	Pandarathy	Gauri	1440	do	Cocoanut grove			
					Subramonian							
					Sankaran							
-do-	391	8	16.000	0.0647	KuttyPandaran		1125	do	Cocoanut grove			
					Kutty Raman							
-do-	391	9-5-1	38.000	0.1538	Abdulkhader		1385	do	-do-			
					Ahammedkannu							
-do-	V.P.I-12 V.P.I-13	392	1A1 1A1-1	43.500 22.000	0.1760 0.0890	Kunchuperumal	Janaky	3295	do	Houses & Coconut grove	V.P.I-12 Kutchha (thatched)	
					Gauri					V.P.I-13 Hut		
-do-	392	1A3	14.750	0.0597	Kunchadicha					Cocoanut		
					Kochipillai		3297	do	grove.			
-do-	392	1A4	14.000	0.0567	Kunchadicha	Raman	3298	do	-do-			
-do-	392	1A5	14.750	0.0597	Kochupillai	Velu	3289	do	-do-			
-do-	392	1A7-1	8.000	0.0324	Bhargavi	sarojany	12712	do	-do-			
-do-	392	1A1-2	22.000	0.0890	Arumughan	Bhargavan	13369	do	-do-			
-do-	392	1A8	11.000	0.0445	Kunchadicha							
					Kochupillai		3297	do	-do-			
-do-	392	1B1	36.100	0.1461	Kochupillai	Achuthan	11715	do	-do-			
										Achuthan	Viswanathan	

1	2	3	4	5	6	7	8	9	10	11	12	13
Subukal village	392 187	V.P.I-3 V.P.I-4 V.P.I-5 V.P.I-6	Ayyappa Panicker Sankara Panicker	11716	do	Houses & Lodge	V.P.I-3 & V.P.I-4 (thatched)	11715	Dry coconut grove	V.P.I-5 Moderate	V.P.I-6 (thatched)	
-do-	392 183	29.000 0.1174	Achuthan Viswanthar	11715	do	Shop & House	V.P.I-7 (thatched)					
-do-	392 182	7.960 0.0322	Krishnan Damodaran	11717	do	Coconut grove						
-do-	392 184	14.634 0.0592	Kunchuperumal Gauri	11718	do	-do-						
-do-	392 185	4.902 0.0198	Kochupillai Chellappan	11719	do	River						
-do-	392 186	3.465 0.0140	Appi Bhargavi	11720	do	Road						
-do-	392 186-1	3.465 0.0140	Bhargavi Sarojani	12712	do	-do-						
-do-	392 2-1	1 68.000	Government (River)									
-do-	392 2-2	37.000	0.1497 Government (Road)									
-do-	392 2-5-1	7.000	0.0283									
-do-	392 2-4-1	14.850	0.0601	Doly Janaky	2478	Dry	House & V.P.I-1					
-do-	392 2-7-1	2.400	0.0097									
392 2-5	2 74.000	1.1088	Bhaskarapillai Raja Raman Nair	2465	do	Coconut grove						

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1	2	3	4	5	6	7	8	9	10	11	12	13
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Kottukal V.P.I-16 village	392	2-4	3	29.150	1.3320	India Tourism Development Corporation	Dry	V.P.I-16 Moderate (thatched)	do	House & Coconut
	392	2-6		19.000	0.0769	Chathankunjan				

Dr. S. S. S. 2.6.76  
Executive Trustee,  
Trivandrum Town Planning Trust.

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SCHEDULE II.

DETAILED TOWN PLANNING SCHEME FOR THE AREA PROPOSED FOR THE DEVELOPMENT OF A SUB CENTRE (SHOPPING CENTRE) AT THE TERMINAL OF THE NEW VELLAR ROAD IN THE KOVALAM - VIZHINJAM DEVELOPMENT AREA.

FORM NO. 11

ESTIMATE OF COST OF THE SCHEME under Rule 38 of the Travancore Town Planning Rules.

	Debits Rs.in Lakhs	Credits Rs.in Lakhs
1. Acquisition of lands, Building etc.		1. Government grants
a. For roads and lanes.	1.15	2. Contribution from
b. For other purposes	6.40	(a) Government Departments
2. Improvements		1. P.M.D.
i. Raising level		2. P.H.E.D.
ii. Forming roads	2.40	(b) Other local authorities
iii. Culverts	0.80	K.S.E. Board
iv. Drains	0.80	3. Sale proceeds of land
v. Canals		(a) from K.S.R.T.C. (b) bus-stand)
vi. Bridge over canals		(b) from P.T. and other Government Departments
vii. Water supply and drainage	2.50	2.08
		0.47.
		•••2.

viii. Lighting	1.50	(c) from K.T.D.C. (Hotel)	2.56
ix. Schools		(d) from commercial plots	6.47
x. Markets etc.		4. Amount debitable to:-	
xi. Other works		(i) Account ordinary	
a. Sewerage		(ii)	
b. Parks		(iii)	
c. Latrine		(iv) Any other account	
3. Compensation for injurious affection	0.75	5. Other items:-	0.52
		i) Betterment levy	
4. Miscellaneous		ii) Contribution from private parties for forming roads	
i. Cost of preparation of Scheme including special survey	0.15		
ii. Cost of arbitration	0.20		
iii. Legal expenses	0.20		
iv. Contingencies	0.15		
Total:	17.00	Net total:	17.10

S. J. S. 3, 6, 96,  
Executive Trustee,

Trivandrum Town Planning Trust.

SCHEDULE - II

DETAILED TOWN PLANNING SCHEME FOR THE AREA PROPOSED FOR THE DEVELOPMENT OF A SUB CENTRE (SHOPPING CENTRE) AT THE TERMINAL OF THE NEW VELLAR ROAD IN THE KOVALAM - VIZHINjam DEVELOPMENT AREA.

FORM NO. 8

LIST OF NEW STREETS AND WIDENING OF EXISTING STREETS (under Rule 37(ii) of the Travancore Town Planning Rules)

Name of streets of distinguishing letters.	Situation	Width of street widening in metres	Length in metres	Distance between building lines	Width (in mts.) (in mts.)	Remarks
Road A A	Road leading to the sub-centre from Vellar Junction	470.00	35(av:)	44m.(av:)	20.00	To be done by Trivandrum Town Planning Trust.
Road B B	Connecting Sub Centre & Kovalam Road (off take from AA).	New 360.00	22.00	31	14.00	To be done by P.U.D.
Road CC	Connecting AA and BB	New 112.00	12.00	18	7.00	To be done by Trivandrum Town Planning Trust.
Road C1 C1	Off take from CC towards the proposed K.T.D.C.Hotel	New 102.00	12.00	18.00	7.00	-do-
Road C2 C2	Off take from AA towards north	New 66.00	12.00	18.00	7.00	-do-
Road C3 C3	Road towards the proposed Boat club.	New 246.00	12.00	18.00	7.00	-do-

8/103  
3/6.76  
Executive Trustee,  
Trivandrum Town Planning Trust.

SCHEDULE - IV  
DETAILED TOWN PLANNING SCHEME FOR THE AREA PROPOSED FOR THE DEVELOPMENT OF A SUB-CENTRE -  
(SHOPPING CENTRE) AT THE TERMINAL OF THE NEW VELLAR ROAD IN THE KOVALAM-VIZHINJAM  
DEVELOPMENT AREA.

FORM NO. 10

LAND PROPOSED TO BE RESERVED (Under rule 37(iv) of the  
Travancore Town Planning Rules)

Reference to Approximate Purpose for Present  
marking on area in which area  
Map Hectares is to be  
reserved.

- |    |   |                      |       |                          |              |  |
|----|---|----------------------|-------|--------------------------|--------------|--|
| 1. | North-West portion<br>of the Scheme and<br>West of Road A | Brown colour<br>wash | 0.11  | Road C2 C2               | Agricultural | 389/13 P, 391/6 P,<br>391/7 P, 391/8 P, and<br>392/2 P of Kottukal<br>Village. |
| 2. | Western end of the<br>Scheme.                             | -do-                 | 0.39  | Road C3 C3               | -do-         | 391/9 P, 392/2 P, of<br>Kottukal Village.                                      |
| 3. | South west portion<br>of the Scheme.                      | Green colour<br>wash | 2.954 | Parks and<br>open spaces | -do-         | Sy.No.391/6 P, 391/7 P,<br>391/8 P, 391/9 P,<br>392/1 P, 392/2 P,<br>391/1 P.  |

Ques 3.6.26.  
Executive Trustee,  
Trivandrum Town Planning Trust.

**SCHEDULE - V**

**DETAILED TOWN PLANNING SCHEME FOR THE AREA PROPOSED FOR THE DEVELOPMENT OF A SHOPPING CENTRE AT THE TERMINAL OF THE NEW VELLAR ROAD IN THE KOWLOON - WIZHINJAN**

DEVELOPMENT AREA.

**LANDS PROPOSED TO BE ACQUIRED  
Under rule 37 (iii) of Travancore Town Planning Rules**

Purpose for which land to be acquired	Name of Village	Sy. No.	Sy. No.	Affected Sub No.	Description	Name of owner	East land	South owner	West owner	North owner	In Hectares	Remarks	
							Hec.	Hec.	Hec.	Hec.	Acre		
1	2	3	4	5	Dry land	391/1	391/24	391/1	391/1	0	50.54	Part	
						391	2	-do-	391/1	392/1	0	27.60	Full
						391	3	-do-	391/3	391/1	0	16.24	Part
						389	4	-do-	391/3	391/2	0	24.72	Full
						389	5	-do-	389/4	389/5	0	15.40	Part
						389	6	-do-	389/5	391/1	0	00.30	Part
						392	1	-do-	391/4	392/1	0	07.40	Part

1 42.20

1  
2  
3

dormitory

d. For future expansion

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1	2	3	4	5	6	7	8	9	10	11	12	13
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d. For future Kottur Kal  
expansion

390	16	Dry land	390/16	389/13	390/17	390/16& 0	05.34	Part	
390	17	-do-	390/16	389/13	390/17	390/17	0	09.17	do
391	1	-do-	389/6	391/1	391/1	389/6	0	01.21	do
							0	83.00	

2. Public and  
Semi-Public  
use.

a. Bus stand

389	13	-do-	390/13	389/13	389/13	389/13	0	20.80	do
390	12	-do-	390/11	390/13	389/13	390/11	0	01.00	do
390	13	-do-	390/13	389/13	389/13	390/11	0	04.40	do
							0	26.20	

b. Offices

390	11	-do-	390/12	390/13	390/11	390/11	0	00.16	do
390	12	-do-	389/13	390/13	390/13	390/12	0	06.50	do
390	13	-do-	389/13	390/14	390/13	390/12	0	24.20	do
390	14	-do-	390/14	390/14	390/14	390/13	0	03.80	do
389	13	-do-	389/13	389/13	390/13	389/13	0	01.76	do
							0	36.42	

c. for future  
expansion

389	13	-do-	390/11	389/3	389/13	389/3	0	11.85	do
389/13			390/10	389/3	389/13	389/4	0		
390/5			390/10	389/10	389/13	390/4	0	01.61	do
390/6&			390/8	390/10&	390/3&	0	25.93	do	
390/6			390/8	390/5	390/6	5	0	02.89	do
390/8			390/9&	390/10	390/5&	6	0	09.61	do
390	8	-do-	389/13				6		

3. Roads			
a. Road CC			
389	13	-do-	-do-
390	13	-do-	-do-
390	14	-do-	-do-
390	13	-do-	-do-
389	13	-do-	-do-
390	15	-do-	-do-

S: Broad AA 389 13

-do-

389/13 391/6 3

500

d. Road BB	Kattu-kal.	389	6	Dry land	Thiruvallam village	389/7	389/6& Thiruvallam village	389/7	389/13	14.08	do	13
		389	7	-do-	-	389/7	-	389/13	389/8	do	12	13
		389	8	-do-	389/8	389/7	389/13	389/13	0	03.20	do	9
		389	13	-do-	389/7,	389/7	389/16,	390/7	0	0	Part	11
					8,13	8,13	15,13,	390/16,	0	41.92	do	10
							389/13	389/13	389/13	0	do	11
		do		-do-	389/10	390/6	390/5	389/12	0	0.80	do	12
		do		-do-			389/13	389/13	389/13	0	do	13
		389	12	-do-	389/13	389/13	390/16	390/16	0	01.76	do	14
		390	16	-do-	389/13	390/16	390/15	389/15	0	03.20	do	15
		390	15	-do-	389/13	389/13	390/8	390/8	0	02.56	do	16
		390	8	-do-	389/13&	390/8	390/5&	389/13	0	09.60	do	17
		390	6	-do-	390/7	389/13	390/6	389/6	0	0	Part	18
		390	7	-do-	389/13	389/13	390/5	389/3	0	02.23	Part	19
		390	5	-do-	389/13	390/5	390/3	389/13	0	01.91	do	20
		390	3	-do-	390/5	390/4	390/1	389/13	0	0	do	21
									84.00			22

Dr. G. S. D. 3.6.96  
Executive Trustee,  
Trivandrum Town Planning Trust.