

**DRAFT DETAILED TOWN PLANNING SCHEME**

**FOR**

**VARKALA CENTRAL AREA**



**PREPARED BY**

**THE DEPARTMENT OF TOWN PLANNING, KERALA STATE**

**PUBLISHED BY**

**VARKALA MUNICIPAL COUNCIL**



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## DETAILED TOWN PLANNING SCHEME FOR VARKALA CENTRAL AREA

### INTRODUCTION

Varkala, one of the three Municipal Towns in Trivandrum District is situated at a distance of 51 km. south of Trivandrum city. Varkala is a coastal town an important station on the Trivandrum cochin trunk railway line. It is also famous as a tourist resort and pilgrim centre.

Varkala is a town which witnessed fast developmet generated by the influx of funds from these who have secures job in the Gulf countries. The centratarea of Varkala known as Maidanam is the centre of activity of the entire town. Concentration of development and activities in the Central area has resulted in problems especially traffic. the railway line practically cuts the town in to two and the railway level cross just on the eastern side of Maidanam has become a real bottleneck preventing free and efficient movement of men and meterials.

It was in this context that a Detailed Town planning Scheme for the central area of Varkala was promulgated. The main objective of the scheme is to streamline and guide urban development in a planned manner.

The scheme area is about 89 hectares and the boundaries are as follows.

#### NORTHERN BOUNDARY

1161 Part, 2152 Part, 2145, 2146, 2147, 2156 Part, 2778, 2779, 2774 of Varkala village.

#### EASTERN BOUNDARY

2719, 2717, 2710, 2700, 2699, 2698, 2696, 2678, 2669, 2668, 2663, 2662, 2659, 2651, 2660, 2652, 2636, 2637 2639 2620 & 2619 Part. of Varkala Village.

#### SOUTHERN BOUNDARY

2619 Part 2613 Part 2276 Part 2274 2273 Part 2272 2270 Part 2266 Part 2267 Part 2203 2205 2111 Part 2113 Part 2214 Part 2215.

#### WESTERN BOUNDARY

2196 Part 2192 2191 2184 Part 1071 Part 1074 part 1076 part 1160 part 1162.

The following survey Nos. of Varkala Village are included in the Detaited Town Planning Scheme for Central area Varkala.

107I part 1074 part 1075 1076 part 1160 part 1061 part 2148 2149 2150 2151 2152 part 2153 2154 2155 2156 part



2157 2158 2159 2160 2161 2162 2163 2164 2165 2166  
 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176  
 2177 2178 2179 2180 2181 2182 2183 2184 part 2185  
 2186 2187 2188 2189 2190 2196 part 2197 2198 2199  
 2200 2201 2202 2204 2211 part 2213 part 2214 part 2266  
 part 2267 part 2268 2269 2270 part 2271 2273 part 2276  
 part 2613 part 2619 part 2640 2641 2642 2643 2644 2645  
 2646 2647 2648 2649 2650 2670 2671 2672 2673 2674  
 2675 2676 2677 2697 2701 2702 2703 2704 2705 2706  
 2707 2708 2709 2718 2775 2776 2777 The area proposed  
 to be included in the scheme is about 89 hectares

#### SALIENT FEATURES OF THE SCHEME

The main objective of the scheme is to guide future developments within the scheme area and also to ensure the availability of adequate land for various urban uses, such as a planned road network facilitating efficient movement of men materials commercial centres; residential areas activities connected to the service sector etc.

1) There is growing demand for residential area in this locality which warrant the development of planned residential colonies. An extent of about 4.38 hect. of land is proposed to be acquired for this purpose.

2) An extent of 2.95 hect. of land is in two bits earmarked for acquisition for developing commercial centres.

3) It is proposed to acquire and develop some area to meet the growing office space requirement. An area of about 5.35 hect. is set apart for this purpose.

4) It is proposed to develop a bus terminal on the western side of the Railway station and by the side of Quilon-Trivandrum Road in an area measuring about 1.23 hect.

5) The maidanam area is proposed to be kept as an organised open space and to develop as parks, play grounds etc. A piece of land measuring also 0.72 hect. by the side of Quilon-Trivandrum road and opposite to the Railway Station is earmarked for this purpose.

6) The scheme provides for the development of a taxi stand in an area of 0.44 hect.

7) With a view to ameliorate the present problems of movement and to meet growing demand the scheme provides drastic improvement to the road network both in terms of formation of new roads and widening of existing ones. The details of the same are given in the land use analysis statement and schedules enclosed. It is also proposed to replace the level crossing with an underpass.

The scheme also provides for the widening of roads within the scheme area so as to bring down congestion and to meet the growing demand. Adequate rehabilitation components to safeguard the interests of evictees are also included in the scheme.

### The Detailed Town Planning Scheme For Central Area Varkala — Varkala Municipal Town

#### TITLE

1. This scheme may be cited as the Detailed Town planning Scheme for the central area-Varkala.
2. In this scheme unless there is anything repugnant to the subject or context
  - a) "Act" means the Town planning Act (Act IV of 1108)
  - b) "Municipal Act" means the Kerala Municipal Corporation Act 1961
  - c) "Municipality" means the Varkala Municipality.
  - d) "Municipal Commissioner" means the Municipal Commissioner Varkala Municipality
  - e) "Chief Town planner" means the Chief Town planner to Government of Kerala
  - f) "Scheme" means the Detailed Town planning Scheme for Central area Varkala Town
  - g) "Schedule" means a schedule appended to the scheme
  - h) "Map" means a map annexed to the scheme
  - i) "Street" includes roads, street and lanes
  - j) "Date of schemes" means the date of notification of the scheme in the Kerala Government Gazette under section 12 of the Act
  - k) "Rules" means the rules made under the section 41 of the Act
  - l) "Area" means the area to which the scheme applies
  - m) "Government" means the Government of Kerala
  - n) "Arbitrator" means the arbitrator appointed for the scheme under section 26 of the Act

- o] "Building line" means a line which is in the rear of the street alignment and up to which the main wall of the building abutting on a street may lawfully extend and except as prescribed in the Kerala Municipal Building Rules in force
- p] "Town planner" means Town planner of Kerala State Town planning service holding jurisdiction over the area
- Responsible Authority 3 The Municipal Commissioner shall be the responsible authority for the purpose of the scheme and shall function as such for a period of 20 years from the date of the scheme unless the Govt. Order otherwise
- Area of scheme 4 The area to which the scheme applied shall be that within the inner edge of the boundary lines (dot and dash) marked in the map.
- Nothing in this clause shall be deemed to restrict or otherwise affect the powers of Municipality to claim or levy betterment contribution from the owner of any property not included within the area, which will come under purvie of section 23, 23 and and 24 of the Act and Clause 21 (1) of the scheme.
- Ownership and Extent 5 The ownership of all lands in the area with extent as per the registers maintained by the Municipality and or Revenue Office as on the date of publication of the notification under section of the Act is given in sch. I
- Estimate of the Cost 6 1] An estimate of the total and net cost of the scheme is given in form No II, Sch. -II. The net cost is proposed to be financed as there in 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 at such time as the municipality may determine and completed within a period of 20 years unless the Government for financial or other reasons, order otherwise.
- 3) The responsible authority shall have power to specify any date or period within which the execution on any works which under the scheme are to be executed by any authority thinks necessary and expedient for purpose of securing development of the area without delay an ensuring the efficient operation of the scheme.

## STREETS

- 1) Subject to the provision of the scheme all streets mentioned in schedule III (Form No. 8) shall be constructed the responsible authority or other public agency authorised by Government on the lines shown in map DSN / 2. provided that reasonable modifications in the alignment of streets or in the layout of any portion of the area may be made by the responsible authority with the approval of the Chief Town Planner.
- 2) The streets mentioned in Sch. III and shown in Map DSN / 2 shall be demarcated, formed and constructed by the responsible authority in such manner as he thinks necessary for the proper development of the area or expedient for the safety or convenience of the public provided that two third of the entire cost acquisition of lands and of metalling, surfacing draining and lighting of the street, may be recovered from the owners or occupiers of lands and buildings abutting the streets in such preparation as may be decided by the responsible authority
- 3) provided also that whenever the owner has been required to pay or has paid the proportionate cost under the above provision or has been required to leave or has left lands freely or the streets, the Municipality shall levy only such portion of the betterment contribution payable under the scheme or it may forgo the contribution payable under the scheme or it may forgo the contribution entirely.
- 4) Any other private street that may be permitted in the scheme area with 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 serving a residential area at as cart or carriage road shall be at least 7m, width, provided that cul-de-sac not more than 200 m. in length can be permitted with a width of 5.5 mts.
- b) Every street intended to form the principal approach or means of access to any particular site 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 opinion of the responsible

authority a street to be used as a cart or carriage way cannot be or need not be made in compliance with the requirements of such clause (a)

- 4) The responsible authority may with the approval of the Chief Town Planner, undertake to carry out any private street work of widening of any existing private street (not included in the scheme) whether with the consent or owners or occupiers of buildings of land fronting or abutting on such streets, or by acquiring the land covered by the street, provided that expenses incurred shall be paid the owner or occupier according to the forntage of their respective lands or in such proportions as may be settled by the responsible authority.
- 5) The responsible authority may notwithstanding anything contained in sub clause (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 owners or occupiers of sites abutting on any new street have surrendered land free of cost for the streets, and paid the cost of construction, the responsible authority shall undertake to construct the street without delay, and recover the balance from the remaining owners of occupiers.
- 6) No person shall build any wall or erect any fence or other construction on projection or make any encroachment in or over any land intended for use as a street or land.
- 7) 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) [1] If any owner of land within the scheme area intends or proposes to layout a street, lane or pathway or sub divide utilise, lease or otherwise dispose of any land as a site or sites for building purposes, he shall, submit for the approval of the responsible authority a site or layout plan showing the land and the site or sites intended or proposed for building purposes and the street or the streets

Submission of  
layout plans

either existing already or intended to be laid out and made by the owners for giving access to the sites.

- 2) Save in such cases as the site or sites intended for building purposes may abut on any existing public street or on existing private street, the owner of the land shall layout and made the street or streets giving access to the site or sites, connecting with an existing street in compliance with the provisions of the scheme.
  - 3) The owner of the land shall not proceed to sub divide utilise, sell, lease or otherwise dispose of the site or sites intended for building purposes unless he has carried out the or otherwise made arrangements to carry out the street work in compliance with the provisions of the scheme.
  - 4) If the street or streets, have not been made as required by sub clauses 1, (3) and (3) above, the responsible authority may order the street works to be carried out or carry out the works himself in the manner prescribed in the scheme, in which case, the cost of such works will be recovered from the owner or occupier.
  - 5) for the purpose of adjusting the boundary of any street the responsible authority may with the approval part of the Chief Town Planner make an exchange of land forming part of any street that it may require, with or without paying or receiving any money for equality of exchange or otherwise.
- Approval of  
Layout Plans
- 2) 1 (a) No owner or other person shall layout a street, lane or pathway or sub-divide, utilise, sell lease or otherwise dispose off his land or portion or portions of the same as site or sites for building purposes until a site or portion of the same as site layout plan or plans of sub-division 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 a street, lane, or pathway or for sub dividing the lands.
  - (b) The application for approval of a site or layout plan or plans of a sub division 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

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 has applied for an obtained permission of the responsible authority under Section 15 of the Act and in compliance with the requirements of sub clause 9 (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 in compatible 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 plan site plan or layout plan or plan of sub division or for construction or reconstruction or 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 he thinks fit and may impose any restriction 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 layout plan for any portion of the area to determine the lines on which the detailed development of such area shall take place and the manner in which the streets, sub division of lands in the sites for building purposes and the reservation of lands for community or public purpose 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 applications for permission required to be obtained under clause 9 (2) (a) above, shall be submitted in the responsible authority in form specified in the building rules made under section 222 of Municipal Act 1960 with such variation as circumstances may require and shall be accompanied by a site plan and plans of each floor, elevation and section of the building or buildings and also a specifications or specifications in regard to the design materials, architecture drainages, water supply, use of building and other details of construction.

(b) The responsible authority shall have power to impose reasonable restrictions and conditions while granting permission and to make reasonable modifications or alteration in the location, 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 responsible authority shall be complied with plans and specifications approved or modified or altered by the responsible authority or as decided by the Chief Town Planner shall be adopted by the applicant, owner or other persons concerned and shall be enforceable.

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 provision of the scheme.

Reservation of land and zoning:

10] a) A list of lands reserved for various purposes is given in Schedule IV (Forms No, 10) For the purposes of the scheme the streets or lands which may approved for made in accordance with the provisions of the scheme and which are not mentioned in schedule IV shall also be deemed to be included under lands reserved for purpose of the scheme.



- b) The Municipality may from time to time to meet the demand declare any part of the area with the approval of the Chief Town planner and subject to such conditions for such purpose prescribed under the scheme and treated as such.
- c) All future development in respect of all lands within the scheme areas shall conform to the zoning regulations given below [any use not specified other than agriculture and horticulture and religious use shall be prohibited].

### ZONING REGULATIONS

#### Residential Zone

[i] Uses permitted All residences community halls, parks and playgrounds incidental to the residential use, nursery schools, neighbourhood shops not exceeding 8 m<sup>2</sup> carpet area shall be permitted in all areas zoned for residential use.

[ii] Uses permitted with the approval of the Town Planner

Professional offices, libraries, reading rooms, clubs, educational building such as L. P. Schools, small Post Offices, and Telegraphic Offices, hostels and boarding houses, small services industries of non-obnoxious nature engaging not more than 3 workers without power installation upto 3 H P or 10 workers with power installation may be permitted in all areas zoned for residential use subject to the prior approval of the Town Planner having jurisdiction over the area.

[iii] Uses permitted with the approval of the Chief Town Planner.

Government offices of central state or Local Bodies, hostels, public utility buildings such as water supply and electricals installation, buildings and houses petrol filling stations, small autogarages engaging not more than 5 workers and other non nuisance type of service industries engaging not more than 5 workers, and other non nuisance type of service industries engaging not more than 10 workers with power limited to 10 H P or 20 workers without power installation and areas or building for religious uses shall also be permitted in all areas zoned for residential use with the prior permission of the Chief Town Planner.

III Uses prohibited:- Any other use not specified in (i) and (ii).  
Time-limit for Non-conforming uses:  
Hazardous use: 2 years; Industrial use: 5 yrs  
All other use : 7 yrs

#### Commercial use zone

(i) Uses permitted Wholesale and retail shops, professional offices, studios, commercial offices, financial institutions, restaurants, hotels, lodging houses, auditorium, theater parks and open spaces, professional services, cinemas, hotels, rooming houses, reading rooms, libraries, clubs, non nuisance types of service and light industries employing not more than 10 workers with power limited to 10 H P shall be permitted by the responsible authority in all areas zoned for commercial purposes.

(ii) Uses permitted with the approval of the Town Planner

Stocking yards, fire stations, taxi stands, cart stands, truck terminals and public convenience, printing presses and job printing works shall be permitted by the responsible authority in selected areas within the commercial zone with the concurrence of the Town Planner having jurisdiction over the area.

(iii) Uses permitted with the approval of the Chief Town Planner.

Provided further junk yards, garbage disposal yards, public offices of local, state and central Govt. public utility building such as water supply and electrical installations, petrol filling stations, godowns industrial used of non nuisance character employing not more than 20 workers and power limited to 30 H P small residential buildings not exceeding 50 sq. m. in plinth area, shall also be permitted by the responsible authority in areas zoned for commercial use with prior permission of the Chief Town planner.

iv) Uses prohibited Any other uses on specified in (i), (ii) (iii)  
Time limit for non-conforming uses  
Hazardous uses - 3 years  
Industrial uses - 5 years  
other uses - 10 years  
Coverage an floor area ratio for the area  
Maximum coverage - 60% F A R 2.5

3 Mixed use zone: (Residential & Commercial)

(i) Uses permitted : All permitted uses specified under residential and commercial use zones.

(ii) Uses permitted with the approval of Chief Town planner

All uses except industries in the residential and commercial zones permissible with the approval of Chief Town Planner. Non nuisance type service and small industries employing not more than 10 workers and installation with upto 10 H P motor will also be permitted with the approval of Chief Town Planner.



#### 4. Public and semi public zones

(i) Uses permitted. Local State and central Government Offices Social and cultural establishment, community facilities including hospitals, clinics, educational institutions etc. Public utilities and related buildings and religious buildings.

(ii) Use permitted with the approval of the Town Planner.

Residential uses incidental to uses permitted transmitting and wireless stations shall be permitted by the responsible authority with the prior permission of the Town Planner.

(iii) Use permitted with the approval of the Chief Town Planner.

Cremation grounds, burial grounds and related constructions, sewage treatment plants, garbage dumps, night soil deposits and slaughter houses shall be permitted by the responsible authority with the prior permission of the Chief Town Planner.

#### 5 Parks and open space zone

Uses permitted Parks, open spaces and maidans, play grounds, Botanical gardens, studio, swimming pools, open air theatre, existing cemeteries and existing religious uses.

Uses permitted with the approval of the Town Planner

pavillions and Grand-stands, bath houses, Gymnasium Aquarium, Reading room Radio Kiosks and social and cultural establishments.

Uses prohibited:- Any other use not specified above.

Time limit for non conforming uses

Hazardous - 2 years

Industrial - 5 years

#### 6 Transport

Uses permitted All buildings and uses connected with transport and communication such as bus terminals railway stations etc. and essential repair and service shops related to the above and transportation shops.

Uses prohibited:- Any other use not specified in [i]

Acquisition 11 Any land in the area required for the purpose of the scheme may be acquired by purchase, exchange or otherwise by development authority or any time subject to the provisions of the Kerala Land Acquisition Act and without prejudice to the interest of the scheme.

#### Disposal of Land

12. The responsible authority may with the approval of the development authority dispose of any land belonging to the developing authority or acquire under the scheme by sale, auction, exchange, lease or otherwise, subject to the rules framed for the purpose by the Municipality and these rules shall be binding on the purchaser transferees, heirs, and assigns and their successors

#### Minimum area of Dwelling Houses and Buildings

13. a. Minimum area of residential plots shall be as given below.

	Area in sq. m.	Minimum width in mts. on road frontage.
For one family dwelling houses (single or double storeyed)	120	9
For each additional family and its housing convenience	Add 50 sq.m in area of plot	9

#### NOTE:

- Dwelling house or hut means a house or a hut designed house or intended to be used wholly or principally for human habitation and for a single family only, together without houses, latrines and other similar appurtenances as or ordinarily used or intended to be used there with.
- For godowns, warehouses, fuel depots and similar business premises it shall be open to their responsible authority to specify any suitable extent for each godowns warehouses etc.
- Where a plot or site held in single ownership prior to the date of notification of the scheme under section 8 to 10 of the Act is less than the minimum prescribed in the sub clause (a) above, the responsible authority shall decided whether in the interest of the scheme permission shall be given to build on such plots of site or sites by reconstitution or reorganisation of boundaries of plots if the latter course is proposed, the matter shall be decide by the Arbitrator in accordance with the provisions of the rules.
- In the land proposed to be acquired and developed for residential purposes the average housing density shall not be less than 25 dwelling units / hectare.

14. 1) Every building site unless it abuts on an existing public street or on existing private street in

conformity with the scheme shall be made to abut to his full width in front on street laid down and made in accordance with the provisions of the scheme.

- 2) The building line in respect of all streets shall be as shown in map No DSN/2 and specified in sch. III
- 3) Boundary walls or fences alone shall be erected in the space between the building line and the edge of the adjacent street
- 4) No boundary wall or fence erected between the building line and edge of the adjacent street shall be on 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
- 5) Open space requirements of a building shall be in conformity with the municipal building rules in force unless otherwise provided for in the scheme
- 6) Minimum off street parking spaces for motor vehicles shall be provided for various types of buildings as per the following table.

Minimum of street parking spaces.

Type of Use	One parking of (6x3m) 18 sq. m. shall be provided for every.
Lodging establishments tourist homes and hotels with lodging accommodation	4 guest rooms
Educational Institutions	90 sq m. carpet area of administrative office area and public service area
Medical Buildings	20 beds
Assembly	33 seats
Government or semi public buildings	90 sq. m. carpet area
Shops, Hotels and Restaurant	90 sq. m. upto 500 sq.m and 200 sq. m thereafter
Industrial	200 sq m. carpet area

- 7) The responsible authority in consultation with the Chief Town Planner shall have power to fix the height of storeyed of the shops, business and commercial buildings and the ultimate height of the whole building or line of buildings according to their individual architectural detail may be incorporated in

the design provided that the individual architectural requirement of any part shall be viewed in consideration of the general appearance.

Prohibition of buildings in Unhealthy sites

15. With a view to prevent contamination of water sources and channels, the responsible authority may refuse to sanction any building within portions of the area in the vicinity of which in his opinion, the erection of building would be objectionable.

DRAINAGE

16

Sufficient means of effectual drainage and discharge of sewage shall be provided in every private street by the owners or occupiers of sites abutting thereof and every site and building shall be provided with suitable drains leading therefrom to the nearest street to drain. All the sullage water shall be disposed of in such a way so to prevent it from running on or stagnating on adjacent streets. It may be used for watering gardens and compounds if no nuisance is created there by or allowed to flow in to drains or channels after necessary treatment as required by the responsible authority.

Housing scheme

17

- a) Housing scheme may be undertaken in conformity with the provisions of scheme by the development authority of the provisions of the scheme by the development authority may enter into contract with co-operative housing societies or other housing agencies to take up housing scheme with the previous sanction of the Government.
- b) The sites of existing pucca and moderate dwelling houses with reasonable appurtenant area may be exempted from acquisition of the land as decided by the responsible authority.

Reconstitution of Boundaries

18

- a) Where necessary, boundaries of sites or lands shall be reorganised 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 (i) to procure the transfer of ownership of land or portion of land from one person to another.
- b) Proposals for reorganisation or alteration of boundaries of sites or lands or for reconstitution of plots or sites in the area shall be made by owner of owners concerned or by the responsible authority as the cause may be to the Arbitrator in accordance with

the rules at any time unless the Arbitrator by notification specified any particular time or period when such proposals should be made to him.

Advertisement

19

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

Claim for compensation

20

Any person whose property is unjustly 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 section 15 of the Act, submit such claim within 12 months of the date of the scheme.

Claim for betterment

21

1) Claims for betterment contribution under section 22 of the Act in respect of all properties which have increased or are likely to increase in value by the making of the scheme shall be made by the development authority to the arbitrator in accordance with the rules, within 36 months of the date of scheme. The betterment contribution shall be levied recovered in accordance with the provisions of section 23 and 24 of the Act every year at 10% of the increase in value for a period of 15 years.

2) Notwithstanding anything contained in the above sub clause, the Municipality 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 the Responsible authority to make agreement

22

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

Regulation of Scheme Rules

23

1) The responsible authority may, if it 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 of the scheme other than the requirements made obligatory by any law, provided that it is satisfied that there are circumstances warranting such dispensation or modification.

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

Time of Execution of the Scheme

24

Notwithstanding anything contained in the scheme the responsible authority may without prejudice to the efficient operation on the scheme.

- 1) Refer 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 any works or to fulfil his obligation under the scheme.

PENALTY:

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 other orders, conditions, proceedings restrictions, limitations or terms made or imposed under in pursuance of any of the provisions of the scheme, the rules or the Act shall in conviction be punished in accordance with section 43 of the Act.

Sd/-

CHIEF TOWN PLANNER  
XXXXXXXXXXXXXXXXXXXX

## SCHEDULES

- 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.



**SCHEDULE-1**  
**DETAILED TOWN PLANNING SCHEME FOR VARKALA MUNICIPALITY**  
**FORM No. 7**  
**OWNERSHIP AND EXTENT OF LANDS**  
(Under Rule 37 (i) of the Travancore Town Planning Rules, 1113)

Name of Revenue Village	Municipal assesment No.	Survey No.	Sub-Div. No.	Extent			Name of owner or occupier	Pattaya No.	Whether property is exempted from property tax under Municipal Act.	Description of land - wet, dry, inau or poramboke.	Present Use	Remarks (A note on the type and nature of existing building like pukka, moderate kutchi or huts, tiled or thatched)
				Acre	Cent	In Hectares						
1	2	3	4	5	6	7	8	9	10	11	12	13
Varkala	11/223	2155			11 1/2	0.0465	M. Govinda Pillai			Dry	House	Moderated (tiled)
	11/219	2154			3	0.0121	Sivadasan			do.	do.	Pucka (R. C. C)
	11/217	2155			24	0.0979	Sarada			do.	do.	Moderated (tiled)
		2155			11	0.0444	Anandan			do.	Vecal-land	
	11/213	2155			2	0.0081	Sanny			do.	Shop	Pucka (R. C. C)
	11/214	2155			2	0.0081	Krishnan Pillai			do.	Shop	do.
	11/215	2155			1	0.0040	Ansarkhan			do.	do.	do.
	11/216	2155			1	0.0040	Ramachandran			do.	do.	do.
	11/235	2155			2	0.0081	K. Madhavan			do.	do.	do.
	11/236	2155			1	0.0040	Thankappan Pillai			do.	do.	do.

11/237	2155			2	0.0081	Gopinadhan Pillai			Dry	Shop	Moderate (tiled)
11/239	2155			2	0.0081	Lakshmanan			do.	Shop	do.
11/240	2155			1	0.0041	C. Somarajan			do.	do.	do.
11/241	2157			1	0.0041	S. Rajamani			do.	do.	Pucka (R. C. C)
	2157			4	0.0162	S. N. D. P. Mandiram			do.	House	Moderate (tiled)
11/251	2157			24	0.0970	Gouri			do.	do.	(Thatched)
11/252	2157			12	0.0485	Rohini			do.	do.	do.
11/253	2158			15	0.0606	Sadasivan			do.	do.	Moderate (tiled)
II	2156					Road					
11/293 A	2164			12	0.0484	Chandran			Dry	House	Moderate (tiled)
11/293	2164			32	0.1585	Rajendran			do.	do.	Pucka (R. C. C)
	2164			8	0.0323	Jayarajan			do.	do.	Pucka (R. C. C)
11/292				10	0.0404	S. P. Kishoor			do.	do.	do.
11/137	2154			20	0.0808	Sadasivan			do.	do.	do.
11/225	2157			22 1/2	0.0990	Darmmadathan			do.	Vecal-land	
11/222	2154			15	0.0606	Karunakaran			do.	House	Pucka (R. C. C)
	2154			45	0.1918	Kunjukrishnan			do.	Vecal-land	
	2154			12 1/2	0.0505	Sathyaseelan			do.	no.	

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SCHEDULE-1

1	2	3	4	5	6	7	8	9	10	11	12	13
Varkala	11/298	2164			7	0.0282	Jayaprakash			Dry	House	Pucka (R. C. C)
	11/343A	2164			13½	0.0545	T. A. Rauf			do.	do.	do.
	11/301	2164			15	0.6060	Kowdhy			do.	do.	do.
	11/297	2164			10	0.0404	N. Sivadasan			do.	do.	Moderate (tiled)
		2164			28	0.1131	K. Sarala			do.	Vecal-land	
		2164			30	0.1212	K. Leela			do.	do.	
		2164			12	0.0484	Mohandas			do.	House	Pucka (R. C. C)
	11/295	2164			12	0.0484	Karunakaran			do.	do.	do.
	11/293	2164			8½	0.0141	R. Divakaran			do.	do.	Moderate (tiled)
	11/131	2165			16	0.0347	Manoharan			do.	do.	Pucka (R. C. C.)
	11/135	2165			12	0.0485	Ravikumar			do.	do.	do.
	11/136	2165			14½	0.0583	Saudhamini			do.	do.	Kutchha (thatched)
	11/134	2165			17	0.0687	Sidharthan			do.	do.	Pucka (R. C. C)
	11/296	2164			35	0.1414	Sivadasan			do.	do.	do.
	11/294	2164			10	0.0404	Raveendran			do.	do.	Kutchha (thatched)
	11/289	2164			13	0.0125	Paramudas			do.	do.	do.
	11/290	2164			10	0.0404	Sudhakaran			do.	do.	Moderate (tiled)
	11/292	2164			7		K. Madhavan			do.	do.	Kutchha
	11/286	2164			50	0.2026	Jagathamma			Dry	House	Moderate (tiled)
	11/287	2164			5	0.0202	Sudhakaran			do.	do.	Pucka (R. C. C)
	11/288	2164			6½	0.0344	Girija			do.	do.	do.
	11/306	2164			52	0.2101	Dashayani			do.	do.	Kucha (Thatched)
	11/305	2164			8	0.0323	Bhargavi			do.	do.	do.
	11/302	2171			4	0.0162	K. Madhavan			do.	do.	Pucka (R. C. C)
	11/303A	2170			13	0.0525	Vijayan			do.	do.	do.
	11/304	2170			13	0.0525	Uma			do.	do.	do.
	11/303	2179			60	0.2424	Nadasan			do.	do.	do.
	11/128	2168			88	0.3853	Pankajashy			Dry	House	Moderate (tiled)
	11/128A	2168			17	0.0687	Sasidharan			do.	do.	Pucka (R. C. C)
	11/1091A	2168			6½	0.0263	Sampan			do.	do.	do.
	11/141A	2168			7	0.0283	Prakash			do.	do.	do.
	11/141	2168			40	0.1616	Kowsallia			do.	do.	Kutchha (Thatched)
	11/140	2166			10	0.0404	Sukasini			do.	do.	Moderate (tiled)
	11/139	2166			17	0.0687	Shanmuhan			do.	do.	do.
	11/1091A	2166			11	0.0444	Sasidharan			do.	do.	Pucka (R. C. C)
	11/130	2166			14	0.0566	Remasan			do.	do.	do.

## SCHEDULE-1 (Contd.)

1	2	3	4	5	6	7	8	9	10	11	12	13
Varkala		2170		1	15	0.4346	Sakunthala			Dry	Vecal-land	
	11/114	2170			75	0.3030	Chandramathy			do.	House	Moderate (tiled)
	11/113	2179			35	0.1414	Devayani			do.	do.	Kutchha (thatched)
	11/121	2169			93	0.3878	Neelakantan			do.	do.	Moderate (tiled)
	11/118	2170			88½	0.3575	N. Paramu			do.	do.	Kutchha (thatched)
	11/122	2169			12	0.0484	Mani			do.	do.	Pucka (R. C. C)
	11/123	2169			7	0.0283	Radha			do.	do.	Kutchha (thatched)
	11/116	2181			66	0.3046	Reghunathan			do.	do.	do.
	11/334	2174			2	0.0081	Vasumesiri			do.	Shop	
	11/335	2174			10	0.0404	S. Videky			do.	House	Pucka (R. C. C)
	11/341	2174			3	0.0121	P. Gopalan			do.	do.	Kutchha (thatched)
	11/339	2174			5	0.0202	P. Bhavani			do.	do.	do.
	11/330	2174			31	0.1252	K. Dharmmarajan			do.	do.	Pucka (R. C. C.)
	11/331	2174			8	0.1339	Uma			do.	do.	Moderate (tiled)
	11/373	2175			7	0.4040	Vanajakshy			do.	Shop	
	11/352	2177			2½	0.0505	Nadarajan			do.	House	Moderate (tiled)
	11/152A	2177				0.0404	Vamadevan			do.	do.	Pucka (R. C. C)

11/351	2177				2	0.0545	Reghunathan			Dry	House	Kutchha (Thatched)
11/110	2178				8	0.0323	Sasidharan			do.	do.	Pucka (R. C. C)
11/110A	2178				3	0.1737	Devaky			do.	do.	do.
11/309	2178				12	0.0485	Devaky			do.	do.	Moderate (tiled)
11/307	2178				21	0.0848	Sreenivasan			do.	do.	do.
11/308	2178				40	0.1616	Asoda			do.	do.	do.
11/310	2173			1	0	0.4040	Abimannu			do.	do.	do.
11/332	2174				20	0.0808	Vijayan			do.	do.	Pucka (R. C. C)
11/333	2174				20	0.0808	Vivekandanan			do.	do.	do.
11/334A					20	0.0808	Sreevalsan			Dry	do.	do.
11/349	2177				18	0.0727	Gomathy			do.	do.	Moderate (tiled)
11/350	2177				11½	0.0464	Chandrika			do.	do.	do.
11/348	2177				2	0.0081	Krishnan Chettiyar			do.	do.	do.
11/347	2177				3½	0.0151	Chellappan			do.	do.	Kutchha (Thatched)
11/346	2177				7	0.0283	Arjunanan Chettiyar			do.	do.	do.
11/353	2177				25	0.1010	V. Sidharthan			do.	do.	Pucka (R. C. C)
11/354	2177				13	0.0545	N. Somarajan			do.	do.	do.
	2177			1	80	0.7273	Janaki			do.	Vecent land	

## SCHEDULE-1 (Contd.)

1	2	3	4	5	6	7	8	9	10	11	12	13
Varkala	11/356	2177			50	0.2220	Santhakumari			Dry	House	Pucka (R. C. C.)
	11/357	2177			51	0.2060	Bharathyamma			do.	do.	Moderate (tiled)
	11/115	2181			25	0.1010	Bhahulayan			do.	do.	Moderate (tiled)
	11/103	2180			4	0.0162	Narayanadas			do.	do.	Kutcha (thatched)
	11/102	2180			5	0.0203	Sathyan			do.	do.	do.
	11/101	2180			5	0.0202	Janaki			do.	do.	Moderate (tiled)
	11/160	2181			18	0.0727	Sasidharan			do.	do.	Pucka (R. C. C.)
	1/552	2182			5½	0.0222	Ponnomana			do.	do.	Kutcha (thatched)
	1/556	2182			40	0.1816	Gangadharan			do.	do.	Pucka (R. C. C.)
	1/534	2183			28	0.1121	Ambujakshy			do.	do.	Moderate (tiled)
	11/97	2184			20	0.0808	Madhavan			do.	do.	Pucka (R. C. C.)
	11/558	2187			15½	0.0636	Anirudhan			do.	do.	do.
	11/364	2187			26½	0.0850	Sreedharan			do.	do.	do.
	11/365	2187			14	0.0536	Chellamma			do.	do.	Moderate (tiled)
	11/366	2188			15	0.0608	Pachan			do.	do.	do.
		2187			45	0.1818	Lekshmy			do.	Vecal-land	
	11/406	2187			40	0.1616	Devakyamma			do.	House	Kutcha (thatched)
	11/407	2187			40	0.1616	Indira			Dry	House	Kutcha (Thatched)
		2177		2	601	0.0504	Kunjamma			do.	Vecent land	
	11/408	2177			20	0.0808	Vasudevan Pillai			do.	House	Pucka (R. C. C.)
	11/406A	2188			41	0.1656	Raghavan Pillai			do.	do.	Kutcha (Thatched)
	11/367	2188			75	0.3030	Abeebulla			do.	do.	Pucka (R. C. C.)
	11/368	2188			45	0.0606	Kasavan Nair			do.	do.	do.
	11/362	2188			18	0.0727	Sankari			do.	do.	do.
	11/300	2188			20	0.0808	Kuttappan			do.	do.	Moderate (tiled)
	11/361	2188			15½	0.0326	Jameela			do.	do.	do.
	11/359	2187			45	0.1818	Velayuthan			Dry	do.	do.
	11/77	2188			4	0.0162	Kunjuraman			do.	do.	Kutcha (Thatched)
	11/368	2189			20½	0.0828	K. Nanu			do.	do.	Pucka (R. C. C.)
	11/76	2190			35	0.1414	Presanna			do.	do.	do.
	11/87	2186			5	0.0202	Lekshmy			do.	do.	Kutcha (Thatched)
	11/84	2186			5	0.0202	Meenakshy K.			do.	do.	do.
	11/58	2186			2	0.0081	Kannamma K.			do.	do.	do.
	11/85	2186			8	0.0323	Leela			do.	do.	do.
		2180			10	0.0404	Narayanan			do.	Vecent land	



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SCHEDULE-1 (Contd.)

1	2	3	4	5	6	7	8	9	10	11	12	13
Varkala	11/86	2186			5	0.0202	Chellappan			Dry	House	Kutchu (thatched)
	11/104	2190			10	0.0404	Sugatha			do.	do.	Pucka (R.C.C)
	11/89	2186			5	0.0202	Velayudhan Chettiyar			do.	do.	Moderate (tiled)
		2188			48	0.1339	Velayudhan Chettiyar			do.	Vecal-land	
		2186			70	0.2828	Radha			do.	House	(U.C)
	11/89A	2186			15	0.0606	Sivadasan			do.	do.	Pucka (R.C.C)
	11/565	2171			30	0.1212	Gowri			do.	do.	do.
		2171			15	0.0606	Santhosh			do.	do.	(U.C)
		2185			50	0.2020	Usha			do.	do.	do.
	11/79	2188			9	0.0346	Subramaniyan			do.	do.	Moderate (tiled)
	11/80	2186			15	0.0606	Rajan Pillai			do.	do.	do.
		2186			40	0.1616	Gopala Pillai			do.	Vecal-land	
		2186			30	0.1212	Bhaskaran Nair			do.	do.	
		2186			30	0.1212	Thankamma Amma			do.	do.	
	11/802A	2188			6	0.0243	Rajendran Nair			do.	House	Pucka (R.C.C)
	11/81B	2186			15	0.0606	Vasantha			do.	do.	do.
	11/81A	2186			10	0.0404	Ameelathummal			do.	do.	do.

11/82	2186				15	0.0606	Chellappan Chettiyar			Dry	House	Kutchu (Thatched)
11/85	2186				7	0.0283	Thankappan Achari			do.	do.	Pucka (R.C.C)
11/869	2189					0.1212	Madhavan			do.	do.	do.
11/870A	2189				30 1/2	0.1555	Janamma			do.	do.	do.
11/74	2190				23 1/2	0.0939	V. M. Salahudeen			do.	do.	do.
11/75	2190				50	0.3232	Nadasan			do.	do.	do.
11/78	2190				5	0.0202	Surendranad			do.	Shop	Kutchu (Thatched)
	2190				60	0.2424	Sindu			do.	Vecal land	
11/72	2190				10	0.0404	G. Sudhakaran			do.	House	do.
11/67	2190				5	0.0202	Appu			Dry	Shop	do.
11/66	2190				4	0.0162	Gopalan			do.	do.	do.
11/65	2190				10	0.0404	Raman Pillai			do.	do.	do.
VIII/516	2777		4		18	0.0525	K. Govindakurup	8424		do.	House	Kutchu (Thatched)
	2777				20	0.0808	Ravindran Pillai			do.	Vecal land	
VIII/521, 522	2777				20	0.0808	N. A. Jacob			do.	House & Nursery school	Moderate (tiled)
VIII/514	2775				15	0.0606	Sudhakaran			do.	House	Pucka (R.C.C)
	2775				15	0.0606	Indiradevi			do.	Vecal land	
	2775				8	0.0323	Kamakshy, Ponnamma			do.	House	Moderate (tiled)

## SCHEDULE-1 (Contd.)

1	2	3	4	5	6	7	8	9	10	11	12	13
Varkala	VIII/581	2706			40	0.1616	Ambujakshy Amma			Dry	House	Pucka (R. C. C.)
	VIII/511A	2718			10	0.0404	Radha			do.	do.	Moderate (tiled)
	VIII/585	2718		1	9½	0.0824	Indiradevi Amma	1889		do.	do.	Moderate (tiled)
	11/382	2189			5	0.0203	N. Kuttan Pillai			do.	Shop	Moderate (tiled)
	11/381	2189			11	0.0444	Raman Nair			do.	House	do.
	11/400	2189			19	0.0768	Devaky Amma			do.	do.	Pucka (R. C. C.)
	11/401	2186			40	0.1616	Govindakurup			do.	do.	do.
	11/408	2189			40	0.1616	Vasukutty Pillai			do.	do.	Moderate (tiled)
	11/389	2189		2	20½	0.0828	A. Rauf			do.	I.O.B	Pucka (R. C. C.)
	11/402	2197			30	0.1212	K. Gomathy Amma			do.	House	do.
	11/408	2197			20	0.0808	Vasukutty Pillai			do.	do.	Moderate (tiled)
	425 to 428	2197			18	0.0727	B. Lekshmykutty Amma			do.	House&Shop	do.
	11/481	2197			9	0.0364	A. Asharaf			do.	Lodge&Shop	Pucka (R. C. C.)
	11/404	2197			15	0.0606	L. Karthiyani Amma			do.	House	Moderate (tiled)
	11/482	2197			20	0.0808	R. Rajan			do.	Hospital	Pucka (R. C. C.)
	11/421A	2197			20	0.0404	D. Madhavan Nair			do.	House	do.
	11/421B	2197			10	0.0404	N. Vivekanandan			do.	do.	do.
	11/420	2197			12	0.0485	Selvi			Dry	House	Pucka (R. C. C.)
	11/419	2197				0.1454	Padmanabhan Nair			do.	do.	Moderate (tiled)
	11/640	2198			45	0.1818	V. Vijayakumar			do.	do.	do.
	11/416A	2197			20	0.0808	Abraham			do.	do.	do.
	11/416	2197			3½	0.0124	Santhamma			do.	do.	do.
	11/417	2197			80	0.3232	Sarala			do.	do.	do.
	11/423	2197			0	0.4040	A. Meenakshy			do.	do.	do.
	11/415	2197			12	0.0485	C. K. Madhavan			do.	do.	Pucka (R. C. C.)
	11/641	2198			3½	0.1393	K. Sivadasan			do.	do.	do.
	11/414	2197			45	0.1818	L. Kamalakshy Amma			Dry	do.	do.
	11/414A	2197			12	0.0485	R. Ramachandran Nair			do.	do.	do.
	11/405	2197			16	0.0647	Kuttan Pillai			do.	do.	do.
	11/642	2198			15	0.0506	K. Santhamma			do.	do.	Moderate (tiled)
	11/413	2197			22	0.0888	K. Gopinadhan			do.	do.	do.
	11/643	2198			25	0.1042	S. Narayana Pillai			do.	do.	do.
	11/410	2198			20	0.0808	N. Sreedharan			do.	do.	do.
	11/411	2197			48	0.0717	M. Vasudevan			do.	do.	Pucka (R. C. C.)
	11/405	2198			20	0.0808	Neelakantan			do.	do.	Moderate (tiled)

## SCHEDULE—1 (Contd.)

1	2	3	4	5	6	7	8	9	10	11	12	13
Varkala		2274			10	0.0404	Padmini			Dry	Vecal-land	
	XII/551	2211			10	0.0404	Kamalasanan			do.	House	Moderate (tiled)
	XII/551A	2211			9½	0.0884	P. Kamala bai			do.	do.	do.
	XII/550	2211			6½	0.0262	Babusanan			do.	do.	do.
	XII/549	2211			8½	0.0141	Vasanthasan			do.	do.	do.
	XII/547	2211			10½	0.0414	K. Janardhanan Nair			do.	do.	do.
	XII/529	2211			35	0.1414	S. M. Abraham			do.	do.	Pucka (R. C. C.)
	XII/521 to 524	2211			25	0.1010	K. Vasudevan Pillai			do.	Shop	Moderate (tiled)
	XII/518	2211			6	0.0243	Muthalif			do.	do.	do.
	XII/512	2213			10	0.0404	C. Krishnamma			do.	House	do.
	XII 511	2213			18	0.0727	R. J. Pillai			do.	do.	do.
	XII/506	2214			25	0.1010	Sowdamini			do.	do.	Pucka (R. C. C.)
	XII/508	2214			90	0.3636	G. Arjunanan			do.	do.	do.
	XII/502	2214			90	0.3636	P. Nani			do.	do.	Kutchu (thatched)
	XII/498	2214			9	0.0364	Davood			do.	Shop	Pucka (R. C. C.)
		2214			9	0.0364	R. Chellappan			do.	Vecal-land	
		2214			9	0.0364	R. Kunjukrishnan			do.	do.	

	2214			9	0.0363	P. Janaki			Dry	Vecal land	
	2214			9	0.0363	P. Pankajakshy			do.	do.	
	2214			9	0.0363	P. Lekshmy			do.	do.	
	2214			9	0.0363	P. Ammukutty			do.	do.	
II/872	2189			48	0.1939	Dr. N. Bhaskaran Nair			do.	House	Moderate (tiled)
II/878	2189			18	0.0727	K. Gopala Pillai			do.	do.	Pucka (R. C. C.)
II/874 to 880	2189			48½	0.1959	J. Ponnammma			do.	Shop	Moderate (tiled)
II/880A	2189			15	0.0606	Vasudevan Pillai			do.	House	Pucka (R. C. C.)
II/888 to 885	2189			5	0.0202	N. Kuttar Pillai			do.	do.	Moderate (tiled)
II/970A	2267			10	0.0404	Shahulhameed			Dry	do.	Pucka (R. C. C.)
II/973	2267			6	0.0242	Remadevi			do.	Ex:office	Moderate (tiled)
XI/776A	2613			10	0.0404	Nazimudeen			do.	House	Pucka (R. C. C.)
XI/795	2613			12	0.0484	Muhamadkhasim			do.	Shop	do.
II/844	2268			5	0.0202	Shajahan			do.	do.	Moderate (tiled)
II/846, 847	2268			27	0.1090	K. Sadanandan			do.	House	Pucka (R. C. C.)
II/850 to 852	2268			8	0.0328	Kamaludeen			do.	Shop	Moderate (tiled)
II/853	2268			5½	0.0212	R. Bhaskara Pillai			do.	House	do.
II/856	2202			40	0.1616	Lakshmykutty			do.	do.	do.

1	2	3	4	5	6	7	8	9	10	11	12	13
		2268			12	0.0485	Ramachandran Nair			Dry	Vecal-land	
		2268			12	0.0485	Gopala kurup			do.	do.	
		2268			4	0.01C1	Paramaswari Amma			do.	do.	
		2268			12	0.0485	Ismail			do.	do	
II/877to880		2208			50	0.2020	Haji Ismail			do.	Shop Bank&House	Pucka (R C C)
XI/732		2619			7	0.0222	Somarajan			do.	Press	Moderate (tiled) do.
XI/733		2619			7	0.0222	Sasi			do.	Shop	do.
		2613			10	0.0404	Radhakrishnan			do.	Vecal-land	
		2613			10	0.0404	K. Sankaran			do.	do.	
XI/741to784		2613			60	0.2424	Haji M. Ismail			do.	Shoping Complex	
XI/739		2263			10	0.0404	S. Raghavan			do.	Shop	Pucka (R. C.C)
II/975		2271			35	0.1454	R. Nalini			do.	do.	Kutchu (thatched) do.
II/974		2271			35	0.1454	R. Thankamma			do.	do.	
IX/19		2670	1		33	0.1333	K. Vasu Pilla			do.	House	Moderate (tiled) Kutchu (thatched) do.
IX/17		2675			20	0.0808	Sadasivan Pillai			do.	do.	
IX/15		2663	8		53	0.2141	DevakiAmma	10587		do.	do.	
XI/28		2671	1, 5		5	0.0202	N. Sahadevan	10834		do.	do.	Pucka (R. C. C.)

XI/27	2671	1,2	15	0.0608	K. Babykamalam		Dry	House	Moderate (tiled)
XI/28	2677		80	0.3282	Vasavan	12545	do.	do.	Pucka (R. C. C.)
	to 2672		45	0.1818	Chellamma		do.	Vecal land	
	2672		50	0.2020	Sudarsanan	4586	do.	do.	
XI/25	2677	3	81	0.0545	G. Vijayan M. So		do.	House	Pucka (R. C. C.)
XI/28	2677		13	0.0525	G. Mohanadas		do.	do.	Moderate (tiled)
	2677		15	0.0608	A. Ramany		do.	Vecal land	
XI/24	2672		20	0.0808	Mandakini		do.	House	Pucka (R. C. C.)
XI/20	2670	4-1	15	0.0608	Radhadevi Amma		do.	do.	Moderate (tiled)
XI/22	2677		50	0.2020	Narayanan Chettiar		Dry	do.	do.
VIII/614	2701	2	41	0.1856	K. Madhavan Nair		do.	do.	Pucka (R. C. C.)
VIII/607	2701		15	0.0608	V. S. Gopala Pillai		do.	do.	do.
IX/34	2675		10	0.0404	Indiradevi		do.	do.	do.
IX/33	2675		30	0.1212	R. Sadanandan		do.	do.	Pucka (R. C. C. & (tiled))
IX/32	2675		40	0.1616	K. Thankappan		do.	House	Pucka (R. C. C. & (tiled))
IX/30	2675		50	0.2020	Indiradevi		do.	do.	Pucka (R. C. C.)
VIII/612	2701	1,2,3	20	0.0808	R. Purushothaman	2427	do.	House	do.
	2704		27	0.1091	Anandavally		do.	Vecal land	



x  
SCHEDULE-1 (Contd.)

1	2	3	4	5	6	7	8	9	10	11	12	13
Varkala	VIII/613	2704 2701	2-5 3-2		9	0.086	Harindrababu	958		Dry	House	Pucka (R C C)
	VIII/615	2704 2701	5 2		35	0.141	Chandrasekharan			do.	do.	do.
	VIII/608	2701	7, 2		25	0.101	Devadasan Savithry			do.	do.	do.
	VIII/534	2709			9	0.086	G. Devaki Amma			do.	do.	do.
	VIII/536	2709	6		18	0.0748	A. Krishnamma	4840		do.	do.	Moderate (tiled) do.
	VIII/533	2709	6, 11, 7		73	0.2949	R. Purushothaman Nair	12940		do.	do.	Pucka (R C C) do.
	VIII/604A	2708			11	0.044	Sureshprakash			do.	do.	do.
	VIII/610	2707			10	0.0404	Purushothaman			do.	do.	do.
	VII/529	2707			14	0.0566	K. Gopalakrishna Pillai			do.	do.	do.
	VII/528	2707			16	0.0647	Sasidharan Nair			do.	do.	Moderate (tiled) do.
	VII/526, 527	2705	2		20	0.0808	P. B. Tilak	3349		do.	do.	Pucka (R. C. C) do.
	VIII/603	2701	5		27	0.1091	J. Radhamma			do.	do.	Kutcha (thatched)
	VIII/604	2701			16	0.0647	Babu			do.	do.	do.
		2701			15	0.0606	Vijayan			do.	do.	Kutcha (thatched)
	VIII/605	2701			39	0.1606	P. Chandramathy			do.	Vecal-land	do.
		2701			20	0.0808	C. Seethamma			do.	House	Kutcha (thatched)
	VIII/606	2700			30	0.1212	Krishna Pillai			do.	Vecal-land	do.
										do.	House	Pucka (R. C. C.)

XI/29	2676	3		58	0.2343	V. Beena			Dry	House	Pucka (R. C. C.) Under Construction
	2705			25	0.1010	Sadanandan			do.	House	Moderate (tiled) Pucka (R. C. C.)
VIII/530	2776	2		84	0.0343	Sumathi Amma	2706		do.	do.	do.
VIII/525	2776	5, 7		15	0.0606	N. K. Gopalan			do.	do.	do.
	2777	2		74	0.0303	N. K. Gopalan			do.	Vecal land	do.
VIII/611	2701			10	0.0404	Subhadramma			do.	House	Moderate (tiled) Under Construction
VIII/609	2761			25	0.1010	Lekshmikutty Amma			do.	do.	do.
	2708			11	0.0444	C. Suresh	5196		do.	Vecal land	do.
V/345	1161			20	0.0808	Rajendran	1498		do.	House	Pucka (R. C. C.)
	1161			27	0.1091	Raghavan Pillai			Dry	Vecal land	do.
III/197	1161			30	0.1212	Sreedharan Pillai			do.	House	Pucka (R. C. C.) do.
III/196	1161	8, 9		21	0.0848	K. G. Retnamma	3484		do.	do.	do.
III/195	1161	5, 21		74	0.0303	Vijayarajan	9267		do.	do.	do.
III/164	1161			10	0.0404	Champakakutty			do.	do.	Kutcha (Thatched)
III/193	1161			15	0.0606	Challamma			do.	House	Moderate (tiled) Pucka (R. C. C.) do.
III/192	1161			40	0.1616	Rednavally			do.	do.	do.
III/189	1161			15	0.0606	Sarala			do.	House	do.
III/188A	1161			11	0.0444	Asokan			do.	do.	do.

## SCHEDULE-1 (Contd.)

2	3	4	5	6	7	8	9	10	11	12	13
III/188	1150			6	0.0243	Velu chettiyar			Dry	House	Kutchha (thatched)
III/189A	1160			42	0.1617	Sumathy			do.	do.	Pucka (R C C)
II/143	2107			15	0.0606	Rethy			do.	do.	Moderate (tiled)
II/143	2107			34	0.1374	Shila			do.	do.	do.
II/142	2152			10	0.0404	Sivanandan			do.	do.	Kutchha (thatched)
II/124	2152			10	0.0404	Kunjan			do.	do.	do.
II/125	2138			30	0.1212	Rajan			do.	do.	Pucka (R C C)
II/126	2168			30	0.1212	Ayyappan			do.	do.	Kutchha (thatched)
II/146	2153			20	0.0808	V. Sulochana			do.	do.	Pucka (R. C.C)
II/147	2158			3	0.0121	Sukumaran			do.	do.	Moderate (tiled)
II/148	2151	B <sub>2</sub> /1-2		33	0.1333	Kamalasanan	13301		do.	do.	Pucka (R. C. C.)
II/149A	2151	3		29	0.1172	Venugopalan	7586		do.	do.	do.
II/149	2151			29	0.1172	V. Sarathchandran			do.	do.	do.
III/408	1161			18	0.0727	Sarasamma			do.	do.	Moderate (tiled)
	1161			20	0.0808	Rednavally			do.	Vecal-land	
	1161			18	0.0727	Venugopalan			do.	do.	
	1161			40	0.1616	Sreedhara Pillai			do.	do.	
II/197	2149			47	0.1839	Damodharan			Dry	House	Moderate (tiled)
II/208	2149			42	0.1637	Subramaniyan			do.	do.	Pucka (R. C. C)
II/202	2149	2, 4		22	0.0889	K. Gopalan	12023		do.	House	do.
VI/180	2155			7	0.0253	V. Sasankan			do.	do.	do.
II/220	2155			16	0.0647	K. Sudevan			do.	do.	do.
II/211	2155			8	0.0323	M. Kamalam			do.	House	Kutchha (thatched)
II/190 to 193	2146			30	0.1212	Railway Property			do.	do.	Moderate (tiled)
II/221A	2154	7, 1		15	0.0606	S. Saraswathy			do.	F. Mill	Moderate (tiled)
II/201	2150			30	0.3232	Giri			do.	House	do.
II/198	2150			50	0.2020	Jamal Mohammad			Dry	do.	Kutchha (Thatched)
II/199	2150			19	0.0768	M. Sukumaran			do.	House	Moderate (tiled)
	2150			15	0.0606	K. Sasankan	4550		do.	Vecal land	
	2150			14	0.0576	J. Vijayan	4559		do.	do.	
II/200	2153	5		35	0.1414	Sivadasan	3711		do.	House	Pucka (R. C. C.)
II/1094	2153			20	0.0808	C. Rajendran			do.	do.	do.
	2153			13	0.0525	Karunakaran			do.	Vecal land	
	2153			20	0.0808	Sathyan			do.	do.	
II/144	2153			31	0.1252	G. Sadanandan			do.	House	Pucka (R. C. C)

## SCHEDULE-1 (Contd.)

1	2	3	4	5	6	7	8	9	10	11	12	13
Varkala	IX/149	2650			7	0.0258	Sumathy Amma			Dry	House	Pucka (R C C)
	IX/150	2650			22	0.0889	Kochappy			do.	do.	Kutchra (thatched)
	IX/151	2650			35	0.1414	Abdulsathar			do.	do.	Moderate (tiled)
	IX/114	2650			14	0.0566	Madhavi			do.	do.	Kutchra (thatched)
	IX/115A	2650			14	0.0566	P. S. Kuttappan			do.	do.	Moderate (tiled)
	IX/152	2650			20	0.0808	Sathyadevan			do.	do.	Kutchra (thatched)
	IX/113	2648			16½	0.0617	Appukuttan			do.	do.	do.
	IX/157	2641			50	0.2020	Haridas			do.	do.	Moderate (tiled)
	IX/111	2648			8½	0.0853	Prabhakaran			do.	do.	Kutchra (thatched)
	IX/110	2648			40	0.1616	Sahadevan			do.	do.	do.
	IX/158	2641			40	0.1616	Karunakaran			do.	do.	Moderate (tiled)
	IX/86	2678			8	0.0328	Sarojini Amma			do.	do.	do.
	IX/87	2678			35	0.1414	Bhargavi Amma			do.	do.	do.
		2678			26	0.1050	Gopalakrishnan			do.	Vecal-land	
		2678			26	0.1050	Krishnan Nair			do.	do.	
	IX/88	2678			2½	0.0111	M. Sasidharan			do.	Shop	Moderate (tiled)
	IX/41	2678			36	0.1454	Sankari Amma			do.	House	do.

II/967	2266				20	0.0808	Sathyabhama			Dry	House	Moderate (tiled)
	2266				29	0.1172	Shahulhameed			do.	Vecal land	
	2266				34	0.1374	Indira			do.	do.	
	2266				7	0.0282	Jameelabeevi			do.	do.	
	II/968	2266			13	0.0525	Sankaranarayanan			do.	House	Moderate (tiled)
	2172				52	0.2111	Vimalanadhan			do.	Vecal land	
	2172				50	0.2111	Neelakantan			do.	do.	
	II/864	2270			13	0.0525	V. Sreedharan			do.	House	Moderate (tiled)
	II/868	2270			53	0.2157	Kesavan			do.	do.	do.
	2270				29	0.1171	Govidan			Dry	Vecal land	
	II/868	2270			2	0.0081	Nanu			do.	House	Moderate (tiled)
	2273				11	0.0444	A. Lekskmy			do.	Vecal land	
	2273				11	0.0444	V. Indira			do.	do.	
	2273				8½	0.0325	A. Kunjuraman			do.	do.	
	2154	1			20	0.0808	N. Seetha			do.	do.	
	2154	1			40	0.1616	N. Vimalanadan			do.	Vecal land	
	2154	2			35½	0.1434	K. Leela			do.	do.	
	2154	2			20	0.0808	N. Subhash			do.	do.	

SCHEDULE-1 (Contd.)												
1	2	3	4	5	6	7	8	9	10	11	12	13
Varkala	2154	2		24½	0.0990	K. Sarala				Dry	Vecal-land	
	2154	2		34	0.1374	Sobhana				do.	do.	
	2154	3, 4		51	0.2060	N. Bhanumathy				do.	do.	
	2154	5		35	0.1414	K. Sudhakaran				do.	do.	
	2154	6		24	0.0969	Bhagavathykali				do.	do.	
	2154	8		16½	0.0666	N. Revathy bai				do.	do.	
	2154	13		7	0.0282	N. Indira				do.	do.	
	2154			21½	0.0868	N. Sarada				do.	do.	
	2154			15	0.0606	G. Karunakaran				do.	do.	



FORM II

Estimate Cost of the Scheme (Under Rule 38 of the Travancore Town Planning Rules 1113)

Debits	Rs. in Lakhs.	Credits	Rs.
1. <u>Acquisition of lands building etc.</u>		1. <u>Government Grants</u>	9.50
i. for roads and lanes	8.00	2. <u>Contribution from</u>	
ii. for other purposes	30.00	a. <u>Govt. Departments</u>	
2. <u>Improvements.</u>		i. P.W.D.	34.50
i. Raising levels	2.00	ii. P.H.E.D.	7.00
ii. Forming roads	25.00	b. <u>Other Local agencies</u>	
iii. Culverts	2.50	i. K.S.E. Board	2.00
iv. Drains	1.00	3. <u>Sale Proceeds</u>	
v. Water supply and Drainage	7.00	i. Acquired buildings	1.00
vi. lighting	2.00	ii. Site for residential purpose	20.00
vii. Residential areas	4.00	iii. Commercial purpose	25.00
viii. Commercial area	3.00	4. <u>Accounts debitable to</u>	
ix. Bus stand and taxi stand	2.00	i. Accounts ordinary	
3. <u>Compensation for injurious affection</u>	1.25	ii. Water works department	
4. <u>Miscellaneous</u>		iii. Electrical Department	
i. Cost of preparation of scheme	0.25	iv. Any other department	
ii. Cost of arbitration etc.	0.50	5. <u>Other Items.</u>	
iii. Legal Expenses	0.50	i. Betterment levy	1.00
iv. Contingencies	0.50		
TOTAL	89.50	TOTAL	100.00

**TOWN PLANNING SCHEME FOR CENTRAL AREA OF VARKALA**  
**LIST OF NEW STREETS AND WIDENING OF EXISTING STREETS (UNDER FORM 37 (ii) OF THE TRAVANCORE TOWN PLANNING RULES)**

Name of streets or Distinguishing letters	Situation	New street or widening	Length of road	Width of street (in metres)	Distance between building lines (in meters)	Width of metalling (in meters)	Reservation/Acquisition
1	2	3	4	5	6	7	8
	Connecting road B1 B1 towards East (Varkala junction)	Partly widening	535.00	20.00	29.00	13.00	Acquisition & Reservation
Road A1 A1	Adjacent to Railway	Widening	1250.00	20.00	29.00	13.00	-do-
Road A2 A2	Near Varkala junction towards East (New the scheme boundary)	New	395.00	20.00	29.00	13.00	Acquisition
Road A3 A3	South East end of the scheme	Partly widening	285.00	20.00	29.00	13.00	" "
Road B B	Connecting road D1 D1 and towards South, end of the scheme boundary	New and Partly widening	945.00	16.00	22.00	13.00	Acquisition & Reservation
Road B1 B1	Connecting road A2 A2 and towards north, end of the scheme boundary	New	895.00	16.00	22.00	13.00	Reservation
Road B2 B2	Connecting road B B and towards East (Middle of the scheme)	New	372.00	16.00	22.00	13.00	Reservation <i>Acquisition</i>
Road C C	Connecting road B B and towards west, end of the scheme boundary	Widening	100.00	15.00	21.00	13.00	<del>Acquisition</del> Reservation
Road D D	Connecting road B B and towards East	Widening	520.00 <del>520.00</del>	12.00	18.00	8.00	Acquisition
Road D1 D1	Connecting road B B and towards west, end of the scheme boundary	Widening	73.00	12.00	18.00	8.00	Reservation
Road E E	Connecting road E1 E1 and towards west	Partly widening	150.00	7.00	13.00 <del>10.00</del>	6.00	" "
Road E1 E1	Connecting road E2 E2 and towards north	New & Partly widening	240.00	7.00	13.00 <del>10.00</del>	6.00	Reservation & Acquisition
Road E2 E2	North of road D D	" "	273.00	7.00	13.00 <del>10.00</del>	6.00	" "

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

FORM No. 10

Sl. No.	Locality	Reference marking on map	Approximate Area		Purpose for which area is to be reserved.	Present Use.	Remarks
			Hectares	Ares			
1	2	3	4	5	6	7	
1	Connecting road BB and towards East (Near Varkala Junction)	Burnt sciencce colour wash		4.75	Road A A	Road A A	2196 P, 2189 P, 2197P, 2200P, 2198 P.
2	Western side of Railway	" "		52.20	Road A1 A1	Road A1 A1	2156 P, 2776 P, 2705 P, 2704 P, 2159 P, 2703 P, 2199 P, 2198 P, 2200 P, 2201 P.
3.	Connecting road D1 B1 towards south	" "		75.00	Road B B	Road BB	2152P, 2182P, 1074 P, 2383 P, 2185 P, 2186 P, 2190P, 2196 P. 2190P 1160 P, 1075P, 2191 P
4.	Connecting road A2 A2 towards north end of the scheme boundary	" "	1	43.00	Road B1 B1	Road B1 B1	2641 P, 2648 P, 2647 P, 2671 P, 2645P, 2672 P, 2675P, 2701 P, 2708 P, 2709 P, 2718 P, 2706 P.
5.	Western side of road D D	" "		12.70	Road C C	Road C C	2183P, 2185 P.
6.	Western side of E1 E1	" "		5.08	Road E E E	Road E E	2166P, 2170P, 2171 P, 2168P
7.	Eastern side of road E E	" "		1.47	Road E1 E1	Road E1 E1	2158 P, 2165P. 2154 P
8.	Eastern side of road E1 E1	" "		3.52	Road E2 E2	Road E2 E2	2158 P, 2163 P, 2161 P
			2	97.71			
			ie 2	98.00			
9.	Eastern side road E2 E2 (Municipal Auditorium)	Red colour wash		47.00	Public & semipublic	Public & Semipublic	2161 P, 2162 P, 2159 P
10.	South of road D D	" "	1	47.00	"	"	2177 P
			1	94.00			

SCHEDULE

11.	In between E1 E1 and road E2 E2	Blue colour wash	06.00	Commercial	Commercial	2157 P
12.	In between road D D and road A A	" "	03.20	" "	" "	2159 P
13.	Eastern side of road A1 A1	" "	1 10.00	" "	" "	2175 P, 2176 P, 2198 P, 2204 P, 2202 P, 2203 P, 2268 P
14.	Southern side of road, A1	" "	97.00	" "	" "	2644 P
15.	Eastern	" "	40.00	" "	" "	2199 P, 2643 P, 2640 P, 2613 P, 2269 P
			4 26.00			2640 P, 2620 P
16.	North of road B2 B2	Yellow & Blue colour wash	3 32.00	Mixed Use (Residential & Commercial)	Mixed Use (Residential & Commercial)	2150 P, 2149 P, 2155 P, 2157 P, 2154 P, 2153 P, 2167 P
17.	North of road E E	" "	1 00.00	" "	" "	2166 P, 2165 P, 2154 P
18.	In between road E1 E1 and road E2 E2	" "	1 16.00	" "	" "	2158 P
19.	Eastern side of road E2 E2	" "	82.00	" "	" "	2158 P, 2164 P
20.	North of road A A	" "	2 48.00	" "	" "	2163 P, 2165 P, 2160 P, 2161 P, 2162 P
21.	South of road A A	" "	1 51.00	" "	" "	2190 P, 2189 P, 2197 P
			10 29.00			2214 P, 2213 P, 2211 P, 2204 P
22.	North of road B2 B2	Green colour wash	28	Parks & Openspace	Parks & Open space	2149 P, 2155 P, 2148 P
23.	In between road E1 E1 and road E2 E2	" "	18	" "	" "	2157 P, 2158 P, 2156 P
24.	Neak Karkain junction	" "	08	" "	" "	2201 P, 2640 P, 2619 P
25.	Eastern side of road A1 A1 (North scheme boundary)	Dark brown colour wash	5 94	Railway	Railway	2156 P, 2777 P, 2776 P, 2705 P, 2704 P, 2703 P, 2174 P, 2199 P, 2644 P, 2643 P, 2642 P, 2640 P, 2619 P, 2613 P, 2159 P



26.	North of road D1 D1 (North west end of the scheme)	Yellow colour wash	2 00
27.	South of road D1 D1	"	1 56
28.	North of road E2 E2	" "	1. 40
29.	In between road B B and road E2 E2	" "	6. 00
30.	East of road E2 E2	" "	1. 70.00
31.	Western side of road B1 B1	" "	8. 88.00
32.	Eastern side of road B1 B1	" "	11. 41.00
33.	Western side of road A3 A3	" "	2 11.00
34.	Eastern side of road A3 A3 (South East end of the scheme)	" "	60.00
35.	Connecting road A2 A2 South of road A1 A1 (East end of the scheme)	" "	1 50.00
36.	Connecting road A2 A2 (East end of the scheme)	" "	60.00
37.	In between road D D and road A1 A1	" "	10 44.00
38.	In between road C C and road B B (south west end of the scheme)	" "	1 80.00
			50 00.00

**SCHEDULE -V**

Land proposed to be acquired (under rule 37) (111) of Travancore Town Planning rules 1113)  
FORM No. 9

Purpose for which Land to be acquired	Name of village.	Survey Nos. affected		Description of land.	Name of owner occupier.	Boundaries of land				Extent		Remarks
		Sy.No.	Sub Division			East	South	West	North	Hectars	Area	
1	2	3	4	5	6	7	8	9	10	11	12	13
Road A A		2211	---	Dry	---	2204	2211	2196	2196	---	6.25	Part
		2204	---	"	---	2196	2204	2211	2196	---	<del>6.08</del> <del>12.33</del> 1.22	"
Road A1 A1		2174	---	Dry	---	2174	2175	2174	2174	---	2.40	"
		2175	---	"	---	2175	2176	2175	2174	---	0.32	"
		2268	---	"	---	2269	2270	2268	2268	---	0.15	"
		2176	---	"	---	2175	2176	2176	2175	---	1.60	"
		2269	---	"	---	2269	2269	2269	2613	---	2.88	"
		2273	---	"	---	2613	Scheme boundary	2273	2276	---	6.08	"
		2276	---	"	---	2276		2269	2613	---	0.44	"
		2613	---	"	---	2613	2269	2269	2619	---	0.65	"
		2269	---	"	---	2269	2269	2271	2269	---	3.25	"
		2271	---	"	---	2269	2271	2270	2269	---	1.60	"
		2270	---	"	---	2270	2271	2270	2269	---	1.70	"
		2269	---	"	---	2613, { 2276	2269	Exist- ing road.	2269	---	1.92	"
		2613	---	"	---	2613	2276	2269	2613	---	4.16	"
Road A2 A2		2613	---	Dry	---	2613	2613, { 2276	2613	2619	---	28.37	Part
		2619	---	"	---	2619	2613	2619	Existing road.	---	3.40	"
		2640	---	"	---	2640	Existing road	Rail- way	2641	---	20.00	"
		2641	---	"	---	2641	2641	2641	2641	---	40.00	"
										---	75.40	

Road A3 A3	2640	---	Dry	---	2640	Existing road
	2641	---	"	---	2641	
					scheme	
					bound-	2640
					ary.	

Road B B	2152	---	Dry	---	2152	2152
----------	------	-----	-----	-----	------	------

Road B2 B2	2152	---	Dry	---	2167	2152
	2167	---	"	---	2168	
	2168	---	"	---	2166	2168
	2166	---	"	---	2166	2168
	2154	---	"	---	2166	2166
	2157	---	"	---	Existing	2154
					lane.	
	2156	---	"	---	2156	2157
	2156	---	"	---	2156	2156

Road D D	2186	---	Dry	---	2186	2186
	2181	---	"	---	2186	2186
	2180	---	"	---	2187	2180
	2185	---	"	---	2177	2187
	2187	---	"	---		
	2178	---	"	---	2177	Existing
						lane.
	2177	---	"	---	2175	2177, 2175
	2175	---	"	---	2175	2175
	2173	---	"	---	2174	Existing
	2174	---	"	---	2174	lane.
						Existing
						lane.

Road E1 E1	2171	---	Dry	---	2172	2171
	2172	---	"	---	2172	2172
Road E2 E2	2172	---	Dry	---	2173	2178, 2173
	2173	---	"	---	2173	2173
	2173	---				



Bus stand

2154	--	Dry	--	2154
2154	--	"	--	2154
2157	--	"	--	Existing road 2157
2157	--	"	--	2157

Commercial

2268	--	Dry	--	2268
2202	--	"	--	2268
2175	--	"	--	2175
2176	--	"	--	Existing road 2176
2177	--	"	--	2176

Residential

2179	--	Dry	--	2178
2178	--	"	--	2179
2172	--	"	--	2172
2171	--	"	--	2172

U.14.1.88  
*K.H. Arwa*  
24.7.90  
TOWN PLANNER

*N.S. New*  
27/7-90  
SENIOR TOWN PLANNER *Chief Town Planner*