

Detailed Town Planning Scheme for  
the Area in Between  
Railway Station Road And Eranjal Bridge

PREPARED BY:  
THE DEPARTMENT OF TOWN PLANNING, KERALA AND

PUBLISHED BY:



**KOTTAYAM DEVELOPMENT AUTHORITY**  
**KOTTAYAM**

Sanctioned as per G.O (Ms) No. 146/93/LAD

Dated 26-7-1993



DETAILED TOWN PLANNING SCHEME FOR THE AREA IN BETWEEN  
RAILWAY STATION ROAD AND ERANJAL BRIDGE

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RAILWAY STATION ROAD AND ERANJAL BRIDGE

I. Introduction.

(1) Location and Boundaries of the Area.

The scheme covers an area of about 1400M. between Mennanthara river and K.K.Road. The western boundary is the Kottayam Railway station yard and extends beyond to Kanjikuzhy Junction towards east.

(2) Existing Land Use Pattern.

Even though the area mainly exhibits a residential character, it holds about 15% of the total area under public and semi-public use including the district head quarters, Education institutions and numerous religious centres. Hillocks and intermittent vallies are the main feature of the area.

(3) Major problems and objectives.

One of the major problems of this area is the lack of proper road system. The main state high way namely K.K.Road passes through the scheme area along a bridge portion which makes it impracticable to provide connection to other existing parallel roads. The main objective is to fix the alignment of two parallel roads.

Eranjal road is the only possible extension to L.B. Road and the river bank road from Nagampadam to Eranjal and to connect both the by-pass road from Chingavanam to Choottuveli as envisaged in the Development plan for Kottayam town. Unless, it is finalised early, it may not be possible due to the interference of new construction. Every attempt has been made to align the road with the least disturbance to the inhabitants in the area. The feasibility of river bank road has been checked and find it difficult to impose it due to structures and religious institutions already in existence. Moreover,



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The construction of such a road entail prohibitive cost and at the same time serve the people only on one side. These two roads connecting the central area to the new by-pass may in due course relieve K.K. Road from traffic congestion highly experienced now-a-days. Therefore, Lal Bahadur Sastri Road is becoming now an important arterial road within the town and the extension to this road as envisaged in the development plan is essential for the development of the central city as a whole and to reduce the heavy traffic experienced in K.K. Road.

#### II. Scheme proposal.

The main proposal contained in this scheme is to provide two parallel connections to K.K. Road starting from the proposed by-pass to the two centre. Due to the undulation of the area neither, new link roads between the major roads nor improvement to existing roads have been proposed, now since, the overall density prevailing is only 55 persons/hectare provision has been made to acquire 6.3 hectares of vacant land to develop it as organised residential areas. The lack of parks and open spaces in the locality is made good by providing 2.20 hectares of land as parks and open space. In order to develop a self contained unit some land have been zoned near the district Headquarters for mixed use zone (Commercial and residential) including theatres, shopping complex, because there is no sufficient commercial activities in the eastern part of the town especially beyond the district headquarters except Kanjikuzhy Junction and environs. The proposed land use analysis is shown in the table.

Sd/-  
CHIEF TOWN PLANNER

DRAFT SCHEDULE

THE DETAILED TOWN PLANNING SCHEME FOR Area in between Railway Station Road and Iranjal Bridge, Kottayam.

1. TITLE:

This scheme may be cited as the Detailed Town Planning Scheme for Area in between Railway Station Road and Iranjal Bridge, Kottayam.

2. DEFINITIONS:

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

- a. "Act" means the Town Planning Act (Act IV of 1108) as amended.
- b. "Arbitrator" means the arbitrator appointed for the scheme under Section 26 of the Act.
- c. "Authority" means the KOTTAYAM DEVELOPMENT AUTHORITY formed under the Act.
- d. "Building line" means a line which is beyond the street line and up to which the main wall of a building facing that street may lawfully extend except as prescribed in the Kerala Building Rules in force.
- e. "Chief Town Planner" means the Chief Town Planner to the Government of Kerala.
- f. "Date of scheme" means the date of notification of the scheme under Section 12 of the Act in the Kerala Government Gazette.
- g. "Government" means the Government of Kerala.
- h. "Map" means the map annexed to the scheme.
- i. "Municipal Act" means the Kerala Municipalities Act, 1960.



- j. "Rules" means the rules made under section 41 of the Act.
- k. "Schedule" means the schedule appended to the Scheme.
- l. "Scheme" means the Detailed Town Planning Scheme for Area in between Railway Station Road and Iranjal bridge Kottayam.
- m. "Secretary" means the Secretary of the Kottayam Development Authority.
- n. "Street" includes roads, street and lanes.

✓ 3. RESPONSIBLE AUTHORITY.

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

4. AREA OF THE SCHEME.

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

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

5. OWNERSHIP AND EXTENT.

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

6. ESTIMATE OF THE COST.

1. An estimate of the total and net cost of the scheme is given in Form No.11, Schedule-V. The net cost is proposed to be financed as therein stated. The estimate is liable to such revisions as the Responsible Authority may consider necessary.
- ✓ 2. The execution of any works which, under the scheme, are to be carried out by the Responsible Authority or by any other agency may be undertaken, in such order and such time as the Kottayam Development Authority may determine, and completed within the period of 20 years unless the Government for financial or other reasons, order otherwise.
- ✓ 3. The Responsible Authority shall have power to specify any date or period within which the execution of any works under the scheme are to be carried out by any authority, owner or other person as the Responsible Authority thinks necessary and expedient for the purpose of securing the development of the area without delay and ensuring the efficient operation of the scheme.

7. STREETS.

1. Subject to the provisions of the scheme, all streets mentioned in Schedule-II (Form No.8) shall be constructed or caused to be constructed by the Responsible Authority on the lines shown in the Map DSN/2 provided that 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 schedule II and shown in the Map DSN/2 shall be demarcated, formed and constructed by the Responsible Authority in such manner as he thinks necessary for the proper development of the area or expedient for the safety or convenience of the public provided that two third of the entire cost of acquisition of land and of metalling,



- surfacing, draining and lighting of the streets may be recovered from the owners or occupiers of land and building abutting the streets in such proportion as may be decided by the Responsible Authority. Provided, also that whenever the owner has been required to pay or has paid the proportionate cost under the above provision or had been required to leave or has left land freely for the streets, the Authority shall levy only such portion of the betterment contribution payable under the scheme or it may forgo the contribution entirely.
3. Any other private street that may be permitted in the scheme area, with the permission of the Responsible Authority and in conformity with the proposed development of the area, shall comply with Section 14.5(a) of Kerala Building Rules 1984 issued under Section 222 of Kerala Municipalities Act 1960, unless otherwise approved by the Chief Town Planner.
  4. The Responsible Authority may, with the consent of the Chief Town planner, undertake to carry out any private street work or widening of any existing private street (not included in the scheme) either with the consent of owners or occupiers of building or land fronting or abutting on such streets, or by acquiring the land covered by the street, provided, that the expenses incurred shall be paid by the owners or occupiers according to the frontage of their respective land or in such proportions as may be setled 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 land, through which the street may pass, have surrendered land free



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

6. No person shall build any wall or any fence or other construction or projection or make any encroachment in or over any land intended for use as a street or lane.
7. The Responsible Authority shall, as far as the funds at his disposal permits, provide a sufficient and satisfactory system of drains along the public streets in the area affected.

8. SUBMISSION OF LAY-OUT PLANS.

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

- 3. The owner of the land shall not proceed to sub divide, utilise, sell, lease or otherwise dispose of the site or sites intended for building purposes unless he has carried out or otherwise made arrangements to carry out the street works in compliance with the provisions of the scheme.
  - 4. If the street or streets have not been made as required under sub clauses (1), (2) and (3) above the Responsible Authority may, order the street works to be carried out or carry out the works himself in the manner prescribed in the scheme, in 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 of the Chief Town Planner, make an exchange of land forming part of any street that it may require, with or without paying or receiving any money for equality of exchange or otherwise.
9. APPROVAL OF LAY-OUT PLANS.

- 1. (a) No owner or other person shall layout a street, lane or pathway or sub divide, utilise, sell, lease or otherwise dispose of his land or portion or portions of the same as site or sites for building purposes until a site or layout plan or plan of sub divisions has been approved by the Responsible Authority, provided that the concurrence of the Chief Town planner is obtained for the lay out plan or plans prepared laying out of a street, lane or pathway or for sub dividing the land.
- (b) The application for approval of a site or layout plan or plan of sub division shall be submitted to the Responsible Authority in the prescribed form. The Responsible Authority may in



the interest of the scheme impose reasonable restrictions and conditions and also insist on such modifications of the plan as he thinks fit or cause to be made such modifications of the plan as the Chief Town Planner may consider necessary according to Clause 9(1)(a).

- (c) The restrictions and conditions as laid down by the Responsible Authority or as decided by the Chief Town Planner shall be adopted by the owner or other person and shall be enforceable.
2. (a) No owner or other person shall construct or reconstruct or in anyway alter or add to a building without enforcing, in every particular, with the requirements of the scheme and unless he had applied for and obtained permission of the Responsible Authority under Section 15 of the Act and in compliance with the requirements of Clause 5(a) below. No building shall be constructed or reconstructed in any land in which building is expressly forbidden or which is reserved in the scheme for any purpose in compatible with the building.
- (b) The Responsible Authority may for the purpose of the scheme, demolish or cause to be demolished or alter or cause to be altered any building in the area as may be necessary for carrying the scheme into effect.
3. The Responsible Authority shall, before granting permission under Section 15 of the Act, for any site plan or layout plan or plan of sub division or for construction or reconstruction of a building in a site in the area, take into consideration the desirability of 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 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, prepared a lay-out plan for any portion of the area to determine the lines on which the detailed development of such area shall take place and the manner in which the streets, sub division of land into sites for building purposes and the reservation of any land for communal or public purposes shall be laid out and the same shall be read as part of the scheme and shall be enforceable.
5. (a) Subject to the provisions of Section 15 of the Act, every application for permission required to be obtained under Clause 2(a) above shall be submitted to the Responsible Authority in the form specified in the Kerala Building Rules made under Section 222 of Kerala Municipalities Act, 1960 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 existing building or buildings and also a specification or specifications in regard to the design, materials, architecture, drainage, water supply, use of building and other details of building construction.
- (b) The Responsible Authority shall have power to impose reasonable restrictions and conditions while granting permission and to make reasonable modifications or alterations in the location, structural 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 persons concerned and shall be enforceable. If the Responsible Authority fails to give a reply or pass any orders within three months from the date of receipt of the application, the application shall be deemed to be sanctioned, if not otherwise inconsistent with the provisions of the Scheme.

10. RESERVATION OF LAND AND ZONING.

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

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 land reserved for the purpose of the scheme.

2. The Development Authority may, from time to time to meet the demand, declare any part of the area with the approval of the Chief Town Planner or/ and subject to such conditions and restrictions as he may think fit, to be reserved for commercial activity or for such other purposes which can be prescribed under Sub Section (K) of section 3 of the Act. Any part of the area so declared shall be included under land reserved under the scheme and treated as such.
3. All future developments in respect of land within the scheme area shall conform to the zoning regulations given below:  
(Any uses not mentioned therein shall be prohibited).

(a) Residential Use Zone.

1. Uses permitted.

All residences, community halls, clubs, parks and play grounds incidental to the residential uses dispensaries, public utility buildings such as

water supply, drainage and electrical installations of a minor nature and small service industries of non-nuisance character engaging not more than 3 workers with power limited to 3 H.P. or 6 workers without power, convenient shops such as vegetable shops, groceries, panshops etc. not exceeding 75 sq.Ms. plinth area will be normally permitted.

(ii) Uses Restricted.

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

Minor educational buildings up to 250m<sup>2</sup> plinth area, libraries, reading rooms, clinics and nursing homes upto 150m<sup>2</sup> plinth area, shop building upto 150 sq.m. in plinth area, Police and Fire Stations, Small Post Offices, Telegraph Offices, Hostels, Boarding Houses, Commercial Offices, Petrol filling stations, Small Auto garages engaging not more than 5 workers and other non-nuisance type service industries engaging not more than 10 workers with power limited to 10H.P. or 20 workers without power and new areas or buildings for religious uses.

(iii) Uses prohibited.

All other uses not mentioned above.

(b) Commercial Zone.

(i) Uses permitted

Retail shops, Professional Offices, Studios, Commercial Offices, Hostels, Lodging Houses, Hostels, Restaurants, Cart Stands, Taxi Stands, Bus Stops, Clinics and nursing homes not exceeding 150 sq.m. in plinth area, dispensaries, non-nuisance type of service and small industries employing not more than 10 workers and installations not exceeding



15 H.P. motors and existing residential uses will be permitted.

(ii) Uses Restricted.

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

Social Welfare Institutions, Libraries and Reading rooms, Printing Presses, Service Garages, Industrial uses of non-nuisance character employing not more than 20 workers and power not exceeding 30 H.P., Petrol filling stations, areas and buildings for religious uses and small residential buildings not exceeding 50m<sup>2</sup> in plinth area.

(iii) Uses Prohibited.

All other uses not mentioned above.

(c) PUBLIC AND SEMI-PUBLIC USE ZONE.

(i) Uses Permitted.

Local, State and Central Government Offices and establishments, Social and Cultural establishments, community facilities including hospitals, nursing homes, clinics dispensaries, educational institutions etc. Public utilities and related buildings will be normally permitted.

(ii) Uses Restricted.

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

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

(iii) Uses Prohibited.

All other uses not mentioned above.

(d) INDUSTRIAL USE ZONE.

(i) Uses Permitted.

All types of light and service industries other

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

(ii) Uses restricted.

Medium industries other than obnoxious and nuisance type with power upto 50 H.P. small residence not exceeding 50m<sup>2</sup> in plinth area, truck terminals and junk yards shall be permitted by the Responsible Authority with the concurrence of the Chief Town Planner.

(iii) Uses Prohibited.

All other uses not mentioned above.

(e) MIXED USE ZONE (Residential-cum-Commercial)

(i) Uses permitted.

All types of uses permitted under Residential and Commercial uses.

(ii) Uses Restricted.

All the restricted uses under Residential and Commercial uses, with the concurrence of the Chief Town Planner.

(iii) Uses Prohibited.

All other uses not mentioned above.



4. COVERAGE AND F.A.R.

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

Sl. No.	Building use of occupancy	Maximum permissible coverage %	Maximum permissible F.A.R.
1.	Residential	50	
2.	Commercial		
3.	Public & Semi-Public		
4.	Industrial		

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

The Maximum % 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:

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

$$F.S.I. = \frac{\text{Total covered area on all Floors}}{\text{Plot Area}}$$

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

11. ACQUISITION OF LAND.

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

12. DISPOSAL OF LAND

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

13. CONSTRUCTIONS BY THE SIDE OF PUBLIC STREETS.

1. Every building site, unless it abuts on an existing public street or an existing private street in conformity with the scheme, be made to abut to its full width in front on a street laid down and made in accordance with the provisions of this scheme.
2. The building line in respect of all the streets shall be as shown in Map No.DSN/2 and specified in Schedule-II.
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 of a height greater than 1.5m. measured from the level of the centre line of such street, 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 1m. above the level of the ground of the plot.
5. Open space requirements of a building shall be in conformity with the Kerala Building Rules in force unless otherwise provided for in the scheme.
6. Minimum off-street parking space for motor vehicles shall be provided for various types of buildings as specified in the Kerala Building Rules, in force unless otherwise specifically mentioned in these rules.

14. PROHIBITION OF BUILDINGS IN UNHEALTHY SITES.

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

15. DRAINAGE.

Sufficient means of effectual drainage and discharge of sewage shall be provided in every private street by the owners or occupiers of sites abutting thereof and every site and building shall be provided with suitable drains leading therefrom to the nearest street drain. All the sullage water shall be disposed of in such a way as to prevent it from running on to or stagnating on adjacent streets. It may be used for watering

gardens and compounds if no nuisance is erected thereby or allowed to flow into drains or channels on it having previously been treated sanitarily in the manner required by the Responsible Authority.

16. HOUSING SCHEMES.

1. Housing schemes may be undertaken in conformity with the provisions of the scheme by the Authority or the Authority may enter into contract with co-operative Housing Societies or other Housing agencies, to take up housing schemes with the previous sanction of the Chief Town Planner.
2. The sites of existing pucca and moderate dwelling houses with appurtenant area may be exempted from acquisition of land to a reasonable extent, as decided by the Responsible Authority.

17. RECONSTITUTION OF BOUNDARIES.

1. Where necessary, boundaries of sites or land shall be redistributed and plots reconstituted with the approval of the Chief Town Planner in the manner prescribed in the Act:
  - (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.
  - (iv) to procure the transference of ownership of land or portion of land from one person to another and
  - (v) to ensure a planned development of the area.
2. Proposals for redistribution or alteration of boundaries of sites or land or for reconstitution of plots or sites in the area shall be made, by



the owner or owners concerned or by the Responsible Authority as the case may be, to the Arbitrator in accordance with the rules at any time unless the arbitrator, by notification specified any particular time or period when such proposals should be made to him.

18. ADVERTISEMENT.

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

19. CLAIM FOR COMPENSATION.

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

20. CLAIM FOR BETTERMENT.

1. Claims for betterment contribution under Section 22 of the Act in respect of all properties which have increased or are likely to increase in value by the making of the scheme shall be made by the Authority to the Arbitrator in accordance with the rules, within 36 months of the date of the scheme. The betterment contribution shall be levied and recovered in accordance with the provisions of Section 23 and 24 of the Act every year at 10% of the increase in value for a period of 20 years.
2. Notwithstanding anything contained in the above sub-clause, the Authority may, with the previous approval of the Government, agree with any owner to receive a fixed payment either in a lumpsum or by instalments in lieu of the betterment contribution.

21. POWER OF THE RESPONSIBLE AUTHORITY TO MAKE AGREEMENT.

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

22. REGULATION OF SCHEME RULES

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

23. EXECUTION OF THE SCHEME.

- ✓ 1. The Responsible Authority may, on the sanction of the scheme from Government, execute the scheme proposals in a phased manner. The Authority may co-ordinate with the Government Departments and other agencies in the execution of the scheme proposals and may cause the cost of implementation of the scheme by various agencies to be included in the annual budgets of these agencies on a priority criteria.
2. Pending sanction of the scheme by Government the Responsible Authority may, after publication of the scheme and approval by the Authority, take up priority projects and necessary land acquisition after obtaining sanction for the same from the Chief Town Planner and the Secretary to Government.



3. After sanctioning of the scheme by Government the scheme will be in operation till such time the scheme is revoked or till another scheme is notified and published for the same area or part of the area included in this scheme.
  4. After sanction of the scheme by Government, the Responsible Authority may allow reasonable time to any owner or person to carry out or execute any works or to fulfill his obligations under the scheme.
24. PENALTY.

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 the section 44 of the Act.

S C H E D U L E

- I. Ownerships and extent of land included in the scheme in Form No.7.
- II. List of new streets and widening of existing streets in Form No.8.
- III. Land proposed to be acquired for the scheme in Form No.9.
- IV. Land proposed to be reserved in Form No.10.
- V. Estimate cost of the scheme in Form No.11.

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SCHEDULE No. II

FORM No. 8

DETAILED TOWN PLANNING SCHEME FOR AREA BETWEEN RAILWAY STATION ROAD AND ERANJAL BRIDGE

LIST OF NEW STREETS AND WIDENING OF EXISTING STREETS

(Under Rule 37(11) of the Travancore Town Planning Rules 1113)

Name of Streets or distinguishing mark	Location	(1) New streets or widening	(2) Length of streets (in Mtrs.)	(3) Width of streets	(4) Distance between building line (in Mtrs.)	(5) Width of metalling	(6) Remarks
Road AA	Continuation from L.B. Road to east of scheme boundary	Widening new	536 976	18.00 18.00	24.00 24.00	12.00 12.00	Reservation Acquisition
Road BB	From Nagampadan Bridge to Road AA - North side of scheme	Widening New	1264 672	15.00 15.00	21.00 21.00	9.00 9.00	Reservation -do-
Road CC	K.K. Road from Collectorate to east side of boundary	Widening	1440	18.00	24.00	12.00	-do-
Road DD	Centre of scheme from Road AA to Road BB	-do-	640	12.00	18.00	9.00	-do-
Road D1D1	East of scheme from Road D2D2 to Eranjal Bridge	-do-	640	12.00	18.00	9.00	-do-
Road D2D2	Centre of scheme connecting Road CC and Road AA	-do-	416	12.00	18.00	9.00	-do-

	3	4	5	6	7	8
2						
D3D3	Widening	272	12.00	18.00	9.00	Reservation
D4D4	-do-	240	12.00	18.00	9.00	-do-
EE	-do-	72	10.00	16.00	7.00	-do-
E1E1	-do-	208	10.00	16.00	7.00	-do-
	-do-	448	7.00	13.00	5.00	-do-

sd/-  
CHIEF TOWN PLANNER

West side of scheme road connecting AA & CC

Puthuppally road from K.K. Road to South end of scheme

South side of scheme - from Road D4D4 to South side of scheme

South side of scheme from (CC) K.K. Road to South side of scheme

West side of scheme from Road B3 to Railway Station Road



SCHEDULE-VII

FORM No. 9

DETAILED TOWN PLANNING SCHEME IN BETWEEN RAILWAY STATION ROAD AND ERANTAL BRIDGE

LAND PROPOSED TO BE ACQUIRED (UNDER RULE NO. 37 (iii) TO TRAVANCORE TOWN PLANNING RULES)

Propose to which land to be acquired	Name of Village	S.No. affected	S.D. No.	Description of land	Name of occupier	boundaries of land	Extend Are.	Remarks
1	2	3	4	5	6	7	8	9
Residential	Vijayapuram	83	1	Dry	..	83/7 83/2 83/1 Boun.	01.92	
		83	2	"	..	83/7 83/3 83/2 83/1	02.98	
		83	3	"	..	83/6 83/5 83/3 83/2	15.36	
		83	6	"	..	83/9 83/5 83/3 83/7	89.63	
		83	7	"	..	83/8 83/6 83/2 Bou.	20.42	
		83	1	Wet	..	85/4 84/5 Thodu 85/2		
		85	1	"	..	84/3 85/1 Thodu 85/2	02.56	
		85	2	"	..	84/3 85/4 84/4 84/1 84/3	03.20	
		85	4	"	..	85/4 84/4 84/1 84/3	57.60	
		84	1	"	..	84/3 84/2 84/1 83/9	37.12	
		84	2	"	..	84/3 75/4 84/2 84/1	72.96	
		84	4	"	..	84/4 75/2 84/3 84/5	06.40	
		84	4	"	..	84/4 84/4 84/3 86/1	07.68	
		74	5	"	..	74/1 74/1 74/1 75/4	56.32	
		74	1	Dry	..	75/1 75/1 75/3 75/2		
		75	1	"	..			

75	2	Dry	75/2	75/1	75/3	84/4	35.84
75	4	"	75/3	74/1	75/4	84/2	112.64
86	1	"	86/3	86/1	85/1, 21	Bou.	74.34
86	3	"	87/1, 2, 3, 7/3		86/1	Bou.	47.36

657.74  
=====

74	1	Wet	91/2	91/11	72/1	75/1, 4	194.56
72	1	Dry	74/1	72/1	72/1	74/1	04.48
84	2	"	85/3	85/2	75/3	Bou.	07.68
84	3	"	85/4	85/4	85/2	Bou.	03.20
84	4	"	85/5	85/4	85/3	Bou.	12.16

Parks & Open space

222.00  
=====

67	1	Dry	67/2	67/1	80/1	65/6, 77	64.00
77	2	"	73/1	77/2	61/1	77/2	13.44
73	1	"	73/2	73/1	73/1	77/2	24.32
73	2	"	74/1	73/1	73/1	77/2	30.72
74	1	"	75/4	72/1	73/3	74/1	33.28
72	1	"	74/1	72/1	73/1	74/1	03.84

Road Av



1 2 3 4 5 6 7 8 9

Road AA	1	2	3	4	5	6	7	8	9
	75	1	Wet	..	75/1	74/1	74/1	75/1,4	17.92
	85	16	Dry	..	85/21	85/16	75/1	85/16	07.68
		17	"	..	85/17	85/17	75/1	85/16	05.76
		21	"	..	86/1	85/21	85/16	85/21	15.36
	86	1	Wet	..	87/4	86/1	85/21	86/1	05.12
	87	3	Dry	..	87/4	87/4	87/4	87/3	00.76
		4	"	..	87/4	87/4	86/1	87/4	10.24
		5	"	..	Bou.	87/5	87/3,4	87/5	12.16
	75	1	"	..	85/16	75/1	75/1	85/2	01.75

.....4

Road B3 Vijayapuram

1	2	3	4	5	6	7	8	9
75	2	85/14,15	75/1	75/2	34/2	03.75		
85	16	85/16	85/17	75/1	85/15	03.20		
85	15	85/15	85/16	75/2	85/14	00.17		
85	4	84/4	75/2	84/4	85/2	04.48		
85	4	85/4	84/4	85/4	85/3	02.24		
85	3	85/3	85/4	85/2	85/3	03.83		
85	2	85/3	85/2	76/3	85/3	02.40		
83	9	84/3	83/9	83/8	Bou.	00.77		
83	8	83/9	83/9	83/7	Bou.	01.41		
83	7	83/8	83/7	83/1	Bou.	02.24		
83	1	83/7	83/1	82/18	Bou.	03.64		
82	18	83/1	82/18	82/18	Bou.	03.23		
						268.71		

Total: 1149.00 Are



SCHEDULE - IV

DETAILED TOWN PLANNING SCHEME FOR AREA BETWEEN RAILWAY STATION ROAD AND ERANTAL BRIDGE

FORM No.10

LAND PROPOSED TO BE RESERVED (UNDER RULE 37(iv) OF THE TRAVANCORE TOWN PLANNING RULES

No.	Locality	Reference to marking on map	Approximate area in hec.	Purpose for which area is to be reserved	Present use	Remarks
1	2	3	4	5	6	7
<u>I. Reserved Use.</u>						
1.	South side of road CC	Yellow	0.27	Residential	Residential	S.No.12, S.D.No.10
2.	South side of road CC (Near IVS)	-do-	0.36	-do-	-do-	S.No.9, S.D.No.7(p), 6(D)
3.	South side of road CC (Near Rubber Factory)	-do-	0.50	-do-	-do-	S.No.105, S.D.No.14, 13(P).
4.	South side of road CC (Near Railway property)	-do-	1.84	-do-	-do-	S.No.105, S.D.No.10, 3, 2 S.No.104, S.D.No.10, 11(P), S.No.102, S.D.No.2(P).
5.	South side of road CC between Puthuppally road and Devalokam road	-do-	0.36	-do-	-do-	S.No.138, S.D.No.1(P).
6.	Between K.V. Road and Puthuppally Road	-do-	0.96	-do-	-do-	S.No.101, S.D.No.2, 34(p)
7.	Area between Road D2D2 and Railway property	-do-	4.65	-do-	-do-	S.No.71, S.D.No.1(P), S.No.68, S.D.No.1, 2(P), S.No.67, S.D.No.1(P)

1	2	3	4	5	6	7
8.	South side of Road AA Near Police Parade Ground	Yellow	0.24	Residential	Residential	S.No.67, S.D.No.1(P)
	South side of Road AA Near Police Club	-do-	0.071	-do-	-do-	S.No.67, S.D.No.1(P).
9.	Between Road AA and Road D3D3 East side of Railway property	-do-	8.79	-do-	-do-	S.No.67, S.D.No.1(P), 2(P). S.No.77, S.D.No.2(P). S.No.73, S.D.No.1(P), 2(P), 3y. No.74, S.D.No.1(P), 3y.No.72 S.D.No.1(P), 5y.No.91, S.D.No.11(P).
10.	Between Road AA and Road CC (East side of Mount Carmel School)	-do-	8.09	-do-	-do-	3y.No.75, S.D.No.1(P), 3y.No.85 S.D.No.17(P), 16(P), 21(P), 20. 19, 18, 3y.No.86, S.D.No.1(P) 3y. No.87, S.D.No.4(P), 5(P), 6(P). 7(P), 8(P), 9(P), 10(P), 11(P), 12, 13, 3y.No.91, S.D.No.1(P), 2(P), 3(P), 4, 5, 6, 7, 8, 9(P), 11(P) 3y.No.90, S.D.No.2, 3(P), 5, 7, 8. 9, 3y.No.74, S.D.No.1(P).
11.	North side of Road AA East side of Road BB	-do-	3.46	-do-	-do-	3y.No.75, S.D.No.5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15(P), 16(P), 3y. No.87, S.D.No.1(P), 2(P), 3(P), 4(P), 5(P), S.No.86, S.D.No.2
12.	North side of Road AA Between Road DD and Road BB	-do-	14.89	-do-	-do-	3y.No.33, S.D.No.1(P), 2(P) 3(P), 4(P), 5(P), 3y.No.71, S.D. No.1(P), 3y.No.78, S.D.No.1(P). 3y.No.73, S.D.No.1(P), 3(P), 3y.No.76, S.D.No.1(P), 2(P), 3(P). 4, 5, 6, 7(P), 8(P), 9(P), 10(P), 11(P), 12(P), 13(P), 14(P), 15(P), 16(P), 17(P), 19(P), 20(P).



13. Between Road AA and Railway property	Yellow	4.35	Residential	Residential
14. North side of railway line between Road DD and Road BB	-do-	20.18	-do-	-do-
15. North side of BB	-do-	4.74	-do-	-do-
<u>II. Public &amp; Semi Public.</u>		<u>73.75</u>	ects.	
1. South side of AA (Collectorate and Church)	Red	3.48	Public	Public
2. South side of Road AA (a) Police Club (b) Sub Jail (c) Police Station	"	0.09	-do-	-do-
	"	0.33	-do-	-do-
	"	0.18	-do-	-do-
3. Between Road AA and CC East side of Railway property Holy Family Church & Plantation Corporation	"	2.53	-do-	-do-

Sy.No.84, S.D.No.1(P), 2(P), Sy.No.75  
S.D.No.4(P), S.No.74, S.D.No.1(P),  
S.No.82, S.D.No.11(P), 13(P), 20(P),  
19(P), 18(P).

Sy.No.65, S.D.No.8(P), 9(P), Sy.No.66,  
S.D.No.2(P), 3(P), 4, 5(P), 6, 7, 8, 9(P),  
17(P), 16(P), Sy.67, S.D.No.1(P).

Sy.No.62, S.D.No.1(P), 2(P), 9(P), 11(P),  
Sy.No.61, S.D.No.10(P), 11(P), 5(P), 6(P),  
7, 8(P), Sy.No.79, S.D.No.1, 2(P), 3(P),  
4, 5, 6, Sy.No.80, S.D.No.1(P), 3(P), 4(P),  
2(P), Sy.No.66, S.D.No.15(P), 11(P),  
12(P), 14(P), Sy.No.78, S.D.No.1(P),  
Sy.No.82, S.D.No.2, 3, 4, 6(P), 7, 8, 10,  
11(P), 12, 13(P), 14, 15, 16(P), 17(P),  
18(P), 19(P), 20(P).

Sy.No.81, S.D.No.1, 2(P), 3, 4, 5, 6, 7(P)  
8(P), Sy.No.67, S.D.No.2(P), 7, 8,  
S.No.64(P).

Sy.No.67, S.D.No.1(P)

Sy.No.67, S.D.No.1(P)

S.No.71, S.D.No.3, S.No.72,  
S.D.No.1(P)

1	2	3	4	5	6	7
4.	South side of Road AA Nirmala Social Institute	Red	0.33	Public & Semi Public	Public Semi Public	Sy.No.72, S.D.No.1(P)
5.	South side of Road AA Convent	-do-	0.08	-do-	-do-	Sy.No.72, S.D.No.1(P)
6.	East side of Road D2D2 Mount Carmel School	-do-	3.86	-do-	-do-	Sy.No.91, S.D.No.11
7.	South side of Road CC (Semitery)	-do-	0.12	-do-	-do-	Sy.No.9, S.D.No.9(P)
8.	South side of Road CC (Church)	-do-	0.19	-do-	-do-	S.No.9 S.D.No.6(P)
9.	South side of Road CC	-do-	0.30	-do-	-do-	S.No.101, S.D.No.4(P)
10.	Between Railway property and Road AA Vijayapuram Bishop House	-do-	1.43	-do-	-do-	S.No.65, S.D.No.7(P), 9(P), S.No.66, S.D.No.5(P)
11.	Between Road D3 and DD (a) Rubber Board Office	-do-	0.29	-do-	-do-	S.No.57 S.D.No.1(P)
12.	West side of Road DD	-do-	0.26	-do-	-do-	S.No.78, S.D.No.1(P)
13.	North end of scheme Both sides of Road DB Assissi Bhavan	-do-	1.17	-do-	-do-	S.No.78, S.D.No.1(P), S.No.82, S.D.No.5,5(P) 1,S.No.31 S.D.No.10(P),13
14.	North end of scheme North side of Road B1	-do-	0.440	-do-	-do-	Sy.No.63,S.D.No.4,5,6.



	3	4	5	6	7
15. North side of Road DD Seminary and Adoration Convent	Red	-	Public Semi public	Public & Semi public	S.No. 33, S.D.No. 4(P), 5(P)
(a) Adoration Convent	-do-	1.33	-do-	-do-	S.No. 76
(b) Police Camp	-do-	2.76	-do-	-do-	S.D.No. 20, 21
(c) Seminary	-do-	1.51	-do-	-do-	S.No. 77(P)
(d) Church	-do-	0.20	-do-	-do-	S.No. 78, S.D.No. 1(P)

19.97 ects.

III. Commercial

1. West side of scheme - Near Vijayapuram Bishop House	Blue	0.13	Commercial	Commercial	S.No. 65, S.D.No. 7(P)
2. West side of scheme - Near Police Parade ground	-do-	0.51	-do-	-do-	S.No. 67, S.D.No. 1(P)
3. North side of Road CC - East side of Collectorate	-do-	0.18	-do-	-do-	S.No. 68, S.D.No. 3(P)
4. North side of Road CC Near Polifamily High School	-do-	0.03	-do-	-do-	S.No. 72, S.D.No. 1(P)
5. North side of Road CC Municipal Market	-do-	0.81	-do-	-do-	S.No. 72, S.D.No. 1(P)
6. North side of Road CC Near Mount Carmel School	-do-	0.21	-do-	-do-	S.No. 91, S.D.No. 11(P)
7. North side of Road CC East side of Carmel School	-do-	0.21	-do-	-do-	S.No. 91, S.D.No. 10(P)
8. South side of Road CC West side of P.V.S.	-do-	1.34	-do-	-do-	S.No. 21, S.D.No. 10(P), 8(P), 5(P), 6(P), 7(P), 8(P), S.No. 9 S.D.No. 10(P)
9. South side of Road CC East side of IVS	-do-	0.20	-do-	-do-	S.No. 9, S.D.No. 7(P)

1	2	3	4	5	6	7
10.	South side of Road CC West of Devalokan Road	Blue	0.51	Commercial	Commercial	Sy.No.102, S.D.No.1(P), 2(P)
11.	South side of Road CC East side of Devalokan Road	"	0.10	-do-	-do-	S.No.138, S.D.No.1(P)
12.	Between Road CC and Puthuppally Road	"	0.38	-do-	-do-	S.No.101, S.D.No.4(P)
13.	South of Road CC Pump House	"	0.04	-do-	-do-	S.No.102, S.D.No.2

5.07 Hects.

IV. Parks & Open Spaces.

1. Police Parade Ground

Dark Green	1.34	Parks & Open space	Police Parade ground	S.No.67, S.D.No.1(P)
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1.34 Hects.

V. Industry.

1. North side of Road BB  
2. South side of Road CC  
IVS  
3. South side of Road CC  
Near Railway property

Violet	0.79	Industry	Industry	S.No.62, S.D.No.3, 9(P), 2(P)
-do-	0.32	-do-	-do-	S.No.9, S.D.No.9(P)
-do-	0.23	-do-	-do-	S.No.105, S.D.No.13(P), 15(P)

1.34 Hects.

VI. Ware House Use

1. North of Road BB  
2. West side of scheme  
North side of Railway  
property

Dark Red	1.02	Ware House	Vacant	S.No.62 S.D.No.3(P), 9(P), 10(P). S.No.64, 63, S.D.No.2(P), 3(P).
-do-	0.52	-do-	-do-	S.No.61, S.D.No.11(P), 8(P)

1.54 Hects.



VII. Railway Use

Centre of scheme

Warm brown 10.34 Railway Vacant

S.No.71, S.D.No.1(P),2(P), S.No.67(P), S.D.No.1(P),2(P), S.No.66, S.D.No.15(P), 16(P),14(P),9(P),13(P),10(P),11(P),2(P), 1(P), S.No.65, S.D.No.9(P),10(P),11(P), 8(P), S.No.61, S.D.No.8(P),9(P),10(P), 11(P), S.No.52, S.D.No.10(P),11(P), S.No.63, S.D.No.3(P), S.No.64, S.D.No.2(P)

10.34 Hects.

VIII. Roads.

1. South of Scheme road - Road EE

Flush pint 0.08 Road Residential S.No.104, S.D.No.11

2. South side of scheme Devalokam Road

-do- 0.04 -do- Commercial S.No.102, S.D.No.1(P),5(P), S.No.138 S.D.No.1(P).

3. West side of scheme East of Collectorate (Road D2D2)

-do- 0.13 -do- Public & Semi public G park & open space S.No.67, S.D.No.1(P)

4. Centre of scheme Road D3D3

-do- 0.20 -do- Public & Semi public Residential & Vacant S.No.91, S.D.No.11(P), S.No.72, S.D.No.1(P), S.No.74, S.D.No.1(P).

5. East side of scheme Road D1D1

-do- 0.28 -do- Residential & vacant S.No.86, S.D.No.1(P),2(P),3(P), 5(P),4(P),7(P),6(P),10(P),9(P),13(P), 11(P),18(P), S.No.91 S.D.No.1(P), 2(P),3(P),11(P), S.No.74, S.D.No.1

1	2	3	4	5	6	7
5. south side of scheme Road CC	Flush Lint	0.70	Road	Public Residential & Commercial		S.No.67, S.D.No.1(P), S.No.68, S.D.No.2(P), S.No.71, S.D.No.1(P), S.No.72, S.D.No.1, S.No.91, S.No.11(P), 10(P), 9(P), S.No.90, S.D.No.2(P), S.No.101, S.D.No.3(P), 4(P), 5(P), S.No.92, (P), S.No.102, S.D.No.1(P), 2(P), S.No.104, S.D.No.10(P), 11(P), S.No.105, S.D.No.1(P), 2(P), 10(P), 11(P), 13(P), 14(P), S.No.10, S.D.No.7(P), 9(P), 10(P), S.No.12, S.D.No.6(P), 5(P), 7(P), 8(P), 9(P).
7. Centre of scheme Road DD	-do-	0.30	-do-	Public & Residential		S.No.82, S.D.No.18(P), 19(P), 20(P), 13(P), 12(P), 11(P), S.No.83, S.D.No.4(P), S.No.77, S.D.No.1(P), S.No.78, S.D.No.67, S.D.No.1(P).
8. West side of scheme Road FF	-do-	0.32	-do-	Residential		S.No.61, S.D.No.5(P), S.No.80, S.D.No.1(P), 2(P), S.No.79, S.D.No.3, S.No.66, S.D.No.11(P).
9. North side of scheme Road BB	-do-	2.38				S.No.65, S.D.No.11(P), S.No.64, S.D.No.2(P), S.No.63, S.D.No.3(P), 2(P), S.No.62, S.D.No.10(P), 9(P), 2(P), S.No.61, S.D.No. 5(P), S.No.81, S.D.No.1(P), S.No.81, S.D.No. 7(P), 8(P), 10(P), 9(P), 10(P), 11(P), S.No.82, S.D.No.18(P), S.No.83, S.D.No.1(P) 7(P), 8(P), 9(P), S.No.75, S.D.No.3(P), S.No.86, S.D.No.2(P), 3(P), 4(P), S.No.84, S.D.No.4(P), S.No.75, S.D.No.1(P), 2(P), S.No.86, S.D.No.15(P), 16(P).
10. <u>Mixed Use</u> Both side of CC	Blue & Yellow	2.55	Mixed	Residential, Commercial.		S.No.105, S.D.No.13, 14, 10, 2, 3, S.No.102, S.D.No.2(P), S.No.72, S.D.No.1



1	2	3	4	5	6	7
11.	Existing Roads	Gray	0.09	Exist- ing road	Existing roads	S.No.64, S.D.No.2(P), 1(P), S.No.63, S.D.No.3(P)2(P), S.No.62, S.D.No.4(P), 10(P), 1(P), 11(P), 1(P), S.No.61, S.D.No.10(P), 8(P), 5(P), 4(P), S.No.79, S.D.No.3(P), 2(P), S.No.66, S.D.No.1(P), 11(P), 10(P), 12(P), 13(P), 13(P), 14(P), 15(P), 16(P), 9(P), 2(P), S.No.80, S.D.No.1(P), 2(P), 3(P), 4(P), S.No.78, S.D.No.1(P), S.No.81, S.D.No.8(P), 9(P), 14(P), 15(P), S.No.92, S.D.No.16(P), 17(P), 18(P), 19(P), 20(P), 13(P), 12(P), 11(P), 10(P), 7(P), 5(P), 5(P), 8(P), S.No.83, S.D.No.7(P), S.No.77, S.D.No.1(P), 2(P), S.No.76, S.D.No.1(P), 2(P), 3(P), 4(P), 5(P), 6(P), 7(P), 8(P), 9(P), 10(P), 11(P), 12(P), 13(P), 14(P), 15(P), 16(P), 17(P), 18(P), 19(P), 20(P), 21(P), S.No.84, S.D.No.1(P), 2(P), S.No.75, S.D.No.4(P), S.No.85, S.D.No.7(P), 8(P), 9(P), 10(P), 11(P), 12(P), 13(P), 14(P), 15(P), 16(P), 17(P), 18(P), 19(P), 20(P), S.No.87, S.D.No.1(P), 2(P), 3(P), 4(P), 5(P), 6(P), 7(P), 8(P), 9(P), 10(P), 11(P), 12(P), 13(P), S.No.90, S.D.No.2(P), 3(P), 5(P), 7(P), 8(P), S.No.91, S.D.No.1(P), 2(P), 3(P), 5(P), 6(P), 7(P), 8(P), 9(P), 10(P), 11(P), S.No.138, S.D.No.1(P), S.D.No.1(P), 2(P), S.No.104, S.D.No.11(P), 10(P), S.No.105, S.D.No.13, S.No.9, S.D.No.7, S.No.12, S.D.No.8(P), 10(P), 7(P), S.No.72, S.D.No.1(P), S.No.69, S.D.No.1, S.No.92, S.D.No.1, S.No.55, S.D.No.1

128.50 Hects.

LAND USE ANALYSIS

Land use	Area in Acre	Percentage
Residential	73.75   5.81	57.54
Public and Semi Public	19.99	14.29
Commercial	5.07	3.60
Parks & Open Space	1.34   2.22	2.54
Industry	1.34	0.96
Ware House use	1.54	1.19
Railway	10.34	7.39
Roads	4.51   8.09   2.45	10.75
Mixed use	2.55	1.82
	<u>140.00</u> Acre.	<u>100%</u>

