

DETAILED TOWN PLANNING SCHEME

**FOR
THE AREA BETWEEN KUNJAMMADALAM
AND
DISTRICT HOSPITAL**

**PREPARED BY
THE DEPARTMENT OF TOWN PLANNING
KERALA STATE**

**PUBLISHED BY
QUILON DEVELOPMENT AUTHORITY**

DETAILED TOWN PLANNING SCHEME FOR THE AREA BETWEEN
KUNJAMMAPALAM AND DISTRICT HOSPITAL

INTRODUCTION

The General Development Plan for Quilon Town and peripheral area has now been finalised. The town has a population of 1.35 lakhs in an area of 18.45 Sq.K.M. But most of the trading and other activities are concentrated in the central core of the town. This central area of the town having an extent of 40.80 hectares is now considered under this draft detailed town Planning Scheme for the area between Kunjammappalam and District Hospital.

This area is plagued by concentration of activities, ill designed roads and road junctions and lack of development guidelines. There are pockets of vacant lands within this area, which can be developed for optimum urban uses. It is necessary now to promulgate suitable development guidelines for this area.

The main proposals in the scheme are:-

1. Improvement of Post Office junction
2. Widening of major roads
3. Development of vacant lands and
4. Reorganisation of K.S.R.T.C. Bus station area and
5. Development of old railway line land.

The existing road from Post Office junction to District Hospital running on the south side of the St. Joseph's School and Convent is very narrow and does not have the capacity to absorb more intensity of activities on either side. Therefore land on either side is zoned only for residential activities only. The ultimate width of 12.00 meter for this road is proposed to be achieved through land reservation.

It is hoped that implementation of the Scheme proposals may lead to a planned healthy living environment in this area.

sd/-

CHIEF TOWN PLANNER

DETAILED TOWN PLANNING SCHEME FOR THE AREA FROM
KUNJAMMAPALAM TO DISTRICT HOSPITAL

Boundaries:

North: :: Ashtamudi Kayal

East : :: Sy. Nos. 8746, 8747, 8748, 8749, 8752 and 9484 of Quilon Village.

South: :: Sy. Nos. 8474/19, 8498/A, 8705, 8704, 8669, 8668, 8665, 8602, 8609, 8612, 8619, 8621, 8622, 8623, 8626, 8627, 8124, 8126, 8100, 8096, 8086, 8087 and 8070 of Quilon Village.

West: :: 8070, 8071, 8072, 8040, 8039, 8037, 8034, 8032, 8031, 7984, 7982, 7981, 7979, 7968, 7939, 7925, 7924, 7920, 7919 of Quilon Village.

Extent: :: 40.8 Hectares (approximately)

Sy. Nos.

The following survey numbers of Quilon Village are included in the Scheme.

7919, 7920, 7924(p), 7925(p), 7931(p), 7932(p), 7933, 7934, 7935, 7936, 7937, 7938, 7939, 7940, 7941, 7942, 7943, 7944, 7945, 7946, 7947, 7948, 7949, 7950, 7951, 7952, 7953, 7954, 7955, 7956, 7957, 7958, 7959, 7960, 7961, 7962, 7963, 7964, 7965, 7966, 7967, 7968, 7969, 7970, 7971, 7972, 7973, 7974, 7975, 7976, 7977, 7978, 7979(p), 7981(p), 7982(p), 7984(p), 8031(p), 8032(p), 8034(p), 8037(p), 8039(p), 8040(p), 8071(p), 8072(p), 8073, 8074, 8075, 8076, 8077, 8078, 8079, 8080, 8081, 8082, 8083, 8084, 8085, 8086, 8087(p), 8096(p), 8100(p), 8101, 8102, 8103, 8104, 8105, 8106, 8107, 8108, 8109, 8110, 8111, 8112, 8113, 8114, 8115, 8116, 8117, 8118, 8119, 8120, 8121, 8122, 8123, 8124, 8125, 8126(p), 8474/19(p), 8478/A(p), 8602(p), 8604(p), 8609(p), 8611(p), 8612(p), 8619(p), 8621(p), 8622, 8623(p), 8624, 8625, 8626, 8627(p), 8641, 8642, 8643, 8644, 8645, 8646, 8647, 8648, 8649, 8650, 8651, 8652, 8653, 8654, 8655, 8656, 8657, 8658, 8659, 8660, 8661, 8662, 8663, 8664, 8665(p), 8668(p), 8669(p), 8704(p), 8705(p), 8706, 8707, 8708, 8709, 8710, 8711, 8712, 8713, 8714, 8715, 8716, 8717, 8718, 8719, 8720, 8721, 8722, 8723, 8724, 8725, 8726, 8727, 8728, 8729, 8730, 8731, 8732, 8733, 8734, 8735, 8736, 8737, 8738, 8739, 8740, 8741, 8742, 8743, 8744, 8745, 8746(p), 8748(p), 8749(p), 8750, 8751, 8752(p), 9483(p).

DRAFT SCHEME

DETAILED TOWN PLANNING SCHEME FOR THE AREA FROM KUNJAMMAPALAM
TO DISTRICT HOSPITAL, QUILON

TITLE

1. This scheme may be cited as the Detailed town Planning Scheme for the area from Kunjammappalam to District Hospital, Quilon.

DEFINITION:-

2. 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. "Municipal Act" means the Kerala Municipalities Act, 1960.
 - c. "Authority" means the Quilon Development Authority formed under the Act.
 - d. "Secretary" means the Secretary of the Quilon Development Authority.
 - e. "Chief Town Planner" means the Chief Town Planner to Government of Kerala.
 - f. "Scheme" means the Detailed Town Planning Scheme for the area from Kunjammappalam to District Hospital, Quilon.
 - g. "Arbitrator" means the arbitrator appointed for the scheme under section 26 of the Act.
 - h. "Schedule" means the schedule appended to the Scheme.
 - i. "Map" means a map annexed to the Scheme.
 - j. "Street" includes roads, streets and lanes.
 - k. "Date of Scheme" means the date of notification of the Scheme under section 12 of the Act in the Kerala Government Gazette.
 - l. "Rules" means the rules made under section 41 of the Act.
 - m. "Government" means the Government of Kerala.
 - n. "Building Line" means a line which is in the rear of the street alignment and to which the main wall of the building abutting on a street may lawfully extend and beyond which no portion of the building may extend except as prescribed in the Kerala Municipal Building Rules in force.

(Contd.....2)

RESPONSIBLE
AUTHORITY

3. The Secretary shall be the responsible authority for the purpose of the Scheme and shall function as such till the Scheme is revoked and/or unless the Government Order otherwise.

AREA OF
SCHEME

4. The area to which the scheme applies shall be that within the inner edge of the boundary lines (dot and dash) marked in the map, which has been estimated as approximately 40.80 hectares.

Nothing in these clauses 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 purview of sections 22 and 24 of the Act and Clause 21(1) of the Scheme.

OWNERSHIP
&
EXTENT

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

ESTIMATE
OF THE COST

6.1. An estimate of the total and net cost of the Scheme is given in form No. II, Schedule II. The net cost is proposed to be financed as therein stated. The estimate is liable to such revisions as the responsible authority may consider necessary.

2. The execution of any works which under the Schemes are to be executed by the responsible Authority or by any other agency may be undertaken in such order and such time as the Quilon Development Authority may determine and completed within ^{the} period of 20 years unless the Government for financial or other reasons, under otherwise.

3. The responsible authority shall have power to specify any date or period within which the execution of any works which under the scheme are to be executed by any Authority, owner or other person as the responsible authority thinks necessary and expedient for the purpose of securing the development of the area without delay and ensuring the efficient operation of the Scheme.

(Contd.....3)

7.(1) Subject to the provisions of the Scheme, all streets mentioned in Schedule III (Form No.8) shall be constructed or cause to be constructed by the responsible authority on the lines shown in the map DSN/2 provided that reasonable modifications in the alignment of streets or in the layout of any portion of the area may be made by the responsible authority with the approval of the Chief Town Planner.

STREETS:

(2) The streets mentioned in Schedule III and shown in the map DSN/2 shall be demarcated, formed and constructed or cause to be 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 lands and of metalling surfacing draining and lighting of the streets, may be recovered from the owners or occupiers of land and buildings abutting the streets in such proportion as may be decided by the responsible authority.

Provided also that whenever the owner has been required to pay or has paid the proportionate cost under the above provision or has been required to leave or has left lands 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 sanction 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) whether with the consent of owners or occupiers of buildings or lands fronting or abutting on such streets, or by acquiring the land covered by the street, provided that, the expenses incurred shall be paid by the owner or occupiers according to the frontage of their respective lands or in such proportions or may be settled by the responsible authority.

(Contd.....4)

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 the owners or occupiers abutting on any new street have surrendered lands free of cost for the streets, and paid the cost of construction, the responsible authority shall undertake to construct the street without delay, and recover the balance from the remaining owners or occupiers.

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

7. The responsible authority, shall so far as the funds at his disposal, may permit to 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 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 either existing already or intended to be laid out and made by the owners for giving access to the site or sites.

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

(3) The owner of the land shall not proceed to sub divide, utilise, sell, lease or otherwise dispose of the site or sites intended for building purposes unless he has carried out or otherwise made arrangements to carryout the street works in compliance with the provisions of the Scheme.

(Contd.....5)

SUBMISSION OF
LAYOUT PLANS

- (4) If the street or streets, have not been made as required by 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.(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 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.
- APPROVAL OF layout plans
- (b) The application for approval of a site or layout plan or plan of a sub division shall be submitted the responsible authority in the prescribed form. The responsible authority may in the interest of the schemes 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 restriction 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 building without conforming in every particular with the requirements of the scheme, and unless he has applied for and obtained permission of the responsible authority under section 15 of the Act and in compliance with the requirements of clause 5(a) below. No building shall be constructed or reconstructed in any land in which building is expressly forbidden or which building is expressly forbidden or which is reserved in the Scheme for any purpose incompatible with building.

- (2)b. The responsible authority may for the purpose of the Scheme demolish or cause to be demolished or alter or cause to be altered any building in the area so far as may be necessary for carrying the Scheme into effect.
- (3) The responsible authority shall, before granting permission under section 15 of the Act, for any site plan or layout plan or plan of sub division or for construction or reconstruction of a building in a site in the area, take into consideration the desirability of ^{reconstitution} reconstruction 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 any 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 ^{and} of the person or persons concerned, shall be enforceable.
- (4) Notwithstanding anything contained in the Scheme, the responsible authority may with the approval of the Chief Town Planner, prepare a layout plan for any portion of the area to determine the lines on which the detailed development of such area shall take place and the manner in which the street sub divisions of lands into sites for building purposes and the reservation of any lands 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 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 modification or alteration in the location, structural or 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 3 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 (a) A list of land reserved for streets and other non-reservation of residential purposes is given in Schedule IV (Form No.10).
and & Zoning

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

- b. 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 sections (k) or Section 3 of the Act, Any part of the area so declared shall be included under lands reserved under the Scheme and treated as such.
- c. 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)

(1) Residential Use Zone:

1. Uses permitted

All residences, community halls, clubs, park and playgrounds incidental to the residential uses, dispensaries, public utility building such as Water Supply, drainage and electric 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. 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, library, reading room, police and fire stations, small post Offices, telegraph Offices, hostels, small boarding houses, clinics, 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 10 H.P. or 20 workers without power and new areas or buildings for religious uses.

Uses prohibited:- All other, uses not mentioned above.

(2) Commercial Zone:

1. Uses permitted:-

Retail shops, professional Offices, studios, commercial offices, hostels, hotels, lodging houses, restaurants, car stand, taxi stand, bus stops, Libraries and reading rooms, clinics, dispensary, non-nuisance type of service and small industries employing not more than 10 workers and installation not exceeding 15 H.P. motors and existing residential uses.

Uses Restricted

ii. The following uses shall be permitted by the responsible authority with the approval of the Chief Town Planner.

Social Welfare institutions, 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 50 s.m. in plinth area.

III. Uses prohibited:- All other uses not mentioned above.

3. Public and Semi Public Use Zone

1. Uses permitted: Government institutions, religious establishments and related uses.

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 3(i) above and religious uses.

(Contd.....9)

iii. Uses prohibited: All other uses not mentioned above.

4. INDUSTRIAL ZONE:

1. Uses permitted:- All types of industries other than obnoxious and nuisance type employing not more than 20 workers and power limited to 30 H.P., retail and wholesale business, incidental to the industries, storage stacking yards, warehouses and godowns of non-nuisance and non-flammable materials, small offices incidental to the industries shall be permitted by the responsible authority in all areas zoned for industrial purposes.

ii. Uses restricted:

Small residences not exceeding 50 Sq.M. in plinth area, truck terminals, junk yards, waste disposal plants, showrooms of less than 100 Sq.M. plinth area for the products of the industries in the premises etc. shall be permitted by the responsible authority with the prior consent of the Chief Town Planner.

Petrol filling stations, obnoxious and non-nuisance types industries, minor storage of explosives and fire works shall be permitted by responsible authority with the approval of the Chief Town Planner.

iii. Uses prohibited:- All other uses not mentioned above.

5. Residential-cum-commercial mixed use zone

1. Uses permitted: All uses listed in "uses permitted" under Residential use zone and commercial zone mentioned above.

ii. Uses restricted: All uses listed in "Uses restricted" under Residential use Zone and commercial use zone mentioned above and also combined uses accommodating both the uses in the same building.

iii. Uses prohibited: All other uses not mentioned above.

6. Commercial-cum-public & semi public mixed use zone:

1. Uses permitted: All uses listed in "uses permitted" under commercial use zone and public & semi-public use zone mentioned above.

ii. Uses restricted:- All uses listed in "uses restricted" under commercial use zone and public & semi-public use zone mentioned above and also combined uses accommodating both the uses in the same building.

iii. Uses prohibited:- All other uses not mentioned above.

11. COVERAGE AND F.A.R.

The maximum percentage of coverage shall limit the plinth area of the building which can cover the ground. The floor area ratio or F.A.R. value shall limit the total built up area on all the floors of any building.

FAR = Covered Area / Plot Area

$$F.A.R. = \frac{\text{Total covered area on all floors} \times \text{No. of floor}}{\text{Plot area}} \times 100$$

and 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.)

The coverage and F.A.R. for various uses shall be as stipulated under Kerala Building Rules, 1984 or any other Rules issued by Government instead.

12. Acquisition of lands:

1. Any land in the area required for the purpose of the Scheme may be acquired by purchase, exchange or other wise by the authority at any time subject to the provisions of the Kerala 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.

Disposal of Land

13. The responsible authority may with the aproval of the Authority dispose of any land belonging to the Authority or acquired under the scheme by sale, auction, exchange, lease of otherwise, subject to rules framed for the purpose by the Authority and those rules shall be binding on the purchases, transfers, heirs, assignees and their successors.
14. 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.
- 11) The building line in respect of all the streets shall be as shown in the scheme map and specified in Schedule III.

(Contd.....11)

- iii) Boundary walls or fences alone shall be erected in the space between the buildings line and the edge of the adjacent street.
- iv) No boundary wall or fence erected between the building line and edge of the adjacent street shall be of a greater height than 1.5 M. metres from the level at the centre line of such street. Provided also that 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.
- v) Open space requirements of a building shall be in conformity with the Kerala Building Rules, 1984 or any other Rule issued instead by Government unless otherwise provided for in the Scheme and/or approved by the Chief Town Planner.
- vi) Minimum off street parking spaces for motor vehicles shall be provided for various types of buildings as provided for in Rule 20 of Kerala Building Rules, 1984, or any other Rule issued instead by Government.

Prohibition of building in unhealthy sites

15. With a view to prevent contamination of water sources and channels due to existence of burning grounds, sewage tanks and stations, power plants or sanitary 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.

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 there from to the nearest street drain. All the sullage water shall be disposed of in such a way as to prevent it from running on to or stagnating on adjacent streets. It may be used for watering gardens and compounds if no nuisance is created thereby or allowed to flow into drains or channels on it having previously been treated sanitarilly in the manner required by the responsible authority.

Housing Schemes

17. a. 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 Government.

17. b. The sites of existing pucca and moderate dwelling housing with appurtenant area may be exempted from acquisition of lands to a reasonable extent, as decided by the responsible authority.

18. **reconstitution of boundaries** Where necessary, boundaries of sites or lands shall be redistributed and plots reconstituted in the manner prescribed in the Act (i) to suit the alignments of the proposed streets (ii) to provide frontage on streets (iii) to alter or improve the size and shape of any site or plot in order to render it more suitable for building purposes (iv) to procure the transference of ownership of land or portion of land from one person to another

b. Proposals for re-distribution or alteration of boundaries of sites or lands or for re-constitution of plots or sites in the area shall be made by the owner or owners concerned of by the responsible authority as the case may be, to the Arbitrator in accordance with the rules at any time unless the Arbitrator or by notification specified any particular time or period when such proposals should be made to him.

19. **Advertisement:** No form of advertisement other than that of the traders' name and business shall be exhibited on shops or on business premises. All other forms of hoardings and advertisement signs on streets and buildings shall be erected only with the permission of the Authority.

20. **Claim for Compensation** Any person whose property is injuriously affected by any refusal to grant the 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 Scheme.

21. **Claim for betterment** Claims for betterment contribution under section 22 of the Act
1) 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 sections 23 and 24 of the Act every year at 10% of the increase in value for a period of 20 years.

21.(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 lump-sum or by instalments in lieu of the betterment contribution

Power of the responsible authority to make agreements

22. Subject to the provisions of section 35 of the Act, the responsible authority may make any agreement with any person or body in furtherances 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

- 1) The responsible authority may, if it thinks fit 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 of the made obligatory by any law, provided that he is satisfied that there are circumstances warranting such dispensation or modification.
- 2) Government may in any particular case and subject to any condition 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 requirements made obligatory by any law and their decision shall be final.

24. Execution of the Scheme proposals:-

- A) The responsible authority may on the sanction of the Scheme by 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 there agencies on a priority criteria.
- b) 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.
- c) After sanctioning of the scheme by Government, the Scheme will be in operation till such time the Scheme is revoked or another scheme is notified and published for the same area or part of the area included in this Scheme.

(Contd.....14)

- d. 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 obligation under the Scheme.

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 of terms made or imposed under or in pursuance of any of the provisions of the Scheme, the rules or the Act shall on conviction be punished in accordance with section 44 of the Act.


CHIEF TOWN PLANNER

SCHEDULE

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

oooooooo

FORM NO.7

REGISTRATION

OWNERSHIP AND EXTENT OF LAND

(under section 37(1) of Travancore Town Planning Rules, 1113)

Name of Village	Survey Number	Sub Dvn. Number	Extent			Name of owner or occupier	Pattayam Number	Description of land	Present use	Remarks
			Acre	Cents	Sq. lings					
(1)	(2)	(3)		(4)		(5)	(6)	(7)	(8)	(9)
Quilon	7919	1	0	0	625	Cornelius Thressia	5527	Dry land		
		2	0	02	225	Joseph Nicholas	1406	Dyr land		
		3	0	04	250	Puramboke				
		4	0	05	900					
	7920	1-1	0	00	180	Joseph Nicholas	1406	Dry land		
		2-2	0	08	166	Antony Fernandez	1208	Dry land		
		3-3	0	05	111	Govindan Asan	9005 (old)	-do-		
		4-4	0	02	700	Kesavan Vaidyan	17804	-do-		
		5-5	0	00	431	Bhagyasundari Chacko	162421	-do-		
		6-6	0	16	667	Govindan Asan	9005 (old)	-do-		
		7-7	0	02	695	Kesavan Vaidyan	17804	-do-		
	7924		0	08	500	Nabeesa Beevi	1965	-do-		
	7924		0	02	750	Gopinathan	41599	-do-		
	7924		0	18	750	Mytheenkunju Ibrahim Kutty	1095 (old)	-do-		
	7925		0	50	00	Thuyyathu Palli	4789	-do-		
	7931		1	44	00	Puramboke				
	7932		0	06	00					
7933		0	11	00						
7934	1	0	30	00	Bava S/o.Mohammed	13200	dry land			
	2	0	23	750	Puramboke					
	3	0	08	250						

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Quilon	7935		0 70 00	Bava S/o.Mohammed	13200			
	7936		0 18 00	Vasthyan D'cruz	5338 (old)	Dry land		
	7937		0 32 00	Antony Gomez		Dry land		
	7938		0 40 00	Sebastian Gomoz	6906 (old)	Dry land		
	7939		0 15 00	Nana Sairu				
	7940		0 19 00	Puramboke	1416 (old)	Dry land		
	7941	1-1	0 16 500	Puramboke				
	7941	1-1	0 04 500	Abraham Jacob	36743	Dry land		
	7941	2-2	0 09 00					
	7941	3-3	0 15 00	J.F. Jacob	36744	Dry land		
	7942		0 10 750					
	7942		0 07 250	Brigit Romans	5195 (old)	Dry land		
	7943		0 02 00	Rajan Nair	34656	Dry land		
	7943		0 08 00	Gangadharan Pillai	18145	Dry land		
	7944		0 17 00	Rajan Nair	34656	Dry land		
	7944		0 08 00					
	7945-B		0 64 00	Gangadharan Pillai	18145	Dry land		
	7945-A		1 23 00					
	7946		0 16 00	Gangadharan Pillai				
	7947-A		1 05 00	Raghavan Pillai				
	7947-B		0 22 00	Lekshmanan Pillai	10157 (old)	-do-		
				Bharathan Pillai				
	7948-A		0 41 00	Sathrugnan Pillai				
	7948-B		1 00 00					
	7949		0 47 00	Puramboke				
	7950	1-1	0 07 950	Peter Lorence	14061	Dry land		
				Peter Stansilav				
				Kuttan Pillai	587	Dry land		

(1)	(2)	(3)		(4)		(5)	(6)	(7)	(8)	(9)		
Quilon	7950	1-1	0	11	800	Arumughaswamy Nadar	7190 (old)			dry land		
		2-2	0	04	550	Mary Josephine Fernandez	30155			dry land		
			2-2	0	10	Puramboke	...					
	7951	1	0	01	500	Batygonosalvas, Tesyberk, Joseph Gonsalvas	12056				dry land	
		2-2	0	13	900							
		2-2	0	18	100	Puramboke						
		3-3	0	08	00	Mary Josephine Fernandez	30155				dry land	
		3-3-	0	08	750			Puramboke				
		4	0	03	00	Batygonosalvas, Tecyberk, Joseph Gonsalvas	12056				dry land	
		5	0	07	00			Puramboke				
	7952		0	43	500	Parameswaran	22758				paddy field	
	7952		0	21	00	Sreekumar	22759				paddy field	
	7952		0	04	500	Gangadharan Pillai Raghavan Pillai Lekshamanan Pillai Bharathan Pillai Sathrughnan Pillai	10157					
	7953-A		0	10	00			Sreekumar	22759			
7953-B		0	01	00								
7954-A	1-1	0	02	250	Joseph Nicholas			1406 (old)				Dry land
7954-A	2-2	0	11	00	Mary Anchaleena	5902 (old)				Dry land		
7954-A	3-3	0	07	500	Peter Lorensa Peter Stances	11776 (old)				Dry land		
7954-B	1-1	0	03	833			Peter Norbert Fernandez	13966				Dry land
7954-B	2-2	0	04	500	Joseph Nicholas	1406				Dry land		
7954-B	3-3	0	03	667	Othias Francis	14609				Dry land		

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Quilon	7955	1	0	67	00	Daniel Thressia	3688 (old)	paddy field
	7955	2	0	08	00	Ibrahim Rawther	18795 (old)	-do-
	7956		0	24	750	Mohan P. Nair	22747	-do-
	7956		0	12	587	Sree Kumar	22759	-do-
			0	02	663	Gangadharan Pillai Raghavan Pillai Lekshamanan Pillai Bharathan Pillai Sathrughnan Pillai	10157	-do-
	7957		0	26	00	Raghavan Pillai Sunil	21259	Paddy field
	7957		0	14	00	Remadevi Amma	22755	paddy field
	7957		0	46	00	Remaniamma Beena	22754	paddy field
	7957		0	14	500	Mohan. P. Nair	22747	paddy field
	7957		0	49	500	Radhakrishnan Nair	22757	paddy field
	7957		0	55	00	Gangadharan Pillai Raghavan Pillai Lekshamanan Pillai Bharathan Pillai Sathrughnan Pillai	10157	paddy field
	7958		0	98	00			
	7959		0	19	00	Daniel Thressia	3668 (old)	Paddy field & dry land
	7960	1	0	16	687	Unnikuttan Nair	17324	Dry land
	7960	1	0	20	500	Jaravas Salvadore D'Cruz Christina Lavaretha Christina Bronica	2536 (old)	Dry land
	7960	2-2	0	16	813	Peter Lorence	11776	-do
	7960	3-2	0	05	00			
	7961	1-1	0	03	00	Rymathu Varghese	15665	-do-

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Quilon	7961	1-1	0	02	500	Jenet F. Pereira	36369	Dry land
	7961	2-2	0	16	00	Kesava Pillai Krishnapilla	16820 (old)	Dry land
	7962		0	18	00	Govindan Asan	9005 (old)	dry land
	7963		0	15	450	Thuyyathu church o.	2373	dry land
	7963		0	08	550	Puramboke		
	7964		0	14	00			
	7965		0	32	00			
	7966		0	21	00			
	7967		0	27	00			
	7968	1	0	15	00	Lopez Regina	2471 (old)	Dry land
	7968	2	0	09	00	Puramboke		
	7969	1	0	30	00	Lopez Regina	2471 (old)	Dry land
	7969	2	0	01	00	Puramboke		
	7970	1	0	22	00	Julia Grace	17990	Dry land
	7970	2-2	0	07	00	Ibrahim Rawther	18795	Dry land
	7971	1-1	0	03	800			
	7971	2-2	0	03	600			
	7971	3-3	0	06	00			
	7971	4-1	0	01	00	Puramboke		
	7972-A		0	14	325	Puramboke		
	7972-A		0	15	675	Maria Fernandez	5364 (old)	Dry Land
	7972 B-1		0	01	500	Jacob Fernandez	5349 (old)	dry land
	7972 B-2		0	05	800	Devastian Fernandez	5369 (old)	dry land
	7972-B	3-2	0	14	775	Puramboke		
	7972-B	5-3	0	01	125	Antony Fernandez	16735 (old)	dry land
	7973		0	11	00	Albin Antony Fernandez		
	7974		0	19	00	Puramboke		

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
Quilon	7975	0	44	00	Marian Fernandez C.B. Joseph Fernandez	16188 (old)	Dry land		
	7976	0	75	00	Puramboke				
	7977	0	18	00					
	7978	0	31	00					
	7979	0	07	00	Syed Mohammed Kunju	3310 (old)			
	7981	1-1	04	333	Manuel Vavachan	12267			
	7981	1-1	03	00	Manuel Pappachan, Maria				
					Annamma Manuel, Louis, Nicholas, Joseph, Karmali, Varghese	18173			
	7981	1-1	03	00	Lassar Sebastian	18172			
	7981	2-2	07	750	Salia Oommal	15758	Dry land		
	7982	3-3	10	333					
	7981	4-2	06	333	Krishnan Nanu, Krishnan Kesavan	14527 (old)	-do-		
	7981	5-4	04	00	Krishnan Lekshmanan				
	7981	6-5	10	334	Maria Christina, Levaratha - Maria, Christina Brozica	12266	-do-		
	7981	7-6	12	917	Thressia Victoria	12265	-do-		
	7982	1-1	09	500	Krishna Pillai	4686 (old)	-do-		
	7982	2-2	20	00					
	7982	4-4	09	500					
	7984	1	12	00	Dr. Ferdinandis O.C.	5306 (old)	-do-		
	7984	0	82	00	Puramboke				
	8031	0	25	00	Puramboke				
	8032	1-1	72	750					
	8032	2-2	17	00					
	8032	4-4	18	750					
	8032	3-3	16	500					
	8034-A	1-1	14	00	Rajagopalan	16582			
	8034-A	2-2	08	00	Anandavally Arma	16585			

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Quilon	8034B1.	0	22	00	Krishnan Vaidyan	9239		dry land
	8034B2.	0	36	00	Mytheen Kunju	5736 (old)		dry land
	8037	0	24	00	Mistress Jain Dias C.F.Dioce	8899 (old)		dry land
	8039	0	14	00	Radhakrishnan Nair	19370		dry land
	8040	1	17	500	Velayudhan	766 (pld)		dry land
	8040	1	12	225	Radhakrishna Pillai	40627		dry land
	8040	1	02	775	Santhosh Kumar	40628		dry land
	8040	2-2-	06	500	Naniamma	15085 (old)		dry land
	8040	3-3	06	00	Raman Pillai	15135		dry land
	8071	0	04	525	Mariamma	19523		dry land
	8071	0	12	00				
	8071	0	10	00	Rajamma	50168		dry land
	8071	0	02	475	Syed Mohammed Kunju	3310 (old)		do-
	8072	0	10	00				
	8073	0	32	00	Puramboke			
	8074-A	0	74	00	Dr. Ferdinand O.C.	1410		dry land
	8074-B	0	31	00				
	8075	2	09	00				
	8076	0	94	00	Puramboke			
	8077	0	50	00				
	8078	0	69	00	P. Joseph Nicholas	1406 (old)		dry land
	8079	0	26	00				
	8080	0	56	00	Thuyyath Pallivaka	2373		dry land
	8081-A	0	22	00	Puramboke			
	8081-B	0	34	00	Dr. Ferdinand O.C.	1410		Dry land
	8082	0	25	00				
	8083	0	34	00				
	8084-A	0	29	00				
	8084-B	0	27	00				
	8085	0	17	00				
	8086-A	0	18	00	Sainalabdeen Musaliar	324426		Dry land

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
Quilon	8086-B		0	19	00	Mytheen Kunju	5736 (old)	dry land
	8087		0	35	00	Puramboke		
	8096-A		0	17	00	Mohammed Malook Kannu	1206 (old)	dry land
	8096-B		0	18	00	Mohammed Mytheen Pillai	1205 (old)	(old) do
	8100		0	25	00	Narayana Pillai	16179 (old)	dry land
	8101		0	11	00	Puramboke	(old)	
	8102		0	08	00	Kathreena Lassares	1108	dry land
	8102		0	10	500	Yahia	27785	dry land
	8103	1-1	0	05	500	Devaki Anna	25664	dry land
	8103	2-4	0	05	062			
	8103	3-3	0	00	438	Babdeeth D' Cruz	4382	dryland
	8103	4-4	0	05	500	Sreenivasa Pai	9168	dry land
	8103	5-1-4	0	05	500			
	8104	1-1	0	02	535	Mary Martha	39749	Dry land
	8104	1-1	0	05	465	Antony Fernandez		
	8104	2	0	02	00	Albin Antony Fernandez	16735 (old)	Dry land
	8105		0	06	00	George Fernandez	1569	dry land
	8105	1-1	0	06	00	Anna Fernandez		
	8106	2-2	0	01	00	Nemis Cru'z	1549 (old)	dry land
	8107		0	10	00	Thressia Cru'z	5363 (old)	dry land
	8108		0	13	00	M.D. Jacob	27038 (old)	dry land
	8109		0	07	00	Joseph Nicholas		
	8110		0	10	00	Puramboke		
	8111-A		0	25	00			
	8111-A		0	09	00	Rajamma	19968	Dry land
	8111-B	1-1	0	04	500	Mariya	16864 (old)	dry land
	8111-A		0	09	00	Rajamma Varghese Xavier	3017 (old)	dry land
	8111-B	2	0	08	500	Dominic	3018	dry land
	8112		0	09	00	Antony Kurisu, Sebastian	1402 (old)	dry land
	8113		0	10	00	Chacko, Antony kurisu,		
	8114	1	0	28	00	Louis Fernandez	3863 (old)	dry land
	8114		0	28	00	Xavier Varghese	1143	dry land
	8114	2-2	0	28	00	Bhagyasundari Chacko	16241 (old)	dry land
	8115	1	0	04	400	Marya Fernandez, Antonia	3051	dry land
						Fernandez, Bhagyasundari		

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Quilon	8115	2-2	0	01	800	Bhagyasundari Chacko	16241 (old)	Dry land
	8115	3-3	0	04	100			
	8115	4-2	0	03	200	Kurien Josph	17697	Dry land
	8115	4-2	0	08	500	Janardhanan Pillai	30078	dry land
	8116		0	09	00	Sahayan Fernandez	3892 (old)	dry land
	8117		0	22	00	Xavier Abraham	3891 (old)	dry land
	8117		0	07	00	.....	24472	dry land
	8118	1-1	0	07	500	Thuyyath Palli vaka	2373	dry land
	8118	2-2	0	01	125			
	8118	3	0	00	375	P. Joseph Nicholas	1406	dry land
	8119		0	09	00 R	Retnammal Nayanmai	10222	dry land
	8120		0	09	00	Puramboke		
	8121		0	44	00	St. Joseph Convent	10429	dry land
	8122	1-1	0	07	500	Bhaskaran Pillai	24157	Dry land
	8122	2-2	0	15	500	Lekshamanan Pillai	24159	dry land
	8122	3-3	0	08	00	Sankara Panicker	32198	dry land
	8122	4-4	0	16	00	Lakshmiamma, Umayamma, Lakshmanan, Kuttalakkannu	10200 (old)	dry land
	8123		0	10	00	Lakshmi		
	8124	1-1	0	03	00	..... Puramboke		
	8124	2-2	0	17	00	.....	40726	dry land
	8125	1-1	0	01	00	Krishna Bhattar	747	dry land
	8125	1-1	0	11	00	Ali Muntheesa	12840 (old)	dry land
	8126		0	39	00	Thaycob Sait	4320 (old)	dry land
	8474	19	1	58	00	Catherine Fernandez	3485 (old)	dry land
	8478	2A	0	21	00	Puramboke		
	8478	1A-2	0	12	00	Puramboke		
	8478	3	0	08	00	British Postal Department	3266	dry land
	8602		0	12	00	Brish. postal Department	3266	dry land
	8602		0	09	00	SreeKrishna Swamy Temple	14627	dry land
	8609		0	15	00	Puramboke (Road)	..	dry land
	8609		0	12	00	Bhargavi Amma, Gopala- krishnan Nair, Narayanan Nair, Meenakshi Amma, Rajendran Pillai Mohanakumari	7491	dry land
	8609		0	12	00		7942	Dy land

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Quilon	8609		0	07	00	Sreekumari Amma	39142	Dry land
	8611		0	10	00	Sherifa Beevi	39172	dry land
	8611		0	11	500	Selma Beevi	39173	dry land
	8611		0	19	00	Salifa Beevi	39174	dry land
	8611		0	14	500	Nafeesa Beevi	39175	dry land
	8612		0	15	00	Puramboke (Road)	..	dry land
	8619	1-2	0	06	775	Ponnamma	15572	dry land
	8619	2-1	0	08	875	Lekshmikutty Amma	15421	dry land
	8619	3	0	02	225	Puramboke (Road)	..	dry land
	8621		0	10	925	Gangadharan Pillai, Raghavan Pillai Lekshmanan Pillai, Bharathan Pillai Sathrughnan Pillai Parameśwaran Pillai	8145	dry land
	8621		0	10	075			
	8622	1-1	0	04	500	Gopala Pillai	8145 (old)	-do-
	8622	2-2	0	02	250	Thanuvan Achari,	13217 (old)	-do-
	8622	3-3	0	02	250	Kulathooran Achari		
	8623	1-1	0	05	500	Kunjupilla Amma	13929	-do-
	8623	2-2	0	06	500	Gopala Pillai	15759 (old)	-do-
	8624		0	05	80	Ramalakshmi Amma, Ponnamma	13217 (old)	-do-
	8625	1-1	0	01	350	Ponnamma	5821	-do-
	8625	2-2	0	13	500	Narayana Pillai	5168	-do-
	8626		0	06	00	Puramboke (Road)	13956 (old)	-do-
	8627		0	12	00	Abdul Rahim	..	do-
	8641		0	30	00	Puramboke (Road)	37431	-do-
	8642	1	2	45	00	Quilon St. Joseph Convent	..	do-
	8642	2	0	01	00	Puramboke (Road)	10429	-do-
	8643		0	50	00	Puramboke (Road)	..	-do-
	8644		1	60	00	St. Joseph Convent	..	-do-
	8645		0	37	00	Mary Messen Kella	10429	--do-
	8646		0	26	00	Puramboke (Road)	7170 (old)	-do-
	8647	1-1	01	30	500	Muthuswamy Karayalar, Krishna- swamy Karayalar, Veerabhadra Karayalar	..	-do-
							11932	-do-

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Quilon	8647	2	0	05	500	Puramboke (Road)		
	8648	-	0	54	00	Muthuswamy Karayalar	11932	dry land
						Krishnaswamy Karayalar		dry land
	8649	1	0	29	250	Veerabhadra Karayalar		
	8649	2	0	02	750	Vasundharan	5043	dry land
	8650	1	0	26	300	Puramboke (Road)	..	dry land
	8650	2	0	01	610	Velukutty Pillai	12293 (old)	dry land
	8651		0	06	00	Puramboke	..	
	8652		0	03	00	Puramboke	..	
	8653		0	04	00	Madhavan Pillai	37679	dry land
	8654		0	11	00	V. Gangadharan	11201	dry land
	8654		0	05	00	Padmavathi Amma	11203	dry land
	8655	1	0	01	00	Philomina Thomas	38472	dry land
	8655	1	0	03	00	Devaki Amma	5008	dry land
	8655	2-2	0	00	500	Philomina Thomas	38472	dry land
	8655	2-2	0	02	00	Alphonsa Varghese	41869	dry land
	8655	2-2	0	01	500	Philomina Thomas	41870	dry land
	8656		0	09	00	Velayudhan Pillai	13762 (old)	dry land
	8657		0	06	00	Puramboke		
	8658	1	0	13	00	Puramboke		
	8658	2-2	0	01	00	Vasundharan	5043	
	8659		0	21	00	Kumasswamy Reddiar	22687	
	8660		0	22	00	Luke Joshua	9950	
	8661		0	10	00	Easwari	4845	
	8662		0	17	00	Saraswathi Amma	9711	
	8663		0	36	00	Puramboke		
	8664		0	02	00	Ramakrishna Reddiar	23680	
	8664		0	07	00			
	8665		0	03	500	Ramakrishna Reddiar	37785	
	8665		0	03	00	Ramakrishna Reddiar	23680	
	8665		0	15	500	Krishnan Padmanabhan, Krishnan Govindan	4149 (old)	

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Quilon	8668	1-1	0	11	00	O.P. Chellakutty Ammal	12907 (old)	Dry land
	8668	2-2	0	02	639			
	8668	2-2	0	01	861	Sivalinga Nadar	37818	
	8668	3-3	0	04	500	Narayanawamy Reddiar	11062 (old)	
	8668	4-4	0	02	125	Thankamma, Ramakrishna Pillai Vasudevan Pillai, Saraswathi Subhadrayamma, Thankamaniaamma	7294	
	8668	4-4	0	02	375	Nanikunjipillai, Meenakshi, Thankamma, Sarasathi, Ruggini, Velukutty, Madhavankutty, Falgunan	10038	Dry land
	8669		0	36	00	Ramachandra Reddiar Ramanatha Reddiar, Govindaraj Reddiar	20012	Dry land
	8704	1-1	0	15	00	Antony Xavier, Thomas Xavier	17309	dry land
	8704	2-2	0	10	00	Thomas Xavier	14806 (old)	dry land
	8705	1	0	53	00	.....	15350 (old)	dry land
	8705	2	1	02	00			
	8705	3-3	0	29	00	Velayudhan Nanu	12829	dry land
	8705	4-2	0	20	00	Santhanavalli Amma	16576 (old)	-do-
	8706		0	66	00	Puramboke		
	8707		1	74	00	British Postal Department	3266	dry land
	8708	1	0	22	265	Puramboke	...	
	8708	2	0	00	250	Shahul Hameed	16060	dry land
	8708	2	0	02	485	Mohammed Kunju, Mytheen Kunju Ibrahim Kutty	3912	dry land
	8709	1	0	03	375	Shahul Hameed	16060	Dry land
	8709	1	0	07	266	Mohammed Kunju, Mytheen Kunju Ibrahim Kutty	3912	dry land
	8709	2	0	01	359	Puramboke		
	8710		0	32	00	.....	

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Quilon	8711	1	0	13	00			
	8711	2	0	31	625	Shahul Hameed	16060	dry land
	8711	2	0	23	375	Mytheen Kunju	19536	dry land
	8711	2	0	19	00	Mohammed Kunju, Mytheen Kunju, Ibrahim Kutty	3912	dry land
	8712-A		0	12	00	Shahul Hameed	16060	dry land
	8712-A		0	31	00	Ahammed Hussain	19542	dry land
	8712-A		0.1	39	500	Mytheen Kunju	19536	dry land
	8712-A		..	12	..	Shahul Hameed	16060	dry land
	8712-A		0	32	500	Mohammed Kunju, Mytheen Kunju, Ibrahim Kutty	3912	dry land
	8712-B		0	14	00	Mytheen Kunju	19536	dry land
	8712-B		0	40	00	Mohammed Kunju, Mytheen Kunju, Ibrahim Kutty	3912	dry land
	8713		0	00	500	Parameswaran	3465	Dry land
	8713		0	11	00	Balakrishnan Nair	7989	dry land
	8713		0	29	500	Chandrasekharan Nair, Balakrishnan Nair, Balachandran Nair, Madhavan Nair, Govindan Nair	17862	dry land
	8714		2	07	00	Methran Right Rev.Dr.Dt.Bhasi	1410	dry land
	8715		0	92	00	Puramboke		
	8716	1	0	12	00			
	8716	2	0	88	00			
	8716	3	0	47	00	Kalangi Ammal, Lakshmi Ammal	5591 (old)	-do-
	8717		0	21	500			
	8717		0	02	500	Xavier	31875	dry land
	8717		0	03	000	Mariamamma	31882	dry land
	8718		0	16	500	Narayana Pai	..	dry land
	8718		0	48	00	Krishnananda Pai	30568	dry land
	8718		0	25	500	Rajeeva Pai	30569	dry land

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Quilon	8728	2-2	0	03	00	Dr. M. Santhakumari	34638	Dry land
	8728	3-3	0	03	00			
	8728	4-4	0	03	00			
	8728	5-5	0	09	500	Janaki Amma, Bhavani Amma, Lalitha Bai	12885 (old)	-do-
	8729		0	06	000	Lakshmikutty Amma	8161 (old)	-do-
	8730	1	0	03	00	Puramboke		
	8731	2-2	0	24	00	Kalangiammal Lakshmiammal	5591 (old)	-do-
	8731	1	0	02	250	Puramboke		
	8731	2-2	0	06	750	Kalangiammal Lakshmiammal	5591 (old)	-do-
	8732	1-2	0	07	641			
	8732	2	0	07	359	Puramboke	..	
	8733	1	0	18	609	Puramboke		
	8733	2	0	15	211	Syed Mohammed Kunju	3310 (old)	Paddy field
	8733	2	0	10	180	Abdukhalam	39111	paddy field
	8734	1	0	14	62	Puramboke	..	
	8734	2-2	0	38	938	Syed Mohammed Kunju	3310 (old)	Dry land
	8735-A	1-1	0	06	219	Puramboke		
	8735-A	2-2	0	35	781	Phylo Joseph	7405 (old)	dry land
	8735-B	1-1	0	01	219			
	8736-A		0	20	00	Lekshmikutty Amma	8161 (old)	dry land
	8736-B		0	05	00			
	8737-A		2	38	00	Karumuthu Thyagaraja Chettiar (Parvathi Mills)	387	dry land
	8737-B				00			
	8738		0	67	00	Puramboke		
	8739		2	39	300	Karumuthu Thyagaraja Chettiar, (Parvathi Mills)	387	dry land
	8739		0	14	700	Puramboke		
	8740		0	15	00	Karumuthu Thyagaraja Chettiar (Parvathi Mills)	387	dry land
	8741		0	25	00			
	8742	1	0	17	828	Puramboke (Railway)		

(1)	(2)	(3)	(4)		(5)	(6)	(7)	(8)	(9)
Quilon	8742	2	3	81	172	387	Dry land		
	8743		1	44	00				
	8744		0	34	00				
	8745		2	35	00				
	8746	1	0	47	375	28367	Dry land		
	8746	2-2	0	07	900				
	8748	1	0	38	578	3310 (old)	paddy field		
	8748	2	0	43	422				
	8749-A		0	42	00	3310 (old)	Paddy field		
	8749-B		0	27	00				
	8750		0	16	00	..			
	8751		0	40	00				
	8752	1	2	59	00	4457	Dry land		
	8752	2	0	05	00				
	8752	3	0	02	00	1550 (old)	dry land		
	9483	1 B-I	4	72	00				
	9483	1.B2	0	52	00	565	Dry land		
	9483	1-B2	0	85	00	19003	Dry land		
	9483	1-B2-1	0	..	..	4457	Dry land		
	9483	1.B4	5	30	00	4133 (old)	Dry land		
9483	1-B4	0	03	00	..				
					44507	Dry land			

SCHEDULE II

Detailed Town Planning Scheme for the area from Kunjammappalam to Dist. Hospital, Quilon Town

(Form No. II)

Town and Country Planning Rules

Estimate cost of the Scheme (under Rule 38 of Madras Town Planning Rules)

Debit	Rs. in lakhs
I. Acquisition of land and buildings:	
(i) For roads	5.50
(ii) For other purposes	48.20
II. Improvements:	
(i) Raising levels	0.30
(ii) Forming roads	9.75
(iii) Drains	1.00
(iv) Water supply and drainage	2.00
(v) Lighting	1.50
III. Compensation for injurious affection	6.00
IV. Construction	390.00
V. Miscellaneous:-	
(1) Cost of preparation of Scheme including special surveys	0.25
(ii) Cost of arbitration	0.50
(iii) Legal expenses	0.25
(iv) Contingencies	0.25
Total	<u>465.50</u>
Credit	Rs. in lakhs
I. Government Grants/Loan	25.00
II. Contribution from Government Departments	
P.W.D.	7.00
III. Sale proceeds:-	
(a) Residential plots	30.00
(b) Commercial built space	550.00
IV. Betterment levy	1.00
Total	<u>613.00</u>


SECRETARY

SCHEDULE III

DETAILED TOWN PLANNING SCHEME FOR THE AREA FROM KUNJAMMAPALAM
TO DISTRICT HOSPITAL, QUILON

Form No.8

LIST OF NEW STREETS AND WIDENING OF EXISTING STREETS

(Under rule 37(ii) of Travancore Town Planning Rule, 1113)

Name of street or Distinguishing ltrs.	Situation	New street or widening	Length of street (in mtrs)	Width of street (in Mtrs)	Distance between Bldg lines (in Mtrs)	Width of metaling (in Mtrs)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
ROAD AA	Along the centre portion of the Scheme area running east west	widen- ing	864.00	25.00	34.00	7.20	
Road BB	Near along the eastern boundary of the Scheme area running South North	-do-	256.00	20.00	29.00	7.20	
Rd. B1, B1	Near along the western boundary of the Scheme area running south north	-do-	184.00	20.00	29.00	7.20	
Road CC.	Near along the western boundary of the Scheme area connecting road AA and Road DD running North south	-do-	448.00	15.00	21.00	5.60	
Road DD	Near along the southern Boundary of the Scheme area running east west	-do-	720.00	12.00	18.00	5.60	
Rd. D1, D1	Road connecting 'AA' and DD running north south near along the middle of the scheme area	-do-	204.00	12.00	18.00	5.60	
Rd. E. E.	Road connecting AA & DD through the western side of the St. Joseph H.S. running north south	widening	220.00	10.00	16.00	3.60	
Rd E1, E1	Near along the Northern boundary of the Scheme area running east west	widening/ new road	216.00	10.00	16.00	3.60	
Rd. E2E2	Road connecting AA & E3 E3 through the western side of the existing cinema Theatre	Widen- ing	220.00	10.00	16.00	3.60	
Rd. E3, E3	Road connecting E2, E2 and F1, F1 running east West	New Road	130.00	10.00	16.00	3.60	
Road FF	Road connecting AA And E1E1 running south north	widen- ing/new road	251.00	7.00	13.00	3.60	
Road F1F1	Road connecting AA and E3E3 running south north	widen- ing	154.00	7.00	13.00	3.60	

SCHEDULE IV

DETAILED TOWN PLANNING SCHEME FOR THE AREA FROM KUNJAMMALAM TO
DISTRICT HOSPITAL, QUILON

FORM NO 10

LAND PROPOSED TO BE RESERVED

(under Rule 379(iv) of the Travancore Town Planning Rules 1113)

part

Sl. No.	Locality	reference to marking on map	approximate area in hectares	purpose to which areas to be resrvd.	present use	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Road AA	light red colour	0.1816	Road widening	Commercial	..
2	Road BB	-do-	0.0192	-do-	Residential	..
3	Road B1 B1	-do-	0.1144	-do-	Pub & Commercial	
4	Road CC	-do-	0.1624	-do-	-do-	
5	Road DD	-do-	0.2845	-do-	mixed use	
6	Road D1D1	-do-	0.0582	-do-	Public use	
7	Road EE	-do-	0.0489	-do-	Pub & residential	
8	Road E1 E1	-do-	0.0522	-do-	Res/Commerical	
9	Road E2E2	-do-	0.0480	-do-	-do-	
10	Road F1F1	-do-	0.0355	-do-	pub & residential	
11	Head post Office compound & all round the red scheme area at different locations.	red colour	8.7837	Public & semi pub. use	pub & semi public	
12	All round the Scheme area at different locations	Light blue	2.2496	Commerci. use	commercial	
13	All round the scheme area at different locations	light yellow	7.8720	Residen- tial use	Residential	
14	All round the Scheme area at different locations	light yellow & light blue	2.5196	Mixed use (commerci & resdl.)	mixed use	
15	Near Taluk Office	Brown colour	1.2720	KSRTC Bus stn	KSRTC Bus station	
16	Parvathy Mill area	Light violet colour	7.0853	industrial	industrial area	
17	All round the Scheme area at different locations	Violet colour	0.4292	religious	religious	

LAND PROPOSED TO BE ACQUIRED

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

Purpose for which land to be acquired	Name of village	Sy. Nos. affected		Description of land	Name of owner/ occupier	Boundaries of land				Extent		Remarks
		Sy.No.	Sub Dn			East	South	West	North	Hectares	Are	
1	2	3	4	5	6	7	8	9	10	11	12	13
Area to be acquired for roads Road AA	Quilon	8707		dry land		8752	8706	8708	8715	0	7.97	part
	-do-	8708		dry land		8707	8712	8711	8715	0	1.15	part
	-do-	8711		dry land		8708	8712	8709	8715	0	3.40	part
	-do-	8723		dry land		8716	8715	8724	8722	0	0.64	part
	-do-	8724		dry land		8723	8715	8725	8731	0	2.97	part
	-do-	8725		dry land		8724	8715	8726	8229	0	0.23	part
	-do-	8710		dry land		8711	8711	8711	8709	0	0.48	part
	-do-	8709		dry land		8711	8710	8712	8715	0	3.05	part
	-do-	8712		dry land		8709	8668	8714	8715	0	1.28	part
	-do-	7931		dry land		7932	7932	..	7925	0	2.11	part
	-do-	7979		dry land		7978	7981	7980	7932	0	2.81	part
	-do-	7981		dry land		7978	7982	..	7979	9	2.04	part
											<u>28.10</u>	
Road BB	Quilon	8752		dry land		9483	8706	8707	8716	0	2.42	part
Road E1E1	Quilon	8733		dry land		8720	8732	8734	8743	0	0.59	part
	-do-	8734		dry land		8733	8735	8742	8742	0	3.30	part
Road E3E3	Quilon	8742		dry land		8750	8734	8743	8746	0	<u>1.54</u>	Part
											<u>5.43</u>	
	Quilon	8725		dry land		8724	8715	8726	2729	0	0.24	part
	Quilon	8724		dry land		8723	8715	8725	8731	0	0.60	part
	Quilon	8734		dry land		8733	8735	8742	8750	0	2.75	part
	Quilon	8735		dry land		8733	8732	8737	8734	0	1.28	part
	Quilon	8733		dry land		8720	8732	8735	8734	0	3.36	part
	Quilon	8732		dry land		8721	8731	8730	8733	0	4.12	part
	Quilon	8721		dry land		8718	8722	8732	8720	0	1.62	part
	Quilon	8730		dry land		8732	8731	8729	8735	0	<u>1.67</u>	part
											<u>15.64</u>	

1.	2.	3.	4.								
Road FF	Quilon	7958	dry land	7957	7955	7959	7942	0	3.20	part	
	Quilon	7941	dry land	7959	7960	7965	7942	0	1.27	part	
	Quilon	7957	dry land	7945	7956	7958	7944	0	5.78	part	
	Quilon	7960	dry land	7959	7961	7940	7941	0	1.27	part	
	Quilon	7959	dry land	7958	7960	7941	7958	0	2.42	part	
									<u>13.94</u>		

Total area to be acquired for roads :: 0 65.53

Land to be acquired for commercial use	Quilon	7958	dry land	7957	7955	7960	7958	0	13.58	part
	Quilon	7960	dry land	7958	7961	7965	7959	0	5.22	part
	Quilon	7961	dry land	7958	7955	7962	7960	0	4.80	part
	Quilon	7955	dry land	7956	7954	7961	7958	0	27.92	part
	Quilon	7954	dry land	7955	7950	7962	7961	0	0.75	part
	Quilon	7953	dry land	7952	7951	7954	7955	0	5.12	part
	Quilon	7951	dry land	7952	7948	7950	7953	0	1.92	part
	Quilon	8724	Dry land	8723	8715	8725	8721	0	14.65	part
	Quilon	8723	dry land	8716	8715	8724	8722	0	5.26	part
	Quilon	8716	dry land	8752	8715	8723	8718	0	8.35	part
	Quilon	8715	dry land	8752	8708	8723	8716	0	7.92	part
	Quilon	8711	dry land	8708	8712	8711	8715	0	0.24	part
	Quilon	8708	dry land	8707	8712	8711	8715	0	1.22	part
	Quilon	8707	dry land	8752	8706	8708	8715	0	16.21	part
	Quilon	8712	dry land	8711	8706	8714	8715	0	17.84	part
	Quilon	8711	dry land	8710	8712	8712	8709	0	2.85	part
	Quilon	8709	dry land	8711	8710	8712	8715	0	1.22	part
	Quilon	8710	dry land	8711	8711	8711	8709	0	10.38	part
	Quilon	8711	dry land	8708	8712	8710	8715	0	4.59	part
	Quilon	8708	dry land	8707	8712	8711	8715	0	3.16	part

Total area to be acquired for commercial use 0 112.50 part

Land to be acquired for mixed use Pub&commrcial	Quilon	8714	dry land	8712	8713	8649	8714	0	89.40	part
	-do-	8713	dry land	8712	8663	8662	8714	0	2.46	part
	-do-	8712	dry land	8708	8663	8713	8715	0	16.26	-do-

Total area to be acquired for mixed use (public & commercial) 0 08.12

Land to be acquired for residential use	8724	dry land	8733	8735	8742	8749	0	9.36	part
	8735	dry land	8733	8730	8737	8734	0	9.79	part
	8730	dry land	8732	8731	8729	8735	0	6.08	part
	8732	dry land	8721	8731	8730	8733	0	5.32	part
	8731	dry land	8722	8724	8725	8732	0	1.55	part
	8722	dry land	8717	8724	8731	8721	0	5.45	part
	8721	dry land	8718	8722	8732	8720	0	9.27	part
	8720	dry land	8718	8721	8733	8750	0	6.53	part
	8733	dry land	8720	8732	8735	8749	0	8.25	part
	Total area to be acquired for res. use							0	61.60

land to be acquired for KSRTC Quilon bus stand	7959	dry land	7958	7960	7940	7958	0	3.23	
	7958	dry land	7957	7955	7959	7942	0	23.96	
	7942	dry land	7943	7958	7941	7984	0	11.82	
	7941	dry land	7942	7940	7935	7984	0	14.16	
	7937	dry land	7936	7939	7938	7935	0	6.72	

Total area to be acquired for KSRTC bus station :: 0 59.89

Land to be acquired for public & semi public use	8712	dry land	8707	8706	8711	8708	0	12.30	
	8711	dry land	8708	8712	8710	8715	0	1.53	
Total area to be acquired for public & semi public use :							0	<u>13.83</u>	

Total area to be acquired in the scheme :: 4 hectares, 52.17 acres

out of the total scheme area of 40.80 Ha.