

AP 319

DETAILED TOWN PLANNING SCHEME FOR KUMBAZHA JUNCTION
AND SURROUNDINGS, PATHANAMTHITTA

Kumbazha is one of the major road junctions in Pathanamthitta Municipal area. Four important roads namely one from Pathanamthitta, one from Punalur, one from Ranni and the other from Malayalappuzha converge at this junction. This junction is a diverging point to Sabarimala Temple and Malayalappuzha temple to Maramon. The existing roads meet at this junction without sufficient sight distance which causes frequent traffic accidents. There are two Municipal markets that is vegetable market and fish market, functioning close to the junction in addition to the monthly cattle market. There are a good number of shops and small industries, sprouting along the transportation route.

In order to overcome the problems of traffic at this junction and to improve the surrounding area the Municipal Council, Pathanamthitta notified a detailed Town Planning for Kumbazha junction and surroundings covering an extent of 35.82 hectares approximately. The boundaries of the scheme are as follows.

Boundaries:-

- North- Sy.Nos. 43/6, 7, 8, 9, 10, 2, 45, 53/4, 52/9, 10 and 61/18 of Pathanamthitta village, Kumbazha portion.
- East:- Sy.Nos. 61/11, 12, 13, 16, 17, 60/26, 25, 10, 11, 9, 4, 72/1 to 4, 57/2, 7 to 10 of Pathanamthitta village, Kumbazha portion.
- South:- Achencovil River- Sy.Nos. 615, 39/3, 4, 7, 8, 40/10, 35/1A, K and 34/10 of Pathanamthitta village, Kumbazha portion.
- West:- Sy.Nos. 34/2, 3, 33/2, 3, 32/1, 31/8, 7 of Pathanamthitta village, Kumbazha portion.

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Salient features of the scheme:- The following are the major proposals of the scheme.

1. To widen the portion existing Punalur.-Pathanamthitta road included in the scheme area to a width of 21 meters.
2. To widen the portion of Kumbazha - Ranni Road that falls within the scheme area to a width of 21 meters.
3. To widen the portion of Kumbazha - Kundamankara Road included in the scheme area to a width of 15 meters & Kumbazha -Vettoor road to 18 M.
4. Considering the present trend of developments in this area 0.73 hectares of land is zoned for mixed uses for commercial and industrial purposes. and 4.56 hectares of land around the junction is zoned for mixed use for commercial and residential purposes.
5. To acquire 5.08 hect .of land for residential purposes
6. To acquire 2.22 hect. of land for Commercial purposes.

D R A F T S C H E M E

THE DETAILED TOWN PLANNING SCHEME FC. KUMBAZHA JUNCTION & SURROUNDINGS , PATHANAMTHITTA MUNICIPAL TOWN.

1. TITLE:

This scheme may be cited as the Detailed Town Planning scheme for Kumbazha Junction and Surroundings, Pathanamthitta.

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. "Municipality" means the Pathanamthitta Municipality.
- d. "Building Line" means ~~in~~ 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, 1914.
- 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 Kumbazha Junction & Surroundings, Pathanamthitta.

3. RESPONSIBLE AUTHORITY.

The Municipal Commissioner shall be the Responsible Authority for the purpose of the scheme and shall function

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 Municipality 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 Municipality and /or the Revenue Office as on the date of publication of the notification under section 3 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.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 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 Municipality 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 III (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 reasonable modifications, in the alignment of streets or in the layout of any portion of the area, may be made by the Responsible Authority within the approval of the Chief Town Planner.
2. The streets mentioned in Schedule III 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 received 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 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 ~~Exit~~ 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 of widening of any existing private street (not included in the scheme) either with the consent of owners or occupiers of buildings 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 settled by the Responsible Authority.
5. The Responsible Authority may, notwithstanding anything contained in Sub-Clause(2) and (3) above, with the approval of the Chief Town Planner and subject to

any agreement with the owners or occupiers as to the cost of construction, undertake to construct any new street within the area when the owners of the land, through which the street may pass, have surrendered land free of cost for the street and agreed to contribute to the cost of 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 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, as far as the funds at his disposal permits, provided a sufficient and satisfactory system of drains along the public street in the area affected.

8. SUBMISSION OF LAYOUT 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 ~~also~~ 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

2. If the site or sites intended for building purposes 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 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 ~~and~~ 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~~ exchange or otherwise.
9. APPROVAL OF LAYOUT 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 sit or ~~land~~

a site or layout plan or ~~or~~ plan of sub divisions ~~is~~ has been approved by the Responsible Authority, provided that the concurrence of the Chief Town Planner is obtained for the layout plan or plans prepared for laying out of a street, lane or pathway or for 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 may in the interest of the Scheme impose reasonable restrictions ~~and~~ 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 particulars, 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 is reserved in the scheme for any purpose incompatible with the building.

2. 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 reconstruction or redistribution of boundaries of ~~any~~ ^{the} land or plot or plots or site or sites . The restrictions or conditions imposed or the orders passed by the Responsible Authority shall be complied with, by the owner or owners or the person or persons concerned and shall be enforceable.
4. Notwithstanding anything contained in the scheme the Responsible Authority may, with the approval of the Chief Town Planner, Prepare a layout plan for any portion of the area to determine the lines on which the detailed development of such area shall take place and the manner in which the streets, sub-division of land into sites for building purposes and the reservation of any land for ~~commercial~~ communal or public purposes shall be laid ~~down~~ 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 Cl ause 2(a) above, shall be submitted

~~in the Kerala Municipalities Act, 1950~~

in the Kerala Building Rules made under Section 222 of Kerala Municipalities Act, 1950 with such varifications 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 buildings 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 Reasonable 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)

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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 land reserved for the purpose of the scheme.

2. The Municipality may, from time to time to meet the demand, declare any part of the area, with the approval of the Chief Town Planner 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-misance 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 250 M² plinth area, libraries, reading rooms, clinics and nursing homes up to 150 M² inplinth area, shop building up to 150 Sq.M inplinth area, police and fire stations, small post office 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 10 H.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, hotels, lodging houses, restaurants, cart stands, taxi stands, bus stops, clinics and nursing homes not exceeding 150 Sq.M. inplinth 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 Re-

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 50 M² in plan 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:

1. Uses Permitted:

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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 residences not exceeding 50 M² 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 (Commercial & Residential)

i. Uses permitted:

All types of uses permitted under Commercial and Residential uses

ii. Uses Restricted

All the restricted uses under commercial and residential uses, with the concurrence of the Chief Town Planner.

iii. Uses Prohibited:

All other uses not mentioned above.

f) PADDY FIELD:

i. Uses permitted:

Paddy cultivation, pump house and ponds.

ii. Uses Restricted:

Crops other than paddy, poultry or animal houses, farm houses, and conversion of paddy fields into open air recreational facilities shall be permitted by the Responsible Authority, with the approval of the Chief Town Planner.

iii. Uses Prohibited:

All other uses not mentioned above.

4. GOVERNMENT 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	1.50 ^x
2.	Commercial	60	2.00
3.	Public and Semi-Public	30	1.50
4.	Industrial	40	1.20

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 percentage of coverage shall limit the plinth area of a building. The Floor Area Ratio or F.A.R value shall limit the total built up area on all floors.

F.A.R shall be calculated as below:

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

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, at 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

1. Every building site, unless it abuts on a public street or an existing private street, shall, if it is to be used for the purpose of the scheme, be made to abut on a public street in front on a street laid down and maintained 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 III.
3. Boundary walls or fences alone shall be erected in the space between the building line and the edge of the adjacent street.
4. No boundary wall or fence erected between the building line and edge of the adjacent street shall be of a height greater than 1.5 M 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 1 M 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~~ 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 use 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. RECONSTRUCTION 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 (1) 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 reconstitutions of plots or sites in the area shall be made by the owners 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 shop or notice exhibited in public buildings shall be permitted within the area unless otherwise approved by the Authority.

19. CLAIM FOR COMPENSATION:

Any person whose property is injuriously affected by any ~~refusal~~ ^{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

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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 ⁿ 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 ~~in accordance with the rules of the Government~~ 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 AGREEMENTS:

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 herewith 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 x

2. The Government may in any particular case and subject to any conditions as they may impose and in consultation with the Chief Town Planner dispense with or modify any of the 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 fulfil

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fill 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.

DETAILED TOWN PLANNING SCHEME FOR KUMBHAZHA JUNCTION & SURROUNDINGS

PATHANAMTHITTA

LAND USE ANALYSIS

Sl. No.	Purpose	Reserved area (in Hect)	Additional area proposed to be acquired (Hect.)	Total 3+4	% of Total	Remarks
1	2	3	4	5	6	7
1.	Roads including existing	2.40	1.63	4.03	11.25	
2.	Residential Use	12.84	5.08	17.92	50.03	
3.	Commercial Use	-	2.22	2.22	6.20	
4.	Public & Semi Public	0.45	-	0.45	1.26	
5.	Commercial & Residential (Mixed)	4.56	-	4.56	12.73	
6.	Commercial & Industrial (Mixed)	0.73	-	0.73	2.04	
7.	Commercial & Public	0.12	-	0.12	0.36	
8.	Park & Open space	0.13	-	0.13	0.36	
9.	Water course	0.50	-	0.50	1.40	
10.	Agricultural Use	4.75	-	4.75	13.25	
11.	Green Belt	0.41	-	0.41	1.14	
				35.82	100.00	

SCHEDULE II

DETAILED TOWN PLANNING SCHEME FOR KUMBAZHA JUNCTION AND SURROUNDINGS, PATHANAMTHITTA

ESTIMATE OF COST OF THE SCHEME

(Under Section 38 of the Travancore Town Planning Rules 1113)

Sl. No.	Debit	Rs.	Sl. No.	Credit	Rs.
1.	Acquisition of land and buildings (i) For roads and lanes	32,00,000	1.	Govt. Grants	5,00,000
	ii. For other purpose	36,00,000	2.	Contribution from	
			a. Govt. departments		
			i. Public Works Department		33,26,000
			b. Other Local Agencies		
2.	Improvements		i. Kerala Water Authority		2,21,000
i.	Raising level	32,00,000	ii. K.S.E.B		1,00,000
ii.	Forming roads	8,84,000	iii. Municipality		10,00,000
iii.	Culverts	20,00,000	3.	Sale proceeds	
iv.	Drains	4,42,000	1.	Acquired buildings	25,000
v.	Water supply & drainage	2,21,000	ii.	Sale value of site for residential purpose	62,76,000
vi.	Extension of Electricity	1,00,000	iii.	Sale value of site for commercial purpose	44,00,000
vii.	Compensation for injurious affects.	15,00,000	4.	Accounts debit to	
3.	Miscellaneous		i.	Accounts ordinary	-
i.	Cost of preparation of schemes	50,000	ii.	Water works department	-
ii.	Cost of arbitrations	1,00,000	iii.	Electrical department	-
iii.	Legal expenses	1,00,000	iv.	Any other department	-
iv.	Contingencies	2,00,000	5.	Other items	-
			Betterment levy (L.S)		2,00,000

155,97,000

100,48,000

SCHEDULE III

DETAILED TOWN PLANNING SCHEME FOR KUMBAZHA JUNCTION & SURROUNDINGS, PATHANAMTHITTA

FORM -No.8

LIST OF NEW STREET AND WIDENING OF EXISTING STREETS

No. of street or Distinguishing	Situation	New street or widening	Length of street	width of street	Bist. bet. Building line	width of meta-lling	Reservation or Acquisition	remarks
1	2	3	4	5	6	7	8	9
D H G H	Mylapra-Pathanamthitta road connecting North & South boundary passing through the centre.		Widening 845 M	21 M	30 M		Acquisition	
B D	Connection road between Pathanamthitta-Vettoor road and Mylapra -Pathanamthitta napuram road lying at the central part of the scheme							
C A	Pathanamthitta to Kumbazha junction		Widening 260 M	18 M	27 M		"	
A B	Part of the road from Kumbazha Jn to Vettoor		Widening 230 M	21 M	30 M		"	
B B	Extension of road AB to Vettoor		Widening 135 M	15 M	21 M		"	
B B F	Extension of road DB to Kundamankara		Widening 230 M	18 M	27 M		"	
			Widening 410 M	15 M	21 M		"	

DETAILED TOWN PLANNING SCHEME FOR KUMBAZHA JUNCTION AND SURROUNDINGS

FORM No.10

LAND PROPOSED TO BE RESERVED

Locality	Reference to maps	Appro: area in hect	Purpose for which area is to be reserved	Present Use	Remarks
2	3	4	5	6	7
West of Mylapra road (Road AD) and North of Pathanamthitta road (Road AC)	Blue & Yellow	0.85	Commercial Residential (Mixed)	Commercial & Residential	42/5 P, 7P, 8P
West of Pathanamthitta road (Road AG) and south of Pathanamthitta road (Road AC)	-do-	0.91	- do -	- do -	40/12 P; 34/7P, 40/8P
East of Pathanamthitta road (Road AG) and south of road AB.	- do -	1.46	- do -	- do -	40/5P, 13 P, 14 P, 7P
In between road AD, Road AB & Road BD	- do -	1.34	- do -	- do -	42/3P, 2P, 4P, 13P, 14P, 6 P
		4.56			
5. Near the Kumbazha Junction (North of Road AB and East of road AD)	Red & Blue	0.115	Public & Commercial	Market	42/3 P
6. East of Road BD and North of Vattoor road (Road BF)	Blue & Violet	0.725	Commercial & Industrial	Industrial	53/7P, 6P
7. Near the North west corner	Red	0.37	Public	Public	42/9P
8. Near the North boundary, west of road DH	- do -	0.08	- do -	- do -	43/1
		0.45			
9. North of road BE and East of road BD	Brown	0.13	Parking lot	Wet & dry cultivation	54/2P; 53/7P; 54/1P; 3P.
10. Along the Achenkovil river	Green	0.405	Green Belt	Dry cultivation & vacant land	39/9P, 10C(P), 40/1P, 56/2P, 3P, 4P; 57/1.
11. Near the eastern boundary, both sides of road BE.	Pale - Yellow	4.75	Agricultural Use.	Agricultural	60/3, 2, 1; 58/1P, 2P; 54/35, 34, 32, 33, 3P, 31, 30, 29, 28, 27, 25, 26, 24, 23, 22, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 20, 21. ✓ 53/1P
12. Near the south west corner, south of Road AC and west of road AG.	Yellow	5.94	Residential	Residential	39/5, 6P; 40/10P, 7P, 9, 11, 12 P; 34/8, 7P, 5, 9, 6P; 33/1P.
13. Near the southern Boundary East of Road AG.	-do-	1.92	-do-	-do-	39/9P, 10 B, 10 C(P); 40/5, 4, 3, 6P, 7P,
14. Near the North -West corner, North of road AC and west of road AD	-do-	4.50	-do-	-do-	42/9P; 31/10; 42/10, 5P; 13P; 11, 12, 14P; 43/5, 4, 3.
15. Near the North-east corner East of road AD	-do -	0.475 12.84	-do-	-do-	53/5P, 6P
16. Warter course	Light blue	0.495	Warter course	Warter course	
17. Existing Roads	gray	2.40	Road	Road	

SCHEDULE V

DETAILED TOWN PLANNING SCHEME FOR KUMBAZHA JUNCTION & SURROUNDINGS, PATHANAMTHITTA.

FORM No 9.

LAND PROPOSED TO BE ACQUIRED FOR THE SCHEME

Purpose for which to be acquired	Sy.No. affected	sub-division	Description of land	Name of owner or occupier	Boundaries of land required to be taken up				Extend to be taken		Remarks
					East	South	West	North	Hect.	Area	
1	2	3	4	5	6	7	8	9	10	11	
Commercial	40	15	Wet & dry	-	40/16	40/13	40/14	Road		11.5	✓
	40	13	Wet	-	40/16	40/2	40/13	40/15		32.5	✓
	40	2	Wet	-	40/16	40/16, 5	40/16	40/13		26.0	✓
	40	16	"	-	55/1	40/16	40/2, 13, 15	Road		39.0	✓
	56	1	"	-	Road	55/1	40/16	Road		6.0	
	56	1	"	-	Thodu	Road	Road	55/1		24.0	
	53	7	"	-	54/2	54/1	53/7	53/7		57.0	
	41	1	"	-	54/1	Road	Road	53/7		5.0	
	54	1	"	-	54/1	54/1	40/16	53/7		8.5	
	54	2	"	-	Thodu	54/2	53/7	Thodu		12.0	
	54	2	"	-	54/2	54/1	53/7	53/7		0.5	
Residential	40	2	"	-	40/16.1	40/3, 1	40/3	40/2		221.5	
	40	16	"	-	55/1	40/1	40/2	40/16		5.5	
	55	1	"	-	Road	40/1	40/16	55/1		8.0	
	40	1	"	-	56/2	40/1	40/3, 4	40/2, 16		100.0	
	56	2	Wet & dry	-	56/2	56/4	39, 100	55/1		85.0	
	56	3	Drv	-	56/4	56/4	56/2	40/1		9.0	
	56	3	"	-	Road	Road	56/3	Road		1.25	
	56	4	"	-	57/10, 9	Road	56/3	58/1		83.50	
	56	4	"	-	Road	57/1	56/4	Road		7.75	
	57	1	"	-	57/3	57/2, 7	57/1	56/4		96.00	
	57	1	"	-	57/9	Road	Road	56/4		4.50	
	58	1	Wet	-	52/3, 4	57/10, 56/4	Thodu	Thodu		101.5	
										507.50	
Road. AC	33	1	Dry	-	34/6	33/1	33/1	41/1		1.15	
	34	6	"	-	34/7	34/6	33/1	41/1		1.75	
	34	7	"	-	40/12	34/7	34/6	41/1		3.20	
	40	12	"	-	Road	40/12	34/7	41/1		2.20	
	41	1	"	-	Road	40/12, 34/7, 34/6, 33/1	41/1	Road		9.60	
	41	1	"	-	Road	Road	41/1	34/10, 42/8, 42/7		5.05	
	42	7	"	-	Road	41/1	41/1	42/7		2.56	
Road AB	41	1	"	-	40/15, 14	40/15, 14	Road	41/1		2.00	
	40	15	"	-	40/16	40/15	40/14	Road		1.20	
	40	14	"	-	40/15	40/14	Road	Road		0.23	
	40	16	"	-	Road	40/16	40/15	Road		0.72	
Road BE	41	1	Dry	-	55/1	Road	Road	41/1		2.50	
	54	1	"	-	54/3	55/1	41/1	54/1		1.50	
	54	3	"	-	53/34	55/1	54/1	54/3		0.46	
	54	34	"	-	54/34	59/3	59/3	54/34		0.20	
	72	1	"	-	72/1	Road	Road	72/1		1.05	
	55	1	"	-	59/1	Road	41/1	34/1		5.44	
	59	1	"	-	59/1	Road	55/1	54/34		1.20	
	55	1	"	-	55/1	56/1	Road	Road		2.10	
	56	1	"	-	59/2	56/1	56/1	55/1		0.23	
	59	1	"	-	59/1	58/2	58/1	Road		0.20	
	58	2	"	-	58/1	53/2	56/1	Road		6.83	

FORM No. 9

	1	2	3	4	5	6	7	8	9	10	11	12
		58	1	Dry	-	58/1	58/1	58/2				
		72	1	-	-	72/1	58/1	72/1	Road	-	6.40	
Road BF		40	16	Wet	-	56/1	40/16	40/16	Road	-	1.05	
		56	1	"	-	Road	40/1	56/1		-	2.03	
		40	1	"	-	56/1	56/2	40/1	40/16		9.90	
		56	2	"	-	56/2	56/3	56/2	56/1		0.48	
		56	3	"	-	Road	Road	56/2	40/1		9.85	
		56	4	"	-	Road	56/1	56/4	56/1		1.73	
		57	1	"	-	57/8	57/1	57/1	Road		2.63	
Road BDH		41	1	"	-	41/1	41/1	Road	Road		6.75	
		45	1	"	-	53/7	45/1	Road	53/7		1.75	
		53	7	"	-	53/7	45/1	Road	53/6		4.40	
		53	6	"	-	53/6	53/7	Road	53/6		0.90	
		53	5	"	-	53/5	53/6	Road	53/5		6.83	
		45	1	Dry	-	53/5,6	Road	45/1	53/4		4.80	
		45	1	"	-	Road	45/1		53/4		0.80	
		42	4	"	-	Road	42/2		42/2		0.28	
		45	1	"	-	Road	42/2		42/4		1.20	
Road AD		42	14	"	-	42/14	42/14		Road		1.50	
		42	13	"	-	42/13	42/4	Road	Road		2.70	
		42	6	"	-	42/3,4	42/7	Road	42/14		1.24	
		42	7	"	-	42/3	42/3	Road	Road		0.70	
		42	3	"	-	42/3	42/7	Road	42/6		0.15	
		42	7	"	-	42/3	Road	Road	42/7		0.50	
		42	14	"	-	Road	42/14	42/14	42/3		0.18	
		42	13	"	-	Road	42/5	42/13	42/14		3.20	
		42	5	"	-	Road	42/6	42/5	42/14		4.80	
		42	6	Dry	-	Road	42/7	42/6	42/13		2.60	
		42	7	"	-	Road	41/1	42/7	42/5		4.23	
Road AG		40	14	"	-	40/14	40/13	Road	42/6		0.73	
		40	12	"	-	40/14	40/13	Road	41/1		0.42	
		40	13	"	-	40/13	40/8	Road	41/1		0.90	
		40	8	"	-	40/13,6	40/6	Road	40/12		1.93	
		40	6	"	-	40/6	40/7	Road	40/13		0.26	
		40	7	"	-	40/7	39/10A	Road	40/8		2.75	
		39	10A	"	-	39/10A	39/10C	Road	40/6		1.80	
		39	10C	"	-	39/10C	39/10A	Road	40/7		0.98	
		39	10A	"	-	39/10A	39/7	Road	39/10A		2.48	
		39	9	"	-	39/9	River	Road	39/10C		0.46	
		39	9	"	-	Road	River	39/9	39/9		6.30	
		39	10A	"	-	Road	39/7	39/10A	39/9		0.78	
		39	6	"	-	Road	39/10A	39/6	39/6		0.50	
		40	7	"	-	Road	39/6	40/7	40/7		0.26	
		40	8	"	-	Road	40/7	40/8	40/8		2.00	
		40	12	"	-	Road	40/8	40/12	40/12		1.95	
							40/12	41/1			3.23	

162.68