

DETAILED TOWN PLANNING SCHEME

FOR

**THE IMPROVEMENT OF THE ROAD
FROM TALUK OFFICE JUNCTION TO CIVIL STATION JUNCTION**

PREPARED BY

THE DEPARTMENT OF TOWN PLANNING

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PUBLISHED BY

QUILON DEVELOPMENT AUTHORITY

DETAILED TOWN PLANNING SCHEME FOR THE IMPROVEMENT OF ROAD
FROM TALUK OFFICE JUNCTION TO CIVIL STATION JUNCTION

INTRODUCTION

The area covered by the Scheme is a stretch of road in the Central area of Quilon Town along with its immediate surroundings. As the name implies "The D.T.P. Scheme for Improvement of Road from Taluk Office Junction to Civil Station Junction", is a road Scheme to improve the traffic flow in the stretch of road and to control the developments on either side of it in a planned manner.

In Quilon Town, the road from Taluk Office junction to Civil Station Junction is the spinal road and this functions as a link for the traffic from Trivandrum to Alleppey. It is the only trafficable road connecting the north with the central area of the town. It also links other centres of Quilon Region in the north and east with Quilon Town. Major institutions like Taluk Office, High School, Civil lines, Boat Jetty, Bus Stand, Police Station etc. are located by the side of the Road. This concentration of activities also generates traffic along the road. Since the road has developed as a major link and since the major activities are located by the sides of the road, traffic congestion is a common phenomenon experienced in the road. Hence the widening of this road from Taluk Office junction to Civil Station junction has become a necessity. The scheme is in tune with the development proposal to envisage for Quilon Town as per the draft Development Plan. The widening work has already been included in the current year budget of the State Public Works Department.

The Scheme area is about 11.40 hectares and the boundaries are as follows:-

Northern Boundaries:-

7104, 7102, 7101, 7093, 7092, 7089, 7772, 7775, 7776, 7786, 7785, 7784, 7790, 7791, 7792, 7798, 7799, 7800, 7897, 7906, 7900, 7904, 7929, 7926, 7925 of Quilon Village.

Eastern Boundary:-

7931, 7979, 7981 of Quilon Village.

Southern Boundary:-

7981, 7988, 7991, 7996, 7997, 7999, 7743, 7752,
7756, 7755, 7770, 7767, 7768, 7828, 7160, 7162,
7163, 7164 of Quilon Village.

Western Boundary:-

7140, 7107 of Quilon Village.

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

7074(p), 7089(p), 7090, 7091, 7092(p), 7093(p),
7094(p), 7095, 7096, 7099(p), 7100, 7101(p),
7102, 7103, 7107(p), 7140(p), 7142, 7143, 7156 to
7159, 7195(p), 7743(p), 7744(p), 7745(p), 7746 to
7751, 7752(p), 7753, 7754, 7755(p), 7756(p), 7767(p),
7768(p), 7769 to 7771, 7772(p), 7775(p) 7776(p)
7784(p), 7785(p), 7786(p), 7787 to 7789, 7791(p)
7792(p), 7793 to 7797, 7798(p), 7799(p), 7828(p)
7898 to 7903, 7904(p), 7930(p), 7931(p), 7979(p)
7980, 7981(p), 7988(p), 7991(p), 7992 to 7995,
7996(p), 7997(p), 7998, 8326(p), 7779(p)

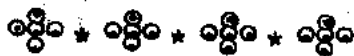
SALIENT FEATURES OF THE SCHEME

Optimum utilisation of the available land is aimed in this Scheme. To cope with the heavy traffic volume, the stretch of road is proposed to be widened to 21 m.

An area of 0.845 hectares of land has been proposed to be acquired for developing commercial complexes. The shop owners who are affected due to various acquisition proposals in the Scheme will be given accommodation in the new complexes.

The land on eastern side of the Iron Bridge and on either side of the canal is zoned for industrial use.

Considering the existing trend of development, mixed land use zoning (Residential, Commercial in two location) is proposed in two locations by the side of the road.



D R A F T S C H E M E

THE DETAILED TOWN PLANNING SCHEME FOR IMPROVEMENT OF THE
ROAD FROM TALUK OFFICE JUNCTION TO CIVIL STATION JN.

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Title:

1. This Scheme may be cited as the Detailed Town Planning Scheme for improvement of the road from Taluk Office Junction to Civil Station Junction.

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)
 - b) "Municipal Act" means the Kerala Municipal Corporation Act 1961.
 - c) "Development Authority" means the Quilon Development Authority, Quilon.
 - d) "Secretary" means the Secretary, Quilon Development Authority.
 - e) "Chief Town Planner" means the Chief Town Planner to the Government of Kerala.
 - f) "Scheme" means the Detailed Town Planning Scheme for Improvement of the Road from Taluk Office Junction to Civil Station Junction.
 - g) "Schedule" means a schedule appended to the Scheme.
 - h) "Map" means a Map annexed to the Scheme.
 - i) "Street" includes roads, streets and lanes.
 - j) "Date of Scheme" means the date of notification of the Scheme in the Kerala Government Gazette under Section 12 of the Act.
 - k) "Rules" means the rules made under the section 41 of the Act.
 - l) "Area" means the area to which the Scheme applies.
 - m) "Government" means the Government of Kerala
 - n) "Arbitrator" means the arbitrator appointed for the Scheme under section 26 of the Act.
 - o) "Building line" means a line which is in the near of the street alignment and upto which the main wall of the building abutting on a street may lawfully extend and except as prescribed in the Kerala Municipal Building Rules in force.
 - p) "Town Planner" means Town Planner of Kerala State Town Planning Service holding jurisdiction over the area.

Responsible Authority:-

3. The Secretary shall be the responsible authority for the purpose of the Scheme and shall function as such for a period of 20 years from the date of the Scheme unless the Government order otherwise.

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.

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 purview of sections 22, 23 and 24 of the Act and Clause 21(1) of the Scheme.

Ownership and Extent:-

5. The ownership of all lands in the area with extent as per the registers maintained by the Municipality and/or Revenue Office as on the date of publication of the notification under section 8 of the Act is given in Schedule 1.

Estimate of the Cost:-

6.(1) An estimate of the total and net cost of the Scheme is given in form No.11, Schedule II. The net cost is proposed to be financed as therein stated. The estimate is liable to such revision as the responsible authority may consider necessary.

(11) The execution of any works, which under the Scheme are to be executed by the responsible authority or any other agency may be undertaken in such order and at such time as the Municipality may determine and completed within a period of 20 years unless the Government, for financial or other reasons, order otherwise.

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

Streets:-

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

(2) The streets mentioned in Schedule III and shown in map DSN/2 shall be demarcated, formed and constructed by the responsible authority in such manner as he thinks necessary for the proper development of the area or expedient for the safety or convenience of the public, provided that two third of the entire cost of acquisition of lands and of metalling, suffacing, draining and lighting of the streets, may be recovered from the owners or occupiers of lands 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 Municipality shall levy only such portion of the betterment contribution payable under the scheme or it may forgo the contribution entirely.

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 the following conditions unless otherwise approved by the Chief Town Planner.

(a) Every street serving a residential area as a cart or carriage road shall be at least 7m. in width, provided that cul-de-sac not more than 150m. in length can be permitted with a width of 5.0 mts.

(b) Every street intended to form the principal approach or means of access to any particular site but not intended for use as a cart or carriage road shall be at least 3.5m. in width, provided that such site is considered suitable and approved by the responsible authority for building purposes and provided also that in the opinion of the responsible authority, a street to be used as a cart or carriage way cannot be or need not be made in compliance with the requirements of sub clause (a).

(4) The responsible authority may, with the approval of the Chief Town Planner, undertake to carryout 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 land fronting or abutting on such streets, or by acquiring the land covered by the street, provided that, expenses incurred shall be paid by the owner or occupier 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 the 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 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 this disposal may permit, provide a sufficient and satisfactory system of drains along the public streets in the area affected.

Submission of layout plans:

8. (1) If any owner of land within the scheme area intends or proposes to layout a street, lane or pathway or subdivide, 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 on existing private street, the owner of the land shall layout and make the street or streets giving access to the site or sites, connecting with an existing street in compliance with the provisions of the Scheme.

(3) The owner of the land shall not proceed to subdivide, utilise, sell, lease or otherwise dispose of the site or sites intended for building purposes unless he had 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 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 owners or occupiers.

(5) For the purposes of adjusting the boundary of any street the responsible authority may with the approval of the Chief Town Planner made an exchange of land forming part of any street that it may require. With or without paying or receiving any money for equality of exchange or otherwise.

Approval of layout plans:

9 (1) (a) No owner or other person shall layout a street, lane or pathway or sub-divide, utilise, sell, lease or otherwise dispose off his land or portion or portions of the same as site or sites for building purposes until a site or portion of the same as site layout plan or plans of subdivision has been approved by the responsible authority, provided, that the concurrence of the Chief Town Planner is obtained from the layout plan or plans prepared, for laying out of a street, lane, or pathway or for subdividing the lands.

(b) The application for approval of a site or layout plan or plans of a sub-division shall be submitted to the responsible authority in the prescribed form.

The responsible authority may in the interest of the Scheme impose responsible restrictions and conditions and also insist on such modification of the plan as he thinks fit or cause to be made such modification 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 persons and shall be enforceable.

(2)(a) No owner or other person shall construct or reconstruct or in any way alter or add to a building without conforming in every particular with the requirement of the Scheme, and unless has applied for and obtained permission of the responsible authority under section 15 of the Act and in compliance with the requirements of sub clause 9(5)(a) below. No building shall be constructed or reconstructed in any land in which building is expressly forbidden or which is reserved in the Scheme any purpose

(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 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 or redistribution of boundaries of any land or plot or plots or site or sites under clause 18 of the Scheme as he thinks fit and may impose any restriction or conditions or pass such orders as may be necessary to secure such reconstitution or redistribution of boundaries of the land, plot or plots or site or sites. The restrictions or conditions imposed or the orders passed by the responsible authority shall be complied with by the owner or owners of the persons concerned and shall be enforceable.

(4) Notwithstanding anything contained in the scheme the responsible authority may with the approval of the Chief Town Planner prepare layout plan for any portion of the area to determine the lines on which the detailed development of such area shall take place and the manner in which the streets, sub division of lands in the sites for building purposes and the reservation of any lands for community 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 applications for permission required to be obtained under clause 9(2)(a) above, shall be submitted to the responsible authority in form specified in the building rules made under section 222 of Municipal Act 1960 with such variations as circumstances may require and shall be accompanied by a site plan and plans of each floor, elevation and direction of the 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 construction.

(b) The responsible authority shall have power to impose reasonable restrictions and conditions while granting permission and to make reasonable modification so or alteration in the location structural or architectural design or materials of the building or buildings as he thinks fit, or shall cause to be made such modifications or alterations as the Chief Town Planner may consider necessary.

The restrictions and conditions as laid down by the responsible authority shall be complied with plans and specifications approved or modified or altered by the responsible authority or as decided by the Chief Town Planner, shall be adopted by the applicant, owner or other persons concerned and shall be enforceable. 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.

ZONING REGULATION

Residential Zone:

(i) Uses permitted

All residences, community halls, parks and playgrounds incidental to the residential use, nursery schools, neighbourhood shops not exceeding 8m² carpet area shall be permitted in all areas zoned for residential use.

(ii) Uses permitted with approval of the Town Planner

Professional Offices, libraries, reading rooms, clubs, educational buildings such as L.P. Schools, small post offices and Telegraph Offices, hostels and boarding houses, small services industries of non-obnoxious nature engaging not more than 3 workers with power installations upto 3 H.P. or 10 workers with power installation may be permitted in all areas zoned for residential uses subject to the prior approval of the Town Planner having jurisdiction over the area.

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

1. Government Offices of Central State or Local Bodies, hostels, public utility buildings such as water supply and electrical installation, buildings and houses, petrol filling stations, small autogarages engaging not more than 5 workers

and other non nuisances type of services industries engaging not more than 5 workers, and other non-nuisance type of services industries engaging not more than 10 workers with power limited to 10 H.P. or 20 workers without power installation and areas or buildings for religious uses shall also be permitted in all areas zoned from residential use with the prior permission of the Chief Town Planner.

E. Commercial buildings may be permitted with ⁱⁿ 20M on either side of the 21M proposed road with F.A.R. limited to 1.50, in residential zone as well as mixed use zone.

Industrial use: 5 years;
All other uses: 7 years.

(2) Commercial Use Zone:-

(1) Uses permitted:

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

(11) Uses permitted with the approval of the Town Planner:

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

(111) Uses permitted with the approval of the Chief Town Plnr.

Provided further junk yards, garbage disposal yards, public offices of local, State and Central Government, public utility building such as water supply and electrical installations, petrol filling stations, godowns, industrial use or non nuisance character employing not more than 20 workers and power limited to 30 H.P. Small residential buildings not

the responsible authority in areas zoned for commercial use, with prior permission of the Chief Town Planner.

(iv) Uses prohibited

Any other uses on specified in (i), (ii), (iii).

Time limit for non-conforming uses:

Hazardous uses :: 3 years

Industrial uses :: 5 years

Other uses :: 10 years

Coverage and floor area ratio for the area

Maximum coverage :: 60%

F.A.R. :: 2.0

(3) Mixed use Zone (Residential & Commercial)

(1) Uses permitted:- All permitted uses specified under residential and commercial use zones

(ii) Uses permitted with the approval of the Chief Town Plnr.

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

2. Commercial buildings may ^{be} permitted with in 20M on either side of the 21M proposed road with F.A.R. limited to 1.50, in residential zone as well as mixed use zone.

godowns of non nuisance and non-inflamable materials, small offices incidental to industries shall be permitted by responsible authority in all areas zoned for industrial purposes.

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

Residence incidental to industrial uses, truck terminals, junk yards and waste disposal plants shall be permitted by the responsible authority with prior permission of the Chief Town Planner.

No land which is under wet cultivation or which is low lying shall be deemed fit for building construction unless the level is raised suitably where the level of the adjoining

Industrial zones shall be governed by the following provisions.

- (1) The width of every new street, public or private, intended for use as a cart or carriage way giving access to or through an organised industrial area width not less than six constituent units shall be a minimum of 12m. except in the case of a cul-de-sac not exceeding 150m. where the minimum width of road shall be 10m.
- (ii) No plot shall be less than 15m. of average width and 25m. of coverage depth.
- (iii) When the area of land under sub division is 0.5 hect. or more, 10% of the total area shall be provided as an amenity open space.
- (iv) The amenity open space provided as above shall have a means of access as if it were separate plot and as far as possible shall be in one piece and in no case less than 5 areas. No dimension of such amenity open space shall be less than 15m.
- (v) In the case if a layout or sub division of a land with one hectare or more of area, a suitable site for an electric transformer shall also be provided.
- (vi) The open spaces to be left free of construction in industrial plots shall be a minimum of 7.5 m. both in front and rear and 3m. on each of the sides.
- (vii) In the case of an industry where the internal drainage system is proposed to be connected to the public sewerage system of any, prior approval of the arrangement shall be obtained from the responsible authority.
- (viii) Industrial waste and effluents if proposed to be discharged into nearby water bodies, the dilution of such waste shall be such that in the opinion of the Responsible Authority, the water bodies are not polluted.
- (ix) All industrial establishments according 3 storeys in height shall be provided with automatic fire detection and fire extinguishing equipment and first aid kits on all floors and landings.

(1) Coverage and F.A.R. for shops in commercial zone

- (a) Maximum coverage :: 60%
- (b) Maximum floor area ratio : 200

Note: The maximum percentage of coverage shall limit the plinth area of a building. The floor area ratio or F.A.R. value shall limit the total built up area on all floors. The F.A.R. and coverage together shall regulate height of buildings. F.A.R. shall be calculated as follows:-

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

(2) The layout of markets and/or shopping centres if any, shall be approved by the Chief Town Planner.

(3) Every shop unit in the commercial zone shall have a carpet area of not less than 15 Sq.m. with a width not less than 3m. In the case of stalls in markets, the carpet area of such stalls shall not be less than 5 Sq.m. with a width not less than 2m.

(4) In all cases a minimum front open spaces of 0.3m. or the prescribed building line whichever is more and a width of 3m. at rear shall be provided.

(5) Access streets in commercial areas shall not be less than 12m. in width except in the case of cul-de-sac not exceeding 150m. in length for which the minimum width shall be 10.m.

(6) All stalls in public market shall be provided with a paved access passage of not less than 2m. in width.

(7) Fish and meat stalls shall be provided with a fly proof enclosure and paved access passage and these stalls shall have a minimum width of 2.2m.

(8) All commercial buildings exceeding 3 stories in height shall be provided with automatic fire detection and fire extinguishing equipment and first aid kits on all floors and landings.

Acquisition of lands:

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

Disposal of land:

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

Minimum area of Dwelling Houses and Buildings:

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

	Area in Sq. m.	Minimum width in mts. on road frontage
1. For one family dwelling Houses (single or double storeyed)	90	6

2. For row housing a frontage shall not be less than 3.5m.

Note:- Dwelling house or hut means a house or a hut designed or intended to be used wholly or principally for human habitation and for a single family only, together with out-houses, latrines and other similar appurtenances as are ordinarily used or intended to be used therewith.

- b. For godowns, warehouses, fuel depots and similar business premises, it shall be open to the responsible authority to specify any suitable extent for each godown, warehouse etc.
- c. Where a plot or site held in single ownership prior to the date of notification of the Scheme under section 8 to 10 of the Act, is less than the minimum prescribed in the sub clause (a) above, the responsible authority shall decide whether in the interest of the Scheme, permission shall be given to build on such plots or site or sites by reconstruction or reorganisation of boundaries of plots. If the latter course is proposed, the matter shall be decided by the Arbitrator in accordance with the provisions of the rules.
- d. In the land proposed to be acquired and developed for residential purposes, the average housing density shall not be less than 50 dwelling units/hectares.

- 14.1. Every building site unless it abuts on an existing public street or on existing private street in conformity with the scheme shall be made to abut to its full width in front on a street laid down and made in accordance with the provisions of the scheme.
2. The building line in respect of all streets shall be as shown in map No.DSN/2 and specified in 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 on a greater height than 1.5m. measured from the level at the centre line of such street. Provided also where the level of the compound is higher than that of the road this height may be exceeded so as to have a height of 1m. above the level of the ground of the plot.
5. Open space requirements of a building shall be in conformity with the municipal building rules in force unless otherwise provided for in the Scheme.
6. Minimum off street parking spaces for motor vehicles shall be provided for various types of buildings as per the Kerala Building Rules 1984.
7. The responsible authority in consultation with the Chief Town Planner shall have power to fix the height of storeys of the shops, business and commercial buildings and the ultimate height of the whole building or line of buildings according to their individual architectural details may be incorporated in the design provided that the individual architectural requirement of any part shall be viewed in consideration of the general appearance.

Prohibition of building in unhealthy sites:

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

Drainage:

16. Sufficient means of affluent drainage and discharge of sewage shall be provided in every private street by the owner or occupiers of sites abutting thereof and every site and building shall be provided with suitable drains leading therefrom to the nearest street drain. All the sullage shall be disposed of in such a way so 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 after necessary treatment as required by the responsible authority.

Housing Scheme:

17.a. Housing Scheme may be undertaken in conformity with the provisions of the scheme by the development authority or the provisions of the scheme by the development authority may enter into contract with, co-operative housing societies or other housing agencies, to take up housing scheme with the previous sanction of the Government.

b. The sites of existing pucca and moderate dwelling houses with reasonable appurtenant area may be exempted from acquisition of land as decided by the responsible authority.

Reconstitution of Boundaries:

18. a. Where necessary, boundaries of sites or lands shall be reorganised and plots reconstituted in the manner prescribed in the Act. (i) to shift 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 reorganisation or alteration of boundaries of sites or lands or for reconstitution of plots or sites in the area shall be made by owner or owners concerned or by the responsible authority, as the case may be, to the Arbitrator in accordance with the rules, at any time unless the Arbitrator by notification specified any particular time or period when such proposals should be made to him.

Advertisement:

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

Claim for compensation:

20. Any persons, whose property is injuriously affected, by any refusal to grant the permission applied for, under section 15 of the Act, and/or by making of the scheme, shall, if he wants to make a claim for the purpose under section 15 of the Act, submit such claims within 12 months of the date of the Scheme.

Claim for betterment:

21. (1) Claim for betterment contribution under section 22 of the Act in respect of all properties which have increased or are likely to increase in value by the making of the Scheme shall be made by the development authority to the arbitrator in accordance with the rules, within 36 months of the date of 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 16 years.

(2) Notwithstanding anything contained in the above sub clause, the Municipality may, with the previous approval of the Government, agree with any owner to receive a fixed payment either in a lumpsum or by instalments in lieu of the betterment contribution.

Power of the responsible authority to make agreement:

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

Regulation of Scheme rules

23. (1) The responsible authority may, if he thinks, in any particular case and subject to any conditions as he may impose, dispense with or modify with the concurrence of the Chief Town Planner, any of the requirements of the Scheme other than the requirements made obligatory by any law, provided that it is satisfied that there are circumstances warranting such dispensation or modification.

(2) Government in any particular case and subject to any 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 requirement made obligatory by any law and their decision shall be final.

Time of Execution of the Scheme:

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

1. Defer the execution of any or all works for a period of not more than two years from the date of the scheme unless otherwise permitted by the Government.

2. Allow reasonable time to any owner or person to carry out or execute any works or to fulfil his obligation under the scheme.

Penalty:

25. Any person who commits or knowingly permits a breach of any of the provisions of the scheme or who neglects or fails to comply with any of the provisions of the scheme or any other orders, conditions, proceedings, restrictions, limitations or terms made or imposed under in pursuance of any of the provisions of the scheme, the rules or the Act shall on conviction be punished in accordance with section 43 of the Act.

Sd/-

CHIEF TOWN PLANNER

ANNEXURE - I

Type of non-obnoxious and non-nuisance type of
service or light industries.
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1. Flour mills
2. Embroidary and lace manufacturing
3. Gold and silver smithy
4. Watch, pen and spectacles repairing
5. Laundry, dry cleaning and dyeing
6. Photo and picture framing
7. Manufacturè and repair of musical instruments
8. Automobile servicing (excluding repair)
9. Radio servicing and repairing
10. Cotton and silk printing
11. Bakeries
12. Confectionaries
13. Gold storage
14. Aerated waters and fruit beverages
15. Manufacture of tobacco products
16. Garment making
17. Electroplating
18. Bamboo and cane products
19. Sports goods
20. Cardboard box and paper products
21. Domestic electrical appliances
22. Toy making
23. Furniture without machinery
24. Wooden electrical accessories
25. Copper, brass and metal utensils
26. Small foundries
27. Padlocks
28. Sanitary fittings and other similar industries.

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ANNEXURE - II

List of obnoxious or nuisance industries subject to objectionable odours, fumes, effluent or processes

- I. Manufacture of food stuffs:
 1. Slaughtering, preservation of meat and fish and canning of fish.
- II. Manufacture of beverages:
 2. Production of distilled spirits, wines, liquors etc. from alcoholic malt, fruits and malts in distillery and brewery.
 3. Production of country liquor and indigenous liquor such as toddy, liquor from mahua, palm juice.
- III. Manufacture of wood and wooden products:
 4. Sawing and planing of wood
 5. Wood seasoning and crosscutting
 6. Manufacture of veneer and plywood
 7. Paper, pulp and straw board
- IV. Manufacture of leather and leather products:
 8. Currying, tanning and finishing of hides and skins and preparation of finished leather.
- V. Manufacture of rubber, petroleum and coal products:
 9. Manufacture of tyres and tubes
 10. Manufacture of industrial and synthetic rubber
 11. Reclamation of rubber
 12. Production of petroleum, Kerosene and other Petroleum products in refineries
 13. Production of coal tar and coke in coke oven
- VI. Manufacture of chemicals and chemical products:
 14. Manufacture of basic industrial chemicals such as acids, alkalies and their salts not elsewhere specified (specially sulphurous, sulphuric, nitric, hydrochloric etc. acids, ammonia, chlorine and bleaching powder manufactures)

Under section 37(1) of Madras Town Planning Rules, 1918

Sl. No.	Survey Number	Sub Div. No.	Extent			Name of owner or occupier	Pattayan Number	Description of land	Present use	Remarks
			Acre	Cents	Sq. links					
(1)	(2)	(3)	(4)			(5)	(6)	(7)	(8)	(9)
	7074		01	63	00	Puramboke				
do-	7089		0	63	00	Puramboke		Road		
do-	7090		0	27	00	Puramboke		School		
	7091A	1	0	09	500	Thankappan Pillai	1700	School		
	7091-A	1	0	03	00	Puramboke		Dry land		
	7091-A	1	0	02	500	Puramboke		Road		
	7091-A	1	0	13	193	Puramboke		Road		
	7091-A	1	0	09	307	Anandapai Vasantham	24431	Dry land		
	7091-A	2	0	03	500	Aric Adafase, Josephin Egomas Ammini Amma	36203	Dry land		
	7091-B		0	16	00	Puramboke	31583	Dry land		
	7092	1-1	0	15	00	Puramboke		School		
	7092	2-2	0	18	500	Sankara Pillai	92 (old)	Dry land		
	7092	3-2	0	18	500	Venu Prabhu	16274	Dry land		
	7093-A		0	28	00	Lekshmi Ammal	14134 (old)	Dry land		
	7093-B	2	0	04	00	Lekshmi Ammal	85	Dry land		
	7093-B	1	0	15	00	Suriya pai	4812 (old)	dry land		
	7094	1	0	11	929			dry land		
	7094	1	0	65	714					
	7094	1	0	22	857	Sivanandan Chettiyar	42302	dry land		
	7094	1	0	05	500	Saraswathy Ammal				
	7095	1	0	22	00	Parthasarathy Pillai	5441 (old)	-do-		
	7095	1	0	01	00	Sundareswara Pai	33	-do-		
	7095	1	0	09	379	Ruramboke Chandrika Devi	23068	-do.		

7095	1	0	38	621	Narayana Pillai	40	Dry land
7095	2	0	01	740	Narayana Pai	3370	-do-
7095	2	0	01	260	Ammini Amma	31583	-do-
7096		0	34	00			
7099		0	22	00			
7100		0	29	00	Lekshmi Ammal	5591 (old)	do.
71-1		0	23	00	Puramboke		Road
7102	1	0	00	500	Gangadhara Pai	12457	Dry land
7102	2	0	03	00	Kesavan Potti	14107	-do-
7102	2	0	10	00	Maitheen Kunju	5736 (old)	-do-
7102	3	0	12	00			
7102	4	0	09	500	Purushothama Pai	34551	-do-
7102	4	0	02	500	Sarojini Amma	38656	-do-
7102	5	0	07	185	Purushothama Pai	34551	-do-
7102	6	0	18	738	Kesavan Potti	14107	-do-
7102	7	0	03	375	Thulasi Bai	20660	-do-
7102	7	0	06	00	Anandarama Subramanian,		
7103		0	10	00	Ganapathy Subramanian	23729	-do-
7103		0	06	00	Thulasi bai	2908	-do-
7107		0	94	00	Kunjamma Joseph Muthalaly	50	-do-
7140		01	92	00	Subramanian Sivan	226	-do-
7142		0	17	563	Puramboke		-do-
7142		0	02	805	Purushothama pai		Road
7142		0	21	00			Dry land
7142		0	03	963			
7142		0	00	812	Narayana Pai	3803	-do-
7142		0	00	250			
7142		0	02	00	Puramboke		Road

				(5)	(6)	(7)	(8)	(9)
7141		0	22	500				
7141		0	04	003	Krishna Pai	3804	Dry land	
7141		0	04	136				
7143-A		0	03	656	Narayana Pai	3803	do.	
7143-A		0	01	918	Krishna Pai	3804	-do-	
7143-A		0	20	426				
7143-A		0	02	00	Purushothama Pai	3807	-do-	
7143-C		0	01	00	Janaki Amma	15876 (old)	-do-	
7156	1	0	05	00	Savithry	30277	-do-	
7156	1	0	07	00	Savithry, Sen	30278	-do-	
7156	1	0	36	00	Parthasarathy Pillai	5541 (old)	-do-	
7156	2	0	24	00				
7156	3	0	16	00	Neelakantan Pillai	18796	-do-	
7156	4	0	16	00	Chidambaram Pillai	18797	Dry land	
7156	5	0	16	00	Ganapathy Pillai	18798	-do-	
7156	6	0	25	00	Kalpapakam	15111	-do-	
7157		0	27	500	Krishna Pai	34552	-do-	
7157		0	08	500	Purushothama Pai	24306	-do-	
7157		0	27	00				
7158	1	0	13	500	Sarada Bai, Venkitesh, Rajagopal, Jayagopal	34553	-do-	
7158	2	0	15	00	Susheela	29418	-do-	
7158	3	0	07	500	Usha Devi	41524	-do-	
7159	1	0	02	00	Jalajade Amma	37144	-do-	
7159	2	0	12	00				
7159	2	0	11	00	Gangadhara Pai	12654	-do-	
7158	1	0	20	500	Saiju, Fyju	35445	-do-	
					Sreenivasa pai	12653	-do-	
7158	3	0	10	500	Rudhadevi Amma	26442	-do-	

					Sreenivasa Pai	12653	Dry land
					Sundariyammal	15874	-do-
					Sankaran Nainaru	166 (old)	d-o-
					Saudamini, Suresh Babu, Surabhi, Sujatha, Sushama, Sunil Kumar, Sujith	23931	-do-
7744	1	0	25	00	Sankaran Nainaru	166	-do-
7745	1	0	08	250	Yesodha	32878	-do-
7745	1	0	01	818	Radhamma,		
7745	1	0	03	00	Krishnan Prakash	34145	-do-
7745	1	0	12	250	Gopala Pillai	40845	-do-
7745	1	0	03	00	Kalyanikutty	26004	-do-
7745	1	0	03	00	Aganustrayer	26007	-do-
7745	1	0	03	00	Jaladharan	26010	-do-
7745	1	0	03	00	Lukose	26012	-do-
7745	1	0	03	00	Karunakaran	26013	-do-
7745	1	0	03	00	Kutty	26015	-do-
7745	1	0	03	00	Sibily Joseph	26018	-do-
7745	1	0	03	00	Saramma Thressia	26020	-do-
7745	1	0	03	00	Thankamma Bhaskaran	26020	-do-
7745	1	0	03	00	Karthiyani	26021	-do-
7745	1	0	03	00	Clara Anchi	26022	-do-
7745	1	0	03	00	Yesoda Bhaskaran	26026	-do-
7745	1	0	03	00	George	26027	-do-
					Gopinathan Pillai		
					Sreedharan Pillai		
					Bhaskaran Pillai	3489	-do-
7745	2	0	08	00	Puramboke		
7746		0	08	825	Gopala Pillai	40845	Road
7746		0	03	00	Thressia Thomas	26017	Dry land
7746		0	03	00	Pathumma Beevi	26023	-do-

			(3)	(4)	(5)	(6)	(7)	(8)	(9)
7746		0	03	00	Prishna Datta				
7746		0	17	475	Gopinathan Pillai, Sreedharan Pillai,	26025	dry land		
7747		0	16	00	Bhaskaran Pillai	3489	-do-		
7748	1	0	02	500	Echamma Kunjupennu	3953 13011	-do- -do-		
7748	2	0	16	00	Ayyappan, Kesavan, Gopalan, Paramu, Kochummini, Kunju pillai Kunjupennu, Karunakaran, Kurumpa Kamalakshi, Narayani, Rajamma, Gopinathan, Chellamma, Nadarajan, Pankajakshi, Janardhanan	7915(old)	-do-		
7749	2	0	10	00					
7748	3	0	03	500	Kunjupennu	13011	-do-		
7749	1	0	02	500					
	3	0	02	500					
7750		0	09	00	Linora				
7751		0	25	00	Advocate Kunjukrishnan	24292	-do-		
7752	1	0	08	00	Kesavan	13403	-do-		
7752	2	0	07	00	Kunjukutty	14608(old)	Dry land		
7752	3	0	07	00	Karthiyani	15928	-do-		
7753	1	0	07	00	Lekshmi	15618(old)	-do-		
7753	2	0	03	00	Bharathy	13702(old)	-do-		
7753	3	0	03	00	Bharathan	13702(old)	-do-		
7753	4	0	03	00	Sudhakaran	13703(old)	-do-		
7753	5	0	03	00	Thulasibhai	13704	-do-		
7753	6	0	03	00	Aravindakshan	13705(old)	-do-		
7753	7	0	01	250	Reghunathan	13706	-do-		
7753	7	0	01	750	Gopinathan Pillai	13707 (old)	-do-		
7754	1	0	05	550	Kunjukunju	41976	-do-		
7754	1	0	03	250	Gopinathan Pillai	32	-do-		
7754	1	0	00	700	Leelamony	41976	-do-		
7754	1	0	05	500	Kunjukunju	41935	-do-		
						32	-do-		

No.	Area	Sub Area	Plot No.	Area	Name	Area	Remarks
7754		0	08	500	Arunachalan	13706	dry land
7754		0	08	500	Bharathy	27155	-do-
7755		0	06	250	Veluthakochi Pillicker	16871	-do-
7755	2	0	07	625	Sathyabhama	14265	-do-
7755	3	0	07	875	Ayyappan	3715	-do-
7755	4	0	01	00			
7755	5	0	06	250	Ramechandran	8010	-do-
7756		0	14	050	Leelamony	4915	-do-
7756		0	01	250			
7756		0	06	700	Baby Geetha	41936	-do-
7767	1	0	11	500	Suseela	32950	-do-
7767	1	0	11	855	Koshy Skaria	32407	-do-
7767	1	0	05	500	Surendran Nair	32406	-do-
7767	1	0	15	00	Lekshmikutty	41950	-do-
7767	1	0	08	145	Anandavally Amma	17828	-do-
7767	2	0	00	500	Lekshmikutty	41950	-do-
7767	2	0	03	500	Anandavally Amma	17828	-do-
7768	1	0	05	00	Ponnamma	4235	-do-
7768	2	0	07	500	Bharathykutty Amma	5443	-do-
7768	2	0	00	660	Dakshayani	35038	-do-
7768	2	0	21	840	Krishna Pillai, Rajamma,		
7768	3	0	10	750	Bharathy, Sumathiamma	18128	-do-
7768	4	0	20	00	Meenakshy, Subha, Prabha, Prasad	15725	-do-
7768	5	0	16	500	Padmavathy Amma	9000	-do-
7768	6	0	10	750	Janaky Amma	12798	-do-
7769	1	0	10	463	Krishna Pillai	12797	-do-
7769	1	0	02	537	Saradamma, Sidharthan	34979	-do-
7769	2	0	00	160	Rugmini Amma	17831(old)	-do-
7769	2	0	00	840			
7769	2	0	01	00	Karunakaran Pillai	24136	-do-
7769	4	0	04	00	Gopalan	21327	-do-
7769	3	0	08	120	Dakshayani	35038	-do-
7769	3	0	00	480	Karunakaran Pillai		Dry land

					Handyan Pillai		Dry land
					Abby Anna	17828	-do-
					Karunakaran Pillai	24136	-do-
					Dr. Lekshmi	7092	-do-
					Gopinatha Pillai	7090	-do-
					Abdul Hameed Rawther	7130	-do-
					Krishnan	220	-do-
					Puramboke		Road
7771					Alexander	10420	Dry land
7772	1	0	35	463	Puramboke		
7772	1	0	02	527	Krishna Pillai	4686 (old)	-do-
7772	2	0	40	00	Padmavathy Amma, Kumari, Lekshmi		
7775-A	1	0	18	714	Nirmala Kumari, Unnikishnan Nair	17922	-do-
	2	0	00	286	Ramachandran Nair, Madhavan Nair		
7775-A	2	0	09	714	Raman Pillai	269	-do-
7775-A	3	0	07	500	Rajamma, Sree Manoharan		
7775-A	3	0	06	500	Jayasree	17820	-do-
7775-A	3	0	03	00			
7775-A	3	0	02	00			
7775-A	4	0	12	00	Chellamma	11705 (old)	Office
7775-A	5	0	16	286	K.S.E. Board	...	
7775-B	1	0	08	00	Kamaladharan	36874	Dry land
7775-B	2	0	06	00	K.S.E. Board	..	Office
7776	1	0	38	00	Krishna Pattaru	747	Dry land
7776	2	0	44	00	V.T. Thariyan	9910 (old)	-do-
7779	1	0	09	500	Ammukutty Amma	7008	-do-
7779	2	0	10	00	Parukutty Amma	7009	-do-
7779	3	0	19	500	Neelakanta Pillai	6240 (old)	-do-
7784	1	0	33	00	Vijayalekshmi Pillai	41955	-do-
7784	2	0	04	00	Sathyapalan	24329	Dry land
7784	2	0	09	326	Saraladevi	20049	-do-
7785		0	20	00	Anandam	16232	-do-
7786		0	23	00	Sarojini	22117	-do-

Year		CC	DC	Sarajini Name	16583	Dry land
7788	1		06	Sarayanan, Govindan, Krishnan, Gauri	15947	-do-
7788	2					-do-
7788	3					-do-
7788	4	0	03	750 Kesavan		-do-
7788	5	0	01	250 Jacob	17445	-do-
7788	6	0	00	625 Gopala Pillai	17443	-do-
7789		0	09	00 Gosamy	17447(old)	-do-
7791					750(old)	-do-
7792		0	20	00 Abraham		-do-
7793-A	0	0	50	00 Puramboke	29446	Dry land
7793-B	1	0	06	00 Krishnan		Road
7793-B	2	0	08	00 Kunjipillai	29419	Dry land
7794	1	0	01	00 Saramma, Antony Francis, Alexander Robert, Saramma Karmal	3813	-do-
7794	1	0	02	00 Alexander Fernandez	49664	-do-
7794	2	0	12	00		-do-
7795	1	0	03	500 Mariya Isbella	15648	-do-
7795	1	0	03	500 Mariya Mary	17226	-do-
7796	2	0	02	00 Mariya Isbella	15648	-do-
7796	2	0	02	00 Kunjukannan	3221	-do-
7797		0	31	00 Lawrence Peter		-do-
7798		0	45	00 Stances	1486(old)	-do-
7799		0	78	00 Puramboke		Road
7828		0	41	00 Arumukhaswamy Nadar	18417	Dry land
7898						-do-
7899		0	26	500 Padmaja	39177	-do-
7899		0	02	250 Suseela	39178	-do-
7899		0	03	250 Padmaja	39177	-do-
7900		0	08	00 Arumukhaswamy Nadar	18417	-do-
7900		0	09	00		-do-
7900		0	25	00		-do-

Year	Count	Category	Area	Value	Name	Value	Description
7900					Thomas Mathew	3525	Dry land
7901	1		01	125	Sebastian		
7901	2		03	500	Thomas Mathew	4541	-do-
7902			16	00	Domykulasar	18462 (old)	-do-
7903-A			19	00	Sasnal	4606 (old)	-do-
7903-B			15	00	Chellammal	11141 (old)	-do-
7904	1		14	750	Leela, Chacko	8428	-do-
7904	2		08	098	Jerome	18364	Dry land
7904	2		08	097	Norbert	15478	-do-
7930			12	00	Puramboke	15481	-do-
7931							Road
7979		0	07	00	Moidu Mohammed Kunju		Dry land
7980	1	0	13	125	Kurian	3310 (old)	-do-
7980	2	0	07	00	Mathylena Rajina	3676 (old)	-do-
7980	3	0	09	875	Janoba	3677 (old)	-do-
7981	1	0	05	167	Mary Magli, Joseph	18163	-do-
7981	1	0	05	167	Eastharu, Baby, Leelamma, Francis	39729	-do-
					Stancelly, Salvador, Beatrice,		
7981	2	0	07	750	Jacob	39730	-do-
					Sekharan		
7981	3	0	10	333	Bhargavi	20739	-do-
7981	4	0	06	333	Thankappan Pillai	20740	-do-
7981	5	0	04	00		15087	Dry land
7981	6	0	10	334	Bronicka		
7981	7	0	12	917	George Fernandez	12266 (old)	-do-
7988		0	08	462	Easo Iryes Elizabeth	39807	-do-
7988		0	00	206	Remard Gomas,	726	-do-
					Inben perlin Gomas		
7988		0	00	188	Kunjandi Muthalali	19630	-do-
7988		0	28	144	George Michel Gomas, Alphonses	2402	-do-
					G. Gomas, Elizabeth Fernandez		
7991-A		0	16	00	Antoney, Stephini Antony	10352	-do-
						31693	-do-

7991-0			03	00	Abraham	4411	Dry land
7992	1		07	500	Puramboke		Road
7992	2		02	500	Mammen George, George Mary	10040	
7992	2	9	95	99	Mammen George, George Mary	10040	Dry land
7993	1		03	500	Mary Juliya George	10023	-do-
7993	1		03	250	Sarada Kutty	24890	-do-
7993	2		03	500	Bhaskara Prasad	24888	-do-
7993	2		03	500	Subha Ravikumar	550	-do-
7993	2	0	03	00	Lalithamma, Sivakumar,		
7993	2	0	00	500	Sheela Bhaskaran, Sobha	546	-do-
7993	3		02	00	Gopalakrishna Panicker	32289	-do-
7993	3		04	00	Chembakakutty, Gopalan,		
7993	4		01	00	Sasikumar, Namburajan	32290	-do-
7993	4		02	750	Hemachandra Das	32291	-do-
7993	5		15	500	Sukumaran	27239	-do-
7993	6		02	250	Narayani	9287	-do-
7993	7		02	250	Oommen Vaidyan	11757	-do-
7994			19	00	Radhamony	38505	Dry land
7995			50	00	Puramboke		Road
7996-A	1		08	00	Puramboke		Road
7996-A	1		14	00	Thomas	33094	Dry land
7996-A	1		13	00	Chembakakutty	1096	-do-
7996-A	2		02	00	Mathai	16483(oid)	-do-
7997	1		12	667	Joseph Niklas	1406	-do-
7997	2		02	500	Joseph Fernandez	12627	-do-
7997	3		02	00	Mathew	6020	-do-
7997	4		15	00	Daniel Thankamma	13838	-do-
7997	5		21	500	Brijit Romans	5195	-do-
7997	6		15	500	Koruthu Thomas	14686	-do-
7997	7		01	500			

(1)	(2)	(3)	(4)			(5)	(6)	(7)	(8)	(9)
uilon	7997	8	0	10	500	Aleyamma Kunjannamma	15212	Dry land		
	7997	9	0	07	500	Joseph Niklas	6965	-do-		
	7997	10	0	04	875	Bhaskaran Pillai	16877	-do-		
	7997	11	0	03	00	Bhaskara Kurup	16867	-do-		
	7997	11	0	01	875	Govinda Kurup	16862	-do-		
	7997	12	0	19	00	Rev. Father John Kakkari	18099	-do-		
	7997	13	0	04	583	Yohannan Daniel	16346	-do-		
	7997	14	0	07	00					
	7998	1	0	29	00	Malathy	14793	-do-		
	7998	2	0	10	500	Rugmini	14794	-do-		
	7998	2	0	08	500	Suguna Bai Thankachi	23549	-do-		
	7998	2	0	02	00	Suryakumari	12222	-do-		
	7998	3	0	05	00					
	8326		26	73	00	Puramboke		Thodu		

SCHEDULE -- IIDETAILED TOWN PLANNING SCHEME FOR PROPOSED ROAD FROM TALUK OFFICE JN. TO CIVIL STATION JUNCTION

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

Debits	Rs. (Lakhs)	Sl No.	Credits	Rs. (lakhs)
Acquisition of lands, bldgs.etc.		1.	Government grant	17.00
(a) For roads and lanes	10.50	2.	Contribution from (a) Govt. Department	
(b) For other purposes	6.30	(i)	P.W.D.	27.00
Improvements:		(ii)	P.H.E.D.	0.50
(a) Raising level	0.50	(b)	Other Local agencies:	
(b) Cutting level	0.25	(i)	K.S.E. Board	0.50
(c) Forming roads	21.00	(ii)	Quilon Urban Development Authority	0.50
(d) Drains	1.00	(c)	Private agencies	..
Culverts	5.00	3.	Sale proceeds	
Water supply and drainage	0.50	(i)	Site for commercial use	7.00
Gardens and free planting	1.00	4.	Accounts debitible to:	
Electricity	0.50	(i)	Accounts ordinary	..
Compensation for injurious affection		(ii)	Water works Department	..
miscellaneous		(iii)	Electrical Department	..
Cost of preparation of Scheme including special survey	0.25	(iv)	Any other department	..
Cost of arbitration	0.25	5.	Other items	
Legal expenses	0.25	(i)	Betterment Levy L.S.	1.00
Contingencies	0.25			
Total	49.55			Total
				53.50

DETAILED TOWN PLANNING SCHEME FOR THE ROAD FROM TALUK OFFICE JUNCTION TO CIVIL STATION JUNCTION

LIST OF NEW STREETS AND WIDENING OF EXISTING STREETS
 (Under Rule 37(ii) of Travancore
 (Under Rule 37(ii) of Travancore Town Planning Rules 1113)

of et of ingui- g letters	Situation	New street or widening	length of street (in mtrs)	width of street (in mtrs)	Distance between bldg uses (in mtrs)	width of meta- lling (in mtrs)	Rem
.	2.	3.	4.	5.	6.	7.	
k office jn. ivil station (Road AA)	(Along the centre portion of the Scheme area running east west)	widening	1000.00	21.00	30.00	7.20	
BB	Road from High School jn.towards Ancha- lumood running south north through the eastern side of Govt. High School	widening	36.00	18.00	27.00	7.20	
CC	Road from High School junction running north south	Widening	52.00	15.00	21.00	5.60	
DD	Road from Vellimana junction running north south	Widening	48.00	10.00	13.00	3.60	
D1D1	Road from Olai junction running south North	Widening	44.00	10.00	13.00	3.60	
EE	Near the western boundary of the Scheme area running south north	Widening	40.00	7.00	10.00	3.60	
E1E1	Road from Vellimana junction running South north through eastern side of P.S.C. Office, Quilon	Widening	43.00	7.00	10.00	3.60	
E2E2	On the west of High School junction running North south	Widening	48.00	7.00	10.00	3.60	
E3E3	Road from Olai junction running North south	Widening	40.00	7.00	10.00	3.60	

DETAILED TOWN PLANNING SCHEME FOR THE ROAD FROM TALUK OFFICE JUNCTION TO CIVIL STATION JN.LAND TO BE RESERVED

(Under rule 37(iv) of the Travancore Town Planning Rules, 1113)

1. o.	Locality	Reference to which on map	Approximate area in hectares	Purpose to which area is to be reserved	present use	Remarks
	2.	3.	4.	5.	6.	7.
	Near High School junction and Taluk Office junction	light red colour wash	0.4416	public and semi public use	public use	-
	Near Taluk Office junction	Light blue colour wash	0.2470	Commercial use	Commercial use	-
	Both side of the Main road from High School junction to civil station junction and near Taluk Office junction	Light blue colour diagonal stripes on light yellow background	3.1350	Mixed use	mixed use	-
	All around the Scheme area at different locations	light yellow colour wash	2.7530	Residential use	Residential use	-
	Near Iron Bridge	Violet colour wash	0.6121	Industrial use	Mixed use	-

SCHEDULE - V

DETAILED TOWN PLANNING SCHEME FOR THE ROAD FROM TALUK OFFICE JN. TO CIVIL STATION JUNCTION

LAND PROPOSED TO BE ACQUIRED

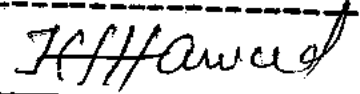
(Under rule 37(iii) of Travancore Town Planning Rules 1113)

Use for which land is required	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	Hectrs.	Ares	
	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.
to be acquired roads AA.	Quilon	7140	-	Dry land		7101	7142	7107	7102	0	2.08	Part
		7142		-do-		7156	7145	7141	7140	0	3.36	-do-
		7156		-do-		7157	7164	7142	7140	0	5.60	-do-
		7157		-do-		7158	7163	7156	7140	0	2.11	-do-
		7101		-do-		7100	7140	7102	7104	0	0.08	-do-
		7100		-do-		7096	7140	7101	7104	0	2.40	-do-
		7096		-do-		7095	7140	7100	7098	0	2.39	-do-
		7095		-do-		7091	7140	7096	7094	0	2.76	-do-
		7091		-do-		7090	7140	7095	7092	0	3.21	-do-
		7090		-do-		7772	7140	7091	7089	0	0.38	-do-
		7158		-do-		7159	7162	7157	7140	0	2.08	-do-
		7159		-do-		7828	7160	7158	7140	0	1.05	-do-
		7772		-do-		7775	7771	7828	7092	0	2.64	-do-
		7775		-do-		7776	7771	7772	7092	0	2.11	-do-
		7776		-do-		7786	7771	7775	7092	0	1.23	-do-
		7787		-do-		7788	7771	7776	7786	0	2.82	-do-
		7788		-do-		7789	7771	7787	7784	0	0.52	-do-
		7789		-do-		7790	7771	7788	7788	0	0.14	-do-
		7771		-do-		7790	7770	7828	7787	0	11.76	-do-
		7769		-do-		7770	7768	7828	7771	0	1.44	-do-
7770		-do-		7755	7756	7770	7771	0	0.52	-do-		
7755		-do-		7754	7756	7770	7771	0	0.11	-do-		

	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
		7754		Dry land		7753	7756	7755	7771	0	1.56	part
		7753		-do-		7751	7752	7754	7771	0	1.65	-do-
		7751		-do-		7749	7743	7753	7793	0	0.74	-do-
		7749		-do-		7747	7748	7751	7793	0	1.03	-do-
		7747		-do-		7746	7743	7749	7793	0	1.17	-do-
		7746		-do-		8326	7745	7747	7793	0	4.64	-do-
		7793		-do-		8326	7749	7771	7797	0	7.31	-do-
		7756		-do-		7753	7756	7755	7771	0	1.56	-do-
		7995		-do-		7994	7998	7793	7898	0	0.42	-do-
		7998		-do-		7997	7999	8326	7995	0	4.54	-do-
		7997		-do-		7996	7999	7998	7995	0	3.25	-do-
		7996		-do-		7993	7991	7997	7995	0	1.68	-do-
		7993		-do-		7992	7991	7996	7999	0	3.77	-do-
		7992		-do-		7980	7991	7993	7993	0	0.76	-do-
		7980		-do-		7979	7988	7992	7994	0	3.64	-do-
		7979		-do-		7979	7981	7980	7994	0	0.61	-do-
		7994		-do-		7931	7993	7995	7901	0	0.71	-do-
		7901		-do-		7902	7994	7900	7903	0	0.51	-do-
		7902		-do-		7931	7994	7901	7930	0	0.41	-do-
		7931		-do-		7949	7980	7994	7930	0	1.61	-do-
		7750		-do-		7793	7793	7771	7793	0	0.82	-do-
		7798		-do-		7799	7793	7792	7798	0	6.64	-do-
										0	98.36	
oad BB	Quilon	7772		Dry land		7775	7771	7828	7092	0	2.85	part
oad CC	Quilon	7159		-do-		7828	7160	7158	7140	0	2.78	part
		7828		-do-		7769	7160	7159	7090	0	1.04	part
		7769		-do-		7770	7768	7159	7772	0	4.60	part
oad DD	Quilon	7156		-do-		7145	7164	7142	7140	0	8.36	part
oad D&D	-do-	7791		-do-		7792	7771	7789	7798	0	1.12	:

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
ad EE	Quilon	7103		dry land	7102	7140	7107	7104	0	0.87	part	
		7140		-do-	7102	7140	7107	7104	0	0.26	part	
ad E1E1		7101		-do-	7100	7140	7102	7140	0	1.13	part	
		7100		-do-	7096	7140	7101	7140	0	0.18	part	
		7099		-do-	7098	7100	7101	7140	0	1.04	part	
ad E2E2		7157		-do-	7158	7163	7156	7140	0	0.64	part	
ad E2E2		7157		-do-	7158	7163	7156	7140	0	1.86	part	
		7157		-do-	7158	7163	7156	7140	0	2.59	part	
		7157		-do-	7158	7163	7156	7140	0	2.71	part	
Total area to be acquired for roads :: /											<u>18.42</u>	

Area to be acquired for commercial	Quilon	7143		dry land	7142	7144	7141	7140	0	6.11	part
		7142		-do-	7156	7145	7141	7140	0	1.26	part
		7159		-do-	7828	7160	7158	7140	0	1.47	part
		7192		-do-	7198	7171	7191	7198	DELETED.	1.79	part
		7171		-do-	7193	7193	7191	7192	0	2.27	part
		7150		-do-	7193	7193	7171	7193	0	0.82	part
		7193		-do-	7193	7193	7171	7193	0	3.21	part
		7177		-do-	7193	7193	7171	7193	0	0.12	part
		7198	DELETED	-do-	7193	7193	7171	7193	0	6.14	part
		7195		-do-	7193	7193	7171	7193	0	1.97	part
		7898		-do-	7900	7997	7898	7899	0	11.47	Full
		7900		-do-	7900	7998	7898	7906	0	13.08	part
				-do-	7900	7998	7898	7906	0	0	
Total area to be acquired for roads :: /											<u>82.21</u>


 Secretary
 Quilon Development Authority.