

DETAILED TOWN PLANNING SCHEME FOR
WEST RING ROAD
THRISSUR.

THRISSUR URBAN DEVELOPMENT AUTHORITY.

THE SCHEME

THE DETAILED TOWN PLANNING SCHEME FOR WEST RING ROAD.

T R I C H U R

1. TITLE:

This scheme may be cited as the Detailed Town Planning Scheme for West Ring Road, Trichur.

2. DEFINITION:

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

- a. "Act" means the Town Planning Act (Act IV of 1108) as amended.
- b. "Municipal Act" means the Kerala Municipalities Act, 1960.
- c. "Authority" means the Trichur Urban Development Authority formed under the Act.
- d. "Secretary" means the Secretary of the Trichur Urban Development Authority.
- e. "Chief Town Planner" means the Chief Town Planner to Government of Kerala.
- f. "Scheme" means the Detailed Town Planning Scheme for Ring Road, West Trichur.
- g. "Arbitrator" means the arbitrator appointed for the scheme under section 26 of the Act.
- h. "Schedule" means the Schedule appended to the Scheme.
- i. "Map" means a map annexed to the Scheme.
- j. "Street" includes roads, street and lanes.
- k. "Date of Scheme" means the date of notification of the scheme under section 12 of the Act in Kerala Government Gazette.
- l. "Rules" means the rules made under Section 41 of the Act.
- m. "Government" means the Government of Kerala.

n. "Building Line" means a line which is in the rear of the street alignment and to which the main wall of the building abutting on a street may lawfully extend and beyond which no portion of the building may extend except as prescribed in the Kerala Municipal Building Rules in force.

3. RESPONSIBLE AUTHORITY:

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

4. AREA OF 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 clauses shall be deemed to restrict or otherwise affect the powers of the Authority to calim or levy betterment contribution from the owner of any property not included within the area, which will come under purview of Sections 22 and 24 of the Act and Clause 21(1) of the Scheme.

5. OWNERSHIP & EXTENT:

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

6. ESTIMATE OF THE COST:

- (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 revisions as the responsible authority may consider necessary.
- (2) The execution of any works which under the Scheme are to be executed by the responsible Authority or by any other agency may be undertaken in such order and such time as the Trichur Urban Development Authority may determine and completed within the period of 20 years unless the Government for financial or other reasons, order otherwise.

(Contd.....3.)

- (3) The responsible authority shall have power to specify any date or period within which the execution of any works which under the scheme are to be executed by any authority, owner or other person as the responsible authority thinks necessary and expedient for the purpose of securing the development of the area without delay and ensuring the efficient operations 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 by the responsible authority on the lines shown in the map DSN/3 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 the map DSN/3 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, surfacing, 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 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 the Section 145(a) Act 1960 unless otherwise approved by the Chief Town Planner.
- (4) The responsible authority may with the sanction of the Chief Town Planner, undertaken to carry out any private street work or widening of any existing private street (not included in the Scheme) whether with the consent of owners or

(Contd.....4.)

occupiers of buildings or lands fronting or abutting on such streets or by acquiring the land covered by the street, provided that, the expenses incurred shall be paid by the owner or occupiers according to the frontage of their respective lands or in such proportions or may be settled by the responsible authority.

(5) The responsible authority may notwithstanding anything contained in sub clause (2) and (3) above, with the approval of the Chief Town Planner and subject to any agreement with the owners or occupiers as to the cost of construction, undertake to construct any new street within the area, when the owners of the lands through which the street may pass, have surrendered lands free of cost for the street and agreed to contribute the cost of constructing the streets, provided that if 50% of the owners or occupiers abutting on any new street have surrendered lands free of cost for the streets, and paid the cost of construction, the responsible authority shall undertake to construct the street without delay, and recover the balance from the remaining owners or occupiers.

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

(7) The responsible authority, shall so far as the funds at his disposal may permit provide a sufficient and satisfactory system of drains along the public streets 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 layout plan showing the land and the site or sites intended or proposed for building purposes and the street or the streets either existing already or intended to be laid out and made by the owners for giving access to the site or sites.

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

(Contd....5.)

(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 by sub clauses (1), (2) and (3) above the responsible authority may order the street works himself in the manner prescribed in the scheme, in which case, the cost of such works will be recovered from the owner or occupier.

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

9. APPROVAL OF 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 site or sites for building purposes until a site or layout plan or plan of sub division has been approved by the responsible authority, provided, that the concurrence of the Chief Town Planner is obtained for laying out of a street, lane, or pathway or for sub dividing the lands.

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

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

(c) The restriction and conditions as laid down by the responsible authority or as decided by the Chief Town Planner shall be adopted by the owner or other person and shall be enforceable.

(Contd.....6)

- (2) (a) No owner or other person shall construct or in anyway alter or add to building without conforming in every particular with the requirements of the scheme; and unless he has applied for and obtained permission of the responsible authority under section 15 of the Act and in compliance with the requirements of Caluse 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 building.
- (b) The responsible authority may for the purpose of the scheme demolish or cause to be demolished or alter or cause to be altered any building in the area so far as may be necessary for carrying the scheme into effect.
- (3) The responsible authority shall, before granting permission under section 15 of the Act, for any 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 or reconstitution or redistribution of boundaries of any land or plot or plots or site or sites under clause 18 of the scheme as he thinks fit and may impose any restrictions or conditions or pass such orders as may be necessary to secure such reconstitution or redistribution of boundaries of the land, plot or plots or site or sites. The restrictions or conditions imposed or the orders passed by the responsible authority shall be complied with by the owner or owners or the person or persons concerned and shall be enforceable.
- (4) Notwithstanding any thing 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 divisions of lands into sites for building purposes and the reservation of lands into sites for building purposes and the reservation of any lands for communal or public purposes shall be laid out and the same shall be read as part of the scheme, and shall be enforceable.
- (5) (a) Subject to the provisions of Section 15 of the Act, every application for permission required to be obtained under Clause 2(a) above, shall be submitted to be responsible authority in the form specified in the building rules made under Section 222 of Kerala Municipalities Act 1960 with such variations as circumstances may require and shall

(Contd.....7)

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 be the design, materials architecture, drainage, water supply, use of building and other details of building construction.

The Responsible Authority shall have power to impose reasonable restrictions and conditions while granting permission and to make reasonable modification or alteration in the location, structural of design or materials of the building or buildings as he thinks fit, or shall cause to be made such modifications or alterations as the Chief Town Planner may consider necessary. The restrictions and conditions as laid down by the responsible authority shall be complied with and the plans and specifications approved or modified or altered by the responsible authority or as decided by the Chief Town Planner shall be adopted by the applicant. Owner or other persons concerned and shall be enforceable. If the responsible authority fails to give a reply or pass any orders within 3 months from the date of receipt of the application, the application shall be deemed to be sanctioned, if not otherwise inconsistent with the provisions of the scheme.

10. RESERVATION OF LAND AND ZONING:

(a) A list of lands reserved for streets and other non-residential purposes is given in Schedule IV (form No.10).

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

(b) The Development Authority may from time to time, to meet the demand declare any part of the area with the approval of the Chief Town Planner or and subject to such conditions and restrictions as he may think fit, to be reserved for commercial activity or for such other purposes which can be prescribed under sub sections (k) of Section 3 of the Act. Any part of the area so declared shall be included under lands reserved under the scheme and treated as such.

(Contd.....8)

(c). All future developments in respect of land within the scheme area shall conform to the zoning regulations given below:

(any uses not mentioned therein shall be prohibited).

1. Residential Use Zone:

(i). Uses Permitted:

All residences, community halls, clubs, parks and playgrounds incidental to the residential uses, clinics, dispensaries, public utility building such as water supply, drainage and electric installations of a minor nature and small service industries of non- nuisance character engaging not more than 3 workers with power limited to 3 H.P. or 6 workers without power. Convenient shops such as vegetable shops, groceries, panshops etc. will be normally permitted.

(ii). Uses Restricted:

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

Minor educational buildings, library, reading room, police and fire stations, small post offices, telegraph offices, hostels, boarding houses, commercial offices, petrol filling stations, small autogarages engaging not more than 5 workers and other non- nuisance type service type service industries engaging not more than 10 workers with power limited to 10 H.P. or 20 workers with out power and new areas or buildings for religious uses.

(iii). Uses Prohibited:

All others uses not mentioned above.

2. Commercial Zone:

(i). Uses permitted:

Retail shops, professional offices, studios, commercial offices, hostels, hotels, lodging houses, restuarants, car stand, taxi stand, bus stops, libraries and reading rooms, clinics, dispensary, non- nuisance types of service and small industries employing not more than 18 workers and installations not exceeding 15 H.P motors and existing residential uses.

(Contd.....9)

(ii). Uses Restricted:

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

Social welfare institutions, printing presses, service garages, industrial uses of non- nuisance character employing not more than 20 workers and power not exceeding 30 H.P. petrol filling stations, areas and buildings for religious uses and small residential building not exceeding 50m² in plinth area.

(iii). Uses Prohibited:

All other uses not mentioned above.

3. Industrial Zone:

(i). Uses Permitted:

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

(ii). Uses Restricted:

Small residences not exceeding 50 sq.m. in plinth area truck terminals, junk yards, waste disposal pleets shall be permitted by the responsible authority with the previous permission of the Chief Town Planner.

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

(iii). Uses Prohibited:

All other uses not mentioned above.

4. (a) Mixed Use Zone (Residential and Commercial)

Uses permitted:-

All types of uses permissible under commercial and residential use zones.

(b) Mixed Use Zone:- (Industrial and Commercial)

Uses Permitted:-

All types of uses permissible under Industrial and Commercial Use Zones.

(Contd.....10)

5. PARKS AND OPEN SPACES:

(1) Uses Permitted:

Play grounds, parks, open spaces and maidans, botanical gardens shall be permitted by the responsible authority in the area zoned for open spaces.

(ii) Uses Restricted:

Provided that clubs, open air theatre lions and social and cultural establishments shall also be permitted with the previous approval of the Town Planner.

(iii) Uses Prohibited:

All other uses not mentioned above.

6. AGRICULTURAL ZONE (Paddy Fields):-

(i) Uses Permitted:-

Paddy cultivation pump houses and pools.

(ii) Uses Restricted:-

Brick kilns, poultry or animal growth centres and any religious uses, crops other than paddy, shall be permitted by the responsible authority with the approval of Chief Town Planner.

(iii) Uses Prohibited:-

All other uses not mentioned above.

7. Public and Semi Public Use Zone:

(i) Uses Permitted:

Government institutions religious establishment and to related uses.

(ii) Uses Restricted:-

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

Residential uses incidental to uses coming under 7(i) above and religious uses.

(Contd.....11)

(iii). Uses Prohibited: All other uses not mentioned above.

10. (d). COVERAGE AND F.A.R. OF COMMERCIAL AREAS

1. Maximum coverage : 60 percent

2. The maximum Floor Area Ratio for Commercial Zone and zone will be 150% . . . Floor space Index (FSI) will be 1.5.

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:

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

AND

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

11. ACQUISITION OF LANDS:

Any land in the area required for the purpose of of the scheme may be acquired by the purchase, exchange of or otherwise by the authority at any time subject to the provisions of the Kerala Land Acquisition Act and with out prejudice to the interests of the Scheme.

12. DISPOSAL OF LAND:

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

13. MINIMUM AREAS FOR DWELLING HOUSES AND BUILDINGS:

(a). Minimum area of residential plots in the planned residential areas is given below;

Area in M ²	Minimum width in meters on road frontage.
For one family dwelling houses (single or double storied).	

(Contd.....12)

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). Every site intended for buildings other than dwelling houses shall be not less than 90 m², and width 5m. provided that in the case of shops, godowns, fuel dept., and other business premises, it shall be open to the responsible authority to specify and suitable extent for each shop, godown etc.
- (c). Where a plot of 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 of sites by reconstitution or redistribution of boundaries of plots. If the latter course is proposed, the matter shall be decided by the Arbitrator in accordance with the provisions of rules.
- (d). In the land proposed to be acquired development for residential purposes, the average gross density of population shall not be less than 80 p.p.

- 14. i). Every building site unless it abuts on an existing public street or an existing private street in conformity with the scheme be made to abut to its full width in front on a street laid down and made in accordance with the provisions of this scheme.
- ii). The building line in respect of all the streets shall be as shown in Map.No.DSN/3 and specified in Schedule III.
- iii). Boundary walls or fences alone shall be erected in the space between the buildings line and the edge of the adjacent street.

(Contd.....13)

- iv). No boundary wall or fence erected between the building line and edge of the adjacent street shall be or 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 1.m. above the level of the ground of the plot.
- v). Open space requirements of a building shall be in conformity with the Kerala building Rules 1984 in force unless otherwise provided for in the scheme.
- vi). Minimum off street parking spaces for motor vehicles shall be provided for various types of buildings as per Rule 20 (1 to 7) of K.B.R. 1984.

15. PROHIBITION OF BUILDING IN UNHEALTHY SITES:

With a view to prevent contamination of water sources and channels due to existence of burning grounds sewage tanks and stations, power plants or sanitary or lowlying lands, the responsible authority may refuse to sanction any building within portions of the area, in the vicinity of which in his opinion the creation of building would be objectionable.

16. DRAINAGE:

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

17. HOUSING SCHEMES:

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

(Contd.....14)

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

18. RECONSTITUTION OF BOUNDARIES:

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

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

19. ADVERTISEMENT:

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

20. CLAIM FOR COMPENSATION:

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

21. CLAIM FOR BETTERMENT:

(1) Claims for betterment contribution under Section 22 of the Act in respect of all properties which have increased or are likely to increase in value by the making of the scheme shall be made by the Trust to the Arbitrator in accordance with the rules, within 36 months of the date of the Scheme. The betterment contribution shall be levied, and recovered in accordance with the provisions of Section 23 and 24 of the Act every year at 10% of the increase in value for a period of 20 years.

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

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 therewith provided that such agreement is not in consistant with the scheme.

3. REGULATION OF SCHEME RULES:

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

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

24. TIME AND EXECUTION OF THE SCHEME:

Notwithstanding any thing 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.

25. PENALTY:

Any person who commits or knowingly permits a breach of any of the provisions of the scheme or who neglects or fail. to comply with any of the provisions of the scheme or any orders conditions proceedings, restriction, limitations, of terms made or imposed under or in pursuance of any of the provisions of the Scheme, the rules or the Act shall on Conviction be punished in accordance with Section 44 of the Act.

S C H E D U L E

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

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SECRETARY
TRICHUR URBAN DEVELOPMENT AUTHORITY.

SCHEDULE + III

DETAILED TOWN PLANNING SCHEME FOR WEST RING ROAD TRICHUR


Form No.8

Lists of New Streets and widening of existing streets.

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

Sl. No.	Name of Streets or distinguishing letters	Situation	New streets or widening	Length of Streets (in metres)	Width of streets (in metres)	Distance between building lines	Width of metaling (in metres)	Remarks.
1	2	3	4	5	6	7	8	9
1.	Road A.A.	Patturaikkal to Poonkunnam	Widening	850	25	34	15	Reservation
2.	Road A1. A1	Poonkunnam to West Fort	"	1400	25	34	15	"
3.	Road A2 A2	West Fort Road M.G. Road	"	400	25	34	15	"
4.	Road A3 A3	M.G.Road to State Hotel Junction	"	620	25	34	15	"
5.	Road A4 A4	State Hotel to Railway station	"	350	25	34	15	"

1.	2	3	4	5	6	7	8	9
6.	Road A5 A5		Widening	200	25	34	15	Reservation
7.	Road A6 A6		New Street	90	25	34	15	Acquisition
8.	Road B.B.		Widening	70	20	29	15	Reservation
9.	Road B1 B1		Widening	120	18	27	15	Reservation
10.	Road B2 B2		"	100	18	27	15	"
11.	Road C.C.		"	60	9	15	15 7.5	"
12.	Road C1 C1.		"	60	9	15	7.5	"
13.	Road D.D.		"	90	8	14	7.5	"


SECRETARY
TRICHUR URBAN DEVELOPMENT
AUTHORITY.

True Copy

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SCHEDULE IV.

Details Town Planning Scheme For - West Ring Road - Trichur

FORM -10

Land Proposed to be reserved (under rule 37 (11) of the Travancore Town Planning Rules (1113.))

Sl.No.	Locality	Reference to marking	Approximate area in area	Purpose for which area is reserved	Present use	Sy.Nos included	Remarks
1.	Northern side of Patturaikkal Poonkunnam road (Road A.A.)	Burnat Sienna	56.12	Road widening	Commercial Residential & Public and semi Public	1666(P) 1667(P) 1668(P) 1669(P) 1673(P) 2742(P) 1680(P) 1675(P) 1704(P) 1705(P) 2764(P) 2656	
2.	Southern side of Patturaikkal Poonkunnam road (Road A,A)	"	5.94	"	"	1572(P) 1879(P) 1878(P) 1876(P) 3736(P) 1869(P) 1866(P) 1834(P).	
3.	on either side of road B.B.	"	5.84	"	Commercial & Residential	1742(P) 1763(P).	
4.	Northern side of road CC.	"	1.89	"	Residential	1800 (P).	
5.	Western side of Road A1A1 and southern side of road C.C.	"	49.86	Road widening	Commercial	1801(P) 1812(P) 1814(P) 1826(P) 1948(P) 864(P) 870(P) 884(P) 887(P) 888(P).	
6.	Eastern side of road A1 A1	"	22.89	"	Residential commercial & Industrial	1857(P) 1943(P) 1999(P) 2001(P)	
7.	Norther side of road A2 A2	"	13.04	"	Commercial	888(P) 2129(P) 2128(P) 2918(P) 2127(P) 2917(P).	

	2	3	4	5	6	7	8
8. Between Ayyanthole road and Kanjani road		Bunnat senna	19.86 2.16	Road wideing	Commercial	1891(P) x 1812(P) x 1814(P) x x 1826(P) x 1948(P) 924 (P).	
9. Between Kanjani road and Aranattukara road		"	1.21	"	Public & Semi public	36 (P)	Aranattukara village
10. Between Aranattukara road and Kalvari road		"	0.60	"	Commercial		
11. Southern side of A2 A2 road		"	21.50	"	Industrial commercial & Residential	2010 (P) 2011(P) 2016(P)	
12. Western side of A3 A3 road		"	25.03	"	"	2011(P) 2927 (P) 2957(P) 2050(P) 2051(P) 2049(P) 2048(P) 2078(P)	
13. Eastern side of road A3 A3		"	28.94	"	"	2016 (P) 2018(P) 2050(P) 2042 (P) 2920(P)	
14. Western side of road B1 B1		"	4.29	"	Commercial & Residential	2081 (P) 2078(P)	
15. Northern side of road A4 A4		"	33.53	"	Residential	2042 (P) 2041(P) 2039(P) 1529 (P) 1340(P)	
16. Southern side of road A4 A4		"	31.39	"	"	2041 (P) 3228(P)	
17. Western side of road A5 A5		"	12.64	"	Residential & Commercial	3228(P) 1157(P).	
18. Western side of road B2 B2		"	3.96	"	"	1156 (P) 1126(P) 1157(P)	
19. Eastern side of road B2 B2		"	0.82	"	"	1153 (P) 1154(P) 2504(P).	

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1.	2.	3.	4.	5.	6.	7.	8.	
30.	Eastern side of Poonkunnam west fort road	Yellow	253.44	Residential	Residential Industrial & Public & Semi Public	1946(P) 2584(P)	1947(P) 1996	1950 1997.
31.	Between Poonkunnam west fort junction road and sankarayar road.	"	71.68	"	Residential	2585	1999	2002(P)
32.	Northern side of road A4 A4	"	152.30	"	"	2041(P) 2039(P)	2040(P) 1340(P)	
33.	Southern side of road A4 A4	"	127.22	"	Residential Public & Semi Public	2085 (P) 3228(P)	2041(P)	
34.	Western side of road A5 A5	"	28.16	"	Residential	3228(P)		
35.	North side of patturaikkal Poonkunnam road	Violate	51.20	Industrial	Industrial	1704		
36.	Southern side of Poonkunnam Thiruvampadi road	Red	112.64	Public & semi public	Public & semi public	1845	1846	1849
37.	Between Kanjani road and Aranattukara road	"	5.12	"	"	36(P)		Aranattukara village
38.	^{southern side of} Patturaikkal Poonkunnam road (Near Poonkunnam junction)	Green	40.32	Park and open space	Park and open space	1848.		
39.	Eastern side of Poonkunnam west fort junction	"	35.84	"	"	1949(P)		
40.	Eastern side of Poonkunnam West fort junction	"	5.00	Green strip	Green strip	1999(P)	2002(P)	
41.	Western side of Poonkunnam west fort junction	Light green	117.76	Paddy field	Paddy field	1812 1825(P)	1815	1814 1826(P)

1	2	3	4	5	6	7	8
42.	Eastern side of Poonkunnam west fort junction	Light green	120.32	Paddy field	paddy field	1944(P) 1945 1946(P)	
43.	Western side of Poonkunnam West for junction	Blue	66.56	Commercial & Residential		887(P) 888(P)	
44.	Eastern side of Poonkunnam west fort junction and western side of sankarayar road	"	217.60	Commercial	Residential & commercial	2002(P) 2003 2004 2005 2588 2589 2687 2590.	
45.	Between Ayyanthole road and Kanjani road	"	4.48	"	Commercial	924(P)	
46.	Southern side of A6 A6 road	"	20.48	"	Residential	1152(P) 1153(P)	
47.	Eastern side of Poonkunnam west fort junction	Blue & violat	130.56	Commercial & Industrial	Commercial Residential & Industrial	1854 1856(P) 1857(P) 1853(P)	
48.	Southern side of road D D	Blue & Yellow	112.64	Commercial & Residential	"	1992(P) 1988 1991	
49.	Eastern side of road A3 A3	"	378.88	"	"	2016(P) 2018(P) 2021(P) 2044 2045 2042(P) 2046.	
49.	Western side of road A3 A3 a and southern side of road A2 A2 and western side of road B1 B1	"	423.68	"	Residential commercial Industrial Public & semi public	2010(P) 2011(P) 2012(P) 2927(P) 2014(P) 2051 2050(P) 2049(P) 2078 2081 2048(P)	
50.	Eastern side of road B1 B1	"	76.80	Commercial Industrial	Commercial	2083(P) 2084.	

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1	2	3	4	5	6	7	8
42.	Eastern side of Poonkunnam west fort junction	Light green	120.32	Paddy field	Paddy field	1944(P) 1945 1946(P)	
43.	Western side of Poonkunnam West for junction	Blue	66.56	Commercial & Residential		887(P) 898(P)	
44.	Eastern side of Poonkunnam west fort junction and western side of sankarayar road	"	217.60	Commercial	Residential & commercial	2002(P) 2003 2004 2005 2588 2589 2687 2590.	
45.	Between Ayyanthole road and Kanjani road	"	4.48	"	Commercial	924(P)	
46.	Southern side of A6 A6 road	"	20.48	"	Residential	1152(P) 1153(P)	
47.	Eastern side of Poonkunnam west fort junction	Blue & violate	130.56	Commercial & Industrial	Commercial Residential & Industrial	1854 1856(P) 1857(P) 1853(P)	
48.	Southern side of road D D	Blue & Yellow	112.64	Commercial & Residential	"	1992(P) 1988 1991	
49.	Eastern side of road A3 A3	"	378.88	"	"	2016(P) 2018(P) 2021(P) 2044 2045 2042(P) 2046.	
49.	Western side of road A3 A3 a and southern side of road A2 A2 and western side of road B1 B1	"	423.68	"	Residential commercial Industrial Public & semi public	2010(P) 2011(P) 2012(P) 2927(P) 2014(P) 2051 2050(P) 2049(P) 2078 2081 2048(P)	
50.	Eastern side of road B1 B1	"	76.80	Commercial Industrial	Commercial	2083(P) 2084.	

1	2	3	4	5	6	7	8
51.	Western side of road A5 A5 and road B2 B2	Blue & yellow	43,52	Commercial & residential	Commercial residential public & semi public	1157(P)	1156(P) 1126(P)
52.	Eastern side of road B2B2	"	55,04	"	"	1154(P)	2504 1150(P)
53.	Poonkunnam railway station	Brown	16,64	Railway	Railway	1572	3277
54.	Overbridge in middle of road A4 A4	"	26,88	Railway	Railway	1529	
55.	Water courses	Water colour	9,00	Water courses	Water courses	1812(P)	1815(P) 1814(P) 1944(P)

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TRICHUR URBAN DEVELOPMENT AUTHORITY

Schedule - V
Form No.9

Land proposed to be Acquired

Detailed Town Planning Scheme for West Ring Road-Trichur

Purpose for which land is to be acquired	Name of Village	Survey numbers affected		Discription of land	Name of owner	Boundaries of land				Extent to be Taken		Remarks.
		Sy.No.	Sub.Dn.No.			East	South	West	North	Hee.	Acres	
Land to be acquired for road.	Trichur	1153	--	Dryland	---	1152 1163	1152 1154	1155	1159	0.230		Part
Land to be acquired for road	Trichur	1152	---	Dryland	---	1163 1152	1152 1154	1153 1155	1159	0.038		Part

W. J. ...
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