

266

detailed town planning scheme
for
museum-kaudiar avenue

prepared by
the department of town planning
kerala state

published by
the trivandrum town planning trust

detailed town planning scheme

for

museum-kaudiar avenue

prepared by

the department of town planning

kerala state

published by

the trivandrum town planning trust

C O N T E N T S

INTRODUCTION

THE SCHEME

SCHEDULES

DETAILED TOWN PLANNING SCHEME FOR
MUSEUM-KOWDIAR AVENUE

INTRODUCTION

The Detailed Town Planning Scheme for Museum-Kowdiar Avenue was notified by the Trivandrum Town Planning Trust with a view to controlling the developments that are likely to come up on either side of Museum-Kowdiar Avenue and also to preserving the beauty of this avenue and premises.

The Scheme area covers about 50 hectares of land and the following are its boundaries.

North: 100 metres northwards from the centreline of the road from Rama Rao lamp Junction to Vellayambalam Junction; Survey Numbers 3670, 3671, 3672, 3649 (part) of Madathuvilakom village and Survey No.1 of Randamada village.

East: 100 metres eastwards from the centreline of the road from Vellayambalam Junction to Kawdiar Palace Junction; Survey Numbers 378 (part) and 473 (part) of Anchamada village.

South: 100 metres southwards from the centreline of the road from Rama Rao lamp Junction to Vellayambalam Junction; Survey Numbers 2 (part) of Chengazhacherry village, 481 (part) and 473 (part) of Anchamada village.

West: 50 metres eastwards from the centreline of M.G. Road from Rama Rao lamp Junction; Survey Number 3464 (part) of Madathuvilakom village; 100 metres westwards from the centreline of the road from Vellayambalam Junction to Kawdiar Palace Junction; Survey Numbers 3648 (part) and 3651 (part) of Madathuvilakom village.

Extent: 50 hectares (approximately)

THE SCHEME

Title 1. This scheme may be called the Detailed Town Planning Scheme for Museum-Kowdiar Avenue.

Definition 2. In this scheme unless there is anything repugnant in the subject or context.

- a. "Act" means the Town Planning Act, 1908 as amended.
- b. "Municipal Act" means the Kerala Municipal Corporations Act, 1961.
- c. "Trust" means the Trivandrum Town Planning Trust.
- d. "Executive Trustee" means the Executive Trustee of the Trivandrum Town Planning Trust.
- e. "Chief Town Planner" means the Chief Town Planner to Government of Kerala.
- f. "Scheme" means the Detailed Town Planning Scheme for Museum-Kowdiar Avenue.
- g. "Arbitrator" means the arbitrator appointed for the Scheme under section 26 of the Act.
- h. "Schedule" means the schedule appended to the Scheme.
- i. "Map" means a map annexed to the Scheme.
- j. "Street" includes roads, streets, lanes.
- k. "Date of Scheme" means the date of notification of the scheme under section 12(5) of the Act in the Kerala Government Gazette.
- l. "Rules" means the rules made under section 41 of the Act.
- m. "Government" means the Government of Kerala.
- n. "Building line" means a line which is in the rear of the street alignment and to which the main wall of the building abutting 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.

Responsible Authority 3. The Trivandrum Town Planning Trust shall be the responsible authority for the purpose of the Scheme and shall function as such for a period of 10 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 (dots marked in the map No.DSN/2).

:5:

Nothing in this clause shall be deemed to restrict or otherwise effect the powers of the Trust to claim or levy betterment contribution from the owner of any property not included within the area, which will come under the purview of sections 22, 23 and 24 of the Act and clause 21(1) of the Scheme.

Execution of the Scheme.

5. 1) 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 such time as Trust may determine and complete within a period of 10 years unless the Government for financial or other reasons order otherwise.

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

6. 1) Subject to the provisions of the scheme all streets mentioned in schedule III shall be constructed by the responsible authority on the lines shown in the map DSN/2, provided that reasonable modifications in the alignment of streets or in the layout of any portion of the area may be made by the responsible authority with the approval of the Chief Town Planner.

2) Any other private street that may be permitted in the 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 intended to be used as a cart or carriage road shall be of at least 7 metres width, provided that cul-de-sac not more than 200 metres in length can be permitted with a width of 5.5 metres. Cul-de-sac intended for vehicular traffic should have 4.5 metres minimum width upto 90 metres length and 5.5 metres minimum width upto 200 metres length.

b) Every street intended to form the principal approach or means of access to any particular site intended for building purposes but is not intended for use as a cart or carriage road shall be atleast 3.5 metres 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

Streets.

:6:

Footpath access upto 20 metres length should be 1.5 metres wide.

Footpath access upto 40 metres length should be 2.5 metres wide.

Footpath access upto 60 metres length should be 3.5 metres wide.

3) The responsible authority may undertake to carry out any private street work or widening of any existing private street (not included in the Scheme) whether with the consent of owners or occupiers of buildings or lands fronting or abutting on such streets, or by acquiring the land covered by the street, provided that, the expenses incurred shall be paid by the owners or occupiers according to the frontage of their respective lands or in such proportions as may be settled by the responsible authority.

4) The responsible authority may, notwithstanding anything contained in sub clauses (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.

5) 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.

6) The responsible authority shall so far as the funds at its disposal may permit provide a sufficient and satisfactory system of drains along the public streets in the area effected.

Submission of layout plans.

7) i) If any owner of land within the area intends or proposes to layout a street, lane or pathway or sub-divide, utilise, lease or otherwise dispose of any land as a site or sites for building purposes, he shall, submit for the approval of the responsible authority a site or layout plan showing the land and the site or sites intended or proposed for building purposes and the street or the streets either existing already or intended, to be laid out and made by the owner for giving access to the site or sites.

ii) Save in such cases as the site or sites

iii) 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 has carried out or otherwise made arrangements to carryout the street works in compliance with the provisions of the Scheme.

iv) If the street or streets, have not been made as required by sub clauses (i) (ii) and (iii) above, the responsible authority may order the street works to be carried out or carryout the works itself in the manner prescribed in the Scheme, in which case, the cost of such works will be recovered from the owner or occupier.

v) For the purpose of adjusting the boundary of any street the responsible authority may 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.

Approval of 8.(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 of the same as site or sites for building purposes until a site or layout plan or plan of sub-division has been approved by the responsible authority provided that the concurrence of the Chief Town Planner is obtained for the layout plan or plans prepared for laying out of a street lane, or pathway or for sub-dividing lands in cases where the area exceeds 50 acres or where the sub-divided plots exceeds 10 in number.

b) The application for approval of a site or layout plan or plan 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 reasonable restrictions and conditions and also insist on such modification of the plan as it thinks fit or cause to be made such modifications of the plan as the Chief Town Planner may consider necessary according to clause 8(1)(a).

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

2) a) No owner or other person shall construct or reconstruct or in any way alter or add to a building without conforming in every particular with the requirements of the Schemes; 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 sub clause 5(a) below.

b) The responsible authority may for the purpose of the Scheme demolish or cause to be demolished or alter or cause to be altered any building in the area so far as may be necessary for carrying the Scheme into effect.

3) The responsible authority shall, before granting permission under section 15 of the Act for any site plan or layout plan or plan of sub-division or for construction or reconstruction of a building in a site in the area, take into consideration the desirability of reconstitution or redistribution of boundaries of any land or plot or plots or site or sites under clause 18 of the Scheme as it thinks fit and may impose any restrictions or conditions or pass such orders as may be necessary to secure such reconstitution or redistribution of boundaries of the land, plot or plots or site or sites. The restrictions or conditions imposed or the orders passed by the responsible authority shall be complied with by the owner or owners or the person or persons concerned and shall be enforceable.

4) Notwithstanding anything contained in the Scheme, the responsible authority may with the approval of the Chief Town Planner 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 for commercial or public purposes shall be laid out and the same shall be read as part of the scheme, and shall be enforceable.

5) a) Subject to the provisions of section 15 of the Act every application for permission required to be obtained under clause 2(a) above, shall be submitted to the responsible authority in the form specified in the Kerala Municipal Building Rules, 1968 with such variations as circumstances may require and shall be accompanied by a site plan and plans of each floor, elevation and section of the proposed and existing building or buildings and also a specification or specifications in regard to the design, materials, architecture, drainage, water supply, use of building and other details of building construction.

b) The responsible authority shall have power to impose reasonable restrictions and conditions while granting permission and to make reasonable modification or alteration in the location, layout, structural or architectural design or materials of the building or buildings as it 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 deemed to be sanctioned, if not otherwise inconsistent with the provisions of the Scheme.

6. The development of commercial area shall be governed by the following requirements.

- a) The width of every new street, public or private intended for use as a cart or carriage way giving access to or through a commercial precinct consisting of a continuous row of shops exceeding ten in number shall be not less than 12 metres except in the case of a cul-de-sac not exceeding 150 m. where the minimum width shall be 9 metres.
- b) The frontage of every commercial building abutting such street shall have a minimum width of 4.5 metres.
- c) For every commercial building abutting a commercial street the minimum set back from the street shall be 3 metres.
- d) In such a street no building intended for commercial use shall be located in a plot less than 60 sq.m. in extent.
- e) No service garage or auto workshop building shall be located in such a street unless the site has a minimum area of 300 sq.m. and an average plot width not less than 12 metres.
- f) The layout of all new commercial areas shall be subject to the approval of the responsible authority.
- g) For commercial areas, minimum area of off-street parking space of 18 sq.m. shall be provided for 90 sq.m. of carpet area or fraction thereof. Buildings like commercial offices and banks having more than 250 sq.m. of plinth area shall be considered as public building in providing front set back i.e. it shall be provided with a front set back of 7.5 metres.

Reservation 9.a)

- a) For the purpose of the Scheme the streets or footpaths which may be approved or made in accordance with the provisions of the Scheme shall also be deemed to be included under lands reserved for the purpose of the Scheme.
- b) The Trust may from time to time, to meet the demand, declare any part of the area with the approval of the Chief Town Planner and subject to such conditions and restrictions as he may think fit, to be reserved for commercial activity or for such other purposes which can be prescribed under sub-section (k) of section 3 of the Act. Any part of the area so declared shall be included under lands reserved under the Scheme and treated as such.
- c) Agriculture or horticulture may be permitted in

d) Zoning Regulation for Residential Zone.

Uses permitted (1)	Single and double storied residential buildings and clubs, parks and playgrounds incidental to the residential uses, public utility building such as water supply, drainage and electrical installation of a minor nature.	Remarks
Uses restricted (2)	Nursery schools, petrol filling station, post office, telegraph office and police station.	Shall be permitted by the responsible Authority with the concurrence of the Chief Town Planner.
Uses prohibited. (3)	Any other uses not specified in (1) & (2) above.	
Note:	<ol style="list-style-type: none"> 1. Existing uses such as commercial offices and public offices will be permitted to be retained without future expansion. 2. Minimum plot size for residential buildings in the area zoned for residential use should be 8 ares. 3. The height of the buildings is to be restricted to 7.5m. above the level of the centreline of the road. 4. Maximum coverage will be 30% of the plot area. 	
	e) Zoning Regulation for Public and Semi-public zone.	

**Use permitted
(1)**

Local, State and Central Government administrative offices, Public utilities and related buildings, auditoriums and existing schools.

**Uses prohi-bited
(2)**

Any other uses not specified in (1) above.

Note:

1. Maximum coverage will be 20% of the plot area.
2. Number of stories to be limited to 3 with a maximum total height of 10.5 m.

f) Zoning Regulation for Parks and Open Spaces.

Uses permitted (1)	Parks, open spaces, maidans and gardens.	Remarks.
Uses restricted (2)	Pavilions, clubs, libraries, cultural buildings, arts gallery, museum and zoo.	Shall be permitted by the responsible authority with the concurrence of the Chief Town Planner.
Uses prohibited. (3)	Any other uses not specified in (1) & (2) above.	

Note:

1. Maximum coverage is limited to 15% of the plot area. The space should be utilized as garden space around the constructions. (Ornamental trees, shrubs, protected lawns and fountains, garden equipments etc. can be provided in the garden space).
2. Number of stories to be limited to 2 with a maximum total height of 7m.
3. No further construction will be allowed in the Kanakakkunnu Palace Compound.

g) Architectural Control.

All buildings in the Scheme area should have facade treatments as per the approved pattern in order to maintain the aesthetic character of the area. The Trust will frame a set of rules in consultation with the Department of Town Planning, the Architectural wing Public Works Department and other Architectural Consultants of the Trust).

Acquisition of land. 10. Any land in the area required for the Scheme may be acquired by purchase, exchange or otherwise by the Trust at any time subject to the provisions of the Kerala Land Acquisition Act and without prejudice to the interests of the Scheme.

Disposal of land. 11. The responsible authority may with the approval of the Trust dispose of any land belonging to the Trust or acquired under the Scheme by sale, auction, exchange, lease or otherwise subject to rules framed for the purpose by the Trust, and those rules shall be binding on the purchasers, transferees, heirs, assignees and their successors.

Building line. 12. The building line in respect of all the streets shall be as shown in map No.DSN/2.

Boundary walls. 13.1) Boundary walls or fences alone shall be erected in the space between the building line and edge of the adjacent street except in shopping areas where no boundary wall or fence shall be erected.

2) No boundary wall or fence erected between the building line and the edge of the adjacent street, shall be of a greater height than 1.5 metres measured from the level at the centreline 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 metre above the level of the ground of the plot.

Open space requirements. 14. Open space requirements of a building shall be in conformity with the municipal building rules in force unless otherwise provided for in the Scheme.

Off-street parking. 15. Minimum off-street parking spaces for motor vehicles shall be provided for various types of buildings as per the following tables.

Minimum off-street Parking Spaces

Type of use	One parking space of 18 sq.m. shall be provided for every
Theatres & Auditoriums	40 seats of accommodation
Commercial	90 sq.m. carpet area or fraction thereof.
Office buildings	90 sq.m. of office floor space.
Restaurants	15 seats of accommodation
Hotels	4 guest rooms provided
Industrial buildings	50 employees in industry
Multi-family dwelling	6 dwelling units

Height of the buildings.

16. The responsible authority in consultation with the Chief Town Planner shall have power to fix the height of the 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 requirements and to insist that any other 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.

Sanitation and Drainage.

17. Sufficient means of effectual drainage and discharge of sewage shall be provided in every private street by the owners or occupiers of site abutting thereof and every site and building shall be provided with suitable drains leading therefrom to 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 its having previously been treated sanitarily in the manner required by the responsible authority.

Reconstitution of boundaries.

18.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, or (iv) to procure the transfer 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, or the Arbitrator in accordance with the rules at any time unless the Arbitrator by notification specify 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 notices exhibited on public buildings shall be permitted within the area unless otherwise approved by the responsible authority.

12 months of the date of the Scheme.

Claims for betterment.

21.1) Claims for betterment contribution under the Act in respect of all properties which have increased or are likely to increase in value by 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 the Act every year at 10% of the increase in value for a period of 10 years.

2) Notwithstanding anything contained in the above sub-clause, the Trust 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 responsible authority to make agreement.

22. Subject to the provisions 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 thinks in any particular case and subject to any conditions as it 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 may in any particular case in consultation with the Chief Town Planner and subject to any condition as they may impose, dispense with or modify any of the requirements of the Scheme other than the requirement made obligatory by any law and their decision shall be final.

Time of execution of 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 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 orders, conditions, proceedings, restrictions, limitation or terms made or imposed under or in pursuance of any of the provisions of the Scheme, the Rules or the Act shall, on conviction, be punished in accordance with section 43 of the Act.

Trivandrum-3,
-1977.

G. BHASKARAN NAIR,
Chief Secretary to Government & Chairman,
Trivandrum Town Planning Trust.

Annexure-1

Type of non-hazardous and non-nuisance-type of service or light industries.

1. Flour mills
2. Embroidery and lace manufacturing
3. Gold and silver smithy
4. Watch, pen and spectacles repairing
5. Laundry, dry cleaning and dyeing
6. Photo and pictures framing
7. Manufacture 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. Tailoring
14. Aerated waters and fruit beverages
15. Manufacture of tobacco products
16. Garment making
17. Electroplating
18. Dambo 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

ANNEXURE-II

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

-- 0 --

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 croosoting
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 coaltar and coke in coke ovens
- 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).

S C H E D U L E S

I. Ownership and extent of lands included in the Scheme in Form No.7

II. Estimate of total and net cost of Scheme in Form No.11

III. List of new streets and widening of existing streets in Form No.8

IV. Land proposed to be reserved in Form No.10

1	12	3	4	5	6	7	8	9	10	11	12	13
14/937, 938	3470	1	0	11	856	0.8417	Government	do	PHED Storo, shd.	Moderate (A.C.Shoot) Storo	puramboko Road	
14/953	3471	1	0	05	500	0.0223	Government	do	Cosmopolitan hostel.	Moderate (A.C.Shoot)	puramboko Road	
14/950 to 953	3473	1	2	1	38	144	0.5590	Government	do	Cosmopolitan hostel.	Pucka (R.C.C.)	
14/954	3474	0	04	000	0.0162	Madhavan Pillai-	4285	do	Road,Cosmo politan hostel.	Moderate (A.C.Shoot)	Pucka (R.C.C.)	

	1	2	3	4	5	6	7	8	9	10	11	12	13
11/230		0	08	000	0.0324	Dr.K.C.Zacharia	7845	dry	Vacant				
		0	29	000	0.1174	Hyranceza Beovi	8501	do	House	Moderato(tiled)			
		0	02	070	0.0081	S.Bhagavathi Pillai	8470	do	Vacant				
		X	0	08	500	0.0344	Samuvai John Gracy	8844	do	Vacant			
		X	0	06	500	0.0264	John						
		0	08	000	0.0324	C.Bhagavathiamma	8471	do	Vacant				
11/231	3475	0	50	650	0.2050	S.Bhagavathi Pillai	8470	do	Agriculture Deputy Director	Moderato (tiled)			
11/234,	3476	0	37	065	0.1500	Rajagopalan Nair	7092	do	City Ration- ing office, (R.C.C.)	234 pucca			
235,						Balagopalan Nair				(R.C.C.)			
236.													
3477	0	00	790	0.0032	Dr.K.C.Zacharia	7845	do	Vacant	Kulam puramboko	Vacant			
3478	0	21	350	0.0864	Government						do	Vacant	
11/954	3479	0	04	744	0.0192	Government							
	3480	0	00	790	0.0032	Ayyapan Pillai	185	dry	House	Kutchha			

12	3	4	5	6	7	8	9	10	11	12	13	
11/265 267	3571	0	11	861	0.0480	Krishna Pillai	729	dry	Shad	Moderata(A.C.Sheet)		
						Kunjukrishna Pillai						
	3572	0	00	742	0.0030	Chempakaraman	523	do	Vacant			
						Krishnan Nair.						
	3575	0	07	413	0.0300	Government						
	3576	0	37	000	0.1497	Government		do	Road			
	3577	0	45	000	0.1821	Government		do	Road			
	3578	0	30	000	0.1214	Government		do	Road			
4/1321 to 1324	3579	1	74	000	0.7041	Government		dry	Ajontha Bungalow, 1324 - Tourist depart- ment store, (tilled) Post Office. 1321 to 1323			
									Moderata(A.C.Sheet)			
	3580	0	26	000	0.1052	Government						
	3581	0	35	000	0.1416	Government		do	Road			
	3582	0	55	000	0.2226	Government		do	Road			
	3583	0	66	000	0.2671	Government		do	Road			
	3584	0	20	000	0.0809	Government		do	Road			
	3585	0	25	000	0.1012	Government		do	Road			
4/1511	3586	0	15	000	0.0647	Karthiyani Ponnamma	1363	dry	Houses: (Kutchoo) (hatchcoo)			

7

1 2 3 4 5 6 7 8 9 10 11 12 13
 4/1411 3587 0.87. 000 0.3521 Kochappi Paramu.
 to 1424 dry House & Kutchha(hatched)
 shop 1424 Kutchha
 shop (hatched)

4/1411 to 1424	3587	0 - 87 - 000	0.3521	Kochappi Paramu.	531	dry shop	Houso & Kutchha (thatched)
				A. Ananthan- Padmanabha Iyor	5683	do	Houso Pucka (R.C.C.)
				Sreedharan Sreekanth		do	Houso Pucka (R.C.C.)
				D. Krishnamurthy		do	Houso 1364 Pucka (R.C.C.)
				Dr. Skinner		do	Houso 1365 Modarato (tilor)
				Rajamohan		do	Post Office Houso Pucka (R.C.C.)
				Goothavasanth		do	Pucka (R.C.C.)
				George Ummal		do	Pucka (R.C.C.)
						do	Shed
4/1367 1368, 1369						3588	
4/1366							
4/1365 1364							
4/1372							
4/1410							
4/1409							
4/1370, 1371,							

4/1408	4/1399	4/1339
Government	K.P.Paramosuvaran Nair	Sreedharan
		B.S.Miranda
		Santha.Nair
do Reserve Bank compound vacant	do Patrol filling station	do House.
		do House
		do House
		do House
		Pucka(R.C.C)
		Pucka(R.C.C)
		Pucka(R.C.C)

• 8 •

1335, 1341	Dr. • Kurnatani	Static Indu- strial Ent- erprises, Pat audit	(R.C.C.) 1334 1333 1334 1335 Moderato (A.C.Sheet) offico,shed.
------------	-----------------	---	---

S.Kumar
do Commercial office (Gangotri building)
Pucka(R.C.C)

	Vaccine Dose	Name	Designation	Office Address	Phone No.
4/1331	1	K.V. Mathew Varghese	do	Housa	Pucka (R.C.C.)
4/1323	1	P.Saraswathamma	do	Housa	Pucka (R.C.C.)
4/1330	1	P.Narayanan Nair	do	Housa	Pucka (R.C.C.)
4/1328	1	Eliyamma George	5422	do	Agriculture & Refinance & Development Corporation
4/1327	1				

<p>4/1325 1326</p> <p>S. S. Karthikeyani amma Jagdamma</p>	<p>Corporation Office.</p> <p>do</p> <p>Consus Office</p> <p>do</p> <p>Pucka (R.C.C.)</p>
--	---

	1	2	3	4	5	6	7	8	9	10	11	12	13
4/1314 1315			Anantha Padmanabha Iyer										
4/1316 1318			Ramalingom Iyer Rama-Krishnan	5683	dry	Houso	Pucka (R.C.C.)						
4/1317 1320			Ramayyan Padmanabha Iyer	5757	do	Houso Shad	Pucka (R.C.C.)						
4/1319 1320			C.S.Ramayyan		do	Houso Shad	Pucka (R.C.C.)						
	3592	1	0 02 000 0.0081	Mathew Koshy	343	do	Houso	Pucka (R.C.C.)					
	3593	0	32 000 0.1295	Government	puramboko Road								
		1	0 01 900 0.0077	Kochappi paramu	531	dry	vacant						
			1 0 12 100 0.0490	Hajithar Muhammed Sait	3240	do	vacant						
4/1515 1516 1523	3620	1	64 054 0.6720	William Booth	842	do	Salvation Army quarters, (tiled) Boy's house	Moderate Pucka (R.C.C.)					
4/1509 1510			S.Omana	8064	do	Houso & work shop	Kutchha (thatched)						
4/1512			K.Chellappan Pillai	7751	do	Houso	Moderate(tiled)						
4/1505 1506 & 1507			Government	puramboko Pipe line & huts									

	1	2	3	4	5	6	7	8	9	10	11	12	13
4/1513			J.Gomathy amma										
4/1504			K.Dasukutty										
4/1524 1525, 1526 1528	3634	1	62 842 0.6590	William Booth	842	do	Salvation Army Head-quarters.	1524 to 1526 Modorato(tiled) 1528 Pucka(R.C.C.)					
4/1227 & 1229 to 1231	3636	2	41 421 0.9770	William Booth	842	do	Salvation Army High School	Puramboko Road					
	3648	0	33 112 0.1340	Government		dry	Houso	Kutchha(thatched)					
	3649	0	44 232 0.1790	Government		do	Houso	Kutchha(thatched)					
4/824	3650	10	0 15 000 0.0607	Sirc Chithirathirunnal-									
	3-11. 6. 1.	0 03 00 0 0125	Balaroma Varma-Maharaja.	4812	dry	Houso	Pucka (R.C.C.)						
	6-2-12	0 00 0 0034	0 0627										
	7	0 03 0 0142	0.0832										
	2	0 20 440 0.0827	Velayudhan Chakki-Bhagavathi	697	do	Vacant							
	4	0 00 840 0.0034	Adima Pillai Rawther	119	do	Vacant							
	9	0 00 840 0.0034	Pausakannu Rawther.										
	3	0 00 700 0.0028											
	5	0 00 840 0.0034											
	8	0 00 840 0.0034											
4/825 826	3651	0 11 120 0.0450	Pathummal Boovi Mariyam Boovi	5599	do	Houso & shop	Modorato(tiled)						

二二：

			Road	Puramboke					
				Dry	New	Public	Office	Building	
3044		1	66	055	0.6720	Government			
3045		0	48	000	0.1942	Government			
14/858	3046	0	29	000	0.1174	Government			
860	3047	A	0	25	204	0.1020	Government		
	B								
14/863	3048	0	34	000	0.1376	Government			
to 866	3049	0	68	000	0.2752	Government			
894	3050	0	16	233	0.0657	Government			
									863-Pucka (R.C.E.)

Chengazha-								
cherry.	1	0	14	000	0.0567	Government	puramboko	Road
	2	1	80	634	0.7310	Government	do	do
14/947	3	3	78	285	1.5309	Government	dry	Electronic Testing & Development Centres, Vacant (tilled)
	4	4	00	00	39	536	0.1600	Government

15:

Ananthakumaran Nair 10334 do
Vonigopalai Nair do

A.S.Nair	8912	do	Vacant
Dr.V.K.Sukumaran Nair	7966	do	Houso Pucka(R.C.C)

K.Sivarama Manon 1323 do House Pucka(R.C.E.)

Trivandrum Tennis 1 do Play Ground

卷之三

8 9 10 11 12 13

					Hauso dry	Kryonix Electro- nics Unit)	Moderate (tilted)
16	0	10	500	0.0425			
17	0	09	250	0.0374			
18	0	03	250	0.0132	Government		
19	0	26	000	0.1052			
20	0	00	500	0.0020			
	1	0	06	000	0.0243	G.Janaki amma	2634
	2	0	06	000	0.0243		
	3	0	06	000	0.0243		
	4	0	06	000	0.0243		

9/228 194 0 22 240 0.0900 Antony Yosu
229 Adiyan 1975 do do House
Car Shed
Gardens
Moderato
(titled)

:17:

	1	2	3	4	5	6	7	8	9	10	11	12	13
9/231	195	0	79	074	0.3200	Government Bharayavi Pillai LakshmiKutty amma.		porambok Road and Tennis club compound N.C.C. compound					
9/273	208	0	13	344	0.0540	Kolappa Pillai Subramania Pillai	6449	do House	Pucka(RCC)				
9/250	214	0	16	000	0.0647	Government		purambok Housa Lan o Kutchha (thatched)					
9/254	212	1	0	01	052	0.0043	Government	do Trivandrum Shankotah Road					
					2	0	30	020	0.01215	Kaudiar House,			
					3	0	02	238	0.0091	Gazotted Officers ,	Pucka		
					4	0	66	440	0.2688	dry Gazotted Officers ,	(RCC)		
										Quarters .			
9/259	213	1	0	06	020	0.0244	Government	purambok Trivandrum					
to 263	214	1	0	13	000	0.0526	Government	Shenkotah Road					
		2	2	22	00	0.8984		Trivandrum 259,262					
								Shenkotah Road, Pucka					
								Trivandrum (A.C.Sheet)					
								Women's Club, 260,263					
								T.T.P.T.Office, Pucka					
								University (R.C.C)					
								Woman's Club,					
								Lions Club					
								Clinic,					

:18:

	1	2	3	4	5	6	7	8	9	10	11	12	13
9/744	215	0	03	173	0.0007	Government		Puramboko Road					
to 747	218	8	50	768	3.4430	Government		dry Manomohan Rajabhabavan compound					
								Bishops' House 744,745 compound,Social 747 -					
								Service Society Moderate Godown. (A.C.Sheet)					
								746Pucka(R.C.C)					
373	0	01	977	0.00080	Narayana Pillai- Sreedharan Nair.	2952	do	Bishops' House Compound					
374	1	15	398	0.4670	Dr.Alocious Mary Balsinger.	1246	do	puramboko Road					
								Moderato (tilod)					
9/765	375	0	05	535	0.0224	Padminiamma Santhakumari	10903	dry House					
9/757	376	0	24	216	0.0980	Gouriamma Sarojini amma.	2955	do Tailoring shop	Kutchha (tilod)				
								Road					
								shops (tilod)Kutchha					
								dry					
								Narayananpillai- Padmanabhanpillai	2940				
								Hariyana Pillai-	2948				
								Sukumaran Pillai.	do				

:21:

SCHEDULE - II
DETAILED TOWN PLANNING SCHEME FOR MUSEUM KAUDIAR AVENUE

FORM No. 11

DAILED TOWN PLANNING SCHEME FOR MUSEUM KAUDIAR AVENUE
Under rule 38 of the Travancore Town Planning Rules, 1113)

Estimate of cost of the Scheme (Under rule 38 of the Travancore Town Planning Rules, 1113)

	Debits Rs.	Amount Rs.	Credits Sl. No.	Amount Rs.
1.				
Acquisition of lands, buildings etc.				
(i) For Roads				1,93,000
(ii) For other purposes				
2.				
Improvements				
(i) Raising level	31,500		1.	Government Grants
(ii) Forming roads	2,800		2.	Contribution from Government departments
(iii) Culverts	47,000		(a)	(a) Government departments
(iv) Drains	50,000		(i)	(i) P.W.D.
(v) Water supply and drainage	1,75,000		(ii)	(ii) P.H.E.D.
(vi) Lighting	1,00,000		(b)	(b) Other Local Authorities
(vii) Parks and open spaces			(i)	(i) K.S.E. Board
3.			(ii)	(ii) Corporation of Trivandrum
Compensation for injurious affection			3.	Accounts debit able to
			(i)	(i) Accounts ordinary
			(ii)	(ii) Water works
			(iii)	(iii) Electrical Department
			(iv)	(iv) Any other department

:22:

	Debits Rs. No.	Amount Rs.	Credits Sl. No.	Amount Rs.
4.				
Miscellaneous				
(i) Cost of preparation of scheme	15,000		4.	Other Items
(ii) Cost of Arbitration etc.	25,000		(i)	(i) Betterment levy
(iii) Legal Expenses	25,000			
(iv) Contingencies	20,000			
GRAND TOTAL:-	5,00,000			GRAND TOTAL:-
				5,00,000

G. BHASKARAN NAIR,
Chief Secretary to Government & Chairman,
Trivandrum Town Planning Trust.

SCHEDULE - III

DETAILED TOWN PLANNING SCHEME FOR MUSEUM KAUDIAR AVENUE

FORM No. 8

List of new streets and widening of Existing Streets

(Under Rule 37(if) of the Travancore Town Planning Rules, 1913)

Name of streets or distinguishing letters	Situation	New street length of streets or widening (in metres.)	Width of streets (in metres.)	Distance between building lines (in metres.)	Width of metalling (in metres.)	Remarks
2.	Road A A	Road from Vellayambalam Jn. to Sashtamangalam.	196	5	6	9
3.	Road A1 A1	Road from Kaudiar to Kuravanknam.	do	7	7	8
4.	Road B B	Road from Museum Junction to Nanthankode.	82	18	27	14 "
4.	Road B1 B1	Road to Devassiom Board.	do	84	18	27
5.	Road B2 B2	Road from Kaudiar to Jauahar Nagar.	do	86	18	24
2.	ad C C	Road to Jauahar Nagar, northern side of the Nanomohan Benglow Compound.	Partly new	102	12	18
3.	ad C1 C1	Offtake road from the road B2 B2 towards the north-east	Partly new Partly widening	160	12	7 " Reservation

G. BHASKARAN NAIR,
Chief Secretary to Government & Chairman,
Trivandrum Town Planning Trust.

:25:

SCHEDULE - IV

DETAILED TOWN PLANNING SCHEME FOR MUSEUM-KAUDIAR AVENUE

FORM No.10

Land proposed to be Reserved (Under Rule 37(iv) of the Travancore Town Planning Rules, 1113)

Reference to making on map.	Approximate area in hectares	Purpose for which area is to be reserved	Present use	Remarks
Western side of the road B B	00.38	Parks & open spaces	Parks & open spaces	3466(p) of Madathuvilakom village.
Eastern side of the road B B	08.07	"	"	3466(p), 3467(p), 3468, 3469, 3478(p), 3479(p), 3480(p), 3484(p), 3485(p) of Madathuvilakom village.
Southern side of the Museum-Vellayambalam Road.	03.19	"	"	3(p) of Chengazhacherry 91(p) of
Southern side of the road C C	01.40	"	"	188(p), 191(p), 192(p), 195(p) of Anchamada village.
Southern side of the road B2	01.73	"	"	3648(p), 3649(p) of Madathuvilakom village.
Northern side of the road B2 B2	00.65	"	"	152(p), 184(p), 185(p), 186(p) of Anchamada village.

:26:

Red	02.48	Public & semi public	Public & semi public	Residential
outh of the road A1 A1	01.24	"	"	3040(p), 3041(p), 3042, 3043, 3044(p), 3045, 3046, 3047(p), 3048, 3049, 3050(p), 3051(p), 3052(p), 3053(p), 3054 to 3059, 3060(p), 3061(p) of Vanchiyoor village.
orth west quadrant of Vellayambalamunction (occupied by P.H.E.D. stores, etc.)	"	"	"	1(p), 2(p), 3(p), 4(p), 5(p), 79(p), 90(p), 91(p), 92(p), 93, 94, 95(p), 96(p), 97(p), 99(p) of Chengazhacherry village.
outh of museum - Vellayambalam road.	04.24	"	"	378(p), 473(p), 481(p) of Anchamada village.

Yellow	00.24	Residential	Residential
outh of the ad A A	02.64	"	218(p), 373(p), 374(p) of Anchamada village.

	2	3	4	5	6	7
East of Vellayambalam Yellow Kaudiar road.	06.22	Residential Residential	3474(p), 3475(p), 3476(p), 3477(p), 3560(p), 3561(p), 3564(p), 3571(p), 3572(p), 3575(p), 3576(p), 3579(p), 3586(p), 3587(p), 3588(p), 3592(p), 3593(p), 3620(p), 3650(p), 3651(p) of Madathuvilakom village.			
South of the road C C	" 01.16	" "	" "	" "	214(p), 218(p) of Anchamada village.	
North of the road C C	" 02.24	" "	" "	" "	192(p), 193(p), 194(p), 195(p), 208(p), 211(p), 212(p), 213(p), 214(p) of Anchamada Village.	

East of the road C1 C1

The vacant porambok land situated on the north of T.T.C. Compound at the junction of Kaudiar avenue and golf links road.

North of the road C1 C1

184(p), 187(p), 188(p) of Anchamada Village.

184(p), 185(p), 187(p) of Anchamada Village.

:28:

	2	3	4	5	6	7
Road A A	Brown	00.04	Road widening	Public	377(p), 378(p), 473(p) of Anchamada village.	
Road A1 A1	"	00.08	" "	" "	3636(p), 3649(p), 3650(p) of Madathuvilakom village.	
Road B B	"	00.06	" "	" "	3466(p) of Madathuvilakom village.	
Road B1 B1	"	00.02	" "	" "	3586(p), 3587(p), 3592(p) of Madathuvilakom village.	
Road B2 B2	"	00.03	" "	" "	187(p), 188(p) of Anchamada village.	
Road C C	"	00.03	" "	" "	214(p) of Anchamada village.	
Road C1 C1	"	00.12	" "	" "	184(p), 187(p) of Anchamada village.	

G. BHASKARAN NAIR,
Chief Secretary to Government & Chairman,
Trivandrum Town Planning Trust.