



# DRAFT DETAILED TOWN PLANNING SCHEME



## DRAFT DETAILED TOWN PLANNING SCHEME

FOR KUMBAZHA JUNCTION AND SURROUNDINGS, PATHANAMTHITTA

# REPORT

(REVISED FOR PUBLICATION)

# 2024

LOCAL SELF GOVERNMENT DEPARTMENT  
PLANNING, PATHANAMTHITTA

PATHANAMTHITTA MUNICIPALITY

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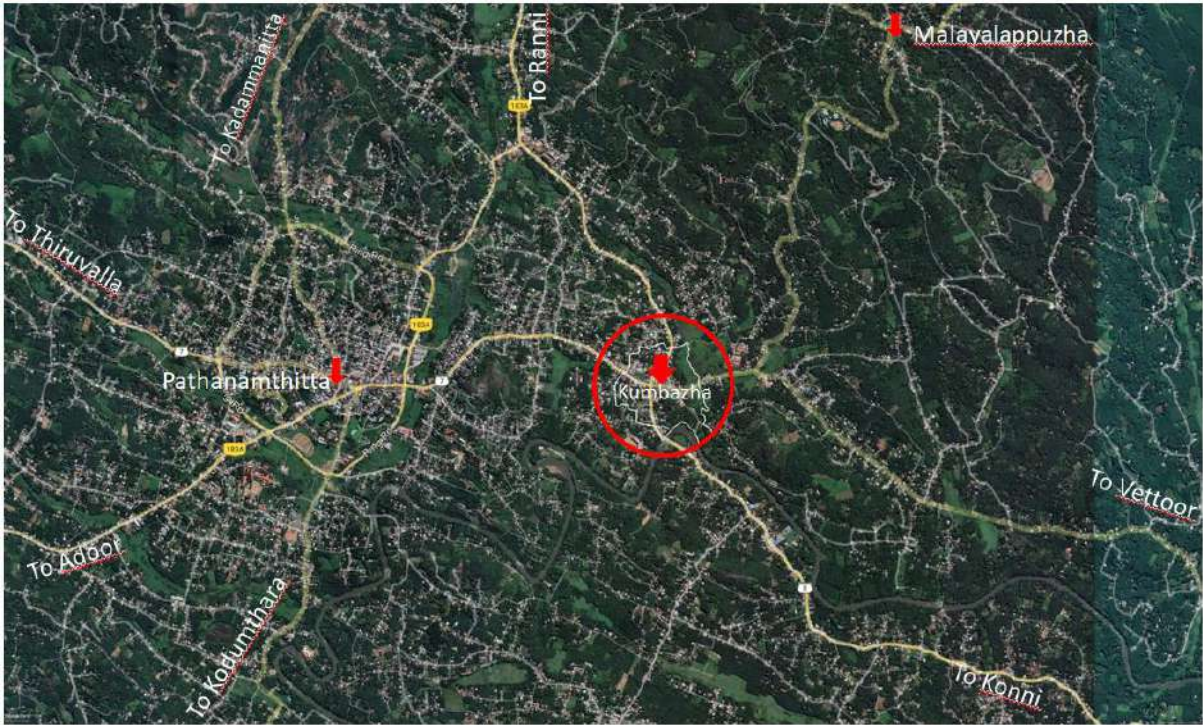
## CHAPTER 1

### DESCRIPTION OF SCHEME AREA AND DETAILS OF EXISTING PUBLISHED DETAILED TOWN PLANNING SCHEME

#### 1.1 Introduction

A city suburb and one of the main road intersections in Pathanamthitta Municipality, Kumbazha is classified as a Second-order node based on its commercial characteristics. It serves as a turning point for pilgrims heading to Sabarimala, Erumeli, Malayalappuzha, and Maramon, four of the district's most well-known pilgrimage sites. The Achenkovil River flows fairly close to Kumbazha on southern side of the scheme. The T.K. Road (SH-07) and Main Eastern Highway (Punalur-Pathanamthitta-Muvattupuzha Road/SH-08) intersect at the Kumbazha Junction, which is located 3 km east of Pathanamthitta Central Jn. The major road network passing through Kumbazha Junction is shown in Figure 1.1. There are frequent accidents in the neighbourhood due to inadequate sight distances on the current roads that meet at this intersection. Within the municipality, Kumbazha is the largest wholesale fish market. Kumbazha market is the primary source of fish for Pathanamthitta market and the surrounding areas. Facilities for the purchase and sale of regional goods are also offered by this market. At Pathanamthitta market, meat, fish, and vegetables are the main commodities exchanged. The Municipal Market, St. Mary's Orthodox Cathedral with cemetery and Sunday school, Open Stage with Assembly region, and M.D. L. P. School are the primary sources of activity in this region. An indoor badminton court, a saw mill, a petrol station, a pump house, a health center, an ice plant and an anganavadi are additional amenities available in the scheme area. There is a residential neighborhood with dry agricultural land and a ribbon-like dispersion of offices and commercial buildings along the main travel corridor. On the eastern edge of the scheme area, there are also natural open drainage systems and low-lying or marshy areas. The Google image of the scheme area is shown in Figure 1.2





*Figure 1.1: major road network passing through Kumbazha Junction*

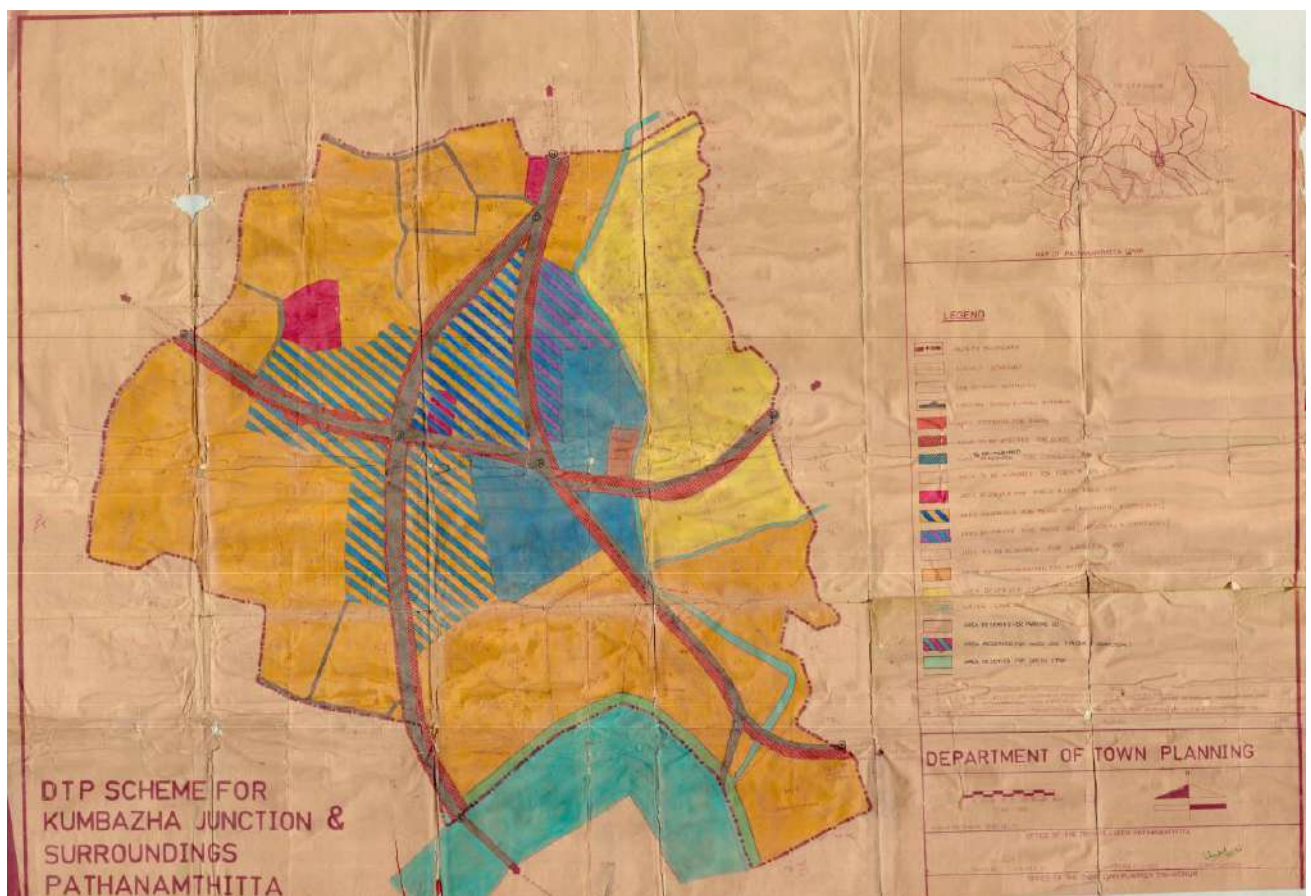


*Figure 1.2: Google image of the scheme area*



## 1.2 Published Detailed Town Planning Scheme for Kumbazha Junction & surroundings Pathanamthitta

For the development of the Kumbazha Junction & surroundings, Detailed Town Planning Scheme was prepared and published on 12/08/1984. The scheme area includes part of Pathanamthitta village of Kozhanchery Taluk. The total extent of the scheme is 35.82 Hectares (approximately) as per the published DTP scheme for Kumbazha Junction & surroundings Pathanamthitta. The Published DTP Scheme for Kumbazha Junction & surroundings Pathanamthitta is shown in Figure 1.3



*Figure 1.3: Published DTP Scheme for Kumbazha Junction & surroundings Pathanamthitta published on 12/08/1984*

### **1.3 Review of the existing published Detailed Town Planning Scheme**

Development proposals of Published DTP Scheme for Kumbazha Junction & surroundings Pathanamthitta:

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

### **1.4 Level of implementation**

A few of the proposals that are implemented as part of the Detailed Town Planning Scheme are mixed uses for commercial and industrial purposes and mixed uses for commercial and residential purposes. While some of the other proposals such as the proposed market and the proposed parking lot, have not come to realization. The land originally reserved for residential use has not materially changed, whereas the part of land previously reserved on the south side of the Kumbazha-Vettoor road has been turned into commercial usage.

## CHAPTER 2

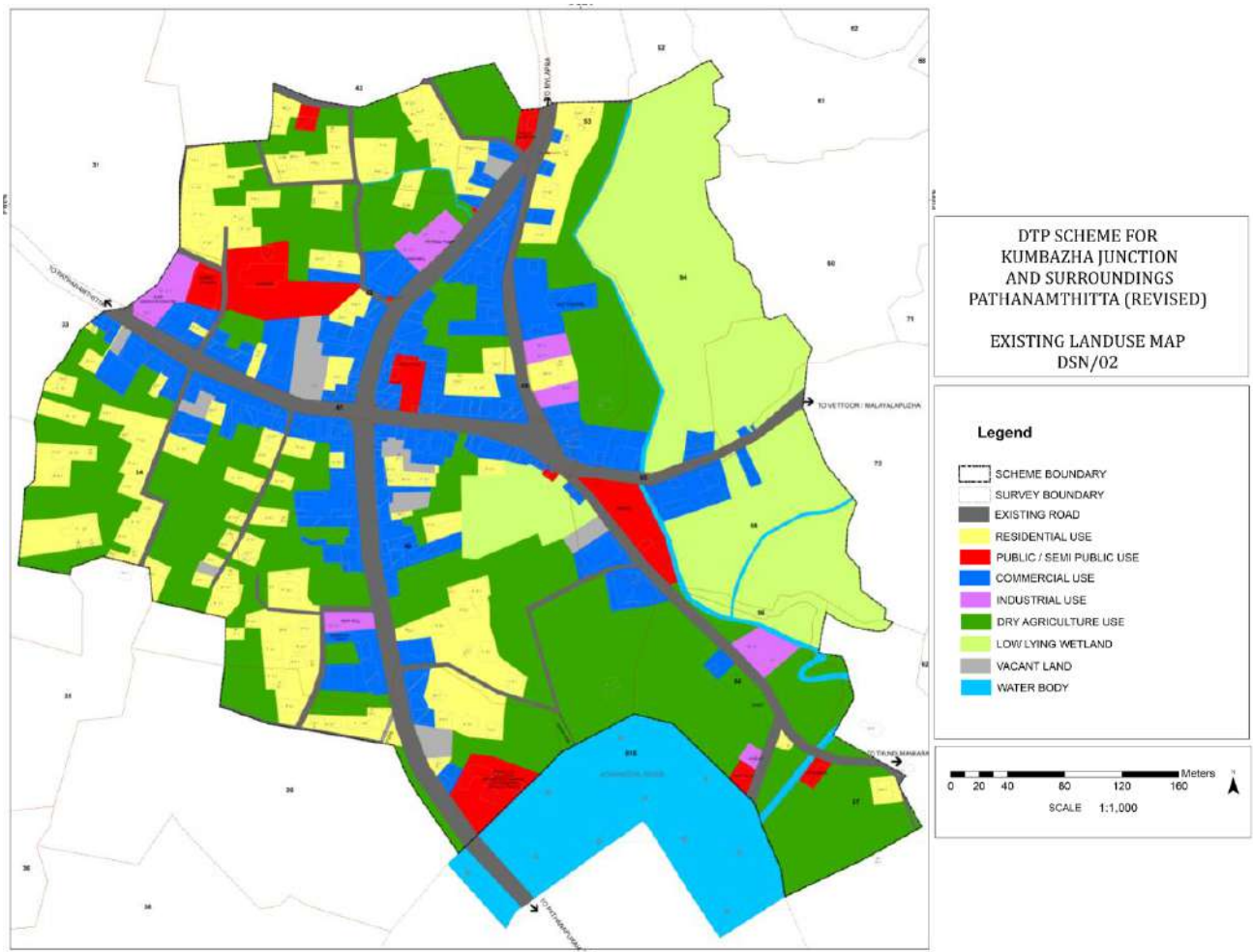
### NEED FOR VARIATION OF EXISTING PUBLISHED DETAILED TOWN PLANNING SCHEME

#### 2.1 Need for Variation

For specific locations that require significant attention and for specific development sectors, detailed town planning schemes are created. DTP Scheme for The Kumbazha Junction and surroundings was approved in 1984 with the intention of developing the town's underdeveloped sections. The following are some elements that demand for changing the scheme.

##### 2.1.1 Present Developments in the Scheme area

The Kumbazha Junction and its surroundings have seen several new developments over the past few years, although the area's development tendency has diverged from the recommendations of the area's published DTP scheme strategy. A few of the proposals that are implemented as part of the DTP scheme are mixed uses for commercial and industrial purposes and mixed uses for commercial and residential purposes, while some of the other proposals, such as the proposed market and the proposed parking lot, have not come to realization. The land originally reserved for residential use has not materially changed, whereas the part of land previously reserved on the south side of the Kumbazha -Vettoor road has been turned into commercial usage. It is unavoidable that the Scheme will change in order to control future developments while taking into account the current trend. The existing scheme was created and published in 1984. The Detailed Town Planning Scheme for the Kumbazha Junction and Surroundings has been available for 39 years. This itself calls for the revision of the scheme. Also various changes have been made to the area over the past few years. This necessitates a modification of the current Scheme as well. The Existing land use of DTP scheme for Kumbazha Junction & surroundings Pathanamthitta is shown in Figure 2.1 (EXISTING LANDUSE MAP DSN/02).



*Figure 2.1: Existing land use of DTP scheme for Kumbazha Junction & surroundings Pathanamthitta.*

Despite the scheme area's predominately urban characteristics, dry agriculture is still a major use in the region, accounting for about 32.41 % of all land use, followed by low lying land (18.28%). When compared to the overall land use, the public and semi-public land uses are lesser in the scheme area. A significant portion of public/semi-public use falls in this category and is made up of M.D. L. P. School, St. Mary's Orthodox Cathedral with cemetery and Sunday school, Open stage with Assembly Area, and the currently non-functional Aircraft Maintenance Engineering College under Mount Zion College. The majority of the commercial land use, which accounts for around 13.94 % of the total, is situated next to along the roadways and in wholesale fish markets. The land use that is contributed by transport routes and their allies is 9.79%. The contribution of industry use such as automobile workshop and service centre , hollow brick manufacturing unit, ice plant , Saw mills etc. are around 2 %, but it is spatially dispersed over the scheme area. Other land uses, like those on vacant land and water bodies, contribute to a very small portion of the total land use share in the planning area. The land use breakup of the scheme area is shown in TABLE 2.1

*Table 2.1: Existing Land Use Breakup*

<b>Existing Land Use</b>	<b>Area (Hectare)</b>	<b>Percentage Distribution (%)</b>
<b>Dry Agriculture</b>	<b>11.05</b>	<b>32.41</b>
<b>Lowlying Wetland</b>	<b>6.23</b>	<b>18.28</b>
<b>Residential</b>	<b>5.50</b>	<b>16.12</b>
<b>Commercial</b>	<b>4.75</b>	<b>13.94</b>
<b>Existing Road</b>	<b>3.34</b>	<b>9.79</b>
<b>Public/Semipublic</b>	<b>1.57</b>	<b>4.61</b>
<b>Industry</b>	<b>0.68</b>	<b>2.00</b>
<b>Vacant Land</b>	<b>0.67</b>	<b>1.97</b>
<b>Water body</b>	<b>0.30</b>	<b>0.89</b>
<b>Total</b>	<b>34.10</b>	<b>100.00</b>

### **2.1.2 Study from Master plan**

Attempts for preparation of development plan for Pathanamthitta were started way back in 1984. The draft development plan for Pathanamthitta was published in 1995. But due to various reasons the plan could not be finalized and not obtained final sanction for the plan ever after a lapse of 25 years. The municipality council, Pathanamthitta vide resolution dated 09/07/2018 decide to prepare a new master plan for pathanamthitta considering the changed development scenario. The provisions in the development plan for Pathanamthitta town need to be incorporated into the scheme area to control the development activities in an integrated manner. Also specific projects, area delineation and zoning regulations based on the broad policies visualized in the Master plan need to be materialised at the scheme level. This also calls for the revision of the scheme.

### **2.1.3 Summary**

Current land use of the scheme area demonstrates that the region has had significant development, serving as the municipality's second order node. Therefore, it is inevitable that the Scheme will need to be revised in light of the intense commercial development along The T.K. Road (SH-07) and Main Eastern Highway as well as the potential of recreational space and the current market area.



## CHAPTER 3

### EXISTING SITE POTENTIAL AND VISION

#### 3.1 Municipal Council Resolution

Pathanamthitta municipal council has taken Resolution dated 06/08/2022, to make variation in the existing DTP scheme as per Section 50 of the Kerala Town and Country Planning Act 2016.

#### 3.2 Proposed Road widening

The main artery for the development of the scheme area has been T.K. Road (SH-07) and its continuation towards Vettoor and Main Eastern Highway. Bypassing roads are required to reduce traffic congestion at intersections. The backbone of any progress is always its infrastructure. With a stronger transit system and enhanced interconnected public spaces, this project would expand the area's potential for development into an urban hub. It would also provide a gateway to the Pathanamthitta municipality.

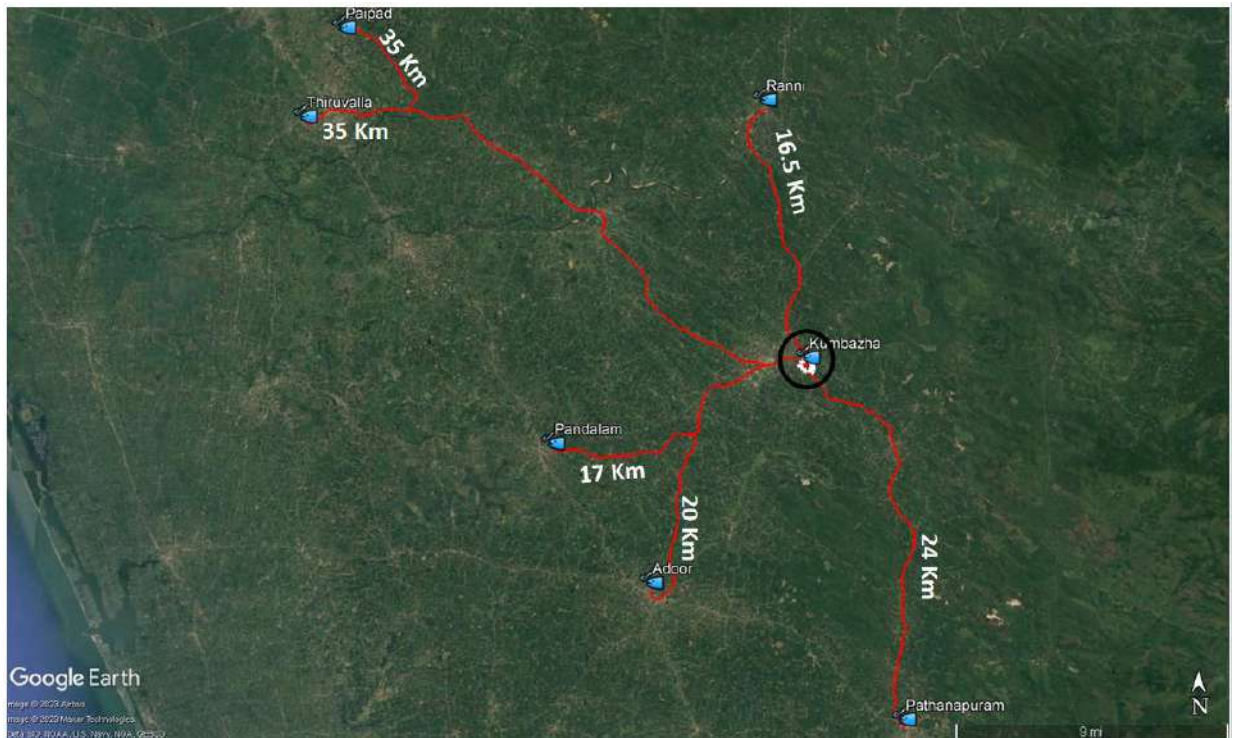
#### 3.3 Existing Site Constraints and Potential

The mid-eastern side of the scheme's whole sale fish market (Figure 3.1) was discovered to be underutilised. Whole sale fish trade takes place between 4 and 5 in the morning, during the day. For the wholesale dealing, fish were brought in from Kochi, Alappuzha, Neendakara, Kollam, and even from Tamilnadu. However, beyond this specific hour in the morning, there is no activity at all, and the area remains empty. The closest whole sale fish market relative to the Kumbazha fish market, which is farther away by at least 16 kilometres. (Figure 3.2) shows the location of nearest wholesale markets from Kumbazha Market





*Figure 3.1: Existing Kumbazha Wholesale Fish Market*



*Figure 3.2: Location of nearest wholesale markets from Kumbazha market*

On the eastern side of the scheme, there is a natural drainage (Figure 3.3) flow that merges with the Achan kovil River at Thundumankara Kadavu. Due to the open nature of the drain, waste gets dumped into it. It is discovered that the market area and automobile workshops are the cause of drainage contamination.



*Figure 3.3: Natural drainage flows towards Achankovil River*

During the rainy season the contaminated water is released to the Achankovil River on the eastern side of the intake (Figure 3.4) via natural drainage. The polluted water negatively impacts the water supply because the Achankovil river flows from east to west.



*Figure 3.4: Intake for the water supply*



The scheme area and the town itself do not yet have any recreation facilities. It is possible to use the dry land next to the Achankovil River (*Figure 3.5*) and its bank for recreational activities and amenities.



*Figure 3.5: Achankovil River*

T.K. Road (SH-07) and its continuation towards Malayalapuzha/Vettoor and Main Eastern Highway have been the primary thoroughfares for the development of the scheme area. The intersection of the mentioned routes already creates a bottleneck and result heavy traffic during peak hours. Since the intersection of the road serves as a gateway to the municipality of Pathanamthitta, the location should be given visual attention. Figure 3.6 depict the Kumbazha Junction



*Figure 3.6 : The Kumbazha Junction*

At the centre of the scheme area, right beside the junction, there is a modest assembly space and an open stage that belong to the Pathanamthitta municipality (Figure 3.7). It was once used for market activity. Currently, a health centre (UPHC) is located on the premises. Lack of parking spaces and other amenities makes it difficult to make the full fledged use of the space.



*Figure 3.7: Open Stage with Assembly Space*

There are no dedicated parking spaces at this time in the scheme area. Usually, parking of vehicles is found along the side of the road and also inside the market area. This trend results in traffic congestion and the deterioration of urban aesthetics.



*Figure 3.8: Parking along road side*

Low lying wetland areas (Figure 3.9) can be gently developed while taking into account their ecological significance. The scheme area currently has no flood control measures available. By building recharging ponds, low-lying terrain can be used to recharge the flood surplus water.



*Figure 3.9: Low lying wetland areas*

### **3.4 Vision**

The following vision has been generated to meet the future expansion of the scheme area taking into account the current developments, existing site constraints, and potential.

**“Kumbazha will be functioning as a second order node giving an entry point to Pathanamthitta municipality. It will form a key part of the municipal area with a multifunctional upward market and giving quality and attractive recreation space catering to the city level, by a balanced sustainable development and improved interlinked public spaces with a better transportation network.”**



## **CHAPTER 4**

### **OBJECTIVE OF THE REVISED DTP SCHEME & ITS DEVELOPMENT PROPOSALS**

#### **4.1 Objective**

The scheme's goal is to control the future development of neighbourhood in a controlled manner by adding recreational space, expanding the market, and encouraging mixed-use development after taking into account the current and projected development trends of the scheme area. The development plans for the Kumbazha region and its surroundings are made while taking into account the potential and possibility of future development of the region. Making forward-looking development proposals for the area is vital because of the region's expanding urbanisation and the town's significance as a functional hub for the municipality. Since the scheme's area is the municipality's Second order node, it is necessary to make timely development improvements to encourage the steady growth of the region.

#### **4.2 Land use proposal for the scheme area**

As the scheme area is an entry point to Pathanamthitta and a turning point for pilgrims heading to most well-known pilgrimage site of the district such as Sabarimala, Malayalappuzha, Erumeli and Maramon, the land use proposal aims to unlock the commercial potential of the area. Based on the studies, analysis, desktop discussions, and various levels of stakeholder meetings the proposed land use map of the revised scheme is devised. The proposed land use map of the revised scheme is shown in figure 4.1 (PROPOSED LANDUSE MAP DSN/02). The scheme area is classified under 15 zones such as Area Reserved For Residential Use Zone, Area Reserved for Public and Semipublic Use Zone, Area Reserved for Multi-functional Market Zone , Area to be Acquired for Multi-functional Market Zone, Area Reserved for Commercial Development Use Zone, Area Reserved for Mixed Use Zone, Area Reserved for Ecological Park with Recharging Pond Zone, Area Reserved for Dedicated Parking Zone, Area Reserved for Recreational zone, Area Reserved for Street vending zone, Area Reserved for Water Course, Area to be Acquired for Proposed new water course / widening of existing water course, Existing Roads, Area to be acquired for Proposed new road and widening of existing road, Area to be acquired for Proposed Pedestrian street/Walkway. The breakup of the proposed land use is given in Table 4.1.

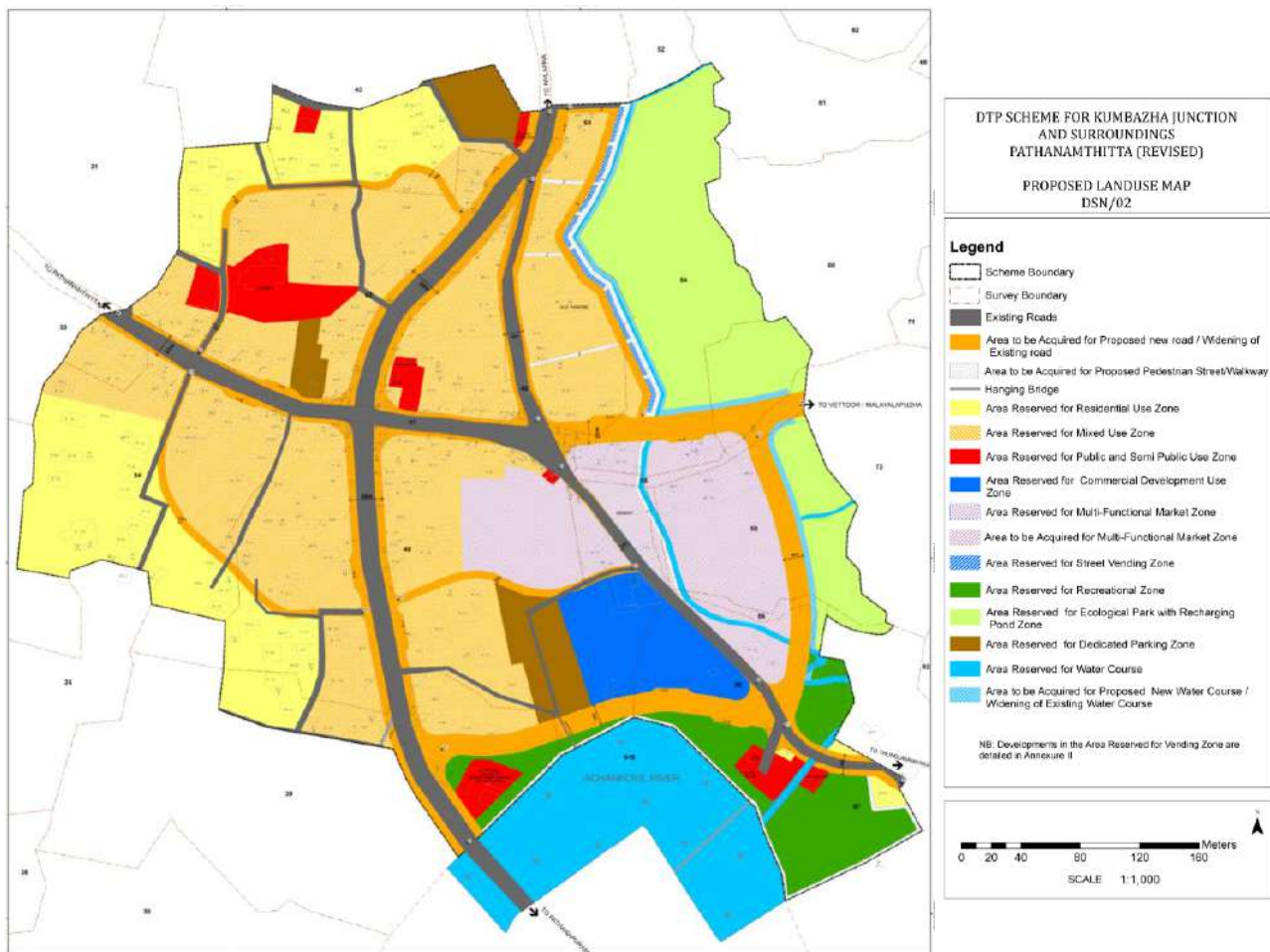


Figure 4.1: Detailed Town Planning Scheme for Kumbazha Junction and Surroundings, Pathanamthitta(Revised) -Proposed land use map

Table 4.1: Breakup of the proposed land usez

Proposed Land Use	Area (Hectare)	Percentage Distribution
Area Reserved for Mixed Use Zone	10.33	30.29
Area Reserved for Residential Use Zone	4.27	12.53
Area to be Acquired for Proposed New Road/Widening of Existing Road	3.85	11.28
Area Reserved for Ecological Park with Recharging Pond Zone	3.69	10.81
Existing Road	3.07	8.99
Area to be Acquired for Multi-functional Market Zone	2.91	8.54
Area Reserved for Recreational Zone	1.53	4.49
Area Reserved for Commercial Development Use Zone	1.13	3.31
Area Reserved for Public and Semipublic Use Zone	1.05	3.08
Area Reserved for Dedicated Parking Zone	0.99	2.91
Area to be Acquired for Proposed Foot Path	0.40	1.17
Area to be Acquired for Proposed New Water Course/Widening of Existing Water Course	0.27	0.80
Area Reserved for Water Course	0.26	0.77
Area Reserved for Multi-functional Market Zone	0.24	0.72
Area Reserved for Street Vending Zone	0.11	0.32
<b>Total</b>	<b>34.10</b>	<b>100.00</b>

The major projects and proposals for enhancing commercial and recreational activities and improving the overall connectivity of the scheme area are listed below.

#### 4.2.1 Town Square Development

The open stage and assembly area already present in the centre of the scheme area, next to the Kumbazha junction, has to be made more inviting for gatherings of people, and it must have been established that key amenities are required for efficient operation. Location of proposed town square in scheme area is indicated in figure 4.2. Presently an approximate area of 0.25 Acre land is available for the proposal. A model proposal for the town square development for the revised scheme is shown in figure 4.3

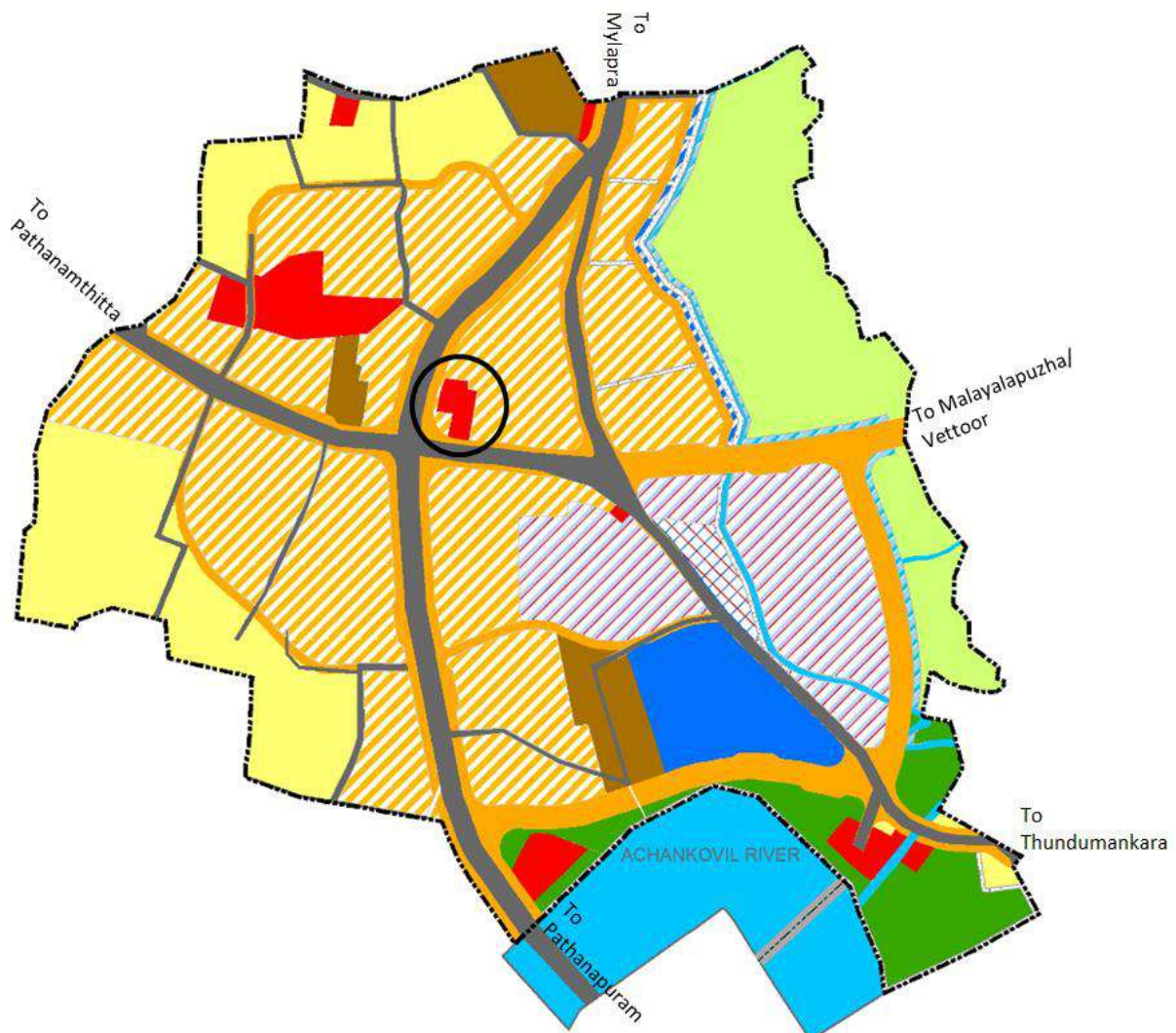


Figure 4.2: Location of proposed town square in scheme area.



# Proposal for Public Square

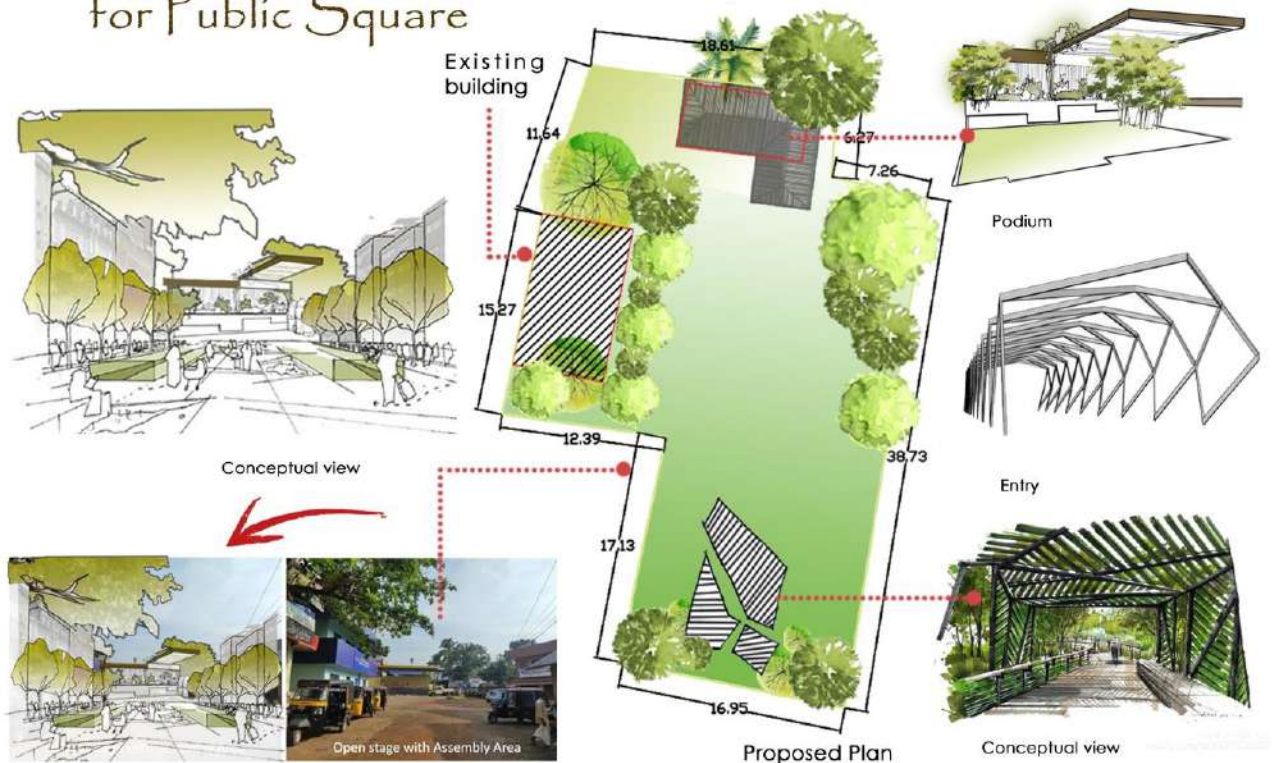


Figure 4.3: A model proposal for the town square development.

## 4.2.2 Gate Way land mark

The Kumbazha Junction should be given visual attention by constructing a gateway land mark since it serves as both the entrance to the Pathnamthitta municipality and a turning point for pilgrims heading to the most well-known pilgrimage sites in the district, such as Sabarimala, Malayalappuzha, Erumeli and Maramon. The project also includes a proposal for city-level leisure, with a proposed entry point for the activity close to the bridge that should be given visual prominence by the construction of a gateway land mark. Location for proposed gateway land marks in scheme area is indicated in figure 4.4

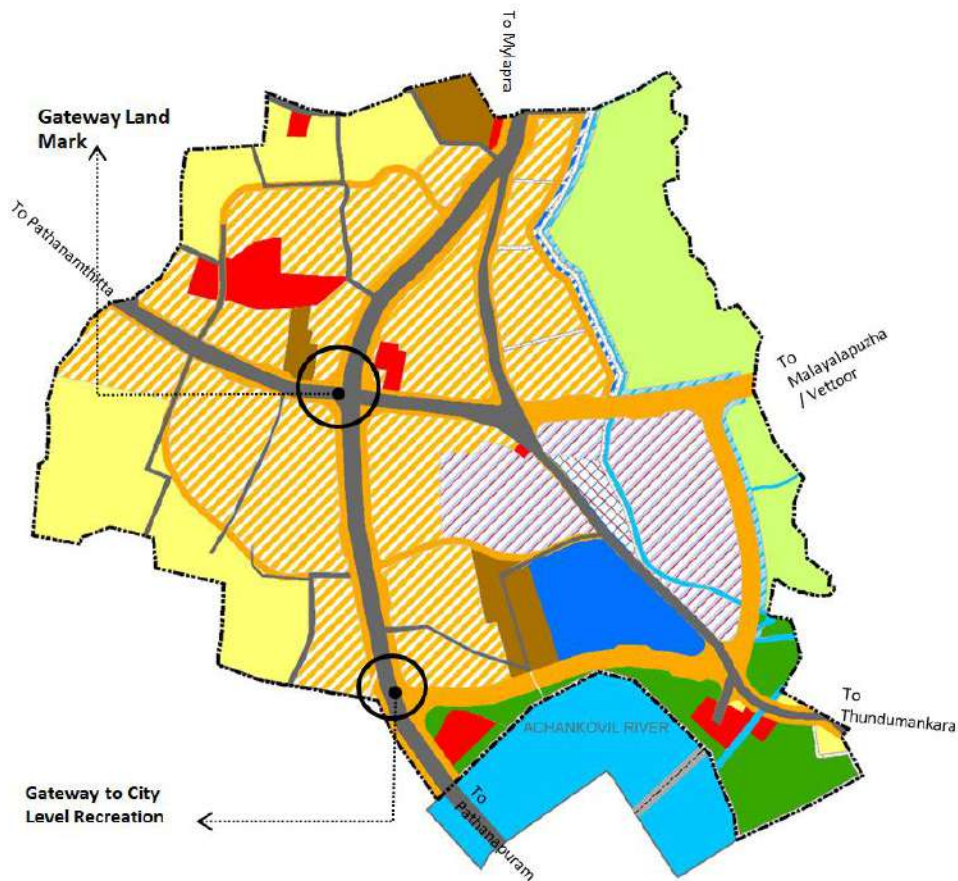
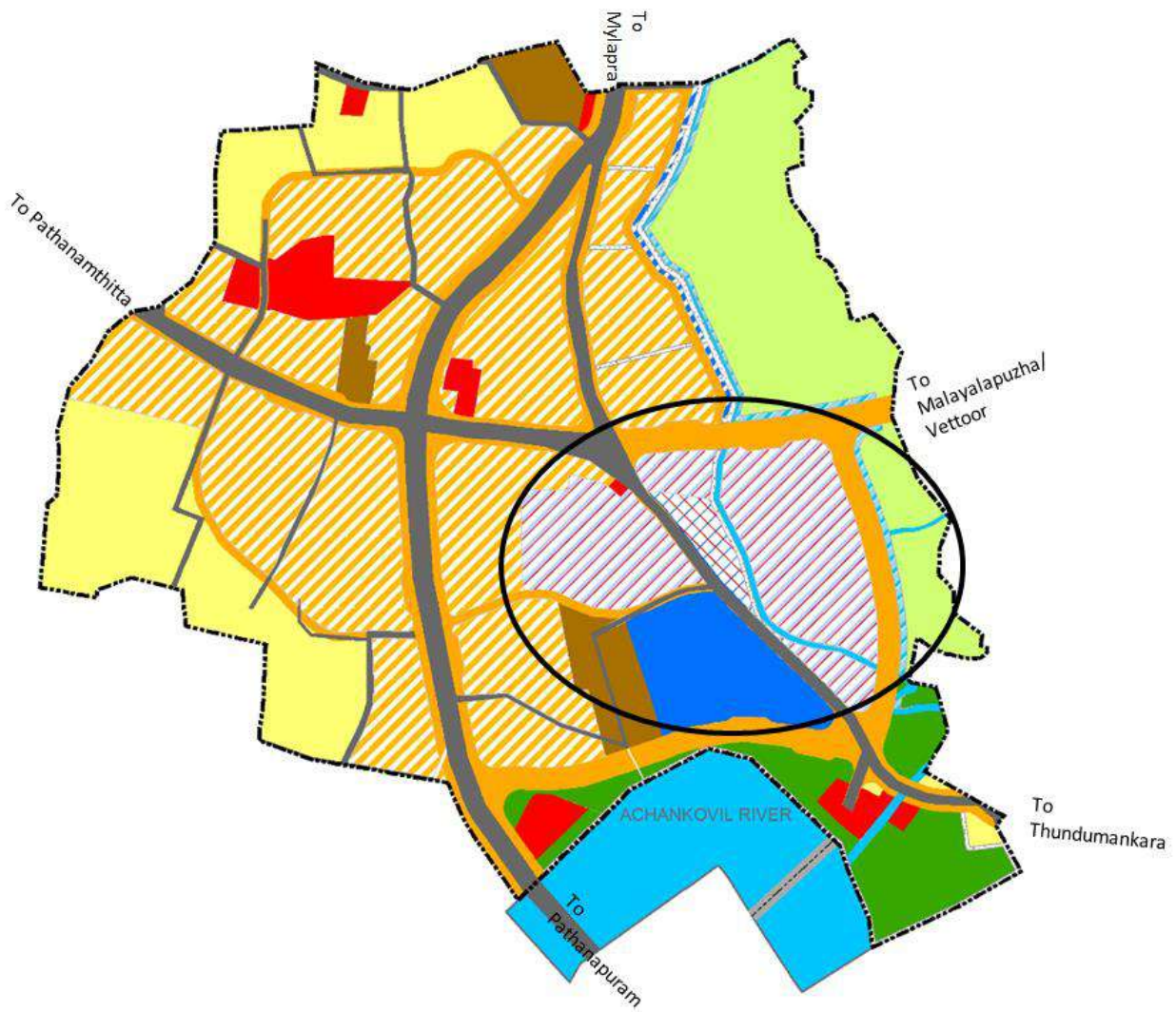


Figure 4.4: Location for gateway land marks in scheme area

#### 4.2.3 Multi-functional Upward market

The poorly utilized existing whole-sale fish market of approximate land area 0.6 Acre in the mid-eastern side of the scheme area should be expanded to a sizable area by acquiring nearby land, including low-lying lands present on the east and west sides, and realigning the existing road (Kumbazha to Malayalappuzha/Vettoor) to pass on the north side of the existing market. Modern market facilities with built-in waste treatment capabilities should be provided for the proposed market. Flexible land use should be considered and used for other commercial activities like temporary vending shops on wheels, which stimulate the commercial activity and indirectly promote city-level recreation, since the existing whole-sale fish market remains empty with no activity after a specific time of the day. For the market area expansion to function properly and to maintain continuity, the existing road from Market Junction to Vettoor inside the scheme boundary needs to be realigned in accordance with the given proposed map. An area of approximately 7.2 Acre of land around the existing market needs to be acquired for the realisation of a multi-functional upward market. Location for proposed market zone in scheme area is indicated in figure 4.5

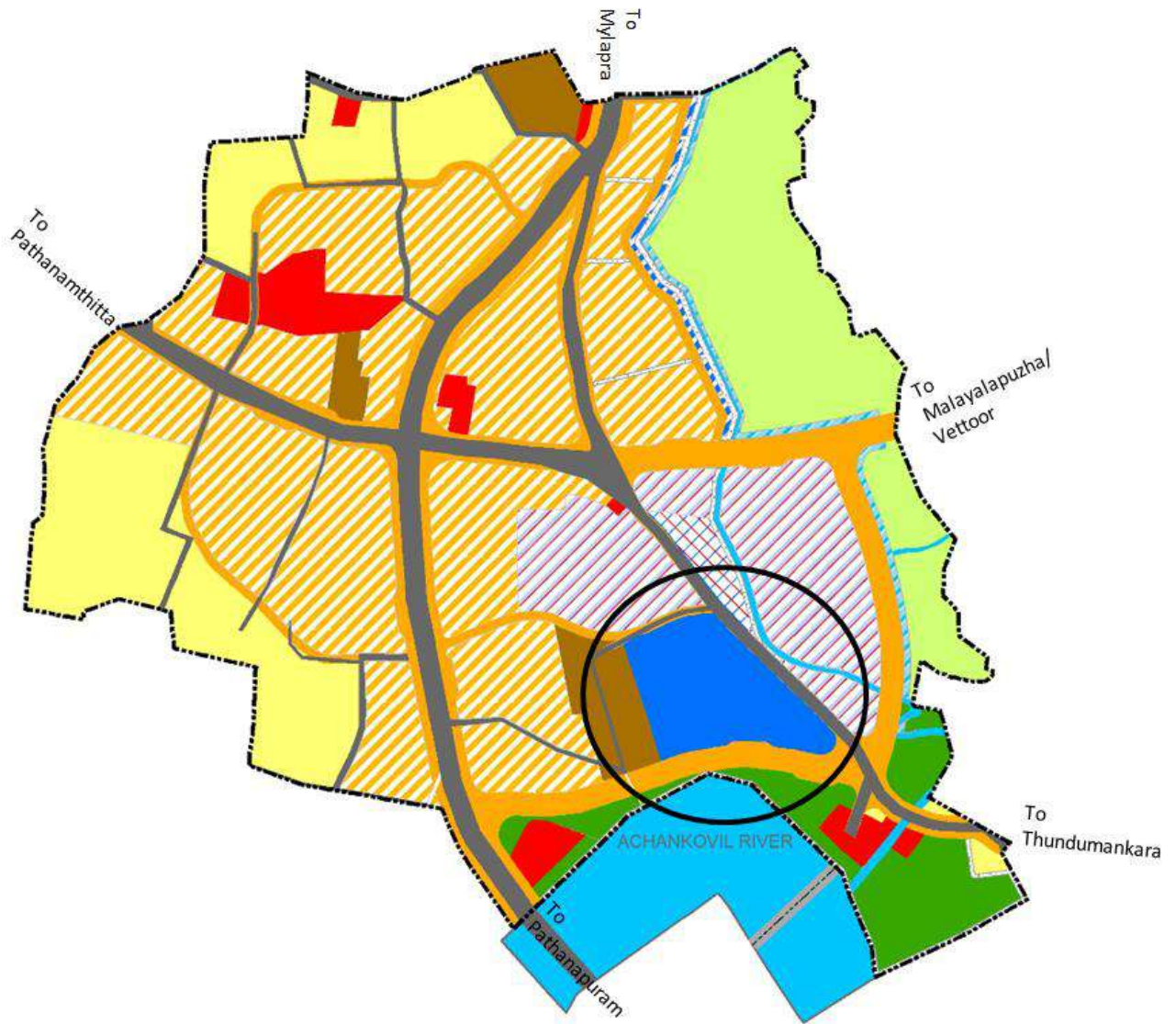


*Figure 4.5: Location for proposed market zone in scheme area*

#### **4.2.4 Commercial Development zone**

The part of the dry agriculture land of area around 2.7 Acre in the scheme area on the northern side of Achankovil River has to be reserved for commercial development zone which will support the development of surrounding leisure activities and the scheme area's growth as a commercial hub. Location for proposed Commercial Development Zone in scheme area is indicated in figure 4.6





*Figure 4.6: Location for Proposed Commercial Development Zone in scheme area*

#### **4.2.5 Community hall/Theater**

The North-mid region of the proposal area features a non-operational theatre called Saras that has to be renovated as a community hall / Theatre to accommodate the nearby recreational activity. Location for proposed Community hall / Theater in scheme area is indicated in figure 4.7

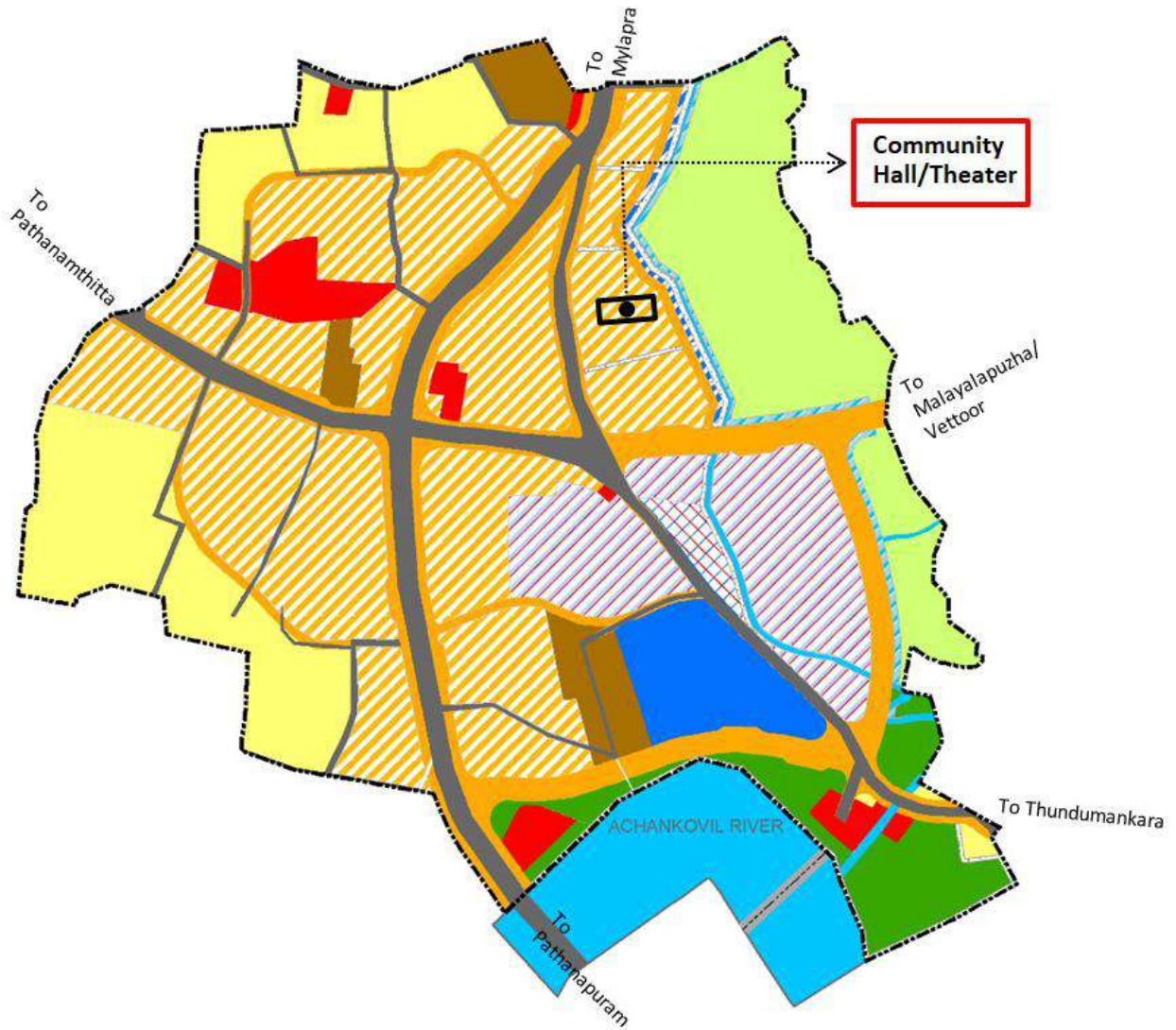
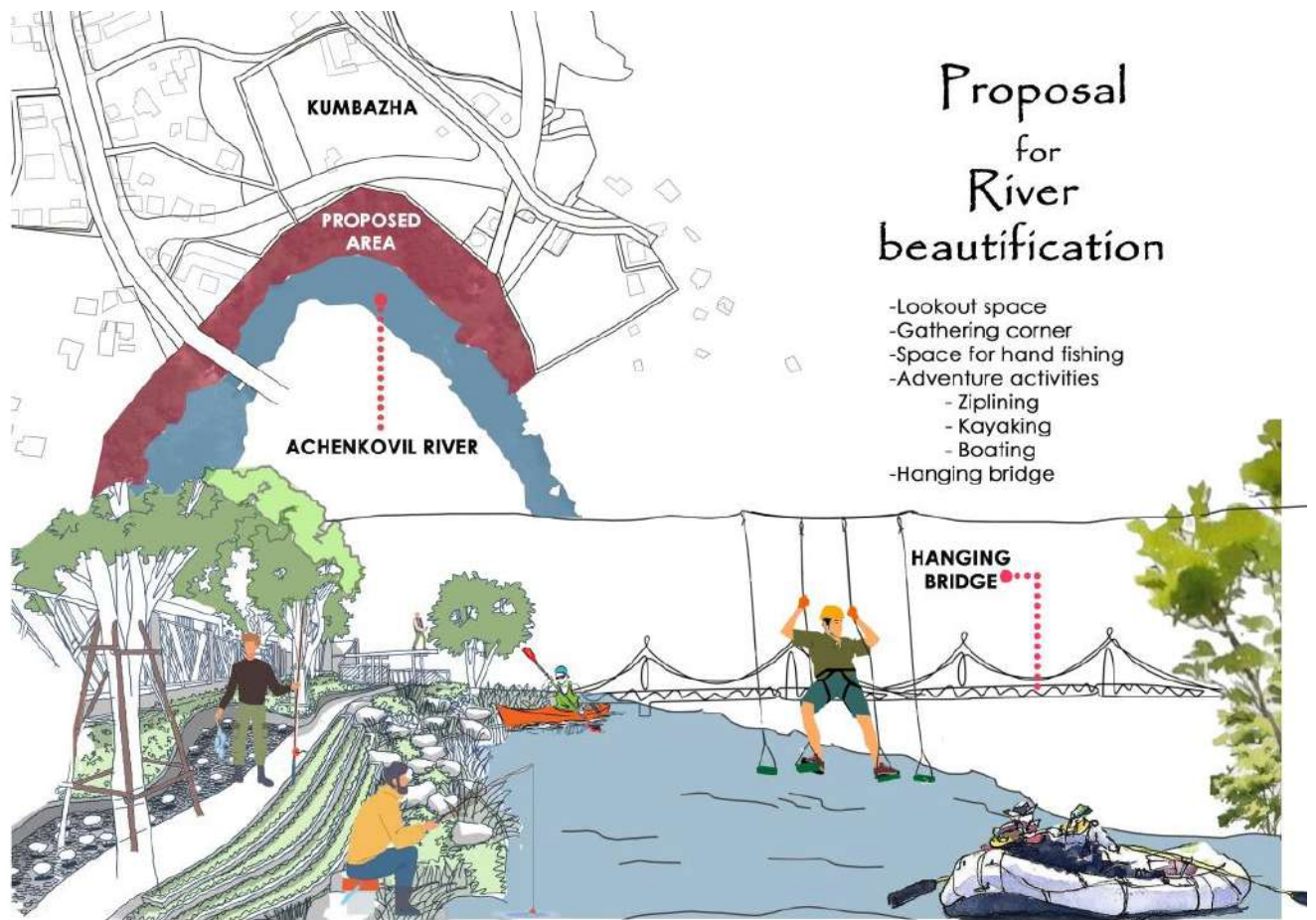


Figure 4.7: Location for Proposed Community hall / Theater in scheme area

#### 4.2.6 Beautification of Achankovil River with Water Adventure Activity

The Achankovil River runs along the southern edge of the scheme in a direction of east to west. Currently, the river has an average width of 40 metres. The stretch of the river can be used for water adventure sports like kayaking and zip lining, which could attract tourists to the area. A model proposal for the beautification of Achankovil River with water adventure activity for the revised scheme is shown in figure 4.8





*Figure 4.8: A model proposal for the beautification of Achankovil River with water adventure activity.*

#### **4.2.7 River View Corniche Park**

A pedestrian-friendly corniche and recreational park must be built on the Achankovil River's wide existing bank, which must also be protected. An area of approximately 1.3 Acre of land along the bank of Achan Kovil River has been acquired for the construction of River view corniche Park. A model proposal for River view corniche Park for the revised scheme is shown in figure 4.9



Figure 4.9: A model proposal for River View corniche Park

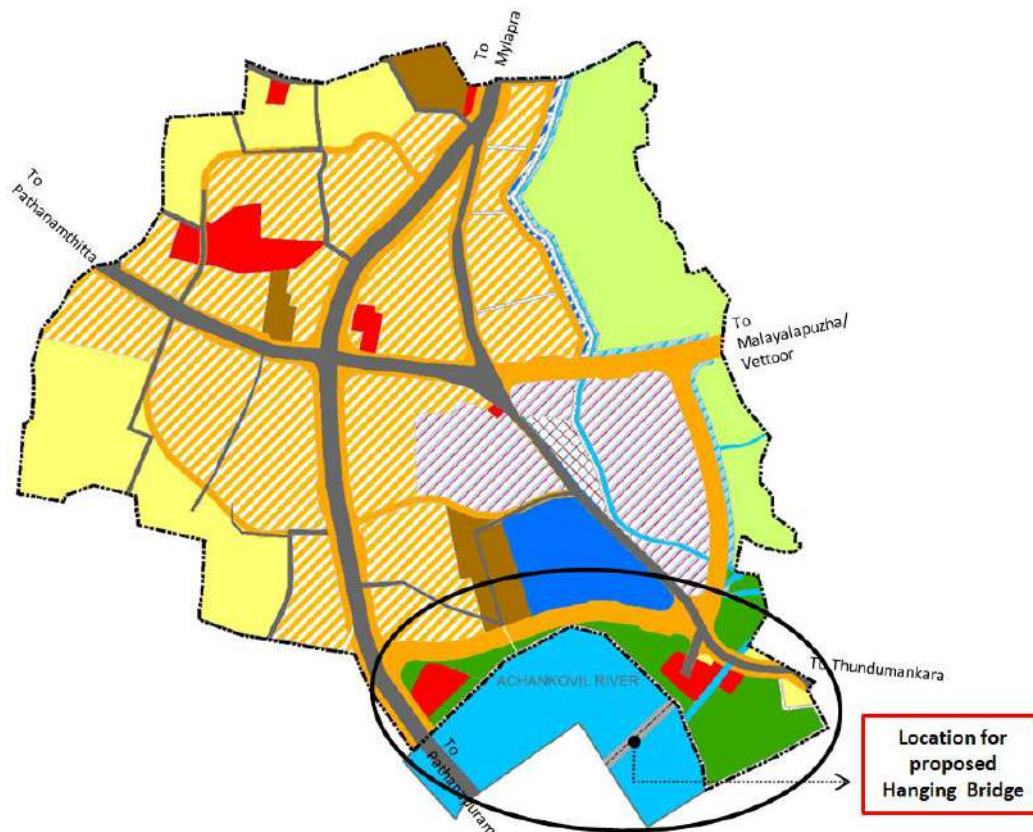


Figure 4.10: Location for River view corniche with proposed City Level Recreation Park in scheme area

#### **4.2.8 City Level Recreational Park**

A significant parcel of private property of land area of approximately 2.47 Acre on the south-east corner of the development must be acquired and turned into a recreational park with a public gym and other amenities for children and elderly individuals. Location for proposed River view Corniche with proposed City Level Recreation Park in scheme area is indicated in figure 4.10

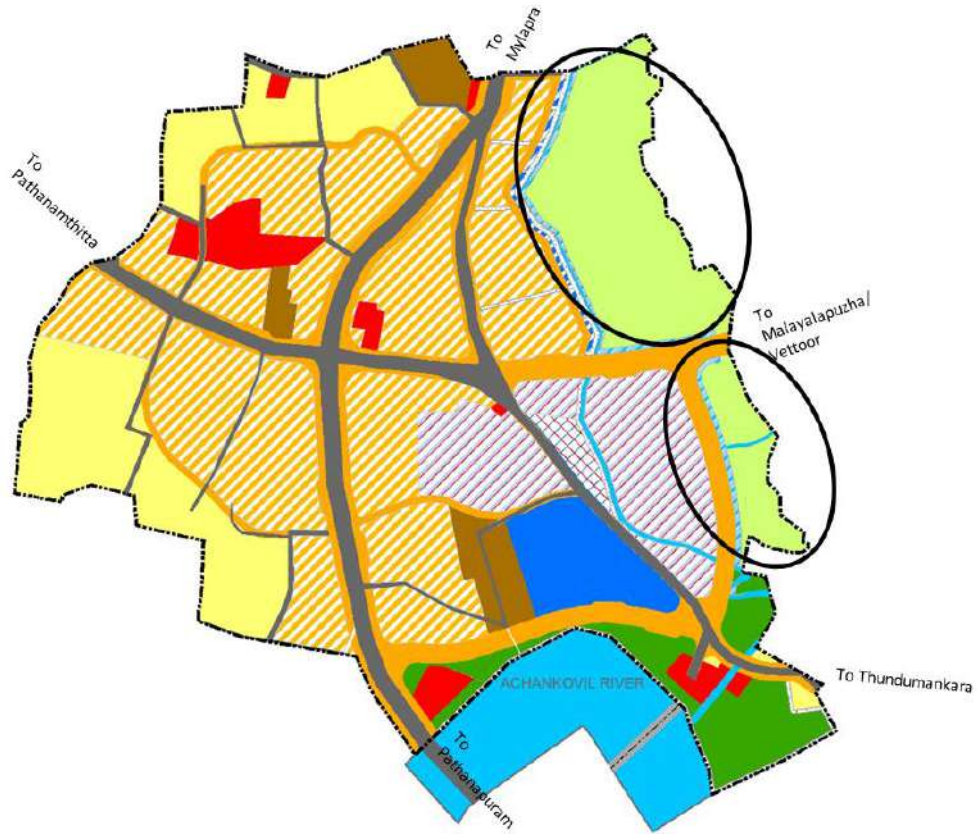
#### **4.2.9 Hanging Bridge at Thundumankara Kadavu**

Previously, the southernmost bridge of the scheme, at Thundumankara Kadavu, was operational and connected to Pramadam Panchayath. The bridge is right now in a collapsed state. The addition of a hanging bridge over the river will enhance the area's natural beauty and give people a connecting route.

#### **4.2.10 Ecological Park with Flood Recharging Pond**

Large, low-lying land is available on the scheme area's eastern side. A natural drainage system runs continuously along this land's western border and feeds into the Achankovil river in Thundumankara Karadavu. Large amounts of flood water from the river enter the area during times of flooding through this natural drain. The disastrous impact of the flood can be lessened by building flood-recharging ponds in this low-lying area that have links to the natural drainage system. The enhancement of recreational opportunities in this area will result from the building of an ecological park around this flood-recharging pond. An area of around 9.1 Acre of low-lying wet land has to be utilised for the achievement of an ecological park with a flood recharge pond in the scheme area. Location for proposed Ecological Park with Flood Recharging pond in scheme area is indicated in figure 4.11. A model proposal for Ecological Park with Flood Recharging pond for the revised scheme is shown in figure 4.12





*Figure 4.11: Location for Proposed Ecological Park with Flood Recharging pond in scheme area*



*Figure 4.12: A model proposal for Ecological Park with Flood Recharging pond*



#### 4.2.11 Grey water treatment

The contaminated water is released to the Achankovil River on the eastern side of the intake during the rainy season via natural drainage. The polluted water negatively impacts the water supply because the Achankovil River flows from east to west. Establishing grey water treatment near the outfall of the natural drainage to the river helps reduce pollution in the river and improve the quality of the water supply. Location for proposed Grey water treatment in scheme area is indicated in figure 4.13

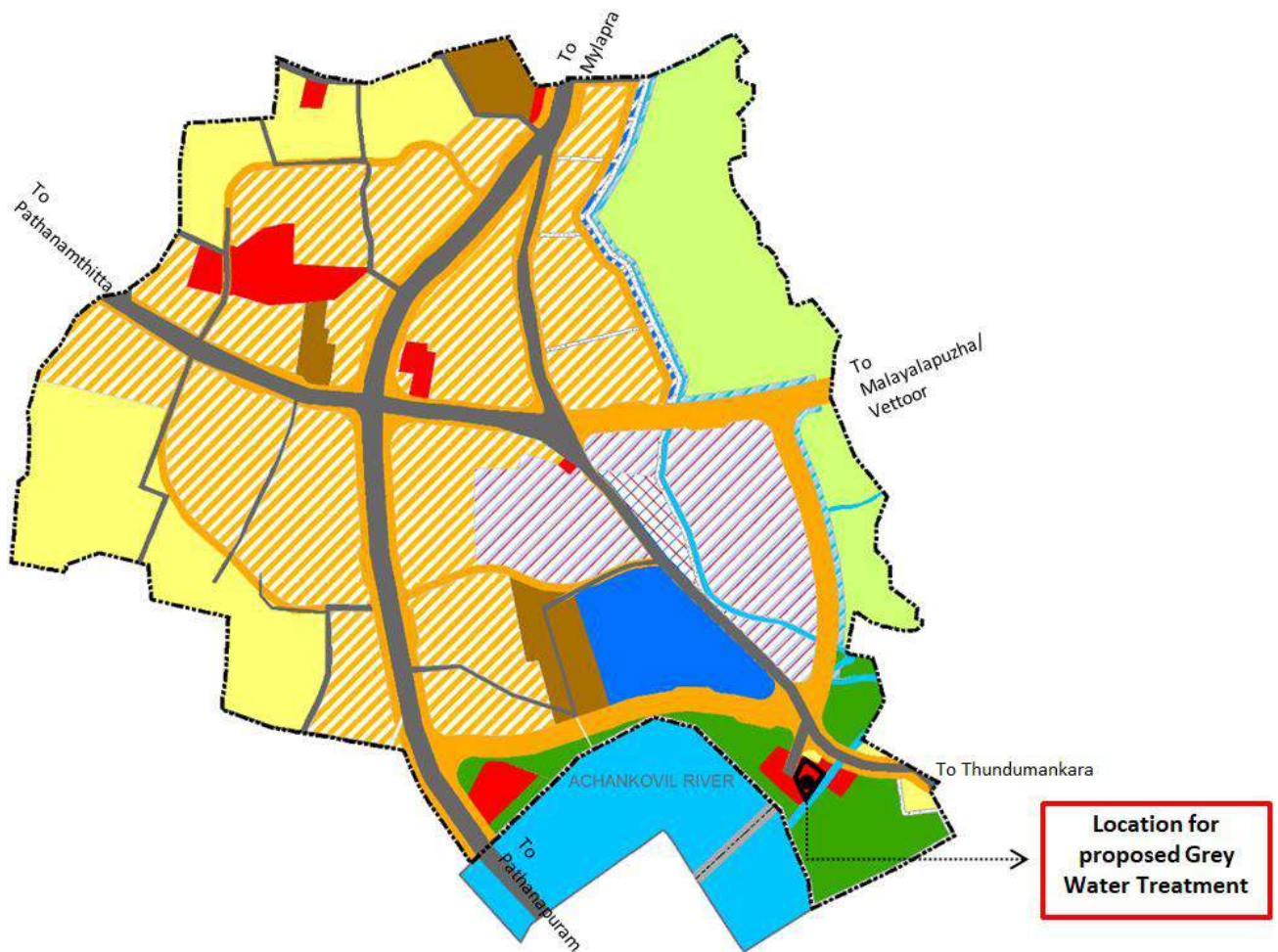


Figure 4.13: Location for Proposed Grey water treatment in scheme area

#### 4.2.12 Vending Street

A supplementary initiative for the scheme area is the addition of a pedestrian-friendly vending street with street lighting, furniture, and a nightlife-friendly vending shop of land area around 0.27 Acre alongside the ecological park on the north-eastern side. Location for proposed Street Vending Zone in scheme area is indicated in figure 4.14. A model proposal for Street vending for the revised scheme is shown in figure 4.15

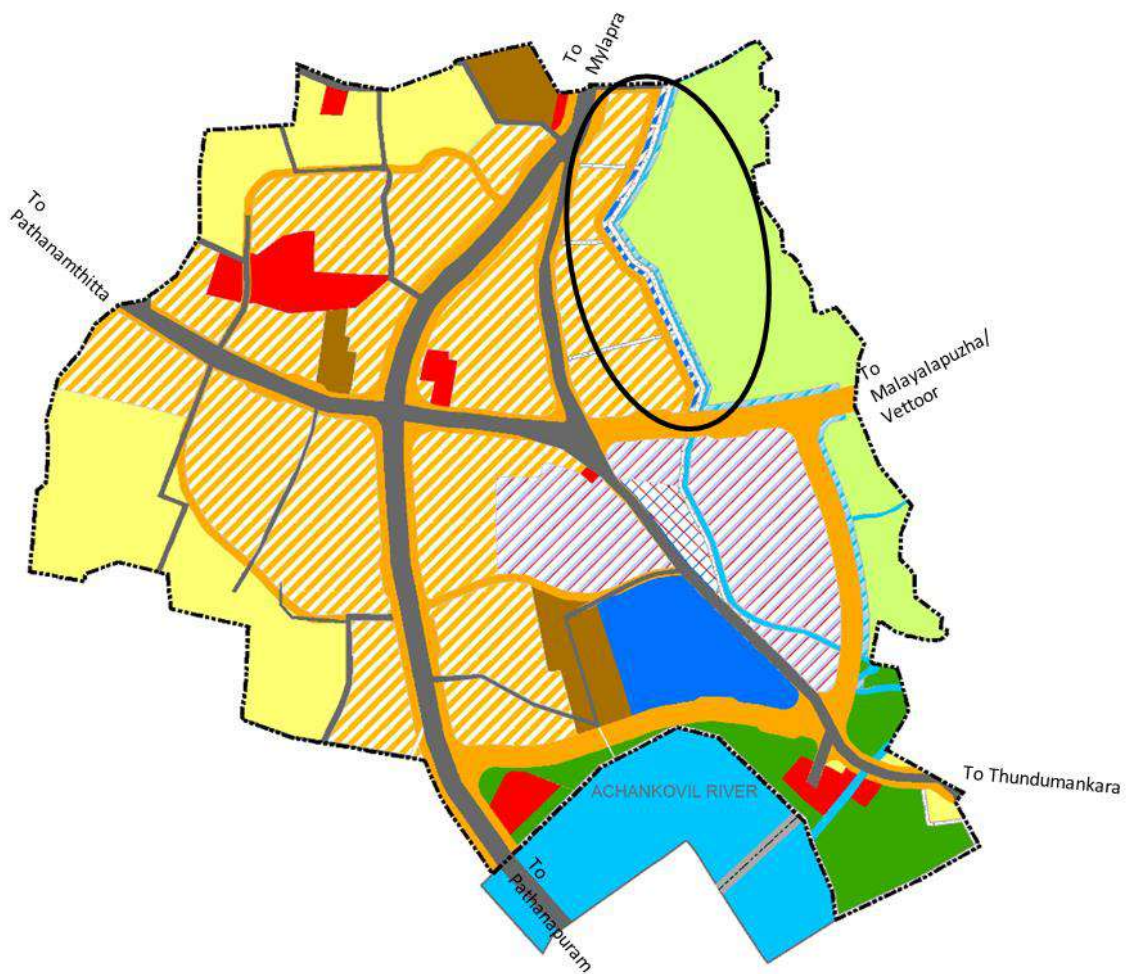


Figure 4.14: Location for Proposed Street Vending Zone in scheme area



*Figure 4.15: A model proposal for Street vending*

#### **4.2.13 Exclusive Bus bay**

Presently, there are no exclusive bus bays available in the scheme area. It is necessary to convert the bus stops into proper bus bays for the smooth flow of traffic at specified location along the T.K. Road (SH-07), Main Eastern Highway and in the 18m proposed new road at the south east side of the scheme. Bus bays in general can be referred to spaces on the side of the main carriageway where buses can be pulled over from the main route so that the passengers can board and alight the buses without hindering the flow of traffic behind. A typical layout of proposed exclusive Bus bay for the revised scheme is shown in figure 4.16



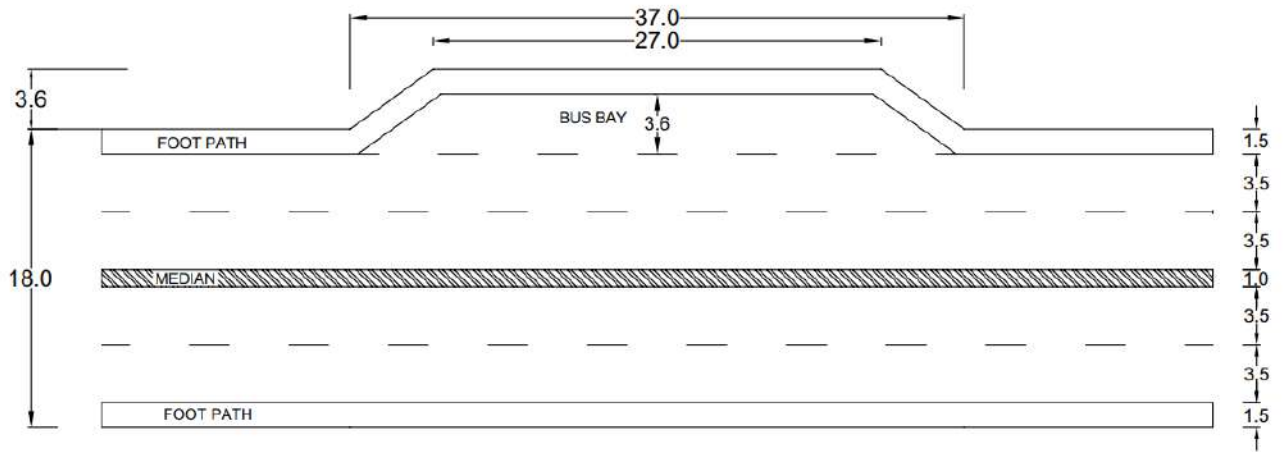


Figure 4.16: Typical layout of proposed exclusive Bus bay (All Dimension in meter)

#### 4.2.14 Dedicated parking spaces

The scheme area currently has no designated parking places. Traffic congestion and a decline in the aesthetic appeal of the urban environment are caused by parking vehicle along the side of the road. The unoccupied property south of the St. Mary's Orthodox Cathedral (Approx. 0.41 Acre), the dry agricultural land directly north of the Achankovil River in the scheme area (Approx. 1.23 Acre), and the dry agricultural land next to the M.D LP School (Approx. 0.8 Acre,) should be acquired for the proposed dedicated parking space. Location for proposed Dedicated Parking Zones in scheme area is indicated in figure 4.17. On ground parking of about 500 vehicles can be parked in these areas, taking into account the size of the proposed dedicated parking space. Future needs can be met by building multi-level or automated parking structures. A foot-over bridge can be constructed in the vicinity of a dedicated parking zone as a next-phase proposal (Figure 4.18).



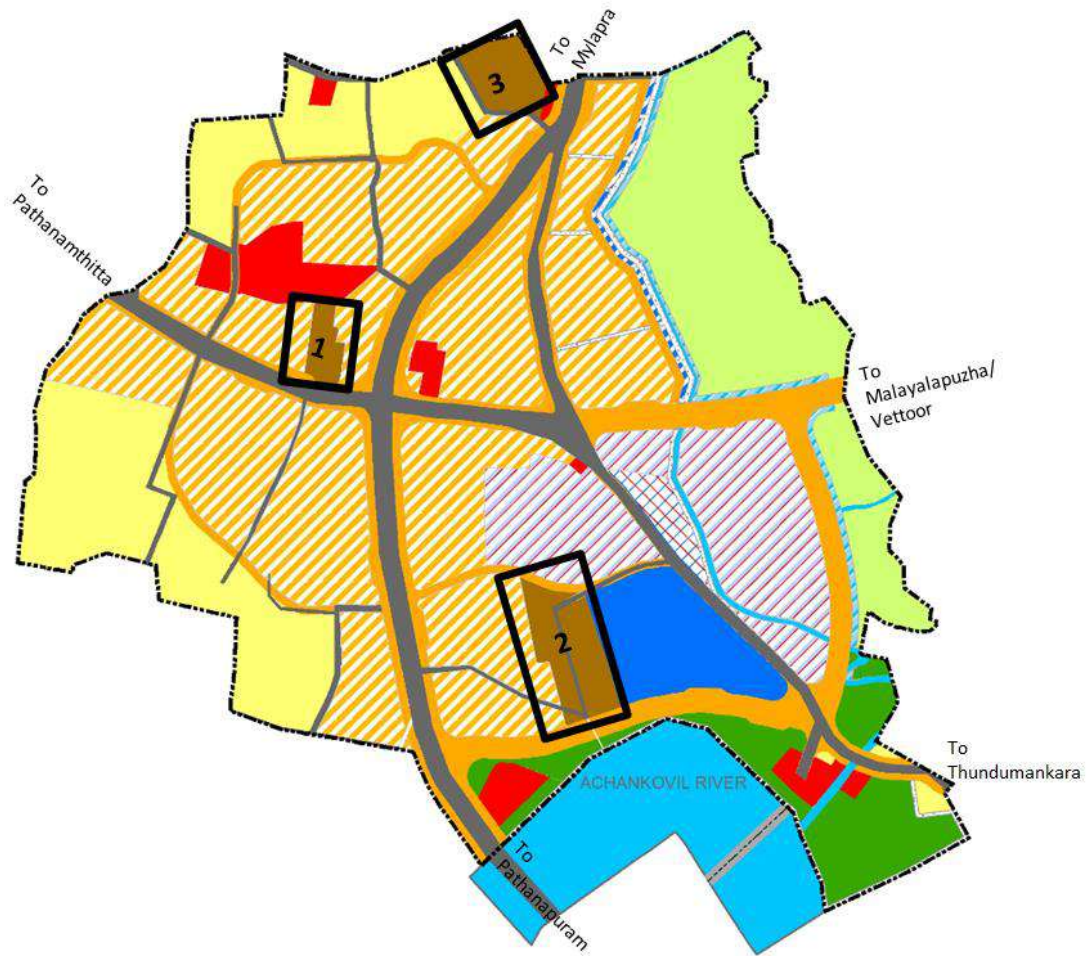


Figure 4.17: Location for Proposed Dedicated Parking Zones in Scheme area



Figure 4.18: A model proposal for foot-over Bridge

#### **4.2.15 Curved road widening at junction and Junction Improvement Schemes**

Road intersections with sharp corner have a negative impact on a vehicle's turning radius and obstruct the sight distance. The traffic flow is improved and made easier when there is enough road space and a standard radius for the road intersections.

#### **4.2.16 Promoting mixed use development**

According to the current development pattern of the scheme area reserving land for a specific use is not advised. Due to the growth patterns, the area has been changing regularly; therefore, encouraging mixed development is a viable idea that can be implemented. As the primary transit corridor in this region, T.K. Road (SH-07) and Main Eastern Highway would serve as a stimulant for mixed development, necessitating the need for its widening.

#### **4.2.17 Proposals for new road and widening of existing road**

According to NATPAC's (National Transportation Planning and Research Centre) traffic studies, the roads connecting Kumbazha with Ranni, Vettoor, and Pathanamthitta have high volume to capacity ratios. Analysis of the traffic volume reveals that the road's current capacity is insufficient to handle the number of traffic, and as a result, traffic congestion has been significantly worsening. On account of the future trend for the scheme area new transport networks should be developed to avoid the current traffic and lessen the congestion at Kumbazha junction. Also the existing road has to be widened for smooth traffic flow. Making sure there is a dedicated pedestrian walkway and adding a lane for a cycling track along this road will draw tourists. Proposed roads for widening are indicated in the Table 4.1. Typical layout for width of road of 7m, 10m, 18m, 21m and 30m are depicted by Figure 4.19, 4.20, 4.21, 4.22 and 4.23 respectively.

Table 4.2

Proposed new road and widening of existing road (Revised Detailed Town Planning Scheme)

Sl. no	Name of the road	Length (m)	Proposed Road width in meter as per Revised DTP scheme after variation	Proposed road widening in meter as per published DTP scheme published on 12/08/1984		Remarks
(1)	(2)	(3)	(4)	(5)		(6)
<b>Existing Road with Widening</b>						
1	Portion of Pathanapuram – Mylapra road (AA)	702	30	21		-
2	Portion of Pathanmthitta – Vettoor road (BB)	622	21	Portion of Pathanmthitta road –Kumbazha Jn road	21	-
				Portion of Kumbazha Jn- Market Jn road	15	-
				Portion of Market Jn- Vettoor road (Alignment Change)	18	Alignment Change
(1)	(2)	(3)	(4)	(5)		(6)
3	Portion of road connecting Market Jn and kumbazha-Mylapra road (CC)	213	18	18		-

4	Portion of road connecting River view Park jn- Thundumankara road(C1C1)	118	18	15	-
<b>New Road</b>					
5	Road connecting Kumbazha-Pathanapuram road and Kumbazha-vettoor road via River view park Jn (C2C2)	536	18	-	-
6	Road connecting Market Jn and River view park jn (DD)	297	10	-	-
6	Road connecting Kumbazha - Pathanamthitta road and Kumbazha-Mylapara road (EE)	364	7	-	-
7	Road connecting Market Jn-Vettoor Road and Kumbazha -Mylapra Road (E1E1)	338	7	-	-
8	Road connecting Kumbazha-Pathanapuram road and Market jn-River view park jn road (E2E2)	214	7	-	-
9	Road connecting Kumbazha - Pathanamthitta road and Kumbazha-Pathanapuram road (E3E3)	322	7	-	-
Total		3726			



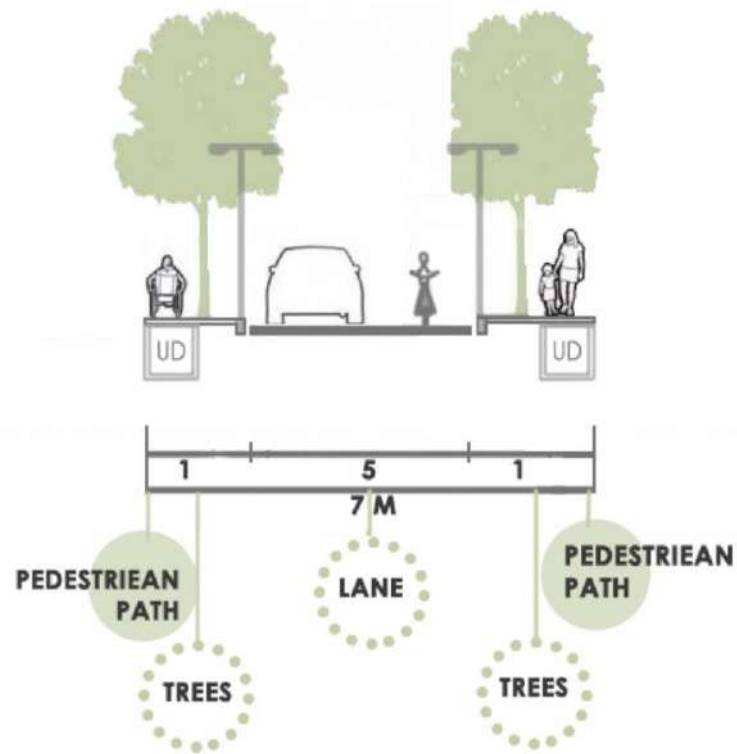


Figure 4.19: Typical layout of proposed 7m road except the proposed road parallel to the proposed vending zone (All Dimension in meter)

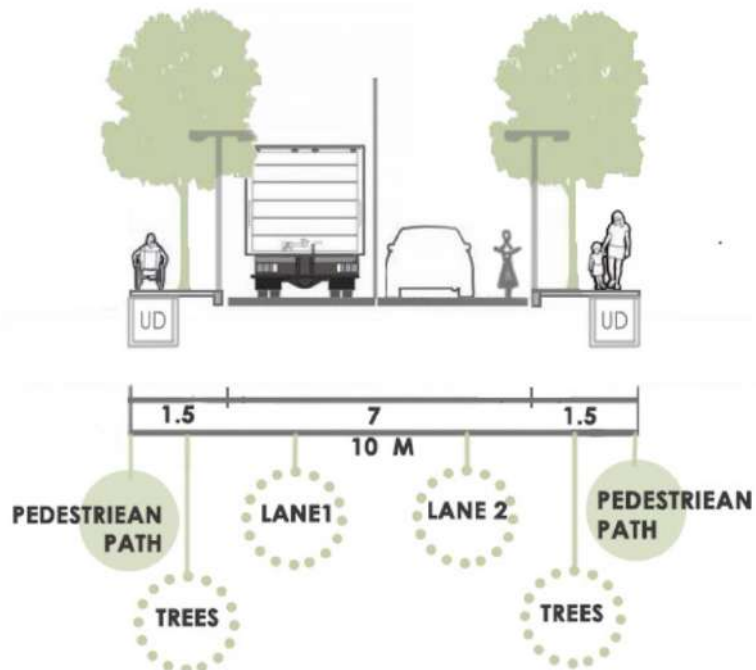


Figure 4.20: Typical layout of proposed 10m road (All Dimensions in meter)

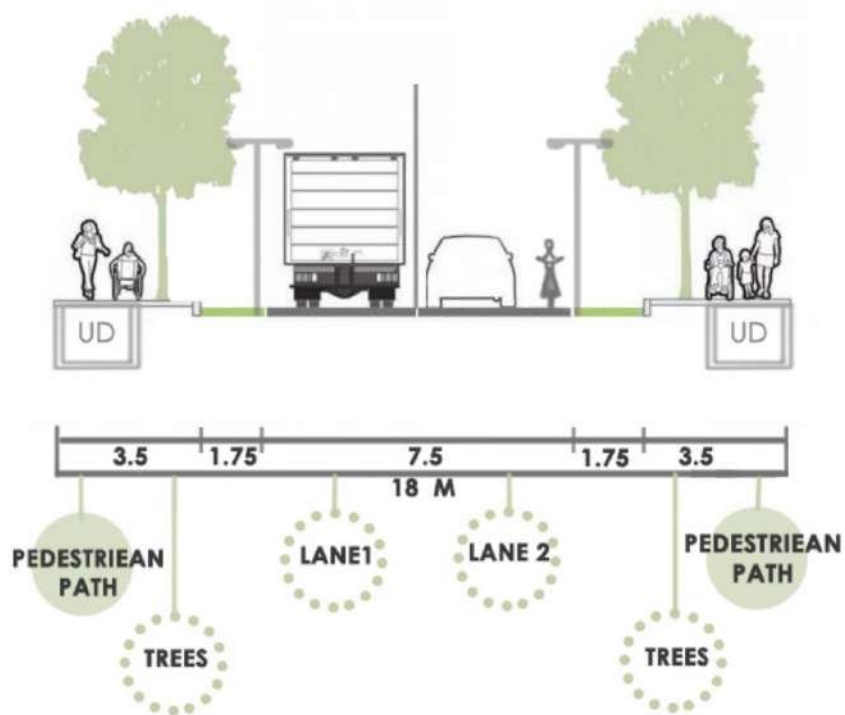


Figure 4.21: Typical layout of proposed 18m road (All Dimensions in meter)

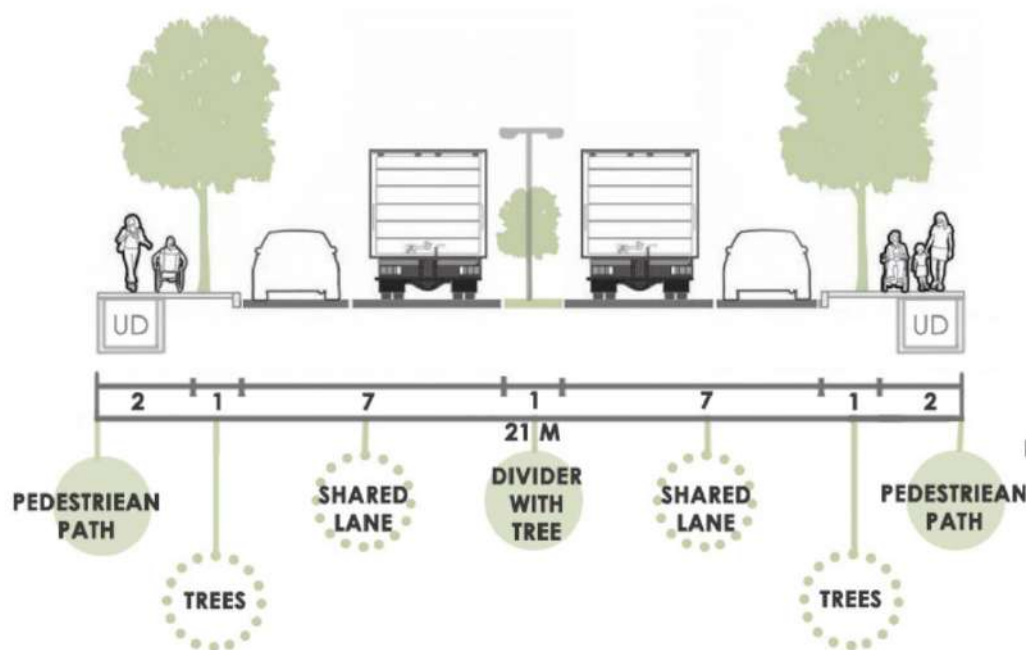


Figure 4.22: Typical layout of proposed 21m road (All Dimensions in meter)

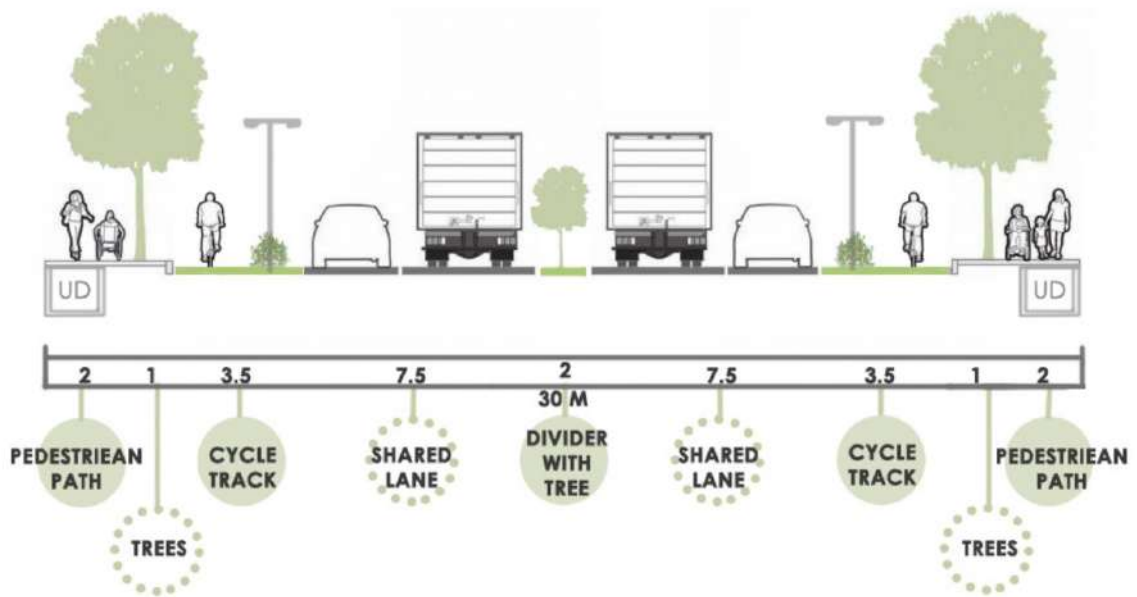


Figure 4.23: Typical layout of proposed 30m road (All Dimensions in meter)

## **CHAPTER 5**

### **DETAILED TOWN PLANNING SCHEME FOR KUMBAZHA JUNCTION AND SURROUNDINGS, PATHANAMTHITTA (REVISED)**

#### **5.1 Title**

This scheme may be called the Detailed Town Planning Scheme for Kumbazha Junction and Surroundings, Pathanamthitta (Revised).

#### **5.2 Definitions**

In this scheme unless, the context otherwise requires:-

- a) “Act” means the Kerala Town and Country Planning Act 2016 (Act 9 of 2016).
- b) “Chief Town Planner” means Chief Town Planner of the Local Self Government Department (Planning).
- c) “Date of Scheme” means the date of publication of the notice in the official gazette intimating the fact of sanction of the scheme by the Government under sub-section 6 of section 46 of the Act.
- d) “Government” means the Government of Kerala.
- e) “Map” means a map annexed to the scheme.
- f) “Responsible Authority” means the Secretary, Pathanamthitta Municipality unless the Government order otherwise;
- g) “Secretary” means the Secretary, Pathanamthitta Municipality.
- h) “Schedule” means a schedule appended to the scheme.
- i) “Scheme” means the “Detailed Town Planning Scheme for Kumbazha Junction and Surroundings, Pathanamthitta (Revised).”
- j) “Street” means a private street or a public street, synonymous with road and giving access to more than one plot or one building.
- k) “Town Planner” means District Town Planner of the Local Self Government Department (Planning) having jurisdiction over the area;
- l) “Water course” means all water body areas including the area of an artificial or natural drainage course



### **5.3 Area of the scheme**

The area to which the scheme applies shall be within the inner edge of the boundary lines (marked as scheme boundary in the legend of the maps). The extent of the Scheme area is approximately 35.10 Hectares. Land assembly pertaining to the scheme is detailed in schedule I (Form II).

### **5.4 Boundaries of the Scheme**

The boundaries of the detailed town planning scheme are as described under:

- North :- Sy. Nos. 43/6,7,8,9,10,2, 45, 53/4, 52/9,10 and 61/18 of Pathanamthitta village, Kumbazha portion
- East :- Sy. Nos. 61/11, 12,13,,16,17, 60/26, 25,10,11,9,4, 72/1 to 4, 57/2,7 to 10 of Pathanamthitta village, Kumbazha portion
- South :- 39/3,4,7,8, 40/10, 35/1A,1C, 34/10 of Pathanamthitta Village, Kumbazha Portion, Sy. Nos. 616 of Achancovil River
- West :- 34/2,3, 33/2,3, 32/1, 31/8,7 of Pathanamthitta Village, Kumbazha Portion

### **5.5 Streets**

1. Subject to the provisions of the scheme, all streets mentioned in schedule II (form III) shall be constructed by the responsible authority or implementing agency concerned on the lines shown in the scheme map 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 Town Planner.
2. 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.
3. All roads in the scheme should have separate utility and storm water drainage ducts with standard specifications under the footpath and should ensure cross-ducting at a standard interval.
4. The responsible authority may permit providing a sufficient and satisfactory system of drains along the public streets wherever required.

## 5.6 Reservation of Land and Zoning

### 5.6.1 Zones and Regulations

1. For the implementation and enforcement of the proposals envisaged in this scheme, the areas have been reserved under various categories as listed below.

- (i) Area Reserved for Residential Use Zone
- (ii) Area Reserved for Commercial Development Use Zone
- (iii) Area Reserved for Public and Semipublic Use Zone
- (iv) Area Reserved for Mixed Use Zone
- (v) Area Reserved for Ecological park with recharging pond Zone
- (vi) Area Reserved for Multi-functional Market Zone
- (vii) Area to be Acquired for Multi-functional Market Zone
- (viii) Area Reserved for Dedicated Parking Zone
- (ix) Area Reserved for Recreational Zone
- (x) Area Reserved for Street Vending Zone
- (xi) Area Reserved for Water Course
- (xii) Area to be Acquired for Proposed New water course
- (xiii) Area to be Acquired for water course widening

2. Uses “permitted” in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary. In some cases, it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special locational factors. Such cases which come under this category are classified as “Uses Restricted”. Restricted-1 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Town Planner. Restricted -2 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner of the Local Self Government Department (Planning).

3. “Uses prohibited” are various objectionable uses in each zone which shall not be permitted under normal circumstances. All uses which does not come under ‘Uses Permitted’ or ‘Uses Restricted’ will be considered as ‘Uses *prohibited*’

4. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically mentioned in this scheme. All existing uses in every zone shall be permitted to continue.
5. If any portion of a zone is put to use which is not included in the permitted or restricted category as above before the sanctioning of the scheme, such use shall be termed as a non-conforming use. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the secretary, provided that the said use creates no adverse environmental influence in the zone. Addition, alteration, or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Town Planner. The total built up area of such non conforming use shall not exceed 1.5 times the existing built up area.
6. If any land in a zone is put to a “*Use Prohibited*” as stated in Para 3, before coming into operation of this detailed town planning scheme, such use shall be termed as non-conforming use. A nonconforming use may be allowed to continue in its existing location, if they are lawfully established prior to the enforcement of these regulations, and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction, may be permitted for such uses by the Secretary with the concurrence of the Town Planner. The total built up area of such nonconforming use shall not exceed 1.5 times the existing built up area.
7. Any use not specified either in the “uses permitted” or “uses restricted” category of a particular use zone, but which is of a similar nature to any use permitted or restricted in that particular use zone, can be considered by the Secretary, with the concurrence of the Town Planner having jurisdiction over the area.

## 5.6.2 Zoning Regulations

Table 5.1. Zoning Regulations

Sl.No.	Uses Permitted	Uses Restricted 1	Uses Restricted 2
1	<p><b>Area Reserved for Residential Use Zone</b></p> <p>All Residential buildings/dwellings including residential flats &amp; apartments, Residential quarters, lodging or rooming houses, Orphanages /old age homes, hostels &amp; boarding houses, hotel, seminaries/convents /Ashram/Mutt</p> <p>Cultural Institutions &amp; Libraries, Day Care and Crèche, Anganwadis, Schools upto higher secondary level, Religious educational buildings, Coaching centres,</p> <p>Clinics &amp; Diagnostic Centers, Nursing home, Palliative care Centres, Dispensaries All up to 200 Sq.m floor area</p> <p>Auditorium / Wedding halls / Community halls, Gymnasium /Yoga Centers / Sports Centers - All up to 500 Sq.m floor area.</p> <p>Turf, Parks, Swimming Pools, Playground, Open</p>	<p>Buildings for religious uses.</p> <p>Wholesale &amp; Retail shops / Restaurants / Commercial offices / Banking and financial institutions / Professional offices- All up to 500 Sq.m floor area.</p> <p>Service industries of non nuisance nature (see Annexure I) engaging not more than 10 workers with power limited to 10 HP or 20 Workers without power</p> <p>House hold nano industry of non-nuisance nature</p>	



	<p>stages, Green houses, Plant nursery, Pump House.</p> <p>Local / State / Central Government or Public Sector Offices &amp; Establishments.</p> <p>IT Software / Hardware Units/Training Centers – All up to 200 Sq.m floor area.</p> <p>Wholesale &amp; Retail shops / Restaurants / Commercial offices / Banking and financial institutions / Professional offices, Tailor shops, Video shops, Barbershop, Beauty parlors, Newsstands, Milk booths - All up to 200 Sq.m floor area.</p> <p>Small service industry of non-nuisance character (see Annexure D) engaging not more than 3 workers with power limited to 3 HP or 6 workers without power, Electrical installation of minor nature.</p> <p>Public Utility Areas and Public Utility Buildings</p>	
	<p><b>For plots abutting Road of existing Right of Way 7 meters or more:</b></p> <p>Godowns / Warehouses / Stacking Yards / Storage of non-hazardous materials, weigh bridges</p>	<p>Higher educational institution</p> <p>Hospital</p>

2.	<b>Area Reserved for Commercial development use zone</b>		Other non- nuisance types of service and light industries (see Annexure I) employing more than 20 workers.	Multiplex
	<p>Alteration and addition of Existing residential use</p> <p>Lodging Houses and Special residential, Dormitories Hotels, Boarding houses, Resorts</p> <p>Social welfare institution, Library &amp; Reading rooms, Clubs</p> <p>Dispensaries, Clinics &amp; Diagnostic centers, Nursing home, Palliative care Centres,-All up to 200 Sq.m floor area.</p> <p>Auditorium / Wedding halls, Theatres, Cinemas, Parks &amp; open spaces, Stadiums &amp; Exhibition Grounds, Gymnasium / Yoga Centers / Sports Centers &amp; Indoor Games, Training Centers.</p> <p>All Shops including Wholesale &amp; Retail Shops, shopping complexes, Shopping malls, Movie halls, Hypermarkets, Professional &amp; Commercial Offices &amp; Establishments, Banking and financial institutions. Business houses, Tailor shops, Barbershop, Beauty parlors, Milk booths, Restaurants and non- nuisance type of small establishments using power motor or machine of capacity not exceeding 3 horse power, parking buildings, parking plazas, Weighbridge</p>		Land subdivision and plot development for commercial use	

	Auto/taxi stands, Public utility areas and public utility buildings. Non- nuisance types of service and light industries (See Annexure I) employing up to 20 workers.		
<b>3</b>	<b>Area Reserved for Public and Semipublic Use Zone</b> Addition, alteration, reconstruction, essential repairs, maintenance of existing public/semipublic structures/uses without change of use and new constructions Residences of single and multiple dwelling units, Hostels, Hotels, Orphanages & Old age homes / Boarding houses / Lodging facilities, Seminaries/Convents /Ashram/Mutt Religious educational buildings, Local / State / Central Government or Public Sector Offices & Establishments, Educational Institutions, Community Facilities, Hospitals, Clinics & Diagnostic Centers, Dispensaries Social & Cultural establishments, Libraries & Community halls, Auditorium / Wedding Halls, Gymnasium / Yoga Centers / Sports Centers &	Expansion or modernization of existing burial grounds/ Cremation ground / Crematorium/ common vault. Sewage / Solid Waste Treatment plants, Slaughter Houses. Non- nuisance types of service and light industries (See Annexure I) employing not more than 20 workers.	Multiplex

	<p>Indoor games</p> <p>Public Utility Areas and Public Utility Buildings or Establishments, Green houses, Plant nursery, Water treatment/Filtration plants and Water pump houses</p> <p>Shops / Restaurants / Commercial Offices / Banking and financial institutions / Printing presses, Parks &amp; Open Spaces, Parking Plazas, Auto / Taxi stands.</p>		
<p><b>4.</b></p>	<p><b>Area Reserved for mixed Use Zone</b></p> <p>All uses permitted in residential use zone or commercial use zone and</p> <p>Hospital, Clinics &amp; Diagnostic Centers, Pathological laboratories, Nursing home, Palliative care Centres</p> <p>Assembly building for people including assembly hall, auditorium, community hall, open air auditorium, exhibition centres, convention centres etc, Recreational and social clubs, Sports facilities, Swimming pools, Amusement centres, Aquarium, Planetarium, Museums, Art galleries, Cultural buildings, , Wedding halls, Theatres,</p>	<p>All uses in restricted I of residential use zone or commercial use zone and</p> <p>Modern meat processing unit/slaughter houses</p> <p>Fuel filling station, Gas godowns, STP above 100 KLD, Truck terminals</p>	<p>Bus stands, All uses in restricted 2 of residential use zone or commercial use zone</p>



	<p>Cinemas, Parks &amp; open spaces, Exhibition Grounds</p> <p>Automobile Workshops, Automobile service stations, Tyre retreading Shops, junk yard</p> <p>Industrial buildings like manufacturing units, including fabrications, processing, assembling, Electroplating works, Poultry farms, livestock farms, furniture making units, Fish processing units, Water treatment/Filtration plants and Water pump houses, Flour mills, oil mills, Textile mills, Confectionaries and bakers, Bakeries and biscuit factories, Food processing units, food catering unit, Electric lamps (incandescent and fluorescent) manufacturing units, Dry cleaning, Furniture making, PVC pipe manufacturing, rubber manufacturing, manufacturing of synthetic leather, Spray painting, Weaving, Cottage industries, Manure and fertilizer works (blending, mixing and granulating only) units, Oxygen plants, Plastic goods manufacturing and PVC pipe manufacturing units through injection/extrusion moulding, printing press, rubber goods manufacturing units – All above uses upto 1000 sq.m. total floor up area</p>		
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<b>Area Reserved for Ecological Park with Recharging Pond Zone</b>	
	Wet land Parks – Walk ways on pier for , water sports/ garden/ eco-tourism activities without built, watch tower
<b>5.</b>	Pump house and ponds
<b>Area Reserved for Multi-functional Market Zone / Area to be Acquired for Multi-functional Market Zone</b>	
<b>6.</b>	<p>Expansion or modernization of existing market and its ancillary uses Such as Slaughter house, Meat processing unit, Cold storage, Ice plant etc., Street Vending shops, Loading and unloading platforms, weigh bridges, Food trucks, Vending shop on wheels, parking, Temporary structures for assembly activity, sewage treatment plants, water storage and treatment plants etc.</p> <p>Public Utility Areas and Public Utility Buildings.</p> <p><b>Area Reserved for Dedicated Parking Zone</b></p> <p>Parking yard, Multi-level car parking, Mechanized parking, Parking buildings/parking plazas/building used exclusively for parking of vehicles, information kiosk, Electric vehicle charging station, and Ancillary structures</p> <p>Addition, alteration, reconstruction, essential repairs and maintenance of existing authorized structures without change of use</p>
<b>7.</b>	<p>Storage building including processing, repairing, warehouses, transit sheds, handling &amp; stacking of risk free objects/products – All above uses upto 5000 sq.m. total floor area</p> <p>Truck terminal</p>

8.	<b>Area reserved for Recreational zone</b>	Parks, play grounds, parkways, open space, water sports, Non Motorised Transport (NMT) Infrastructural facilities, swimming pool, open air theatres, theme parks, parking, recreational clubs. garden, eco-tourism activities, Green houses, Plant nursery, Pump House, sewage treatment plants, water storage and treatment plants, children's play land, ancillary and supporting uses related to tourism. The floor area of ancillary use (such as canteen, rest rooms, gift shops, etc.) shall not exceed 5% of total plot area(Recreational zone) and shall be flood resilient in any case Addition, alteration, essential repairs and maintenance of existing authorized structures without change of use.	
9.	<b>Area Reserved for Street Vending Zone</b>		Developments in this zone must follow the design proposal found in Appendix II and have concurrence from town planner.
10.	<b>Area Reserved for Water Course /Area to be Acquired for Proposed New water course / Area to be Acquired for water course widening</b>		
	Bridges, side protection wall/Retaining wall, water landings, pump house, hooking platforms, fish farms		

### 5.6.3 General Regulations

1. All future developments in the Scheme area shall be in conformity with the provisions of Detailed Town Planning Scheme for Kumbazha Junction and Surroundings, Pathanamthitta (Revised)
2. Existing areas and structures of archaeological importance, agricultural uses may be permitted in all the zones and shall not constitute non-conforming uses.
3. All future developments shall also be in conformity with the provisions of Kerala Municipality Building Rules in force, unless otherwise specified in these regulations.
4. Expansion of existing public and semi-public institutions to adjacent plots irrespective of the land use in which such adjacent plot is zoned for shall be treated as 'uses restricted 1' with the concurrence of the Town Planner. However, this provision shall not be applicable for land zoned as 'Area Reserved for Water Course', 'Area to be acquired for Proposed New water course', 'Area to be acquired for water course widening'. 'Area Reserved for Recreational zone'.
5. Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 under the Environment (Protection) Act, 1986 and its subsequent amendments shall be applicable to the area under this scheme.
6. In the event of change in alignment of any new road proposals and road widening proposals in the Detailed Town Planning Scheme, after the commencement of land acquisition of the new alignment and during its implementation by an implementing agency, the land parcels in stretches excluded from the original alignment may be changed to adjacent suitable land use zone as permitted by the Secretary with the concurrence of the Town Planner.
7. Operational constructions as defined in the Kerala Town & Country Planning Act 2016 shall be treated as permitted use in the Detailed Town Planning Scheme
8. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required on any of the provisions of the Detailed Town Planning Scheme in consultation with the Chief Town Planner.
9. Disaster mitigation projects by competent authorities shall be permitted in all zones.
10. ATMs, water tanks, waste management units, public utility buildings/structures, shall be treated as permitted uses in all zones except in land zoned as 'Area Reserved for Water Course', 'Area to be Acquired for Proposed New water course', 'Area to be Acquired for water course widening'.



11. Projects of Central/ State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions may be permitted in all zones other than land zoned as 'Area Reserved for Water Course', 'Area to be Acquired for Proposed New water course', 'Area to be Acquired for water course widening'. 'Area Reserved for Recreational zone', 'Area Reserved for Street Vending Zone' if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable.
12. In case of uncertainty in identifying the alignment and boundary of thodu, canal, river, existing public road in the absence of survey boundaries for the same in the Proposed Land Use Maps, it shall be referred to the actual position on ground as well as revenue records and decision taken by the Secretary in this regard shall be final.
13. If different land use zones fall within a single plot, all uses permitted as per zoning regulations of such land use zones may be permitted by the Secretary in the plot. If application submitted includes any of the restricted uses and not included in such permitted uses, the Secretary shall issue permit with the concurrence of the Chief Town Planner, as the case may be. However, for the part of the plot which comes under Water body, this provision shall not be applicable.
14. Survey detail as provided in the Detailed Town Planning Scheme is obtained from the Department of Survey and Land Records. During the preparation of the plan, litho maps (cadastral survey) are compiled and geo-referenced by standard procedure. However the survey number details, survey boundary and areas as available in the revenue records shall be final.
15. Every building should be provided with an appropriate technique such as Pipe composting/Biogas plants/vermicomposting etc. for processing organic waste at the source itself. Proper drawings should be supplemented with the building permit applications.
16. No constructions other than side protection drain covers and essential protection works are permitted in water course in the scheme area. Also no constructions obstruct the flow of water course are permitted in the scheme area.
17. Large Scale development proposals in an area not less than 1 hectare, exceeding an investment of Rs.100 Crore, which provide direct employment (after commissioning of the project) to the tune of not less than 500 persons may be permitted in any zone (if not otherwise permitted by the Zoning Regulation), subject to the recommendation of a committee to be constituted by the Government, with the Principal Secretary,

Local Self Government Department as chairman, consisting of the Director, Local Self Government Department (Urban), the Chief Town Planner of Local Self Government Department (Planning) (Convenor), District Town Planner, Pathanamthitta District of the Local Self Government Department (Planning) and the Secretary, Pathanamthitta municipality as members and satisfying the following conditions

- a) The developer shall produce a project cum feasibility report and environmental impact assessment report, if required, of the project to the convener of the committee, 15 days in advance of the committee meeting.
- b) The developer shall produce before the committee, all required clearances from the State and Central Government agencies concerned
- c) Adequate provision shall be made for supporting infrastructure such as water supply, Sewerage, Solid Waste Management, etc. Separate sewage treatment plant and solid waste management measures shall be provided and maintained by the developer at his /her cost.
- d) Adequate Memorandum of Understanding between the developer and the Secretary of Pathanamthitta Municipality concerned shall be undertaken to bring this into effect.
- e) Minimum access width shall be 12 meters.
- f) The project shall be completed within a period of 3 years if not specified otherwise.

18. All construction in the flood prone area in the Detailed Town Planning scheme should be flood resilient.

### **5.7 Acquisition of Lands**

Any land in the area required for the purpose of the scheme may be acquired by purchase, exchange or otherwise by the Secretary/Responsible authority/Approved agency at any time subject to the provisions of the Act and without prejudice to the interests of the scheme.

### **5.8 Prohibition of Building in Unhealthy Sites**

With a view to prevent contamination of water sources and channels due to existence of sewage tanks and pumping stations, treatment plants or insanitary or low lying lands, the

Secretary may refuse to sanction any building within portions of the area, in the vicinity of which, in his/her opinion the construction of building would be objectionable.

### **5.9 Street Vending**

The study of the street vending activity in the scheme area has revealed that the concentration of vending activity is low and it often poses a hindrance to the pedestrian and vehicular traffic. There is a need to regularize the street vending activity in order to ensure smooth flow of pedestrian/vehicular traffic as well as to maintain cleanliness and public hygiene.

Vending zones in the scheme area shall be as per the recommendations of the Town Vending Committee constituted as per the Protection of livelihood and regulation of street vending Act, 2014.

### **5.10 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 drains. 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 erected thereby or allowed to flow in to drains or channels on it having previously been treated sanitarily in the manner required by the Secretary

### **5.11 Penalty**

Any person who commits or knowingly permits a breach of any of the provisions of the Scheme or who neglects or fails to comply with any of the provisions of the Scheme or any orders, conditions, proceedings, restrictions, limitations, or terms made or imposed under or in pursuance of any of the provisions of the Scheme, the rules or the Act shall on conviction be punished in accordance with section 68 of the Kerala Town and Country Planning Act and provisions under Kerala Municipality Building Rule.





**SCHEDULE -II**

**ഫാറം III**

**2021-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുമതി നൽകലും)**

**ചട്ടങ്ങൾ**

**[ചട്ടം (7) (എ) (VII) കാണുക]**

**കമ്പഴ ജംഗ്ഷൻ ആൻഡ് സൗണ്ടിങ്-പത്തനംതിട്ട വിശദ നഗരാസൂത്രണ പദ്ധതി**

**പത്തനംതിട്ട മുനിസിപ്പൽ കൗൺസിൽ**

**നിർദ്ദേശിച്ചിരിക്കുന്ന പുതിയ നിരത്തുകളും വീതി കൂട്ടുവാൻ നിർദ്ദേശിച്ചിരിക്കുന്ന നിലവിലെ നിരത്തുകളും:**


വിശദ നഗരാസൂത്രണ പദ്ധതി പ്രകാരം നിരത്തിനു നൽകിയിരിക്കുന്ന പേര് (ഡി എസ് എൻ /02)	നിരത്തിന്റെ വിശദീകരണം	പുതിയ നിരത്തോ നിലവിലെ നിരത്തിന്റെ വീതി കൂട്ടലോ എന്നത്	നിരത്തിന്റെ നീളം (മീറ്ററിൽ)	നിർദ്ദേശിച്ചിരിക്കുന്ന നിരത്തിന്റെ വീതി (മീറ്ററിൽ)	നിരത്തിന്റെ അതിരിൽ നിന്ന് ബിൽഡിംഗ് ലൈനിലേക്കുള്ള ദൂരം (മീറ്ററിൽ)	ക്ര. നമ്പർ
(1)	(2)	(3)	(4)	(5)	(6)	(7)
AA	പത്തനാപുരം -മൈലപ്ര റോഡ് ഭാഗം	വീതി കൂട്ടൽ	702	30	-	
BB	പത്തനംതിട്ട- വെട്ടൂർ റോഡ് ഭാഗം	വീതി കൂട്ടലും പുതിയ റോഡും	622	21	-	
CC	മാർക്കറ്റ് ജംഗ്ഷൻ, കമ്പഴ- മൈലപ്ര റോഡ് എന്നിവ ബന്ധിപ്പിക്കുന്ന റോഡ്	വീതി കൂട്ടൽ	213	18	-	
CIC1	റിവർ വ്യൂ ജംഗ്ഷൻ -	വീതി കൂട്ടൽ	118	18	-	


	ഇണ്ടമൺകര റോഡ് ഭാഗം					
C2C2	റിവർ വ്യൂ ജംഗ്ഷൻ വഴി കമ്പഴ- പത്തനാപുരം റോഡ്, കമ്പഴ-വെട്ടൂർ റോഡ് എന്നിവ ബന്ധിപ്പിക്ക ന്ന റോഡ്	പുതിയ റോഡ്	536	18	-	
DD	മാർക്കറ്റ് ജംഗ്ഷൻ - റിവർ വ്യൂ പാർക്ക് ജംഗ്ഷൻ റോഡ് ഭാഗം	വീതി കൂട്ടൽ	297	10	-	
EE	സ്കീമിന്റെ വടക്കു പടിഞ്ഞാറാ യി കമ്പഴ- പത്തനംതിട്ട റോഡ്, കമ്പഴ- മൈലപ്ര റോഡ് എന്നിവ ബന്ധിപ്പിക്ക ന്ന റോഡ്	വീതി കൂട്ടലും പുതിയ റോഡും	364	7	-	
E1E1	സ്കീമിന്റെ വടക്കു കിഴക്കായി മാർക്കറ്റ് ജംഗ്ഷൻ - വെട്ടൂർ റോഡ്, കമ്പഴ-	പുതിയ റോഡ്	338	7	-	



	മൈലപ്ര റോഡ് എന്നിവ ബന്ധിപ്പിക്ക ുന്ന റോഡ്					
E2E2	സ്കീമിന്റെ തെക്ക കിഴക്കായി കമ്പഴ- പത്തനാപുരം റോഡ്, മാർക്കറ്റ് ജംഗ്ഷൻ - റിവർ വ്യൂ പാർക്ക് ജംഗ്ഷൻ എന്നിവ ബന്ധിപ്പിക്ക ുന്ന റോഡ്	പുതിയ റോഡ്	214	7	-	
E3E3	സ്കീമിന്റെ തെക്ക പടിഞ്ഞാറാ യി കമ്പഴ- പത്തനംതിട്ട റോഡ്, കമ്പഴ- പത്തനാപുരം റോഡ് എന്നിവ ബന്ധിപ്പിക്ക ുന്ന റോഡ്	പുതിയ റോഡ്	322	7	-	

  
 സെക്രട്ടറി  
**MUNICIPAL SECRETARY**  
 PATHANAMTHITTA  
 സ്ഥലം : പത്തനംതിട്ട  
 തീയതി : 25/01/24

  
 ചെയർപേഴ്സൺ  
**CHAIRPERSON**  
 Pathanamthitta Municipality

  
 MUNICIPAL OFFICE PATHANAMTHITTA  
 6889  
**ISGD Planning**

**SCHEDULE 3**

**ഫാറം IV**

**2021-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുബന്ധ നൽകലും)**

**ചട്ടങ്ങൾ**

**[ചട്ടം(7)(എ)(VII)കാണുക]**

**കമ്പഴ ജംഗ്ഷൻ ആൻഡ് സൗണ്ടിങ്-പത്തനംതിട്ട വിശദ നഗരാസൂത്രണ പദ്ധതി**

**പത്തനംതിട്ട മുനിസിപ്പൽ കാൺസിൽ**

**വിശദ നഗരാസൂത്രണ പദ്ധതിക്കു വേണ്ടി ഏറ്റെടുക്കുന്നതിനായി നിർദ്ദേശിച്ചിട്ടുള്ള ഭൂമി:**

ഭൂമി ഏറ്റെടുക്കുന്നതിന്റെ ഉദ്ദേശ്യം	വിശദ നഗരാസൂത്രണ പദ്ധതി മാപ്പിൽ രേഖപ്പെടുത്തിയിട്ടുള്ളതിന്റെ സൂചന	തീരുമാനിക്കപ്പെട്ട/നിർദ്ദേശിക്കപ്പെട്ട ഭൂമിയുടെ ഏറ്റെടുക്കൽ രീതി	ഉൾപ്പെടുത്തപ്പെട്ട ഭൂമിയുടെ വിശദാംശങ്ങൾ			ഏറ്റെടുക്കുന്ന ഭൂമിയുടെ വിസ്തീർണം (ഹെക്ടർ)	ഭൂമിയിൽ നിലവിലുള്ള കെട്ടിടങ്ങൾ, പണിപ്പാടുകൾ ആദിയായ വയുടെ വിവരണം	കുറിപ്പ്
			വീല്ലേക്കളുടെ/വീല്ലേജിന്റെ പേര്	ബ്ലോക്ക് നമ്പറും റവന്യൂ വാർഡ് നമ്പറുകളും ഉൾപ്പെടുത്തിയിട്ടുള്ള ദേശത്തിന്റെ പേര് (ബാധകമായാകാതെ)	സർവ്വേ/ സർവ്വേ നമ്പറുകൾ			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
നിലവിലെ മാർക്കറ്റിന്റെ വിപുലീകരണത്തിനായി	മൾട്ടി-ഫങ്ഷണൽ മാർക്കറ്റ് മേഖലകായി ഏറ്റെടുക്കേണ്ട പ്രദേശം		പത്തനംതിട്ട	കമ്പഴ സൗത്ത് (വാർഡ് നമ്പർ :20), മൈലാടുംപാറ താഴം (വാർഡ് നമ്പർ :16)	40(P), 41(P), 54(P), 55(P), 56(P), 58(P), 60(P), 72(P)	2.91	വാണിജ്യ വ്യവസായ സ്ഥാപനങ്ങൾ	
വെള്ള പൊക്ക	പുതിയ തോടിനായും		പത്തനംതിട്ട	കമ്പഴ സൗത്ത് (വാർഡ് നമ്പർ	53(P),54(P), 55(P),56(P),	0.27		



ദൂരത ലഘൂകര ണത്തിനും വിനോദ സഞ്ചാര സാധ്യത കൾക്കുമായ്	നിലവിലെ തോടിന്റെ വീതി കൂട്ടുന്നതിനായും ഏറ്റെടുക്കേണ്ട പ്രദേശം		§ :20), മൈലാടുംപാറ താഴം (വാർഡ് നമ്പർ :16)	58(P),60(P), 72(P)			
സുഗമമായ ഗതാഗതത്തിനായി	പുതിയ റോഡിനായും നിലവിലെ റോഡിന്റെ വീതി കൂട്ടുന്നതിനായും ഏറ്റെടുക്കേണ്ട പ്രദേശം		പത്തനംതിട്ട കമ്പഴ ഈസ്റ്റ് (വാർഡ് നമ്പർ :19), കമ്പഴ സൗത്ത് (വാർഡ് നമ്പർ :20), മൈലാടുംപാറ താഴം (വാർഡ് നമ്പർ :16) കമ്പഴ നോർത്ത് (വാർഡ് നമ്പർ :15) കമ്പഴ വെസ്റ്റ് (വാർഡ് നമ്പർ :21)	31(P),33(P), 34(P),39(P), 40(P),41(P), 42(P),43(P), 45(P),53(P), 54(P),56(P), 57(P),58(P), 60(P),72(P),	3.85	വാസഗൃഹങ്ങൾ, വാണിജ്യ വ്യവസായ സ്ഥാപനങ്ങൾ, കുരിശടി, കാണിക്ക വഞ്ചി, സ്കൂൾ കെട്ടിട ഭാഗം	
സുഗമമായ കാൽനട യാത്രക്കാര്യം വിനോദ സഞ്ചാര സാധ്യത കൾക്കുമായ്	പുതിയ പെഡസ്ട്രിയൻ ബ്രിഡ്ജ് / വാക് വേക്കായി ഏറ്റെടുക്കേണ്ട പ്രദേശം		പത്തനംതിട്ട കമ്പഴ ഈസ്റ്റ് (വാർഡ് നമ്പർ :19), കമ്പഴ സൗത്ത് (വാർഡ് നമ്പർ :20), മൈലാടുംപാറ താഴം (വാർഡ് നമ്പർ :16) കമ്പഴ	39(P),40(P), 53(P),54(P), 55(P),56(P), 57(P),58(P),	0.40	പുരയിടങ്ങൾ, താത്ക്കാലിക വാണിജ്യ കെട്ടിടം, കമ്പഴ ചന്ത ഭാഗം, പമ്പ് ഹൗസ് പരിസരം,	



				നോർത്ത് (വാർഡ് നമ്പർ :15)			നിലവിലെ മൊണ്ട് സിയോൺ കോളേജ് കെട്ടിട ഭാഗം	
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സെക്രട്ടറി

MUNICIPAL SECRETARY

സ്ഥലം : പത്തനംതിട്ട HANAMTHITTA

തീയതി : 25/01/24




ചെയർപേഴ്സൺ

CHAIRPERSON  
Pathanamthitta Municipality

## SCHEDULE 4

ഫാറം V

2021-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുമതിനൽകലും)

ചട്ടങ്ങൾ

[ചട്ടം(7)(എ)(ix)കാണുക]

കമ്പഴ ജംഗ്ഷൻ ആൻഡ് സൗണ്ടിങ്-പത്തനംതിട്ട വിശദ നഗരാസൂത്രണ പദ്ധതി

പത്തനംതിട്ട മുനിസിപ്പൽ കൗൺസിൽ

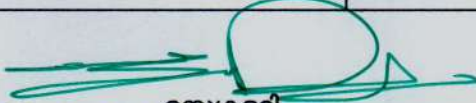
വിശദ നഗരാസൂത്രണ പദ്ധതിക്കു വേണ്ടി നീക്കിവയ്ക്കുന്നതിനായി നിർദ്ദേശിച്ചിട്ടുള്ള ഭൂമി:

ക്രമ നമ്പർ	പ്രദേശം	വിശദ നഗരാസൂത്രണ പദ്ധതി മാപ്പിൽ രേഖപ്പെടുത്തിയിട്ടുള്ളതിന്റെ സൂചന	സ്ഥലം നീക്കി വെയ്ക്കപ്പെട്ടതിന്റെ ഉദ്ദേശ്യം	ഹെക്ടറിൽ ഉള്ള ഏകദേശ വിസ്തീർണ്ണം	കുറിപ്പ്
(1)	(2)	(3)	(4)	(5)	(6)
1	സ്കീം ഏരിയയുടെ വടക്കു പടിഞ്ഞാറു, തെക്കു പടിഞ്ഞാറു ഭാഗങ്ങൾ (പത്തനംതിട്ട വില്ലേജ്, സർവ്വേ നമ്പറുകൾ 34(P), 39(P), 40(P), 42(P),43(P), 56(P),57(P))	വാസഗൃഹ ഉപയോഗത്തിനായി റിസർവ് ചെയ്തിട്ടുള്ള പ്രദേശം	വാസഗൃഹ നിർമ്മാണത്തിനും നിലവിലുള്ളവയുടെ വിപുലീകരണത്തിനുമായി	4.27	
2	കമ്പഴ - മലയാലപ്പുഴ റോഡിനു തെക്കു വശത്തായി സ്കീം ഏരിയയുടെ കിഴക്കോട്ട് ചേർന്ന മധ്യ ഭാഗം (പത്തനംതിട്ട വില്ലേജ്, സർവ്വേ നമ്പറുകൾ 56(P), 58(P))	മൾട്ടി-ഫങ്ഷണൽ മാർക്കറ്റ് മേഖലയായി റിസർവ് ചെയ്തിട്ടുള്ള പ്രദേശം	നിലവിലെ മാർക്കറ്റിന്റെ വിപുലീകരണത്തിനായി	0.24	
3	പത്തനംതിട്ട വില്ലേജ്, സർവ്വേ നമ്പറുകൾ 31(P), 39(P), 40(P), 42(P),43(P),56(P),57(P)	പബ്ലിക് ആൻഡ് സെമി പബ്ലിക് ഉപയോഗത്തിനായി റിസേർവ് ചെയ്തിട്ടുള്ള പ്രദേശം	പബ്ലിക് ആൻഡ് സെമി പബ്ലിക് സ്ഥാപനത്തിന്റെ ഉടമസ്ഥതയിലോ പ്രവർത്തിക്കുന്ന തോ ആയ വസ്തുവകകൾ. പബ്ലിക് ആൻഡ് സെമി പബ്ലിക്	1.05	



			സൗകര്യങ്ങൾക്കായി ഉപയോഗിക്കുന്ന ഭൂമികൾക്കും പൊതു, സ്വകാര്യസൗകര്യങ്ങളായി നിയുക്തമാക്കിയ സ്ഥാപനങ്ങൾക്കും പബ്ലിക് ആൻഡ് സെമി പബ്ലിക് മേഖല ബാധകമാണ്		
4	പത്തനംതിട്ട വില്ലേജ്, സർവ്വേ നമ്പറുകൾ 31(P), 33(P), 34(P), 39(P),40(P),41(P),42(P),43(P),45(P),53(P),54(P)	മിക്സഡ് (റെസിഡൻഷ്യൽ/കൊമേർഷ്യൽ/ഇൻഡസ്ട്രിയൽ) ഉപയോഗത്തിനായി റിസേർവ് ചെയ്തിട്ടുള്ള പ്രദേശം	വാസഘൃഹം, വാണിജ്യം അല്ലെങ്കിൽ ഇവ രണ്ടും ഒന്നിച്ചോ ഉള്ള വസ്തുവകകളുടെയും ഭൂമിയുടെയും വികസനത്തിനായി	10.33	
5	സ്കീം ഏരിയയുടെ കിഴക്കായി വടക്കു നിന്നും തെക്കോട്ടു ഒഴുകുന്ന തോട് (പത്തനംതിട്ട വില്ലേജ്, സർവ്വേ നമ്പറുകൾ 53(P),54(P),56(P),57(P),58(P))	വാട്ടർ ബോഡിക്കായി റിസേർവ് ചെയ്തിട്ടുള്ള പ്രദേശം	ജലാശയങ്ങളെ സംരക്ഷിക്കുന്നതിനായും വെള്ളപൊക്ക ദുരന്ത ലഘൂകരണത്തിനും	0.26	
6	(പത്തനംതിട്ട വില്ലേജ്, സർവ്വേ നമ്പറുകൾ 31(P), 33(P), 34(P), 39(P),40(P),41(P),42(P),43(P),45(P), 53(P),56(P),57(P))	റോഡിനായി റിസേർവ് ചെയ്തിട്ടുള്ള പ്രദേശം	നിലവിലുള്ള റോഡുകൾ/തെരുവുകൾ/പാതകൾ, നടപ്പാതകൾ, എന്നിവയുടെ വീതി കൂട്ടൽ, അവയോട് അനുബന്ധിച്ച വസ്തു വകകൾ, പ്രവർത്തനങ്ങൾ	3.07	

			എന്നിവയുടെ വികസനത്തിനായി		
7	സ്കീം ഏരിയയുടെ തെക്കു ഭാഗത്തായി (പത്തനംതിട്ട വില്ലേജ്, സർവ്വേ നമ്പറുകൾ 40(P), 56(P))	കൊമേർഷ്യൽ ഡെവലോപ്മെന്റ് മേഖലയായി റിസർവ് ചെയ്തിട്ടുള്ള പ്രദേശം	വിനോദ സഞ്ചാരം പരിപോഷിപ്പിച്ചു കൊണ്ടുള്ള വാണിജ്യ പ്രവർത്തനങ്ങളുടെ ഉത്തേജനത്തിനായി	1.13	
8	സ്കീം ഏരിയയുടെ കിഴക്കു ഭാഗത്തായി (പത്തനംതിട്ട വില്ലേജ്, സർവ്വേ നമ്പറുകൾ 54(P), 56(P), 57(P), 58(P), 60(P) 72(P))	റീചാർജിങ് പോണ്ട് ഓടുകൂടിയ എക്കളോജിക്കൽ പാർക്ക് മേഖലയായി റിസർവ് ചെയ്തിട്ടുള്ള പ്രദേശം	വിനോദ സഞ്ചാര പ്രോത്സാഹനത്തോടൊപ്പം വെള്ളപ്പൊക്ക ദുരന്ത ലഘൂകരണത്തിനായി	3.69	
9	പത്തനംതിട്ട വില്ലേജ്, സർവ്വേ നമ്പറുകൾ 39(P), 40(P), 42(P)	പാർക്കിങ് മേഖലയായി റിസർവ് ചെയ്തിട്ടുള്ള പ്രദേശം	വിനോദ സഞ്ചാരവും അതോടനുബന്ധിച്ചുള്ള വാണിജ്യ ആവശ്യങ്ങൾക്കായും	0.99	
10	സ്കീം ഏരിയയുടെ തെക്കു ഭാഗത്തായി (പത്തനംതിട്ട വില്ലേജ്, സർവ്വേ നമ്പറുകൾ 39(P), 40(P), 56(P), 57(P))	റീക്രീയേഷൻ മേഖലയായി റിസർവ് ചെയ്തിട്ടുള്ള പ്രദേശം	സിറ്റി ലെവൽ വിനോദ സഞ്ചാര പൂർത്തീകരണത്തിനായി	1.53	
11	സ്കീം ഏരിയയുടെ വടക്കു കിഴക്കു ഭാഗത്തായി (പത്തനംതിട്ട വില്ലേജ്, സർവ്വേ നമ്പറുകൾ 53(P), 54(P))	സ്മീറ്റ് വെൻഡിങ് മേഖലയായി റിസർവ് ചെയ്തിട്ടുള്ള പ്രദേശം	സുഗമമായ വിനോദ സഞ്ചാര പരിപോഷണത്തിനായി	0.11	

  
 സെക്രട്ടറി  
**MUNICIPAL SECRETARY**  
**PATHANAMTHITTA**  
 സ്ഥലം : പത്തനംതിട്ട  
 തീയതി: 25/01/24



  
 ചെയർപേഴ്സൺ  
**CHAIRPERSON**  
**Pathanamthitta Municipality**



**SCHEDULE 5**

**ഫാറം VI**

**2021-ലെ കേരളനഗര-ഗ്രാമാസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുമതി നൽകലും)**

**ചട്ടങ്ങൾ**

**[ചട്ടം (7)(എ)(X)കാണുക]**

**കമ്പഴ ജംഗ്ഷൻ ആൻഡ് സറൗണ്ടിങ്-പത്തനംതിട്ട വിശദ നഗരാസൂത്രണ പദ്ധതി**

**പത്തനംതിട്ട മുനിസിപ്പൽ കൗൺസിൽ**

**വിശദ നഗരാസൂത്രണ പദ്ധതിയുടെ മതിപ്പ് ചെലവ്**

**(പദ്ധതിക്കായി ഏറ്റെടുക്കുന്ന ഭൂമിയിലെ വികസനത്തിനായി മാത്രം)**

ചെലവ്			മതിപ്പ്		
ക്രമ നമ്പർ	ഇനം	ഏകദേശ വില (രൂപയിൽ)	ക്രമ നമ്പർ	ഇനം	പ്രതീക്ഷിക്കുന്ന ത് (രൂപയിൽ)
1	<p>ഭൂമി, കെട്ടിടങ്ങൾ ആദിയായവയുടെ ഏറ്റെടുക്കൽ</p> <p>i) പുതിയ റോഡുകളുടെ വികസനത്തിനും നിലവിലുള്ള റോഡുകളുടെ വീതി കൂട്ടുന്നതിനും</p> <p>ii) മൾട്ടി-ഫങ്ഷണൽ മാർക്കറ്റ് മേഖലക്കായി ഏറ്റെടുക്കേണ്ട പ്രദേശം</p> <p>iii) പുതിയ തോടിനായും നിലവിലെ തോടിന്റെ വീതി കൂട്ടുന്നതിനായും ഏറ്റെടുക്കേണ്ട പ്രദേശം</p> <p>iv) പുതിയ പെഡസ്ത്രിയൻ സ്കീറ്റ് / വാക് വേ ക്കായി ഏറ്റെടുക്കേണ്ട പ്രദേശം</p>	<p>82 കോടി</p> <p>46 കോടി</p> <p>50 ലക്ഷം</p> <p>8.5 കോടി</p>	1	<p>ഗ്രാന്റുകൾ, തനതു ഫണ്ട്, സംഭാവനകൾ എന്നിവ</p> <p>i) ഗ്രാന്റ്</p> <p>ii) തനതു ഫണ്ട്</p>	<p>i) 50 കോടി</p> <p>ii) 87 കോടി</p>
3	<p>നിർദ്ദേശങ്ങൾ പ്രകാരമുള്ള മെച്ചപ്പെടുത്തൽ/ പണികൾ നടത്തൽ</p>		3	<p>തുക ചെലവ് കൊള്ളിക്കേണ്ടത്</p>	



I) പുതിയറോഡുകളുടെ നിർമ്മാണവും നിലവിലുള്ള റോഡുകളുടെ വീതികൂട്ടലും II) പുതിയ തോടിന്റെ നിർമ്മാണവും നിലവിലെ തോടിന്റെ വീതി കൂട്ടലും III) പുതിയ പെഡസ്ട്രിയൻ സ്കീറ്റ് / വാക് വേ യുടെ നിർമ്മാണം	9 കോടി  35 ലക്ഷം  65 ലക്ഷം	I) ഗ്രാന്റ്  II) തനതു ഫണ്ട്	I) 4 കോടി  II) 6 കോടി
ആകെ	147 കോടി	ആകെ	147 കോടി

 <b>സെക്രട്ടറി</b> <b>MUNICIPAL SECRETARY</b> <b>PATHANAMTHITTA</b> സ്ഥലം : പത്തനംതിട്ട തീയതി: 25/01/24	 <b>ചെയർപേഴ്സൺ</b> <b>CHAIRPERSON</b> <b>Pathanamthitta Municipality</b>
	

## ANNEXURE I

### LIST OF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF SERVICE OR LIGHT INDUSTRIES PERMISSIBLE IN VARIOUS ZONES.

1	Aerated water and fruit beverages
2	Apparel Making.
3	Assembly of air coolers and conditioners
4	Assembly of bicycles, baby carriage and other small non-motorized vehicles.
5	Atta - Chakkies
6	Automobile servicing (excluding repair)
7	Ayurvedic Medicinal Formulations, Ayurvedic health club
8	Bakeries.
9	Bamboo and cane products.
10	Block making for printing
11	Bodybuilding of motor vehicles.
12	Cardboard box and paper products.
13	Carpet weaving
14	Carrying and preservation of fruits and production of jam, jelly etc.
15	Cement and concrete products (Where crusher is not used)
16	Charging and repairing of batteries.
17	Coir (Without bleaching/dyeing)
18	Cold Storage.
19	Concrete batching plants
20	Confectioneries
21	Copper, brass and metal utensils
22	Cotton and silk printing
23	Cotton ginning, clearing, pressing etc.
24	Cotton spinning and weaving in Mills.
25	Cotton weaving in handloom.
26	Cotton weaving in power looms.
27	Domestic electrical appliances.
28	Electronics and electrical goods
29	Electronics equipment (Assembly)
30	Electroplating, tinsplating, welding etc.
31	Embroidery and lace manufacturing.
32	Engineering workshop and general fabrication works (Without any chemical Treatment)

33	Foam bed, latex threads
34	Footwear (Rubber and PVC)
35	Fountain pens
36	Furniture making
37	Furniture without machinery.
38	Garment making / Tailoring.
39	Gold and Silver Smithy.
40	Gold and Silver thread saree work
41	Handloom weaving.
42	Ice cream or ice making
43	Insulation and other coated paper (Paper or pulp manufacturing excluded)
44	Ivory, carving and ivory works
45	Jobbing and machining
46	Laundry, dry cleaning and dyeing.
47	Light engineering
48	Making of embroidery products
49	Making of paper boxes, bags, envelopes etc.
50	Manufacture and assembling of umbrellas and production of spare parts of umbrellas.
51	Manufacture and repair of boats and barges.
52	Manufacture and repair of musical instruments.
53	Manufacture and repairing of animal drawn and hand drawn vehicles.
54	Manufacture and repairing of brass and bell metal products.
55	Manufacture and repairing of electric fans.
56	Manufacture and repairing of leather shoes and chappals.
57	Manufacture of lemongrass oil, candles etc.
58	Manufacture of “aval” (Beaten rice) appam.
59	Manufacture of agarbathi and other cosmetics.
60	Manufacture of agricultural implements, screws etc.( blacksmith and foundry)
61	Manufacture of aluminum utensils and other products.
62	Manufacture of Beverages
63	Manufacture of cement products such as well-kerbs, tube, closets etc.
64	Manufacture of chinaware’s and crockery.
65	Manufacture of clay models
66	Manufacture of Coir and Coir Products.
67	Manufacture of Cotton thread, rope twine etc.

68	Manufacture of cycles, parts and accessories.
69	Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
70	Manufacture of electrical machinery and repairing of electric motors armature winding etc.
71	Manufacture of glass and glass products.
72	Manufacture of hydrogenated oil.
73	Manufacture of ice cream.
74	Manufacture of Ice.
75	Manufacture of iron and steel furniture.
76	Manufacture of Jewellery.
77	Manufacture of jute products including repairing of gunny bags.
78	Manufacture of large containers and chinaware.
79	Manufacture of leather products such as suitcase, bag etc.
80	Manufacture of miscellaneous wooden articles such as sticks, sandals, rules etc.
81	Manufacture of paperboard and paper hand.
82	Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.
83	Manufacture of quilts and mattresses.
84	Manufacture of rubber gloves.
85	Manufacture of Rubber products such as rubber sheets, nipples, rubber shoes including smoke-rubber.
86	Manufacture of sewing machine parts and assembling and repairing of sewing machine.
87	Manufacture of small machine tools and machine parts.
88	Manufacture of soaps involving process without generation of trade effluents (Saponification of fats and fatty acids only)
89	Manufacture of soda, water, lemonade etc.
90	Manufacture of sports goods, balloons etc.
91	Manufacture of stone images.
92	Manufacture of stone wares.
93	Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, etc.
94	Manufacture of structural wooden goods such as doors, beams etc.
95	Manufacture of syrup.
96	Manufacture of tin cans and copper vessels.
97	Manufacture of Tobacco products.
98	Manufacture of wood and wooden products
99	Manufacture of wooden furniture and fixtures.

100	Manufacture of wooden industrial goods
101	Manufacture of wooden utensils, photo frames, toys, etc., and photo framing.
102	Manufacture, repair and tuning of musical instruments.
103	Manufacturing assembling and repairing of machinery such as water pumps, oil mill chuck etc.
104	Manufacturing of formulated synthetic detergent products
105	Manufacturing of medical instruments
106	Mineralised water
107	Miscellaneous printing works including type cutting, book binding.
108	Musical instruments manufacturing
109	Oil ginning/expelling
110	Oil mills (vegetables)
111	Optical frames
112	Padlocks.
113	Paint (by mixing process only)
114	Paper Pins and U Clips
115	Photo and picture framing
116	Power looms/handlooms (without dyeing & bleaching)
117	Pressure testing units
118	Printing and publishing of books,newspapers and periodicals.
119	Printing of cotton textiles.
120	Printing press
121	Processing and preservation of cashew nuts.
122	Processing of Cardamom, ginger, pepper etc.
123	Processing, grinding, packing and distribution of coffee.
124	Processing, packing and distribution of tea.
125	Production of Dairy Products.
126	Production of rice, flour etc., by hand pounding.
127	Production of vinegar.
128	Radio and T.V. servicing and repairing.
129	Repairing of photographic equipment, spectacles etc.
130	Repairing of umbrellas.
131	Repairing of watches and clocks.
132	Rice Millers
133	Rope (Cotton and Plastic)
134	Rubber gloves other than that for surgical and medical purpose



135	Rubberized coir mattresses
136	Sanitary fittings and other similar industries.
137	Sawing and planning of wood.
138	Scientific and mathematical instruments
139	Servicing and repairing of motor vehicle
140	Slaughtering preservation of meat, fish and cleaning fish
141	Small foundries.
142	Sports goods
143	Steeping and processing of grains
144	Tailoring
145	Tissue culturing
146	Toy making.
147	Vulcanizing and repairing of tyres and tubes.
148	Watch, spectacles repairing.
149	Water Softening and demineralization plants
150	Weaving of silk by Handloom.
151	Wooden electrical accessories.

## ANNEXURE II

### GUIDELINES FOR THE DEVELOPMENTS IN THE AREA RESERVED FOR STREET VENDING ZONE

#### 1. Introduction

The Urban design guidelines for the Street Vending Zone focus on the design of the streets, open spaces, and buildings to promote compact, sustainable, and accessible development for the underused portions of the lands coming next to the low-lying wetlands of the eastern side of the scheme area having a possibility of developing as an ecological park. This development gives an incentive to the plot owners in the form of a proposed new road network, which will give additional land price appreciation to the proposed portion of the vending zone.

#### 2. Context of design guidelines

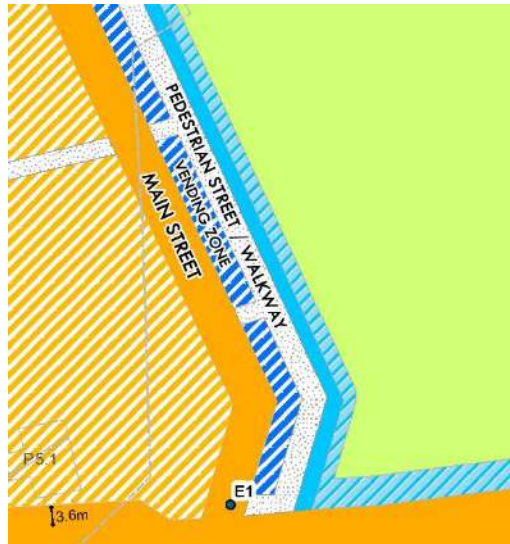
The design guidelines are to be followed by three guiding write-ups as described below.

- a) **Draft Report, Chapter 3.4** identifies the general vision and describes the goals for the whole town Planning Scheme. Moreover, the chapter 4.2.12 gives the proposed location and a model development theme for the area .
- b) **The chapter 5.6.2** gives the information on zonal concurrence from the District Town Planner to be obtained for the development of this area .
- c) **The Annexure II -GUIDELINES FOR THE DEVELOPMENTS IN THE AREA RESERVED FOR STREET VENDING ZONE** of the draft report gives the regulatory framework and the specific development standards that give form to the vision. This is further sub divided into four major heads as shown below such as,

##### a. Streets

##### i. Street types

The vending zone area will have a variety of streets that support the area's emerging aesthetic and architectural character. The two street types: Main Street, walkway streets, will create a unique architectural as well as urban character to the area.



## ii. Street Character

The street character envisaged for the above-mentioned streets shall be as per the provisions given below.

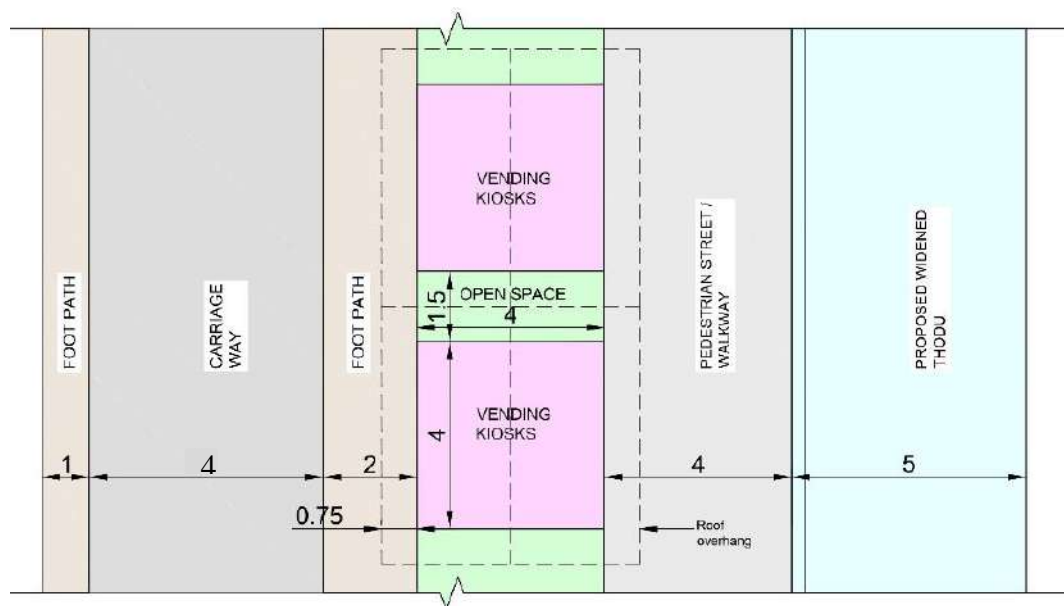
- Main Street:** The main street (named as E1E1) connecting Market Jn–Vettoor Road and Kumbazha –Mylapra Road will have a ROW width of 7.00 m including sidewalks with underground utility ducts. The western side of the street, abutting the private lands shall be devoid of boundary wall to enhance the street volume. It shall have a footpath of 1.00m with underground utility ducts. The eastern side of the street abutting with the vending kiosks shall be provide with a footpath of 2.00m with underground utility ducts. In addition, all footpaths shall be free from any permanent constructions, advertisement boards or any other visible installations without affecting the free movement of pedestrians of this area. However, provisions of streetlights can be provide as per the requirements of the Municipality. In addition, the roof overhang of the vending Kiosks is permitted within the abutting footpath.
- Pedestrian Street / Walkway:** The street coming within the vending zone area has an interface on low-lying wetlands to the eastern side and vending Kiosks to the western side. The width of the street shall be 4.00m with Cobble or any natural stone material as the finished floor. It shall have provisions of handrails to the eastern side along with seating facilities, tree grates and shrub planting as well. It is noted that the free space or the walkway footpaths shall be free from any permanent constructions,

advertisement boards or any other visible installations without affecting the free movement of pedestrians of this area. The pedestrian street is connected with the main street walkways, as indicated in the proposed land use map. The width of this street shall be 3.00 m at all points.

### iii. Open space types

The open space coming within the vending zone shall be as per the provisions of the guidelines illustrated below.

- Open space guidelines:** The open space within the street vending zone shall be provided between the kiosks. It may be covered and shall be used primarily as service entry to the kiosks; however, pedestrian movements are allowed within this area. It shall remain open and shall be free from obstructions. The dimension of the space shall be 4.00 m x 1.50 m.



### iv. Setbacks, Coverage

The proposed vending Kiosk shall have setbacks as shown in the previous image. The eastern and western sides shall abutt the property lines. On any side, it shall have 1.50 m clear space from the adjoining kiosks. Coverage shall be 100% as shown in the image within the plot size of 4.00m x 4.00 m.

## b. Buildings

### i. Building Massing and heights

The built use of the structure shall be restricted to vending kiosks. Single storey building shall be allowed with an overall height to the topmost point of 4 meters from the street level.

### ii. Frontage (façade design and entrances)

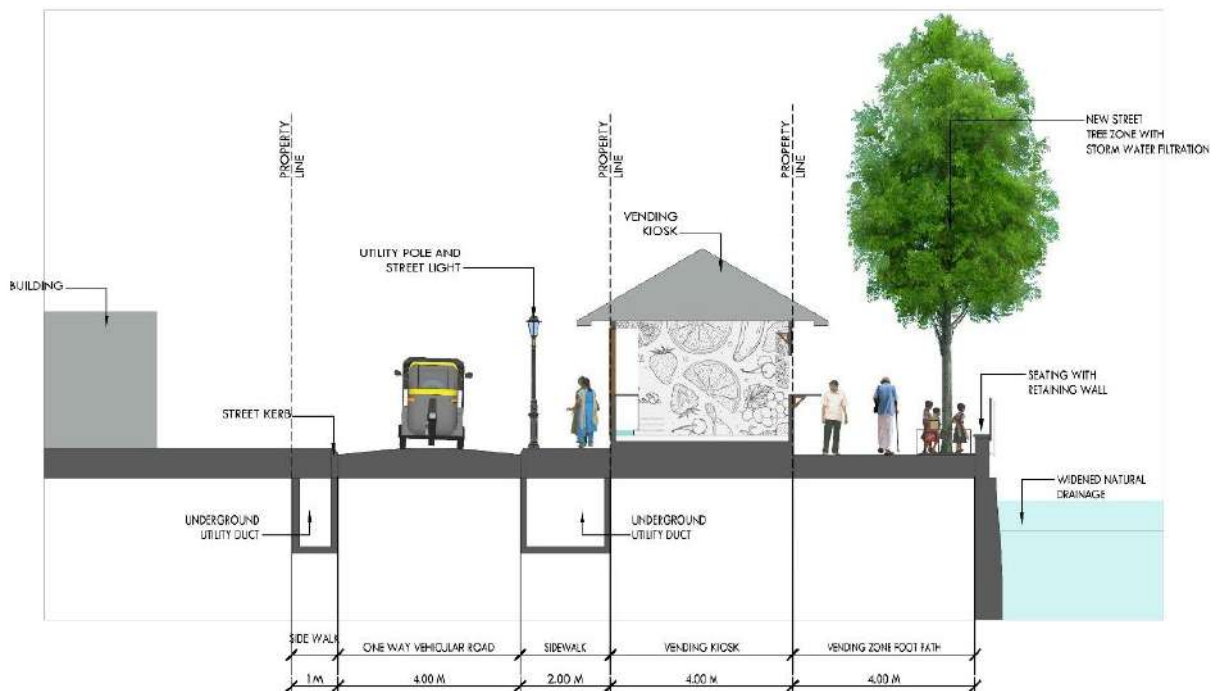
The façade of the vending kiosk shall have openings on eastern and western sides with size not less than 2.4 m in width. The openings shall be treated with wooden structures/ finishes. The entrance to the kiosks shall be from the side open spaces as illustrated in the open space guidelines. Any name boards required for the kiosks shall be provided on the western façade of the kiosk.

### iii. Roof tops

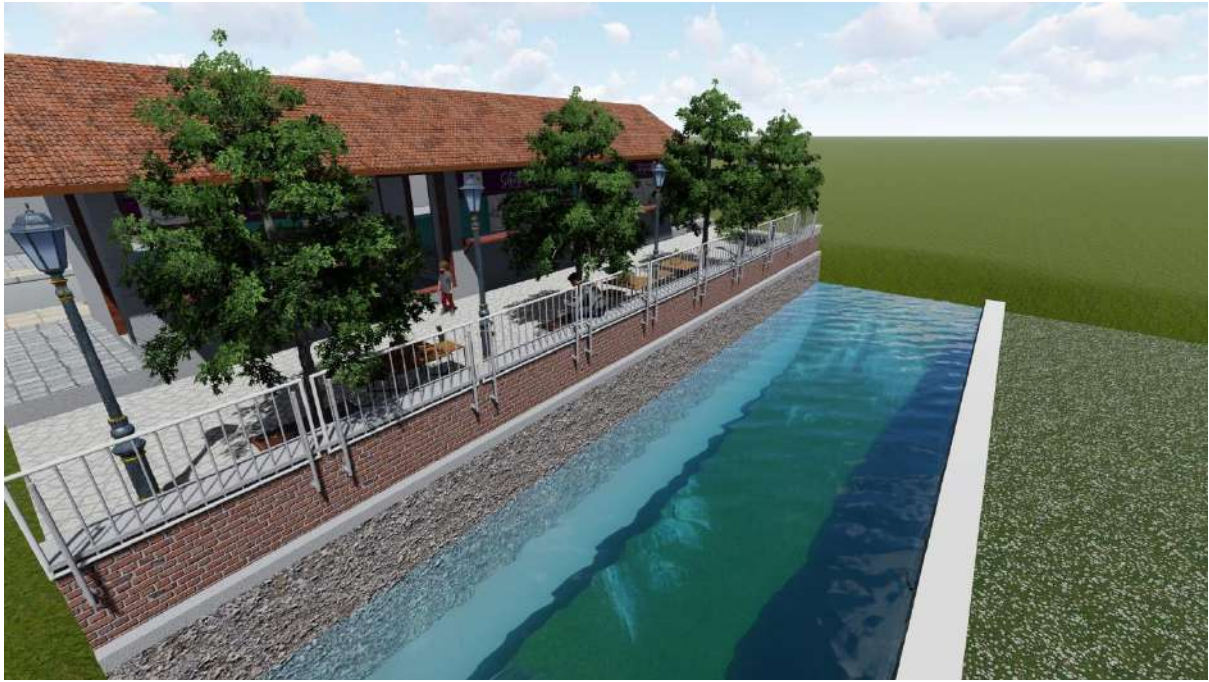
The slope of roof of façades (pitch) shall be at a convenient angle from the horizontal, provided the eave line shall be continuous with the adjoining kiosks.

## c. Proposed Cross section

The proposed cross section of the vending zone shall be as illustrated in the below image.







*Model view for the proposed vending zone and surroundings*



*Model view for the proposed vending zone and surroundings*

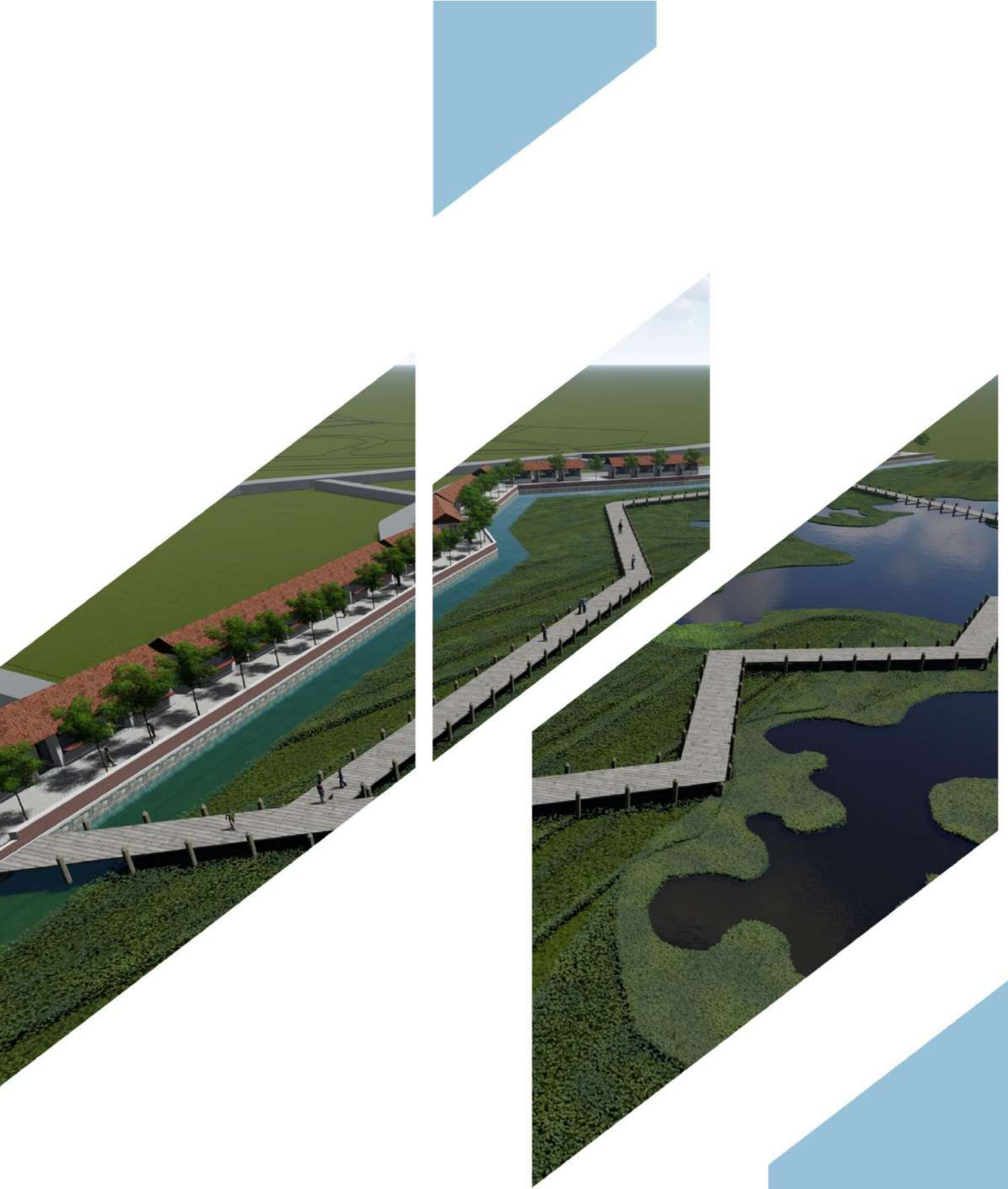


*Model view for the proposed vending zone and surroundings*



*Model view for the proposed vending zone and surroundings*





LOCAL SELF GOVERNMENT DEPARTMENT  
PLANNING, PATHANAMTHITTA

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