URBAN LAND VALUE IN KERALA

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Bureau of Economics and Statistics,
Trivandrum.

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LAND VALUES IN URBAN AREAS

I. INTRODUCTION

Value of land in urban areas is increasing very fast. With increasing industrial and business activities, more and more people cluster in the urban centres. Better educational and other social service facilities attract the people. Demand for land in urban areas increases and consequently prices too. During the last ten or fifteen years, there has been a phenomenal increase in the urban land value. Even in the rural areas, particularly in the coastal tracts, due to the very high density of population, prices have gone up.

1.2 An assessment of the value of lands and its changes is very important. No systematic study of this subject has so far been undertaken. Last month the Government required urgently information on urban land values and requested the Bureau of Economics and Statistics to furnish the data. In the absence of any data on this subject readily available and in view of the shortage of time at its disposal, the Bureau deputed four of its senior Officers, to visit the 27 Municipalities and the two corporations to make an on the spot assessment of the maximum value, minimum value and average value of the lands in these areas.

1.3 The approach was to hold discussions with knowledgeable citizens with the aid of maps. In each municipality a number of persons were contacted. These include land owners brokers and agents, document writers, Tahsildars, Lawyers, Sub-registrars, Municipal Commissioners and other responsible persons. These persons were selected after local enquiry and were found to be in the know of things as far as the price of land in their areas was concerned. Attempt was made to contact as many persons as possible and the decision regarding the price in a locality was ultimately taken by the Officer of the Department, after taking into consideration the various prices reported by the informants and also based on the officer's own assessment of the reliability of the informant. The staff of the Bureau of Economics and Statistics in the regional offices were of considerable help as most of them have intimate knowledge of these areas.

1.4 The method adopted was to divide each municipal town into strata on the basis of price ranges. After local discussions, with the aid of the maps, the approximate percentage of area of each municipal town falling in each price range was estimated. Also the average price of a cent of land in each stratum was estimated using the maximum and minimum prices and the price variations within. This was not done using any mathematically exact formula, but by exercising personal judgment. But since the average was based on a smaller area, in a fairly narrow price range, the estimate cannot be far off the mark. Using the average price and the proportion of area in each stratum, the average price for the municipal town as a whole was calculated. This was used to estimate the total value of lands in the town.

1.5 In making these calculations no allowance was made for the area occupied by roads or other public places or buildings. The exact area of this type could not be quickly assessed. From the total land values presented herein, appropriate deductions will have to be made before using the data for any specific purpose.

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1.6 Documentary evidence regarding land values can be obtained from the offices of the Sub-registrars. But these have not been considered satisfactory in view of probable under-valuation aimed at evading stamp duty. The aim was to get the prevailing actual prices and in discussions with Sub-registrars, document writers etc. this fact was made clear and their own assessment of the real prices only was taken.

1.7 In some Municipal areas prices of wet lands had also to be considered. The price of wet land is not dependent on the fact that it is within municipal limits. So long as they remain wet lands, appreciation in value cannot take place solely as a result of the growth of the municipality. These areas, therefore, lose their importance in the context of a study of urban land values. Wet lands are however included under the scope of this study. It may be mentioned, that such areas seldom formed a significant proportion of the area of municipal towns.

1.8 Considerable difficulties were experienced in the course of the field work. The most important among them arose due to the fact that in many areas the prices quoted were hypothetical. Land values are changing fast and no actual transaction would have taken place in the immediate past in certain localities. In these circumstances it is difficult for any person to quote reliably the prices of a cent of land. This difficulty was experienced in many places, particularly in areas where land is less costly. Moreover the price in a particular instance often depends on the degree of eagerness to sell or buy. For example, in the heart of a town, in the shopping centres, people are often prepared to pay fancy prices for land. This is invariably the case in the market areas of most of the big towns. Further, the quantity purchased or sold is also an important factor. Exorbitant prices may be paid for a small plot of land to be used for constructing shops. Sales in large parcels in the same area may not fetch such high prices, because buyers with a large amount of money will be smaller in number.

1.9 There are also subjective factors in the reporting of prices. In this particular instance, it was not considered advisable, in all cases, to explain to the informant, the possible uses to which this data may be put. Informants, therefore, might have formed their own doubts and suspicions about it. This would have happened even if the possible policy implications of the resulting data were explained to them. The first reaction of the informant, to the extent the team of officers of this Bureau could gather, was a doubt that Government was probably planning to introduce some new measure of taxation. The informant, depending on his level of education, outlook and, above all, his own interests would have made conscious under-reporting or over-reporting. This is one major limitation of the data. The investigating officers of the Bureau of Economics and Statistics, of course, have made their own critical appraisal of the quality of the prices quoted by the various informants before arriving at the final prices.

1.10 The results of the study are given in the next section. Only some important aspects are pointed out and the discussions are, therefore, necessarily brief. The general tendency observed, is that prices are generally the highest in the most important market place or shopping centre. Even here fancy prices are paid only for plots on the important roads. There is a sudden fall as one proceeds

farther into the interior even in important areas. Next in order in most of the towns are good residential areas usually around educational institutions, hospitals and important offices.

1.11 The data presented here are only broad indicators of the value of urban lands and they can therefore be used only for making certain broad policy decisions. This study, however, has brought to light the need for periodical assessment of the value of lands not only in urban but also in rural areas. It would be necessary to take up a more systematic and thorough study of the land values in the State.

II. RESULTS OF THE STUDY

The estimated maximum, minimum and average values for a cent of land together with the total value of the entire land in the various Corporations and Municipalities in the State are summarised in the subjoined table.

Value of land in Municipalities (Value of land Rs/cent)

Name of Municipality	Minimum	Maximum	Average	Area (Acres)	Total va (Rs.Cro
1. Trivandrum	100	10000 ~~15000~~	805 ~~1028~~	18500	149
2. Neyyattinkara	70	1200	282	2471	7
3. Attingal	100	2500	250	3499	9
4. Quilon	100	5000	990	4038	40
5. Kayamkulam	100	2000	379	5382	20
6. Mavelikkara	70	1500	329	2303	8
7. Thiruvella	90	1000	355	3576	13
8. Alleppey	100	4000	457	11559	53
9. Shertallai	50	1000	166	3998	7
10. Changanacherry	25	6000	388	3280	13
11. Kottayam	30	8000	482	4000	19
12. Vaikom	30	1500	239	1950	5
13. Palai	100	2000	420	6400	27
14. Muvattupuzha	75	3000	337	3200	11
15. Mattancherry	100	10000	1075	2560	28
16. Fort Cochin	200	5000	1005	646	7
17. Ernakulam	200	10000	1850	7210	133
18. Parur	100	1500	343	2250	8
19. Alwaye	100	3000	813	1770	14
20. Perumbavoor	50	2500	300	3360	10
21. Irinjalakuda	40	2000	420	2897	8
22. Trichur	75	10000	555	2616	15
23. Kunnamkulam	40	2000	216	1696	4
24. Chittur-Thathamangalam	40	600	120	3169	4
25. Palghat	40	5000	415	5229	22
26. Calicut	20	6000	465	20494	95
27. Badagara	10	500	55	5293	3
28. Tellicherry	10	2000	250	3693	9
29. Cannanore	10	1500	398	2675	11
TOTAL	10	10000 ~~15000~~	538	139714	752

In the following paragraphs individual towns are taken up for detailed discussion:

1. The Trivandrum Corporation:

For years the capital of the State, Trivandrum has gradually grown into a big city comprising of a vast area of

11000 acres. The population of the city in 1961 was 2.4 lakhs. Continual expansion of the area of the city is taking place. The importance of the city is only due to the Government Offices and educational institutions. The integration of the States of Travancore and Cochin, the formation of Kerala, and the rapid expansion of Governmental machinery as a result of planned economic activities in various fields, brought to the city a very large number of officers, who needed residential accommodation. The increase in the number of schools and colleges and the starting of the Medical college and hospital contributed largely to the expansion of Trivandrum- Business, particularly trade and transport expanded as a consequence and brought in more people.

2.2 During the last ten years, the number of residential buildings in Trivandrum city has increased tremendously. There has been brisk activity in the field of construction. Loans for house construction are provided by Government, the Life Insurance Corporation, the City Improvement Trust and a few Co-operative societies formed for the purpose of house construction. With all these facilities people are tempted to build more and more houses. This has an immediate effect on the price of land. A table showing the maximum and minimum values of land in different strata of Trivandrum City as well as the average price of a cent of land is given below. The total value of all the lands in the city is also noted at the foot of the table.

Table 2.1 - Value of land in Trivandrum Corporation
(in Rupees per cent)

Stratum	Minimum	Maximum	Average	Percentage of area
1	5000	10000	7500	1
2	2000	5000	3000	2
3	1000	2000	1300	20
4	750	1000	900	20
5	500	750	600	25
6	100	500	250	32
Combined	100	~~15000~~ 10000	805	100

Area of Trivandrum Corporation .. 18500 Acres
Total value of the lands .. Rs. 149 Crores

2.3 Stratum 1 covers the main business areas where lands fetch very high fancy prices. This includes lands on the sides of Chalai bazaar, the Main road and a few other important roads in the city. Stratum 2 covers the lands on either side of some other roads where there are prospects of opening shops. Strata 3 and 4, by and large cover practically all the important residential areas in the city. The lands on the outskirts, generally are included in the remaining two strata.

2. Neyyattinkara

2.4 As an urban centre, Neyyattinkara is not very important. Excluding some areas near the Bus stand, where a relatively high price may be paid by those who want to construct shops, the prices are generally very low. Neyyattinkara has no industrial or other importance. It is the taluk headquarters. So there are a few small offices,

2.8 No wonder the price of land is shooting up. With the establishment of three or four colleges on the eastern borders of the town, the price of lands is that area has more than doubled. This area is slowly developing into a first class residential area. So are, other areas like, Asramom, Kochupilamoodu and Olai. In the Chinnakkada and Big Bazaar areas, a cent of land, if available on the road side, is capable of fetching almost any price. But evidently such fancy prices cannot be taken into account in arriving at a reasonable average price.

2.9 The values of lands in Quilon Municipality is given in Table 2.4 below.

TABLE 2.4

Land values in Quilon.

Land value (in Rs./Cent).

Stratum	Minimum	Maximum	Average	Percentage of area
1.	2.	3.	4.	5.
1	3000	5000	3500	4
2	1000	2000	1200	40
3	500	1000	750	45
4	100	500	300	11
Combined	100	5000	990	100

Area of Quilon Municipality = 4038 acres
Total value of lands = Rs. 40 crores.

5. Kayamkulam

2.10 Almost midway between Quilon and Alleppey and connected by bus to many other towns like Mavelikara and Adoor, Kayamkulam is a small town. There are no important public offices. But there are some schools and a junior College. The main activity in Kayamkulam is trade. After being linked by a railway connection it is slowly becoming a centre of trade in that area.

2.11 As in the case of the some other towns, land is sold at very high prices only in and around the market. In that area, the price some times goes very high. The lands on the sides of important roads, particularly the National Highway for a few furlongs on either side of the market, are really the lands which fetch the highest prices. There are also some lands within the municipal limits which will fetch only Rs.100 or Rs.150 per cent.

2.12 Table 2.5 below shows the value of lands in Kayamkulam Municipality.

TABLE 2.5.

Land values in Kayamkulam.

Value land (in Rs./Cent)

Stratum	Minimum	Maximum	Average	Percentage of area
1.	2.	3.	4.	5.
1	1000	2000	1200	3
2	500	1000	700	20
3	300	500	400	35
4	100	300	150	42
Combined	100	2000	379	100

Area of Kayamkulam Municipality = 5382
Total value of lands = Rs. 20 crores.

6. Mavelikkara

2.13 Mavelikara is a small town with absolutly no industrial importance. It is the headquarters of the Taluk. There is a law court, some schools and a hospital. In this town also a few plots on the side of the main road and near about the temple and hospital may fetch a relatively high price. Otherwise, the place has no importance so far as urban land values are concerned. Table 2.6 gives details of the value of the lands in Mavelikara municipality.

TABLE 2.6

Land values in Mavelikara.

Value of land (in Rs./Cent)

Stratum	Minimum	Maximum	Average	Percentage of acre
1.	2.	3.	4.	5.
1	1000	1500	1200	1
2	500	1000	700	10
3	200	500	350	60
4	100	200	150	20
5	70	100	80	9
Combined	70	1500	329	100

Area of the municipality = 2303 acres
Total value of lands = Rs.8 crores

7. Thiruvella

2.14 A number of schools, a college, the taluk headquarters and a sugar factory together summarise the importance of Thiruvella. Being situated on the Main Central Road and linked to many important places like Kozhenchery and Mavelikara by road, it is slowly developing into an importance trading centre. The

establishment of the railway station at Thiruvella will further help in the development of the town. The prices of land in Thiruvella shows the same behaviour as in other small towns. Near the market area on both sides of the important roads, lands fetch a comparatively high price. The important residential areas come next. The remaining areas are not very important. The details of land values in Thiruvella are given in table 2.7 below.

TABLE 2.7

Land values in Thiruvella.

Value of land (in Rs./Cent)

Stratum	Minimum	Maximum	Average	Percentage of area
1.	2.	3.	4.	5.
1	800	1000	900	1
2	500	800	700	2
3	300	500	400	70
4	100	300	200	25
5	90	100	95	2
Combined	90	1000	355	100

Area of the Municipality = 3576 acres
Total value of lands = Rs.13 crores

3. Alleppey

2.15 Once the most important trade centre in Travancore, Alleppey today presents the picture of a decaying town. In the important market areas of those days, one sees today many shops remaining always closed. When the Alleppey port ceased to operate, the importance of the town fell suddenly. Trade dealings with Alleppey got shifted, gradually to Ernakulam and other areas. With the starting of the Quilon - Ernakulam railway line, part of the little trade which Alleppey had is shifting to Kayamkulam. There are of course, a few coir factories in Alleppey. The future of Alleppey lies partially in being developed as an educational centre.

2.16 Alleppey has a large number of schools, colleges and a polytechnic. The southern borders of the town, with the Medical College located there are showing signs of development. Most of the sorrounding areas are connected to Alleppey by inland water transport. Buses ply on the main routes only.

2.17 The main trading centre in Alleppey now is Mullakkal. There are one or two other areas where prices of a similar order could be obtained. On the sides of the canals and the National Highway the prices are comparatively higher. Details of the value of lands in Alleppey municipality are given in

Table 2.8 below.

TABLE 2.8

Land values in Alleppey.

Value of land (in Rs./Cent.)

Stratum	Minimum	Maximum	Average	Percentage of area
1.	2.	3.	4.	5.
1	2000	4000	3000	1
2	750	1000	850	4
3	500	750	650	15
4	300	500	400	60
5	100	300	250	20
Combined	100	4000	457	100

Area of the municipality = 11559 acres
Total value of lands = Rs.53 crores .

9. Shertalai.

2.18 Shertalai is a very small municipality. The prices of land are also comparatively low. But for a pre-degree college, schools and the taluk headquarters, Shertalai has no other importance, so far as urban land values are concerned. The highest prices are quoted, here also, for lands in the market area. Table 2.9 gives details of the land values in Shertalai Municipality.

TABLE 2.9

Land values in Shertalai.

Value of land (in Rs./Cent).

Stratum	Minimum	Maximum	Average	Percentage of area
1.	2.	3.	4.	5.
1	500	1000	700	2
2	200	500	300	15
3	100	200	150	60
4	50	100	75	23
Combined	50	1000	166	100

Area of Shertalai Municipality = 3998 acres
Total value of lands = Rs.7 crores

10. Changanacherry.

2.19 The market in Changanacherry is very well known. It is an important centre for marketing agricultural produce. It has also one of the oldest colleges in Kerala viz. the St. Berchman's College. With the addition of two more Colleges

for general education and a Teacher's Training College, it has become a centre of education. There are a large number of schools also. The place has no industrial importance. Changanacherry is well connected with road to many important places. There is also an inland water transport system connecting Changanacherry. When linked with railway, the importance of the place has increased.

2.20 The four roads leading away from the important junction (Kavala) help to locate the lands with the highest prices. On either side of these four roads, upto a distance of a few furlongs in each direction the price of land is very high. Table 2.10 below gives details of the land values in Changanacherry municipality.

TABLE 2.10

Land values in Changanacherry

Value of land (in Rs./Cent)

Stratum	Minimum	Maximum	Average	Percentage of area
1.	2.	3.	4.	5.
1	3000	6000	4000	1
2	1500	3000	2000	1
3	1000	1500	1250	3
4	750	1000	850	5
5	500	750	600	10
6	300	500	400	30
7	100	300	200	30
8	25	100	40	20
Combined	25	6000	388	100

Area of Changanacherry Municipality = 3280 acres
Total value of lands = Rs. 13 crores

11. Kottayam.

2.21 Kottayam is one of the towns which may be called rich. Most of the plantation owners live in Kottayam. Kottayam town is also foremost in the field of education. One of the oldest Colleges in Travancore, viz. the C.M.S. College is in Kottayam. With the starting of the Medical College, there, the town is spreading. It is also a centre of trade and industry. Very well linked with road, rail and water transport, Kottayam has good prospects of development. Kottayam is also a good residential town. Being the headquarters of the district, there are a number of Government offices also.

2.22 Prices of land in Kottayam have been going up rather fast. The market areas and shopping centres stand out separately, so far as price of land is concerned. The details of land

values in Kottayam are given in table 2.11.

TABLE 2.11

Land values in Kottayam

Value of land (in Rs./Cent)

Stratum	Minimum	Maximum	Average	Percentage of area
1.	2.	3.	4.	5.
1	3000	8000	6000	1
2	1500	3000	2000	3
3	1000	1500	1250	4
4	800	1000	900	6
5	500	800	600	15
6	300	500	400	30
7	100	300	200	20
8	30	100	40	21
Combined	30	8000	482	100

Area of Kottayam Municipality = 4000 acres
Total value of lands = Rs.19 crores

12. Vaikom

2.23 The main importance of this place is the famous Siva temple. It is also the headquarters of Vaikom Taluk. It does not have characteristics of an urban area. There are only a very few shops. Consequently the price of land is relatively low here. Table 2.12 below gives the details of the land values in Vaikom Municipal area.

TABLE 2.12

Land values in Vaikom.

Value of land (in Rs./Cent).

Stratum	Minimum	Maximum	Average	Percentage of area
1.	2.	3.	4.	5.
1	800	1500	1250	1
2	500	800	600	3
3	300	500	400	25
4	100	300	200	50
5	30	100	40	21
Combined	30	1500	239	100

Area of Vaikom Municipality = 1950 acres
Total value of lands = Rs.5 crores

13. Palai.

2.24 Palai is the taluk headquarters of Meenachil. The Municipal office, Sub Court, Munsiff's Court, Taluk Office and other Government Offices are closely located. It is a residential centre of rich planters. However, there is very little industrial importance for this town ship. The establish-

ment of a private college on the outskirts of the municipal area has definitely added to the value of land in this centre.

The market values of land prevailing in the municipality are given in Table 2.13.

TABLE 2.13

Land values in Palai

Value of land (in Rs./Cent).

Stratum	Minimum	Maximum	Average	Percentage of area
1.	2.	3.	4.	5.
1	1500	2000	1500	2
2	1000	1500	1250	3
3	750	1000	850	5
4	500	750	650	20
5	300	500	400	20
6	100	300	200	50
Combined	100	2000	420	100

Area of Palai Municipality = 6400 acres
Total value of lands = Rs.27 crores

14. Muvattupuzha.

2.25 Muvattupuzha is again a small town. But compared with some other small townships, the price range in this town is a bit higher. Muvattupuzha does not have much of commercial or industrial importance. It is the headquarters of the taluk and there are some educational institutions. But a fairly good proportion of area is in the higher price ranges. The details of land values in Muvattupuzha is given in Table 2.14.

TABLE 2.14.

Land values in Muvattupuzha.

Value of land (in Rs./Cent)

Stratum	Minimum	Maximum	Average	Percentage of area
1.	2.	3.	4.	5.
1	1000	3000	2250	2
2	750	1000	900	3
3	500	750	600	10
4	300	500	350	30
5	125	300	250	30
6	75	125	100	25
Combined	75	3000	337	100

Area of the Muvattupuzha Municipality = 3200 acres
Total value of lands = Rs.11 crores

15. Mattancherry, Fort Cochin and Ernakulam.

Mattancherry, Fort Cochin and Ernakulam are three Municipal towns lying adjacent to one another. The Dutch Palace at Mattancherry is the home of many well preserved murals dating back to the early 17th century. Similarly, the

Jewish Synagogue built in 1568 is a great centre of tourist interest. The Chinese willow-patterned tiles, gold crowns and ancient scrolls are worthy monuments of the ancient past.

Besides the historic and archaic importance of Mattancherry and Fort Cochin, the region as a whole is well known for its industrial potential. Cochin, known as the Queen of the Arabian Sea, is the only natural harbour in South India. The Cochin harbour, railway line and aerodrome provide quick access to the city by sea, land or air. This has tremendously increased the commercial potential of all the three municipalities forging ahead the development of an industrial belt around these townships. Added to these, the large mass of back water between the narrow strip of Fort Cochin and Mattancherry on one side and Ernakulam on the other, embracing in between them the manmade Wellington Island, affords immense potentialities for further industrialisation of the region. The rich fishing grounds off the coast of Cochin and the existence of a natural harbour have already given rise to a very rapid development of power fishing and fish processing factories in Cochin. Also set in motion is the development of a number of new industries like boat building and repairing workshops, ice factories and cold storages. A host of fishery institutions are now functioning in these towns. Much more fishery development is expected in Cochin during the fourth plan period.

The second ship building yard is proposed to be located at Thevara, on the Southern edge of Ernakulam. Hundreds of acres are demarcated for this purpose. The Oil Refinery and a number of other industrial establishments have actually gone outside the limits of these municipalities for want of adequate and suitable sites inside. Being the district headquarters all the district offices are located at Ernakulam which was previously a residential area also. The high court is a recent addition to the City. The administrative Offices of the Port, Customs and Trade Control, Railway Station, Aeriodrome, Naval Training Schools, Steamer berths, Wharfs and Godowns are all housed in Wellington Island.

Now that Ernakulam is aspiring the status of a city of international importance, the tendency of the residents here is to move out to the neighbouring villages. The township therefore, is actually spreading. The authorities have to reconcile with the development and include those areas also under the city limits. All the paddy fields and marshy areas are being reclaimed and converted as building sites. The area is growing very fast into a major city in the country.

Ernakulam is served by a Low College, a Government College and a number of private Colleges. Also there are quite a few temples and Churches to cater to the religious needs of the population.

The three municipalities together account for an area of 10,416 acres, out of which Mattancherry owns 2560 acres, Fort Cochin 646 acres and Ernakulam 7210 acres. Apparently the supply of land falls far short of demand. Hence very high prices, often exhorbitant fancy prices, prevail.

The market values of land in the three municipal regions are given below separately:

TABLE 2(15)

Land values in Mattancherry

Stratum	Value of land in Rs/cent			Percentage of area
	Minimum	Maximum	Average	
1	6000	10000	8000	2
2	4000	6000	5000	2
3	2000	4000	3000	6
4	1500	2000	1800	10
5	1000	1500	1200	10
6	600	1000	800	15
7	300	600	500	35
8	100	300	200	20
Combined	100	10000	1075	100

Total area = 2560 acres. Total value = Rs.28 crores.

TABLE 2(16)

Land values in Fort Cochin

Stratum	Value of land in Rs/cent			Percentage of area.
	Minimum	Maximum	Average	
1	3000	5000	4000	3
2	2000	3000	2500	4
3	1500	2000	1750	10
4	1000	1500	1250	15
5	800	1000	900	15
6	500	800	700	25
7	200	500	400	28
Combined	200	5000	1005	100

Total area = 646 acres. Total value = Rs.7 crores

TABLE 2(17)

Land values in Ernakulam

Stratum	Value of land in Rs./cent			Percentage of area.
	Minimum	Maximum	Average	
1	8000	10000	9000	2
2	5000	8000	6000	5
3	3000	5000	4000	8
4	2000	3000	2500	15
5	1500	2000	1750	20
6	800	1000	900	15
7	500	800	650	20
8	200	500	400	15
Combined	200	10000	1850	100

Total area =7210 acres. Total value = Rs.133 crores.

The lowest values are Rs.200 in Mattancherry and Ernakulam and Rs.250 in Fort Cochin. The maximum value is the highest in Ernakulam, which is Rs.10,000/cent compared to Rs.8000 in Mattancherry and Rs.5000 in Fort Cochin.

16. Parur

This is also a small town which has practically no industrial importance. But for a few educational institutions and Government offices, there are no factors which influence the price of land in urban areas. The details of land values in Parur are given in table 2(18).

TABLE 2(18)

Land values in Parur

Stratum	Value of land in Rs./cent			Percent of area
	Minimum	Maximum	Average	
1	1000	1500	1250	1
2	750	1000	860	5
3	500	750	600	10
4	300	500	400	30
5	100	300	200	54
Combined	100	1500	343	100

Area of Parur Municipality = 2250 acres
Total value of lands = Rs.8 crores

17. Alwaye

Alwaye has been gaining in impo tance rather fast. With the establishment of a large industrial complex in the neighbourhood, Alwaye shows the promise of developing into a big industrial township. Even today one finds people from all parts of India in this small town. Situated on the banks of the Periyar River, Alwaye is also considered to be a good health resort. In the field of education, Alwaye has one of the oldest and best colleges in the State. These are the factors which contribute to the importance of the town.

Land values in Alwaye have been increasing steadily during the past few years. With all the prospects of growth, this town has, there is likely to be a rush for land in this area and prices may go up still further. The current level of prices are shown in table 2(19).

TABLE 2(19)

Land values in Alwaye

Stratum	Value of land in Rs./cent			Percentage of area
	Minimum	Maximum	Average	
1	2000	3000	2750	3
2	1500	2000	1750	10
3	1000	1500	1250	12
4	800	1000	900	15
5	500	800	650	20
6	300	500	400	30
7	100	300	200	10
Combined	100	3000	813	100

Area of Alwaye Municipality = 1770 acres
Total value of lands = Rs.14 crores.

18. Perumbavoor

Perumbavoor is also one of the developing towns. Quite a number of industries have sprung up in and around Perumbavoor,

though not on a very large scale. Its proximity to Ernakulam and Alwaye will also be of advantage in its growth. A few Government offices and educational institutions add to the importance of the Town. The details of land values in Perumbavoor municipality are given in table 2(20).

TABLE 2(20)

Land values in Perumbavoor

Stratum	Value of land in Rs./cent			Percentage of area
	Minimum	Maximum	Average	
1	2000	2500	2250	1
2	1000	1500	1250	2
3	750	1000	850	2
4	400	750	550	25
5	100	400	200	35
6	50	100	80	35
Combined	50	2500	300	100

Area of Perumbavoor Municipality - 3360 acres
Total value of lands - Rs.10 crores

19. Irinjalakuda:

Irinjalakuda is the headquarters of Mukundapuram taluk. It has an area of 2897 acres and a population of 0.22 lakhs. The Municipality has easy access by road and rail. A bell metal industry was started here during the second five year plan period. The important trade items are cereals, vegetables and banana.

The market value of land is as high as Rs.2000 per cent in the most busy area of the town. The details of the price variations are provided below:-

TABLE 2(21)

Land value in Irinjalakuda

Stratum	Value of land in Rs./cent			Percentage of area
	Minimum	Maximum	Average	
1	1000	2000	1500	1
2	600	1000	800	2
3	400	600	500	10
4	300	400	350	40
5	100	300	200	25
6	40	100	70	22
Combined	40	2000	420	100

Total area acres =2897
Total value of land = Rs.8 crores.

20. Trichur.

Trichur a modern and fast growing town is one of the important municipal centres in the State. It has easy access by road and rail. The municipality has an area of 2616 acres and a population of 0.73 lakhs. Being the headquarters of the district, the Collectorate and all other district offices of the State Government are located in the town limits.

The industrial establishments consist of a number of tile factories, weaving mills, an induatrial estate, etc.

The small scale industries service institute has established its headquarters at Trichur only because of the industrial potential of this town. The Trichur "Round" forming the heart of the town provides the centre of business activities. The Round itself adds to the scenic beauty of the town where the people could leisurely sit and enjoy the evenings. The famous Trichur "Puram" festival a most colourful ceremony of the Vadakkunathan Temple attracting thousands of devotees and visitors from all over the State, is held in this round. The Trichur town has also its educational importance. Besides the non professional institutions, there are also the professional institutions like Engineering College, Polytechnic Institute, Veterinary College etc.

The market value of land is appreciably higher in the business areas. A detailed account is given below:

TABLE 2(22)

Value of land in Trichur

Stratum	Value of land in Rs-/cent			Percentage of area.
	Minimum	Maximum	Average	
1	6000	10000	8000	1
2	2000	6000	5000	2
3	1000	2000	1500	1
4	600	1000	700	6
5	300	600	500	40
6	150	300	250	45
7	75	150	100	5
Combined	75	10000	555	100

Total area = 2616 acres
Total value = Rs.15 crores.

21. Kunnamkulam:

Kunnamkulam is an important trade centre on the national high way connecting the coastal and the midland regions of Chowghat taluk. The Municipality has an area of 1696 acres and a population of 0.16 lakhs. The industrial establishments in the centre are very few.

The market value of land in the business area rules the highest in the town.

The details of the market values of land in Kunnamkulam municipality are given below:-

TABLE 2(23)

Value of land in Kunnamkulam

Stratum	Value of land in Rs,/cent			Percentage of area
	Minimum	Maximum	Average	
1	1000	2000	1500	2
2	500	1000	800	2
3	250	500	300	25
4	150	250	200	25
5	50	150	100	45
6	40	50	45	1
Combined	40	2000	216	100

Total area = 1696 acres Total value = Rs.4 crores.

22. Chittur Thathamangalam.

Chittur Thathamangalam Municipality has an area of 3169 acres and a population of 0.26 lakhs. The only access to the town is by road. Barring a few rice mills, the area is industrially very backward. However, there is one remarkable small scale industrial unit manufacturing attractive mats and mat products. This is run on a co-operative basis and the products are exported even to foreign markets through some intermediaries. Another important establishment in the town limits is a Government College. But for these, farming is the principal occupation in the area.

The land values prevailing in the township are given below:

TABLE 2(24)

Value of land in Chittur Thathamangalam

Stratum	Value of land in Rs-/cent			Percentage of area.
	Minimum	Maximum	Average	
1	400	600	500	2
2	250	350	300	10
3	150	250	200	15
4	75	125	100	27
5	40	75	50	46
Combined	40	600	120	100

Total area = 3169 acres. Total value of land = Rs.4 crores

23. Palghat

Palghat touched by the Olavakkot Pollachi railroute is an ancient city with an old fort said to be built by Tippu Sultan about 2 centuries ago. Some of the Government offices are now housed in this fort. The proximity to Pollachi and Coimbatore cities attract many traders from those centres to Palghat.

The city has an area of 5229 areas and a population of 0.78 lakhs. Being the district headquarters, all the district offices are located within the municipal limits giving the primary importance of the town. Served by a district hospital, a Government College and all other modern amenities of life, the market value of land in the city has gone up very high in recent years. A private engineering college started a few years ago on the outskirts of Palghat adds to the importance of the town. Industrially the Centre, however, is not very much developed. Rice mills are the most popular industrial establishments in Palghat. Malampuzha, the "Brindaban" of Kerala about 8 miles from Palghat is a great centre os tourist attraction adding to the importance of Palghat.

The land values prevailing in the municipality are given below:

TABLE 2(25)

Value of land in Palghat

Stratum	Value of land in Rs./cent			Percentage of area
	Minimum	Maximum	Average	
1	3000	5000	3500	4
2	1000	3000	2000	6
3	500	1000	700	10
4	100	500	300	15
5	40	100	60	65
Combined	40	5000	415	100

Total area = 5229 acres. Total value Rs.22 crores.

Prices rule very high only in the business locality. The total value of land in the municipal area is Rs.22 crores.

24. Calicut:

Calicut (Kozhikode) was once the capital of the Zamorins of Malabar. Another historical importance of the city is that Vasoda Gama, the pioneer amongst the European adventurists, first landed at Calicut and established contacts with the Zamorin.

A busy trading centre, Calicut feeds the supplies to the plantations in the hinter land in Malabar, Wynad and Nilgiris. Sdasonal shipping is done during the fair weather seasons from the Pier head on the beach.

Calicut has a number of Government owned factories like the Hydrogenation factory, Kerala Soap Institute and Government Oil factory. Also there is one industrial estate in West Hill. Some of the important fishery institutions of the State Government and the Government of India are located here.

Kallai about two miles south of Calicut is a world renowned centre in the timber trade.

Calicut is the district headquarters and is an educational centre with a number of professional and non-professional institutions. Among the professional colleges are the medical college and the technical institutes.

The city has an area of 20,494 acres and a population of 2.74 lakhs. It is fast expanding to a major, centre of business activities. The city has very easy access by rail and road.

The land values prevailing in the city are given below:

TABLE 2(26)

Value of land in Kozhikode.

Stratum	Value of land in Rs./cent			Percentage of Area
	Minimum	Maximum	Average	
1	3000	6000	4000	2
2	1000	3000	1500	5
3	750	1000	850	5
4	500	750	600	10
5	200	500	350	50
6	75	200	150	20
7	20	75	40	8
Combined	20	6000	465	100

Total area = 20494 acres. Total value of land=Rs.95 crores.

Inspite of the great commercial importance of Kozhikode.

The average price of land here is only Rs.440. This is because the newly added villages which account for the bulk of the area of the corporation has only very low value for the land. The corporation has a total land value of Rs.90 crores.

25. Badagara:

Compared to the other urban centres of the State, Badagara is still very much underdeveloped. But for a small business centre there is nothing remarkable about this town. The municipality has a total area of 5293 acres and population below 50000. About one-fifth of the area of the town falls under wet land. The productivity of wet land is reported to be very low being affected by sea water.

Being the taluk headquarters, Badagara has a few Government Offices within the municipal limits.

The coastal area covered by wards 1 to 6 is inhabited by fishing folk where the urban amenities of life remain far remote. There is no industrial significance to the town. The main occupation is agriculture in this area.

Table below gives the different ranges of market values of land in the Badagara municipal area:-

TABLE 2(27)

Value of land in Badagara

Stratum	Value of land in Rs./cent			Percentage of area
	Minimum	Maximum	Average	
1	300	500	350	2
2	150	300	200	3
3	50	150	100	20
4	20	50	35	55
5	10	20	15	20
Combined	10	500	55	100

Total area:=5293 acres. Total value = (Rs.3 crores)

In the fishermen locality and in the hilly terrain lying on the outskirts of the town, the land value is reported to be as low as Rs.20 percent.

26. Tellicherry:

Tellicherry has an old Dutch fort dating back to the time of Tippu Sulthan of Mysore. The municipality has been recently expanded to cover an area of 3693 acres and a population of about 0.59 lakhs. Being the taluk headquarters, Tellicherry has a number of Government offices accommodated within in the municipal limits. It has a coffee curing factory and an industrial estate. A government college equipped with a good stadium provides the educational and physical needs of the students. The town has very close access by rail and road. In fact it is served by a major bus route which links up the town with North India via Coorg. The existence medical facilities, etc. have further toned up the value of residential localities.

The market value of lands prevailing in the township is given below:

TABLE 2(28)

Value of land in Tellicherry

Stratum	Value of land in Rs./cent			Percentage of area
	Minimum	Maximum	Average	
1	750	2000	1300	5
2	400	750	450	10
3	200	400	300	25
4	50	200	150	40
5	10	50	25	20
Combined	10	2000	250	100

Total area = 3693 acres Total value =Rs.9 crores.

In the newly added villagds prices are as low as Rs.100. per cent. Similarly, the price of paddy land ranges between Rs.10 to Rs.40 according to the productivity and number of crops raised. The total market value of land is Rs.9 crores.

27. Cannanore

Cannanore is an old Angle Indian settlement where in the former days British tropps were quartered. It has also an old fort. The area of the town is 2675 acres and the population is 0.46 lakhs.

Being the headquarters of the district, Cannanore has all the district offices of the Government located in the municipal area. There is also a private college and polytechnic meeting the educational needs of the centre. The construction of a fishing harbour at the Mopla Bay in Cannanore by the Indo Norwegian Project in Kerala, is in fast progress. Apparently the fishery potential off the coast of Cannanore will help the centre to emerge as a major fishing port in the State. Baliapatam, a few miles north of Cannanore is also being developed into a centre of power fishing. Besides its fishing importance, Baliapatam is also the centre of plywood and saw mill industry. The Cannanore handloom and hosiery industry is also equally remarkable. However, the "city" of Cannanore which once was the nerve centre of business activities is no longer so.

The market values of land prevailing in different areas are given below:-

TABLE 2(29)

Value of land in Cannanore

Stratum	Value of land in Rs./cent			Percentage of area
	Minimum	Maximum	Average	
1	750	1500	1000	5
2	600	750	650	20
3	400	600	475	25
4	200	400	300	20
5	50	200	150	25
6	10	50	30	5
Combined	10	1500	398	100

Total area =2675 acres Total value =Rs.11 crores.

The lowest value of dry land is Rs.150 while the maximum is Rs.1500 percent. As in the other centres, the paddy fields have only very low values. The total land value in Cannanore is Rs.11 crores.

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