

പതിനാലാം കേരള നിയമസഭ

അഞ്ചാം സമ്മേളനം

നക്ഷത്ര ചിഹ്നമിടാത്ത ചോദ്യം നമ്പർ : 3794

15.05.2017-ന് മറുപടിക്ക്

മലയാള സർവ്വകലാശാലയ്ക്ക് വേണ്ടിയുള്ള സ്ഥലമെടുപ്പു നടപടികൾ

ചോദ്യം

ശ്രീ. വി. കെ. ഇബ്രാഹിം കുഞ്ഞ്

ഉത്തരം

ശ്രീ. ഇ. ചന്ദ്രശേഖരൻ  
(റവന്യൂവും ഭവന നിർമ്മാണവും  
വകുപ്പ് മന്ത്രി)

(എ) ഇഞ്ചിത്ത് എഴുത്തച്ഛൻ മലയാള സർവ്വകലാശാലയ്ക്ക് വേണ്ടിയുള്ള സ്ഥലമെടുപ്പു നടപടികൾ ഏതു ഘട്ടത്തിലാണെന്ന് വ്യക്തമാക്കുമോ;

(എ) മലയാളം സർവ്വകലാശാലയ്ക്കുവേണ്ടി ഭൂമി ഏറ്റെടുക്കുന്നതിനായി തിരൂർ താലൂക്കിലെ വെട്ടം വില്ലേജിൽ സർവ്വേ നം. 313/1 ബി, 313/3 ബി, 313/4 ബി, 313/5, 313/6, 313/7, 313/8 ബി, 313/9, 315/1, 315/2, 315/3, 316/6, 316/9, 316/11, 340/5, 341/1, 341/2, 341/3, 341/4, 341/5, 341/6, 316/10-ൽ ഉൾപ്പെട്ട 17 ഏക്കർ 21 സെന്റ് ഭൂമി ഏറ്റെടുക്കുവാൻ 17.02.2016 തീയതിയിൽ ജില്ലാതല വില നിർണ്ണയ സമിതി യോഗം ചേർന്ന് എസ്.എൽ.ഇ.സി യുടെ അംഗീകാരത്തിനായി സമർപ്പിച്ചിരുന്നു. എന്നാൽ ജില്ലാതല വിലനിർണ്ണയ സമിതി നിശ്ചയിച്ച വിലയെക്കാൾ കുറഞ്ഞ വിലയ്ക്ക് ഭൂമി വിട്ടുനൽകാൻ തയ്യാറാണെന്ന് കാണിച്ചു കൊണ്ട് ബെഞ്ച് മാർക്ക് എഡ്യൂക്കേഷൻ ട്രസ്റ്റ് അപേക്ഷ നൽകുകയും പ്രസ്തുത അപേക്ഷ റിപ്പോർട്ടിനായി ജില്ലാ കളക്ടർക്ക് അയച്ചു കൊടുക്കുകയുമുണ്ടായി. ബെഞ്ച് മാർക്ക് എഡ്യൂക്കേഷൻ ട്രസ്റ്റിന്റെ ഭൂമി സംബന്ധിച്ച റിപ്പോർട്ട് അയച്ചുതരുവാൻ മലപ്പുറം ജില്ലാകളക്ടർ ആവശ്യപ്പെട്ടതിന്റെ അടിസ്ഥാനത്തിൽ അർത്ഥനാ ധികാരിയായ മലയാളം സർവ്വകലാശാല വി.സി സാങ്കേതിക സമിതിയെ നിയോഗിച്ച് പഠനം നടത്തുകയും നിലവിൽ എസ്.എൽ.ഇ.സി പ്രൊപ്പോസൽ അയച്ചതു പ്രകാരമുള്ള ഭൂമി അനുയോജ്യമാണെന്ന് അറിയിക്കുകയുമുണ്ടായി.

(ബി) ഇഞ്ചിൻ പറമ്പിനു സമീപ പ്രദേശത്തുള്ള ആരെങ്കിലും സ്ഥലം ന്യായവിലയ്ക്ക് വിട്ടു നൽകാമെന്ന് അറിയിച്ചിട്ടുണ്ടോ; എങ്കിൽ അത് പരിശോധിച്ചിട്ടുണ്ടോ;

(സി) ഉണ്ട്. അർത്ഥനാധികാരിയായ മലയാളം സർവ്വകലാശാല നിയോഗിച്ച സാങ്കേതിക സമിതിയാണ് സ്ഥലം പരിശോധിച്ചിട്ടുള്ളത്. പരിശോധനാ റിപ്പോർട്ടിന്റെ പകർപ്പ് അനുബന്ധമായി ചേർത്തിരിക്കുന്നു.

(സി) ഉണ്ടെങ്കിൽ ഈ ഭൂമിയുടെ അനുയോജ്യത പരിശോധിച്ചിട്ടുണ്ടോ; എങ്കിൽ ഏതൊക്കെ ഉദ്യോഗസ്ഥരാണ് പരിശോധന നടത്തിയത്; പരിശോധനാ റിപ്പോർട്ടിന്റെ പകർപ്പ് ലഭ്യമാക്കുമോ?

സെക്ഷൻ ഓഫീസർ

**REPORT OF THE TECHNICAL COMMITTEE CONSTITUTED BY THE VICE CHANCELLOR OF THUNCHATH EZHUTHACHAN MALAYALAM UNIVERSITY AT TIRUR, KERALA FOR RECOMMENDING THE BEST SUITABLE SITE FOR THE PERMANENT CAMPUS OF MALAYALAM UNIVERSITY FROM THE TWO SITES IDENTIFIED AT TIRUR.**

Subj: Recommendation of the best suitable site for the Malayalam University permanent Campus at Tirur from among the two sites identified-reg.

Ref: Order no. 228/2014 VC from Vice Chancellor Malayalam University dated 11-11-2016

**Introduction and Scope:**

The Thunchath Ezhuthachan Malayalam University is presently working in temporary buildings constructed adjacent to the Thunchan Memorial Govt. College at Tirur facing Tippu Sulthan road. The University is looking for its permanent campus near the temporary campus and two sites called site A and site B (sites are marked in the attached satellite map) are identified for this purpose. As two sites are identified, the VC has constituted a Technical Committee to investigate and compare the sites, and give recommendations suggesting the best suited site for the permanent Campus of the University, as per the above referred order. The members of the committee are (1) Prof. Dr. T.P. Somasundaran, NIT Calicut, (2) Prof. R.S. Chandrasekharan Nadar, (3) Shri. P.S. Salahuddin, (4) Dr. K.M. Bharathan (Registrar for Higher Education), (5) Dr. M. Sreenathan (Dean Academic), (6) Dr. T. Anitha Kumari (Dean Students), (7) Shri. P. Jayarajan (Library Consultant), (8) Shri. Mohana Natha Babu N. (Administrative Officer)

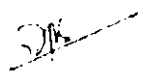
As the permanent Campus is to accommodate various facilities such as Administrative buildings, Academic buildings, Library, Laboratories, Museum, Auditorium, student's amenities like hostels for boys and girls, Open Air Theatre, Play arenas for cricket, football, hockey, basket ball, Volley ball, badminton etc., the Committee considered various criteria for evaluating the sites. The members of the Technical Committee visited the sites on 24-11-2016, after intimating the owners of the two sites. The two sites were analysed based on the criteria adopted. A google map showing the location of the two sites, the present Malayalam University site, the roads, river etc. is attached with this report.

**Sites under consideration:**

**Site A**

Sites under considerations are marked as site A and Site B. Site A is situated adjacent to BP Angadi- Mangattiri-Vettom Road and on the bank of Tirur- Ponnani River. The site has a front width of more than 300m along BP Angadi- Mangattiri-Vettom Road which has a width to accommodate two lane traffic at present. This road is a link road connecting Tippu Sulthan road and Edappal-Tirur road/ Ponnani-Tirur road. It is seen that a margin of around 40m is left for future widening of this link road. The road distance to the site from the present

*Technical committee report on the site selection for Thunchath Ezhuthachan Malayalam University permanent Campus at Tirur Kerala*



university gate is around 0.75 km along TippuSulthan Road and 2.0 km along BP Angadi- Mangattiri-Vettom Road, the total distance from the present university is around 2.75 km. The entire area of this site is around 17.2 acres and is under the control of the owners. Proper boundary for the property could be seen including a compound wall for about 300m on one side along the road. One boundary of the site is the bank of Tirur- Poranam river as can be evident from the attached map. About 75% of the site is coconut grove with almost flat terrain, the remaining 25% is marshy along the bank of the river.

### Site B

Site B is situated near the Bench Mark International school. The site is an interior land from the BP Angadi- Mangattiri-Vettom Road as marked in the attached google map. Around 1.50 km access to this site is a temporary village road of narrow width suitable only for single lane light vehicle traffic with number of horizontal curves. The front width of the site is only about 50m towards right of the entry point and to the left of the entry point water logged marshy land which belongs to other owners. The road distance to the site from the present university gate is around 3.25 km along TippuSulthan and BP Angadi- Mangattiri- Vettom Road, and around 1.5 km narrow village road from the BP Angadi- Mangattiri-Vettom Road. Total distance from the present university is around 4.75 km. The entire area of this site is around 23 acres (as told by owners-no record seen by the members of the Committee). There are three dwelling houses inside the property owned by other owners and the access to these dwelling houses are through this site presently. The total area could be seen as land pieces of irregular shapes. Proper boundary for the property could not be seen. Major portion of the land seems to be water logged and marshy. There are more trees in the remaining area with coconut trees.

### Site Analysis:

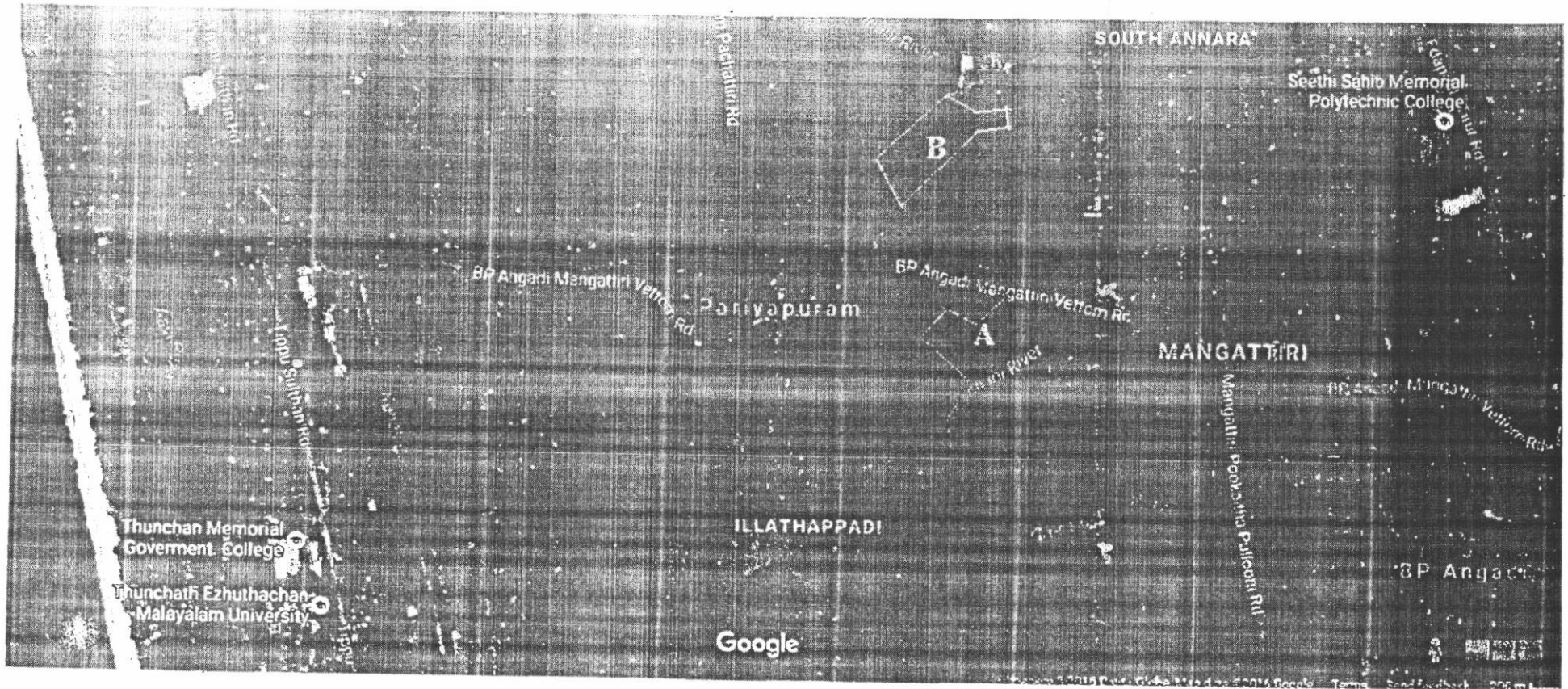
The following table lists the various site selection criteria to be satisfied by both the site based on which the best suited site is proposed.

Table 1

Criteria:	Site A	Site B
1. Size of the site	Site with more than 300m frontage can accommodate all buildings services, play grounds with track and field event space.	Site seems to be elongated which restricts the planning of buildings and facilities.
2. Proximity to population to be served	Ideally all students, faculty and staff can directly access the campus from the link road, by bus, car travel, by walking etc.	Direct access from main bus route is not possible as the village road to the site is about 1.5 km, narrow and will be inundated during rainy season.
3. Future Expansion	As the site is continuous on its back side, it is ideal for future expansion.	As the site is waterlogged in its left side, possibility for future

1 Site Topography	Site is fairly level with some topographic relief that can provide opportunities for learning area development. Best suited for play ground and tracks.	expansion is remote Site is fairly level but low lying. Most part susceptible to inundation. There are more furrows seen in the site.
5 Road Access	Easily accessible from the two lane traffic link road	Road access is through narrow village road which will be susceptible to inundation.
6 Availability, Safety of drivers	Access has no slopes, curves or obstacles to prevent good sight distance. Road frontage is wide enough for multiple drive ways.	Present access is a narrow road with curves and obstacles which prevent good sight distance.
7 Roadway capacity, safety	No roadway improvements are required, existing road capacity and traffic control devices are adequate.	Large roadway improvements are required. Existing road capacity and traffic control devices are inadequate.
8 Aesthetic value	Could have many natural aesthetic features with minimal efforts, as one side of the site has river sight.	Difficult to make aesthetic even with great effort.
9 Site drainage	Site has positive drainage, and no water contribution from surrounding areas.	Site is generally low, surrounding areas drain in to it.
10 Site soils Foundation	Most areas of the site have stable soils. Other places Special foundation likely.	Isolated areas of the site have stable soils, some specialised foundation likely.
11 Availability of water utilities	Access to river. With suitable in take system water for the campus can be made available.	Access to river. With suitable in take system; water for the campus can be made available.
12 Ease of transporting construction materials	Transporting of equipment/materials will be simple.	Site is accessible using narrow, curved village road; transporting materials/ equipment will be difficult.
13 site availability	Clear title, multiple owners, definitely available.	Some encumbrances easements etc. / multiple owners.
14 Flooding	Site is in proximity to bodies of water but well above flood plain.	Site is in proximity to bodies of water but well within flood plain.
15 Existing site development	Site has no existing outside users.	Site has few existing outside users; will be difficult to relocate, demolish.

*Signature*



Satellite Map showing the Thunchath Ezhuthachan Malayalam University - Temporary Campus and Sites A and B considered for Site selection for permanent Campus.

28

599

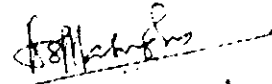
evaluation showing up to what extent the criteria are satisfied by the two sites is given in the above table. From the comparison it can be seen that **site A** satisfies most of the criteria and down, whereas **site B** is not fulfilling majority of the criteria. Hence it is concluded that among the two sites visited and analysed, **site A** which is adjacent to the BP Angadi-Mangattin-Vettom Road and on the bank of Tirur-Ponnani River is the best suited site.

**Recommendation:**

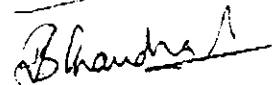
From the site visit and from the analysis and evaluation of the suitability of the two sites, the **Technical Committee unanimously recommends Site A** for the permanent Campus of the Mahatma University at Tirur, Kerala.

**Members:**

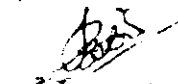
(1) Prof. Dr. J.P. Somasundaran, NIT Calicut



(2) Prof. R.S. Chandrasekharan Nadar



(3) Shri. P.S. Sridharan



(4) Dr. M. Sreenathan (Dean Academic)



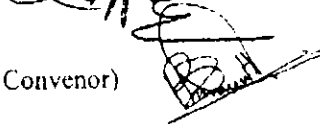
(5) Dr. T. Anitha kumari (Dean Students).



(6) Shri. P. Jayarajan (Library Consultant).



(7) Dr. K.M. Bharathan (Registrar In-Charge & Convenor)



Date: 30-11-2016



Dr. K.M. Bharathan