

# DETAILED TOWN PLANNING SCHEME FOR WEST NADA, VAIKON

## FOREWORD

The Detailed Town Planning Scheme for West Nada, Vaikom intended for the planned development of the public street of West Nada and its immediate environs. The scheme envisages widening of West Nada road and creation of a small shopping complex on the southern side of the street and an open space on the northern side.

The scheme envisages the following:-

- (1) Widening of the existing road in front of West Nada to 22 M.
- (2) Improving and widening two other existing roads
- (3) Acquisition of 1.235 Hect. of land on the southern side of the proposed 22 nos. road to create a planned Shopping Complex with provision for rehabilitation of evicted commercial activities.
- (4) Acquisition of 0.544 hect. of land on the northern side of the 22 m. road to provide a developed open space for public purpose.

The Scheme area comprises of approximately 3,237 hect. in Neduvila Village and Vaikom Village in Vaikom Taluk of Kottayam District. Following are the survey Nos. included in the Scheme

### Neduvila Village

205/5 to 205/10, 206/1 to 206/3 and 206/5 part

### Vaikom Village

192/3 to 192/6, 193/33 to 193/35 and 194/1 to 194/4

The road leading to West Nada of Vaikom Temple is built up by either side in a haphazard manner and its average right of way is only 8 m. Since the entire road frontage to one plot depth is built up, the valuable land lying behind is blocked from utilization. The structural condition of most of the building in the scheme area is poor. The absence of developed open spaces in front of the temple especially during the festival time is a marked draw back.

The existing and proposed land use of the Scheme area is given in Table I and II separately.

Table No.I

LAND USE ANALYSIS EXISTING

Land use	hect.	Percentage of total area
Residential area	2.229	69.00
Commercial area	0.362	11.10
Public and semi public use	0.318	9.80
Industrial	-	-
Transport and communication	0.328	10.10
Parks and open spaces	-	-
Total	3.237	100.00

Table No.II

Land use	Existing retained in Hect.	Proposed in Hect.	Total Hect.	Percentage
Residential	0.676	-	0.676	20.30
Commercial	0.339	0.96	1.235	38.10
Public & Semi Public	0.22	-	0.228	7.00
Transport and communication	0.328	0.226	0.55	17.10
Parks & Open spaces	-	0.544	0.544	17.00
Total	1.571	1.666	3.237	100.00

Minimum building lines proposed for the roads in the scheme area are as follows:-

Road width	Building line
22 M.	4.5 M.
12 M.	4.5 on the western side and 3.00 m. on the eastern side
7 M.	3.00 M.

# DETAILED TOWN PLANNING SCHEME FOR VAIKOM WEST NADA

## THE SCHEME

- |                       |   |
|-----------------------|---|
| TITLE                 | 1. This scheme may be called as the Detailed Town Planning Scheme for Vaikom West Nada.   |
| DEFINITIONS:          | 2. In this scheme unless there is anything repugnant in the subject or context.   |
|                       | "a. "Act means the Travancore Town Planning Act 1108 as amended.  |
|                       | b. Municipal Act means the Kerala Municipalities Act 1960.  |
|                       | c. "Municipal Council" means the Municipal Council of Vaikom Municipality.  |
|                       | d. "Commissioner" means the Municipal Commissioner Vaikom Municipality.   |
|                       | e. "Chief Town Planner" means the Chief Town Planner to Government of Kerala.   |
|                       | f. "Scheme" means the Detailed Town Planning Scheme for Vaikom West Nada.   |
|                       | g. "Arbitrator" means the arbitrator appointed for the scheme under section 26 of the Act.  |
|                       | h. "Schedule" means a schedule appended to the scheme.  |
|                       | i. "Map" means a map annexed to the Scheme.   |
|                       | j. "Street" includes roads, streets and lanes.  |
|                       | k. "Date of Scheme" means the date of notifications of the Scheme under Section 8 of the Act in the Kerala Govt. Gazette.   |
|                       | l. "Rules" means the rules made under section 41 of the Act.  |
|                       | m. "Government" means the Government of Kerala.   |
|                       | n. "Building line" means a line which is in the rear of the street alignment and to which the main wall of the building abutting on a street may lawfully extend and beyond which no portion of the building may extend except as prescribed in the Kerala Municipal Building Rules in force. |
| RESPONSIBLE AUTHORITY | 3. The Municipal Commissioner shall be the responsible authority for the purpose of the scheme and shall function as such for a period of 10 years from the date of the scheme unless the Government order otherwise.   |
| AREA OF SCHEME        | 4. The area to which the scheme applied shall be that within the inner edge of the boundary lines (dot and dash) marked in the map DSN/2.   |
- Nothing in this clause shall be deemed to restrict or otherwise effect the powers of the Municipality to claim or levy betterment contribution from the owner of any property not included within the area, which will come under the purview of sections 22, 23 and 24 of the act and clause 21 (1) of the Scheme.

EXECUTION  
OF THE  
SCHEME

5. 1) The execution of any works which under the scheme are to be executed by the responsible authority or any other agency may be undertaken in such order and such time as the Municipality may determine and complete within a period of 10 years unless the Govt. for financial or other reasons order otherwise.

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

STREETS

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

2) Any other private street that may be permitted in the area with the permission of the responsible authority and in conformity with the proposed development of the area shall comply with the following conditions unless otherwise approved by the Chief Town Planner.

a) Every street intended to be used as a cart or carriage road shall be at least 7 metres width, provided that cul-de-sac not more than 200 metres in length can be permitted with a width of 5.5 metres. Cul-de-sac intended for vehicular traffic should have 4.5 metres minimum width upto 90 metres length and 5.5 metres minimum width upto 900 metres length.

b) Every street intended to form the principal approach or means of access to any particular site intended for building purposes but is not intended for use as a cart or carriage road shall be at least 3.5 metres in width, provided that such site is considered suitable and approved by the responsible authority for building purposes and provided also that in the opinion of the responsible authority a street to be used as a cart or carriage way cannot be or need not be made in compliance with the requirements of sub clause (a).

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

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

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

3. The responsible authority may undertake to carry out any private street work or widening of any private street (not included in the scheme) whether with the consent of owners or occupiers of buildings or lands fronting or abutting on such streets, or by acquiring the land covered by the street, provided that, the expenses incurred shall be paid by the owners or occupiers according to the frontage of their respective lands or in such proportions as may be settled by the responsible authority.
4. The responsible authority may, notwithstanding anything contained in sub clauses (2) and (3) above, with the approval of the Chief Town Planner and subject to any agreement with the owners or occupiers as to the cost of construction, undertake to construct any new street within the area, when the owners of the lands through which the street may pass, have surrendered lands free of cost for the street, and agreed to contribute the cost of constructing the streets, provided that if 50% of the owners or occupiers abutting on any new street have surrendered lands free of cost for the streets and paid the cost of construction, the responsible authority shall undertake to construct the street without delay, and recover the balance from the remaining owners or occupiers.
5. No persons shall build any wall or erect any fence or other construction or projection or make any encroachment in or over any land intended for use as a street or lane.
6. The responsible authority shall so far as the funds at his disposal may permit provide a sufficient and satisfactory system of drains along the public streets in the area affected.

#### SUBMISSION OF LAYOUT PLANS

- 7.1) If any owner of land within the area intends or proposes to layout a street, lane or pathway or sub-divide, utilise, lease or otherwise dispose of any land as a site or sites for building purposes, he shall, submit for the approval of the responsible authority a site or layout plan showing the land and the site or sites intended or proposed for building purposes and the street or the streets either existing already or intended to be laid out and made by the owner for giving access to the site or sites.
  - ii) Save in such cases as the site or sites intended for building purposes may abut on any existing public street or any existing private street the owner of the land shall layout and make the street or streets giving access to the site or sites and connecting with the existing street in compliance with the provisions of the scheme.
  - iii) The owner of the land shall not proceed to sub divide, utilise, sell, lease or otherwise dispose of the site or sites intended for building purposes unless he has carried out or otherwise made arrangements to carryout the street works in compliance with the provisions of the Scheme.

- iv) If the street or streets, have not been made as required by sub clauses (i), (ii) and (iii) above, the responsible authority may order the street works to be carried out or carryout the works itself in the manner prescribed in the scheme, in which case, the cost of such works will be recovered from the owner or occupier.
- v) For the purpose of adjusting the boundary of any street the responsible authority may make an exchange of land forming part of any street that it may require with or without paying or receiving any money for equality of exchange or otherwise.

**APPROVAL OF  
8(i)(a)  
LAYOUT PLAN**

No owner or other persons shall layout a street, lane or pathway or sub divide, utilise, sell lease or otherwise dispose of his land or portion of the same as site or sites for building purposes until a site or layout plan or plan of sub-division has been approved by the responsible authority provided that the concurrence of the Chief Town Planner is obtained for the layout plan or plans prepared for laying out of a street, lane, or pathway for for sub-dividing lands in cases where the area exceeds 50 ares or where the sub-divided plots exceed 10 in number.

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

The responsible authority may in the interest of the Scheme impose reasonable restrictions and conditions and also insist on such modification of the plan as he thinks fit or cause to be made such modifications of the plan as the Chief Town Planner may consider necessary according to clause(8(1)(a)).

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

- 2.a) No owner or other person shall construct or reconstruct or in any way alter or add to a building without conforming in every particular with the requirements of the scheme and unless he has applied for and obtained permission of the responsible authority under section 15 of the Act in compliance with the requirements of sub clause 5(a) below.

No building shall be constructed or reconstructed in any land in which building is expressly forbidden or which is reserved in the scheme for any purpose incompatible with building.

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



(3) The responsible authority shall, before granting permission under section 15 of the Act for any site plan or layout plan or plan of sub-division or for construction or reconstruction of a building in a site in the area, take into consideration the desirability or reconstruction of a building in a site in the area, take into consideration the desirability or reconstitution or redistribution of boundaries of any land or plot or plots or site or sites under clause (21) of the scheme as he thinks fit and may impose any restrictions or conditions or pass such orders as may be necessary to secure such reconstitution or redistribution of boundaries of the land plot or plots or site or sites. The restrictions or conditions imposed or the orders passed by the responsible authority shall be complied with by the owner or owners or the person or persons concerned and shall be enforceable.

(4) Notwithstanding anything contained in the Scheme the responsible authority may with the approval of the Chief Town Planner prepare a layout plan for any portion of the area to determine the lines on which the detailed development of such area shall take place and the manner in which the streets, sub divisions of lands into sites for building purposes and the reservation of lands for commercial or public purposes shall be laid out and the same shall be read as part of the scheme, and shall be enforceable.

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

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



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

- (a) The width of every new street, public or private intended for use as a cart or carriage way giving access to or through a commercial precinct consisting of a continuous row of shops exceeding ten in number shall be not less than 12 metres except in the case of a cul-de-sac not exceeding 150m. where the minimum width shall be 9 metres.
- (b) The frontage of every commercial building abutting such street shall have a minimum width of 4.5 metres.
- (c) For every commercial building abutting a commercial street the minimum set back from the street shall be 3 metres.
- (d) In such street no building intended for commercial use shall be located in a plot less than 60 sq.m. in extent.
- (e) No service garage or auto workshop building shall be located in such a street unless the site has a minimum area of 300 sq.m. and an average plot width not less than 12 metres.
- (f) The layout of all new commercial areas shall be subject to the approval of the responsible authority.
- (g) For commercial area, minimum area of off-street parking space of 1 sq.m. shall be provided for 90 sq.m. of carpet area of fraction thereof. Buildings like commercial offices and banks having more than 250 sq.m. of plinth area shall be considered as public buildings in providing front set back i.e. it shall be provided with a front set back of 7.5 metres.

# RESERVATION OF LAND AND ZONING

9.

- (a) For the purpose of the Scheme the streets or footpaths which may be approved or made in accordance with the provisions of the scheme shall also be deemed to be included under lands reserved for the purpose of the scheme.

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

- (c) Agriculture or horticulture may be permitted in the area reserved under (a) and (b) above.



ZONING REGULATIONS

## Remarks

10.0

## Residential Zone

10.1

## Uses Permitted (1)

All residences, professional offices and studies of the residents, community halls, clubs, parks and play grounds incidental to the residential uses, public utility buildings such as water supply, drainage and electric installations of a minor nature and small services industrials of a non-nuisance, nature. (See Annexure I) engaging not more than 3 workers with power limited to 3 H.P. or 6 workers without power, Convenience shops such as vegetable shops groceries, pan shop etc. *may also be permitted.*

10.2

## Uses restricted.

1. Minor educational buildings Police and fire stations, small post offices telephone offices, hotels boarding houses and commercial offices.

Items under 6.2(i) shall be restricted by the Executive Authority with the concurrence of the Town Planner of the State Town Planning Department having jurisdiction over the area.

- ii. Petrol filling stations, small autogarages, engaging not more than 5 workers and other non-nuisance type service industries engaging not more than 10 workers with power limited to 10 HP. or 20 workers without power and areas or buildings for religious uses.

Items under 6.2(ii) shall be restricted by the Executive Authority with the concurrence of the Chief Town Planner to Government.

10.3 Uses prohibited

Any other use not specified under items 10.1 and 10.2 above.

10.4 Time limit for shifting non-conforming uses.

Hazardous use under  
Annexure II

2 years

Other Industrial use

5 "

All other objectionable uses

7 "

11.0 Mercantile or commercial one

11.1 Uses permitted

Retail and wholesale shops, godowns and warehouses, professional offices, studies, commercial offices, theatres,

Cinemas, hostels, hotels, lodging houses, restaurants, cart-stand, taxi stand, bus-stands, parks and open spaces non-nuisance type of service and light industries employing not more than 10, workers and using 15HP motors, existing residential uses and all existing uses normally permitted in public and semi public use zone.

#### 11.2 Uses Restricted.

1. Social Welfare Institutions, printing presses, service-garages, truck terminals.

Item under 11(2)i shall be restricted by the Executive Authority with the concurrence of the Town Planner of the State Town Planning Dept. having jurisdiction over the area.

- ii. Industrial uses of non-nuisance character employing not more than 20 workers and HP not exceeding 30, petrol filling stations and areas and buildings for religious uses and small residential buildings not exceeding 50 sq.m. in plinth area.

#### 11.3 Uses prohibited.

Junkyards, storage of materials causing dust, objectionable odours and fumes etc. and any other use not included in 11.1 11.2 above.

#### 11.4 Time limit for shifting non-conforming uses.

Hazardous Use:

as in annexure II 3 years.

Other Industrial use 5 "

Other adjustable use 10 "

#### 12.0 PUBLIC AND SEMI PUBLIC ZONES

##### 12.1 Uses permitted

Local State and Central Government Offices, Social and cultural establishments, community facilities, including hospitals, clinics, educational institutions etc. Public utilities and related buildings and religious buildings.

##### 12.2 Uses Restricted.

1. Residential uses incidental

1. Residential uses incidental to uses permitted, transmitting and wire-less stations

Usage to be restricted by the Exe. Authority with the concurrence of the Town Planner of State Town Planning Department having jurisdiction over the area.

2. Cremation grounds, burial grounds and related constructions, sewage treatment plants, garbage dumps, night soil deposits and slaughter houses

Usage to be restricted by the Exe. Authority with the concurrence of the Chief Town Planner to Govt.

12.3

#### USES PROHIBITED

Any other use not specified in 12.1 and 12.2 above

12.4

Time limit for shifting non-conforming uses.

Hazardous industrial use as in Annexure II

2 years

Other Industrial use

5 "

13.00

#### PARKS AND OPEN SPACE ZONE

Play grounds and parks shall be permitted by the responsible authority in the area proposed to be acquired or reserved for the parks and open spaces provided that swimming pools, pavillions, grand stands etc. shall also be permitted with the previous permission of the Chief Town Planner.

14.00

#### ACQUISITION OF LAND

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

15.0

The commissioner may with the approval of the Municipality ~~dispose~~ dispose of any land belonging to the Municipality acquired for the scheme by sale.

by auction, exchange, lease or otherwise subject to rules framed for the purpose by the Municipality and those rules shall be binding on the purchasers, transferees, heirs, assignees and their successors.



BUILDING  
LINE

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

BOUNDARY  
WALLS

17. (1) Boundary walls or fences alone shall be erected in the space between the building line and edge of the adjacent street except in shopping areas where no boundary wall or fence shall be erected.
- (2) No boundary wall or fence erected between the building line and the edge of the adjacent street, shall be of a greater height than 1.5 metres measured from the level at the centre line of such street. Provided also where the level of the compound is higher than that of the road this height may be exceeded so as to have a height of 1 metre above the level of the ground of the Plot.

OPEN SPACE  
REQUIREMENT

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

OFF-STREET  
PARKING

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

## Minimum off-street parking spaces.

One parking space of 1.8 sq. m. shall be provided for every

## TYPE OF USE

THEATRES &  
AUDITORIUMS

40 seats of accommodation

## COMMERCIAL

90 sq. m carpet area of fraction thereof.

## OFFICE BUILDINGS

90 sq. m of office floor space

## RESTAURANTS

15 seats of accommodation

## HOTELS

4 guest rooms provided

## INDUSTRIAL

50 employees in industry

## MULTI-FAMILY DWELLING

6 dwelling units

LODGING WITHOUT EAT-  
ING FACILITIES FOR  
PUBLIC

6 guest rooms provided

HEIGHT OF  
BUILDINGS

20.0 The responsible authority in consultation with the Chief Town Planner shall have power to fix the height of the storeys of the shops, business and commercial buildings and the ultimate height of the whole building or line of buildings according to their individual architectural requirements and to insist that any other architectural details may be incorporated in the design provided that the individual architectural requirement of any part shall be viewed in consideration of the general appearance. The maximum height of any building shall be restricted to 20M. or 5 floors. The floor area ratio shall be 2.

SANITATION  
AND  
DRAINAGE

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

RECONSTITUTION  
OF  
BOUNDARIES

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

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

ADVERTISE-  
MENT

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



CLAIMS FOR 24.00 Any person whose property is injuriously affected by any refusal to grant the permission applied for under section 15 of the Act and or by making of the Scheme shall, if he wants to make a claim for the purpose under the Act submit such claim within 12 months of the date of the scheme.

CLAIMS FOR 25.00 (1) Claims for betterment contribution under the Act in respect of all properties which have increased or are likely to increase in value by making of the Scheme shall be made by the Municipality to the Arbitrator in accordance with the rules within 36 months of the date of the Scheme. The betterment contribution shall be levied and recovered in accordance with the provisions of the Act every year at 10% of the increase in value for a period of 10 years.

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

POWER OF RES-26.00 Subject to the provisions of the Act, the responsible authority may make any agreement with any person or body in furtherance of carrying out of the scheme or any matter in connection therewith provided that such agreement is not inconsistent with the scheme.

REGULATION 27.00 (1) The responsible authority may, if it thinks in any particular case and subject to any condition as it may impose, dispense with or modify with the concurrence of the Chief Town Planner any of the requirements of the Scheme other than the requirements made obligatory by any law, provided that it is satisfied that there are circumstances warranting such dispensation or modification.

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

TIME OF 28.00 Notwithstanding anything contained in the Scheme, EXECUTION OF SCHEME the responsible authority may without prejudice to the efficient operation of the Scheme.

(1) defer the execution of any or all works for a period of not more than two years from the date of the scheme unless otherwise permitted by the Government.

(2) allow reasonable time to any owner or person to carry out or execute works or to fulfil his obligation under the scheme.

PENALTY 29.00 Any person who commits or knowingly permits a breach of any of the provisions of the Scheme or who neglects or fails to comply with any of the provisions of the scheme or any orders, conditions, proceedings, restrictions, limitation or terms made or imposed under or in pursuance of any of the provisions of the scheme, the Rules or the Act shall on conviction, be punished in accordance with Section 43 of the Act.



SCHEDULES

1. Ownership and extent of land included in the Scheme in Form No. 7.
2. Estimate of total and net cost of Scheme in Form No. 11.
3. List of new Streets & widening of existing streets in Form No. 8.
4. Land proposed to be reserved in Form No. 10.
5. Land proposed to be acquired for the Scheme in Form No. 9.

COMMISSIONER,

MUNICIPAL COUNCIL VAIKOM

ANNEXURE - I.

Type of non-obnoxious and non-nuisance type of service of light industries.

1. Flour mills
2. Embroidery and lace manufacturing
3. Gold and silver smithy
4. Watch, pen and spectacles repairing
5. Laundry, dry cleaning and dyeing
6. Photo and picture framing
7. Manufacture and repair of musical instruments
8. Automobile servicing (excluding repair)
9. Radio servicing and repairing
10. Cotton and silk printing
11. Bakeries
12. Confectionaries
13. Cold storage
14. Aerated waters and fruit heaverages
15. Manufacture of tobacco products
16. Garment making
17. Electroplating
18. Bamboo and cane products
19. Sports goods
20. Cardboard box and paper products
21. Domestic electrical appliances
22. Toy making
23. Furniture without machinery
24. Wooden electrical accessories
25. Copper, brass and metal utensils
26. Small foundaries
27. Padlocks
28. Sanitary fittings and other similar industries

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ANNEXURE - II

List of abnoxious or nuisance industries subject to objectionable edours, fumes, effluents or processes.

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- I. Manufacture of food stuffs.
  1. Slaughtering, preservation of meat and fish and canning of fish
- II. Manufacture of beverages:
  2. Production of distilled spirits, wines, liquers etc. from alcoholic malt, fruits and malts in distillery and brewery.
  3. Production of country liquor and indigenous liquor such as toddy liquor from mahua, palm juice.
- III. Manufacture of wood and wooden products.
  4. Sawing and planning of wood.
  5. Wood seasoning and croesoting
  6. Manufacture of veneer and plywood
  7. Paper, pulp and straw board.
- IV. Manufacture of leather and leather products
  8. Currying, tanning and finishing of hides and skins and preparation of finished leather
- V. Manufacture of rubber, petroleum and coal products.
  9. Manufacture of tyres and tubes
  10. Manufacture of industrial and synthetic rubber
  11. Reclamation of rubber
  12. Production of petroleum, Kerosene and other petroleum products in refineries
  13. Production of coaltar and coke in cover even
- VI. Manufacture of chemicals and chemical products
  14. Manufacture of basic industrial chemicals such as acids, alkalies and their salt not elsewhere specified (specially sulphurous, sulphuric, nitric, hydrochloric etc. acids, ammonia, cholerine and bleaching Power Manufacturers).

COMMISSIONER,

MUNICIPAL COUNCIL VAIKOM.



## OWNERSHIP AND EXTENT OF LANDS (UNDER RULE 37(1) OF THE TOWN PLANNING RULES)

തൂടാട് . . . 2

	9	10	11	12	13
1x/106 193 34 - 2 -	ഇമാ ലു ദീൻ, വാ രു ത്തരു പരം പട്ട	ഉൾടർ	നീ ലം		
193 34 - 3 -	നാ രാ ഖണ്ണരാ ജു, പാളിംതറ	ഉൾടർ	നീ കർത്ത		
193 34 - 24 -	കു ക്കുണ്ണവാ രു ര	ഉൾടർ	"		
193 35 - 9 -	കു ക്കുണ്ണവാ രു ര	ഉൾടർ	"		
193 34 - 24 -	കു ക്കുണ്ണവാ രു ര	ഉൾടർ	പു രായിടം		
193 35 - 19 -	മുക്കു എന്ത വിളി കുന്ന മാ യവി	ഉൾടർ	നീ ലം നീ കർത്ത		
193 35 - 9 -	ടി വാ രു ഭാ ര	ഉൾടർ	പു രായിടം		
193 35 - 9 -	പി .ജാ ര .ശങ്കരവാ രു ര, ജാ നാ വേലി	ഉൾടർ	"		
193 35 - 9 -	പു രായിടം	ഉൾടർ	"		
193, 194 35, 12 - 19 -	പി .ജാ ര .രാ ഘവാ രു ര (കുടൻ)	ഉൾടർ	"		
193 35, 2 - 18 -	ശ്രീ ഭദ്രവി എന്ത വിളി കുന്ന	ഉൾടർ	"		
193 35, 2 - 18 -	പാ രുവതി വാ രു യാ ര	ഉൾടർ	"		
1x/50 194 1.2 - -	ഇന്ദി രാ വാ രു യാ ര	ഉൾടർ	"		
1x/51 194 1.3 - 54 -	കു ക്കുണ്ണാണി വാ സു ഭദ്രൻ	ഉൾടർ	"		
1x/53, 54 194	ജെ വി ലാ സി നീ, പാ രു തർകമ	ഉൾടർ	"		
1x/55-194	കി ഴക്കകെടടു ക്കൊ ശ്ശേരവീ,	ഉൾടർ	"		
1x/56 194 2 ബി - 1 -	ഉദയനാഥൻ	ഉൾടർ	"		
1x/57 194 2 എ - 150 -	എ .പി .ഗോ വി ന്ദനാ ശാ രി	ഉൾടർ	"		
1x/58 194	ബി .സെർദു മു ഹ്മദു	ഉൾടർ	"		
	ചെലുലമമാ രു .തർകമമാ രു	ഉൾടർ	"		
	കെ .പി .ഗോ പാ ലകു ക്കുണ്ണ നാ ഖര	ഉൾടർ	"		
	"	ഉൾടർ	"		
	"	ഉൾടർ	"		
	പാ രുവതി ജമമ, ഭവാ നീ ജഗീഗ .	ഉൾടർ	"		

1	2	3	4	5	6	7	8	9	10	11	12	13
1x/59	194	1-1	-	4	മാർത്താണ്ഡവർമ്മൻ							
1x/60	194	1-1	-	1	നരസിംഹകുമാരൻ, മാട്രിക്				ഇല്ല	കടലാസ്		
1x/61	193	35	-	1	കുഞ്ഞുവാസ്കര/ഗോപാലൻ				"	"		
1x/62, 63	193	35	-	3	പാർവ്വതിലക്ഷ്മി വാസ്കര,				"	"		
					ഉദയനാഥൻ				"	"		
1x/64	194	2, 2	-	1	200 ശിവൻ, പാലാല				"	"		
1x/65	192	2	-	-	750 മാധവീ വാസ്കര (തർക്കം)		86		"	"		
1x/66	194	2	-	-	750 കുഞ്ഞുവാസ്കര		86		"	"		
1x/67	194	2	-	-	750				"	"		
1x/68	193	35	-	+	-	പി. ജോർജ്ജ്			"	"		
1x/69	193	35	-	1	-	പി. ജോർജ്ജ്		86	"	"		
1x/70	193	35	-	1	-	മാധവീ വാസ്കര (തർക്കം)		86	"	"		
1x/71						രാമൻ			"	"		
1x/72						രാമൻ			"	"		
1x/73						റിസി വർഗ്ഗം			"	"		
1x/74						" / ഭാഗ്യലക്ഷ്മി			"	"		
1x/75	194	3	-	2	കെ. എ. മധുസൂദനൻ				"	"		
1x/76	192	6	-	1	500 സുമതി				"	"		
1x/77	194	3	-	-	15 ഭവാൻ				"	"		

തൾ 500, ..... 4

1	2	3	4	5	6	7	8	9	10	11	12	13
1x/106	193	34	-	2	-	ഇമാലുദ്ദീൻ, വാസ്കര			ഉൾപ്പെടുന്നു	നിന്നും		
193	34	-	3	-	നാദാസ്				ഉൾപ്പെടുന്നു	നിന്നും		
193	34	-	24	-	കുഞ്ഞുവാസ്കര				ഉൾപ്പെടുന്നു	നിന്നും		
193	34	-	9	-	കുഞ്ഞുവാസ്കര			86	ഉൾപ്പെടുന്നു	നിന്നും		





-5-

1	2	3	4	5	6	7	8	9	10	11	12	13
വൈക്കം	7/222						എൻ. നാരസിംഹൻ ചിക്സ്, വർതലുർ	ഇല്ല	കടമുറി	മാധവക്കോണി	പവിഴ	മരുന്നുകട
"	7/221	192	6,3	-	81	500	രാജകുമാരകുമാർ, ഉള്ളൂർ	ഇല്ല	"			
"	"	192	6		6	500	എൻ. രാമചന്ദ്രൻ, കുമ്മരതി	ഇല്ല				
"	7/220						ശങ്കരൻ ഗോവിന്ദൻ, രാജകുമാരൻ	ഇല്ല	പുറംചിടം			പവിഴകറി
"	7/219				1	250	എൻ. രാമചന്ദ്രൻ, കുമ്മരതി	ഇല്ല	കടമുറി			കട
"	7/219						വെങ്കിടേഴ്സ്, മി. രാ. ഭാഷി	ഇല്ല	"			പലച്ചരക്കുകട
"	7/219				1	50	വെങ്കിടേഴ്സ്, രാ. ധാ. ഭാഷി	ഇല്ല	"			
"	7/218	192	6	-		750	ഔസേപ്പൻ, ജോ. സ്കാർ, കുടലിലി	ഇല്ല	"			റെഡി മേൽ
"	7/215	192	6	-	6		രാമൻ, രാമൻ, രാ. മധുര, രാ. മധുര	ഇല്ല	"			സ്വരക്കട
	7/216, 217				2	500	ശങ്കരൻ, ഗോവിന്ദൻ, രാ. മധുര	ഇല്ല	"			കുറുപ്പൻ
	7/250	192	6	-	1	250	കെ. ഗോ. പാ. ലാ. മാ. രി, ജി. വി. വി. ലി	ഇല്ല	പുറംചിടം			കടമുറി
	7/249	192	3(2)	-	2	422	ചെറി, ചെറി, ചെറി	ഇല്ല	"			ഇരുപുകട
	7/248	192	6		1	500	പാ. രാ. വതി, ലക്ഷ്മി, വാ. രാ. വതി	ഇല്ല	"			കടമുറി
	7/247	192	3	-	0	725	സി. ലക്ഷ്മി, രാ. ലക്ഷ്മി	ഇല്ല				"
	7/246	192	3-1	-	1	306	സി. കെ. ഭാഷി, കൊ. ചി. ചി. കൊ. ചി. ചി.	ഇല്ല				"
	7/240	194	3	-	2	-	വി. ഭാഷി, ശരണൻ, ചി. ചി. ചി.	ഇല്ല				തരിശുകട
	7/242, 243	194	3	-	2	-	വാ. മ. നാ. ചി. കട, വെ. കട, ഗോ. വി. കട	ഇല്ല				കടമുറി
	7/244, 245	194	3	-	2	-	രാ. മാ. നാ. ചി. കട, രാ. മാ. നാ. ചി. കട	ഇല്ല	പുറംചിടം			കടമുറി
		193	33		13		രാ. മാ. നാ. ചി. കട, രാ. മാ. നാ. ചി. കട	ഇല്ല				
		193	33		5		കൊ. ചി. ചി. കൊ. ചി. ചി.	ഇല്ല				

## Form No. 7

Form No. 7

OWNERSHIP AND EXTENT OF LANDS (UNDER RULE 37 (1) OF THE TOWN PLANNING RULES)

52

(തീ 500൧ . . . 2)

DETAILED TOWN PLANNING SCHEME FOR WEST NADU -  
VAIKON MUNICIPALITY  
FORM No. 11

SCHEDULE 11

- 2 -

1	2	3	4	5	6	7	8	9	10	11	12	13
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ഭൂമി

നമ്പർ	രേഖ	ഭൂമി	മുഖ്യത	മുഖ്യത	മുഖ്യത	മുഖ്യത	മുഖ്യത	മുഖ്യത	മുഖ്യത	മുഖ്യത	മുഖ്യത	മുഖ്യത
						ടി . അർ . ശശിധരൻ , ഭോമചർ		ഉൾടർ	പുരയിടം	ഒഴിഞ്ഞു		കിടക്കുന്നു
" 7/214,213	206	2 എ.ബി	1	930	കുതിരപ്പാലം , നാ.രാ.യന്നം	എൻ.എൻ.വി. . നദാം		ഇല്ല	കടമുറി	ചെങ്കട		കുറുക്കാൻ കട
" 7/212	206	2 എ(1)ബി(1)	4	240	വെങ്കി ഭട്രേയ രവില . നാ.യാ.ഭാ.വി	പുലി ഉപ		ഇല്ല	"	പലചരക്കുകൾ		
" 7/209,211	206	(1)2 എ(2) ബി(2)	- 27	-	നാ.അ.സർവ്വീസ് സൊ.സൈറ്റി , വൈക്ക	താലൂക്കു മുനിസിപ്പൽ		ഇല്ല	പുരയിടം	മുനിസിപ്പൽ		പ്രസ്തുത
" 7/208	206	2 ബി	- 13	-	അ.മു.കുട്ടി അമ്മ , നാ.യാ.മുനി അമ്മ/ ലക്ഷ്മി വി.ലാ.സം. പി.എൻ . ശങ്കരൻ നാ.യർ			ഉൾടർ	പുരയിടം	ഒഴിഞ്ഞു		കിടക്കുന്നു ഭൂമി .

മുനിസിപ്പൽ കമ്മിഷൻ , വൈക്ക .

DETAILED TOWN PLANNING SCHEME FOR WEST NADA - VAIKOM MUNICIPALITY  
FORM No.11

SCHEDULE 11

DETAILED TOWN PLANNING SCHEME FOR WEST NADA - VAIKOM MUNICIPALITY  
FORM No.11

ESTIMATED COST OF THE SCHEME

D e b i t s		Rs.	C r e d i t s		Rs.
1. Acquisition of lands, buildings etc.	1		Government grant		
(i) For roads and lanes		7,39,250	2 Contribution from		
(ii) For other purposes		11,61,200	a Government departments		
2. Improvements			(i) P. W. D.		9,27,000
(i) raising level			(ii) P.H.E.D.		10,000
(ii) forming roads		1,29,420	b Other local authorities		
(iii) Culverts		30,000	(i) K. S. E. B.		11,000
(iv) drains		30,000	(ii) Vaikom Municipality		6,40,670
(v) Water supply		10,000	(iii) Housing Board		
(vi) Lighting		11,000	c Private agencies		

Contd..2

27



(vii) Other works

3

Side proceeds of

(a) developments for parks and  
play grounds

25,000

(i) Acquired buildings

10,000

(b) Development of residential area

5,275

(ii) Sites for residential purposes 2,35,950

(c) Development of Commercial area

8,575

(iii) Site for commercial purposes 3,71,300

A

(i) Amounts debitable to

3. Compensation for

Injurious affection

25,000

(i) Accounts ordinary

4. Miscellaneous

(i) Cost of preparation of Scheme  
including special surveys

2,500

(ii) Water works department

(iii) Electrical department

(iv) Any other accounts

5

Other items

(ii) Cost of arbitration

5,000

(iii) legal expenses

2,500

(iv) Contingencies

3,200

(i) betterment levy

16,000

GRAND TOTAL

22,08,000

GRAND TOTAL

22,22,000

Commissioner  
Municipal Corporation

Commissioner  
Municipal Corporation

SCHEDULE - III

FORM No. 8

## LIST OF NEW STREETS AND WIDENING OF EXISTING STREETS (UNDER RULE 37(11) OF TOWN PLANNING RULES)

Number of streets or distinguishing letters	Situation	New street or widening	Length of street (Metres)	Width of streets (Metres)	Distance between building lines (Metres)	Width of metalling (Metres)	Remarks
1	2	3	4	5	6	7	8
Road AA	At the middle of the Scheme	Widening	130	22	30	13.50	
Road BB	Road connecting AA & CC	Widening	60	18	25.50	13.50	
Road CC	Eastern end of the Scheme	New	180	12	20.50	7.30	
Road DD	North west end of the Scheme	Partly new	230	7	13.00	3.70	

COMMISSIONER  
MUNICIPAL COUNCIL  
VAIKOM

SCHEDULE IV

FORM No.10

LAND PROPOSED TO BE RESERVED UNDER SECTION 3(k) (UNDER RULE 37 (IV) OF THE TOWN PLANNING RULES

Sl.No.	Locality	Reference on map	Approximate area in Hectar	Purpose which the area is to be reserved	Present use	Remarks
1	2	3	4	5	6	7
1.	North side of the road AA end of the Scheme	Light yellow colour wash	0.37	Residential		205/10P, 205/9, 205/8, 205/7, 205/6, 205/5
2.	North eastern side of the scheme	do.	0.10	do.		206/5P, 206/3P, 206/4P.
3.	S South of the road BB	Red colour wash	0.24	Public		206 / 3 P
4	North of the road AA	Blue colour wash	0.47	Commercial		206/2P, 206/5P, 192/6P, 192/5P, 192/4P, 205/1CP, 206/1, 192 P.
(Total = 1.18 Hectors)						

(Existing roads - 28 Acres (0.28 Hectors)

COMMISSIONER  
MUNICIPAL COUNCIL  
VAIKOM

[illegible]

Road	L D	Maduvila Village	206	3	Dry	206/5	206/3	205/4	206/3	-	2.72
			206	5	-do-	206/5	206/2	205/3	206/5	-	0.32
			206	2		206/5	205/2	206/2	206/5	-	0.25
										----	
										3.39	
										=====	
Park		Vakkam Village	194	3	Dry	194/3	194/4	194/2	194/3	-	15.36
			194	4	-do-	194/4	194/4	194/34	194/3	-	8.96
			194	2	-do-	194/3	193/34	193/35	194/2	-	7.68
			193	35	-do-	194/2	193/34	193/35	193/35	-	15.20
			193	34	-do-	194/4	193/34	193/34	193/35	-	11.20
										-----	
										58.40	
										=====	
Commercial			193	35		193/35	193/34	Thodu	193/35	-	6.62
			193	34		194/4	193/34	Thodu	193/35	-	12.56
									193/34	-	
			193	35		193/34	193/33	Thodu	193/34	-	1.92
		194	4		194/4	Scheme boundary	193/34	194/4	-	7.84	
										35.04	
										=====	
Residential			194	4		Scheme boundary	193/34	193/34	194/4	-	0.48
			194	34		194/4	Scheme boundary	193/33	193/34	-	17.12
			193	33		193/34	Scheme boundary	Thodu	193/33	-	3.68
										21.68	
										=====	

Total = 1.72 Hectares

COMMISSIONER  
MADRAS GOVT.





# GOVERNMENT OF KERALA

## Abstract

Detailed Town Planning Scheme for Vaikom West Nada,  
Vaikom - Sanction accorded -

LOCAL ADMINISTRATION & SOCIAL WELFARE (C) DEPARTMENT

G.O.(MS) No. 243/83/1933 Dated, Trivandrum, 31-12-83

Read:- 1. Lr.No.VM1-47/78 dated 18.7.1978 from the  
Commissioner, Vaikom.  
2. Lr.No.C1-8801(3810)/83 dated 27.9.1983 from  
the Chief Town Planner.

## ORDER

The Municipal Commissioner, Vaikom has forwarded along with his letter read as first paper above a Detailed Town Planning Scheme for Vaikom West Nada, Vaikom, as laid down under sub-section (3) of section 12 of the Town Planning Act, 1100 (IV of 1100) and rule 44 of the Town Planning Rules, 1113, issued under the said Act, for Government sanction. The Chief Town Planner has recommended the Scheme for sanction.

2. Government have examined the Scheme in detail and hereby sanction the detailed Town Planning Scheme for Vaikom West Nada, Vaikom, under sub-section (3) of section 12 of the Town Planning Act, 1100 (IV of 1100). The details of land proposed to be acquired are appended to this order.

3. In order to have successful implementation of the Scheme, the Government direct that the Public Works Department, Public Health Engineering Department, Kerala State Electricity Board and Housing Board should associate themselves with Vaikom Municipality in implementing the Scheme.

4. A copy of the Scheme as proposed by the Chief Town Planner and approved by Government is herewith forwarded to the Municipal Commissioner, Vaikom.

By Order of the Governor,

K.S.M. Manaswami,