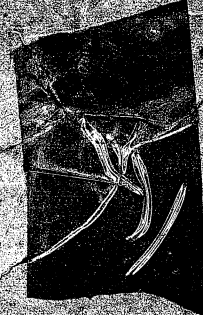


COMPLIMENT



Detailed Town Planning Scheme
for
KALOOR-PALARIVATTOM ROAD

DETAILED TOWN PLANNING SCHEME
for
KALOOR - PALAKKATIVATTOM ROAD

PREPARED BY THE
DEPT. OF TOWN PLANNING
KERALA STATE

Published by
GREATER COCHIN DEVELOPMENT AUTHORITY.

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TABLE NO. 1

**DETAILED TOWN PLANNING SCHEME FOR KALOOR-PALARIVATTOM ROAD
EXISTING LAND USE ANALYSIS**

Sl. No.	Purpose	Area (in Hectare)	Percentage
1	Road	5.60	6.62
2	Public & Semi Public	7.50	8.87
3	Commercial	1.30	1.55
4	Industrial	1.50	1.77
5	Green Strip	6.80	8.05
6	Canal	0.80	0.95
7	Residential	61.00	72.19
		<u>84.50</u>	<u>100.00</u>

TABLE No.II

Detailed Town Planning Scheme for
Kaloor--Palarivattom Road
Proposed Land Use Analysis

Sl. No.	PURPOSE	RESER- VATION +EXIS- TING (area in hect)	ACQUI- SITION (area in hect)	Total	PERCENT- AGE
1.	Roads	6.26	..	6.26	7.41
2.	Commercial	3.07	..	3.07	3.63
3.	Public & Semi- public	8.00	..	8.00	9.46
4.	Mixed use	3.50	..	3.50	4.14
5.	Multi-purpose urban uses	6.96	1.73	8.69	10.29
6.	K.S.H.B	3.00	..	3.00	3.55
7.	Residential	51.18	..	51.18	60.58
8.	Canal	0.80	..	0.80	0.94
Total		82.77	1.73	84.50	100

APPENDIX - A.**DETAILED TOWN PLANNING SCHEME FOR KALOOR-PALARIVATTOM ROAD**

District	—	Ernakulam
Taluk	—	Kanayannur
Village	—	Poonithura and Elamkulam village

BOUNDARIES:

North Sy. Nos.	—	54, 53, 52, 12, 14, and 16 of Elamkulam village and
Sy. Nos.	—	170, 168 and 167 of Edappally South village. (Portion of Southern boundary of Edappally South village).

East — Vyttila Palarivattom Road.

South Sy. No. — 87, 85, 225, 223 of Elamkulam village falling within the Kaloortown planning scheme and Sy. Nos. 109, 110, 112 and 113 of Elamkulam village and Sy. Nos. 137, 136, 129, 132, 92, 55, 53, 52, 46 and 48 of Poonithura village.

West — Kaloortown Planning Scheme area and Perandoor road scheme area.

Extent — Approximate area 84.50 Hectares.
The following Sy. Nos. of Elamkulam village and Poonithura village, Kanayannur Taluk area included in the scheme.

Sy. Nos.**ELAMKULAM VILLAGE**

Sy. Nos. 58, 56, 55, 77, 86, 83, 84, 85 p, 78, 79, 80, 81, 82, 9, 8, 10, 11, 7, 6, 5, 4, 3, 2, 15, 1, 97, 99, 100, 106, 107, 111, 108, 105, 104, 101, 98, 102, 103, 96, 12p, 16p, 224.

POONITHURA VILLAGE:

Sy. Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 77, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127p, 130, 131, 1433.

Detailed Town Planning Scheme for Kaloor - Palarivattom Road

THE SCHEME

TITLE

1. This scheme may be called the Detailed Town Planning Scheme for Kaloor-Palarivattom Road, Cochin.

DEFINITIONS

2. In this Scheme unless there is anything repugnant in the subject or context
 - a) "Act" means the Town Planning Act, 1108 as amended.
 - b) "Municipal Act" means the Kerala Municipalities Act, 1960
 - c) "Authority" means the Greater Cochin Development Authority.
 - d) "Chief Town Planner" means the Chief Town Planner to Government of Kerala.
 - e) Scheme means the Detailed Town Planning scheme for Kaloor Palarivattom Road, Cochin.
 - f) "Arbitrator" means the arbitrator appointed for the scheme under Section 26 of the Act.
 - g) "Municipal Corporations Act" means the Kerala Municipal Corporation Act, 1968.
 - h) "Map" means a map annexed to the Scheme.
 - i) "Street" includes roads, streets, lanes.
 - j) "Date of Scheme" means the date of notification of the scheme under section 12 (5) of the Act in the Kerala Government Gazette.
 - k) "Rule" means the rules made under Section 41 of the Act.
 - l) "Government" means the Government of Kerala.
 - m) "Building Line" means a line which is in the rear of the street alignment and to which the main wall of the building abutting a street may lawfully extend and beyond which no portion of the building may extend except as prescribed in the Kerala Municipal Building Rules in force.

RESPONSIBLE AUTHORITY

3. The Secretary Greater Cochin Development Authority shall be the responsible authority for the purpose of the Scheme and shall function as such for a period of 10 years from the date of the scheme unless the Government Order otherwise.

AREA OF SCHEME

4. The area to which the scheme applies shall be that within the inner edge of the boundary lines (dots marked in the Map No. DSN/2).

Nothing in this clause shall be deemed to restrict or otherwise affect the powers of the Authority 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 (a) of the Scheme.

EXECUTION OF THE SCHEME

5. The execution of any works which under the scheme are to be executed by the Responsible Authority or any other agency may be under-taken in such order and such time as the Authority may determine and completed within a period of 10 years unless the Government for financial or other reasons order otherwise.

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

6. 1) Subject to the provisions of the scheme all streets shall be constructed by the Responsible Authority on the lines shown in the Map No. DSN/2 provided that reasonable modifications in the alignment of streets or in the layout of any portion of the area may be made by the Responsible Authority with the approval of the Chief Town Planner.
- 2) Any other private street that may be permitted in the area with the permission the Responsible Authority and in conformity with the proposed development of the area shall comply with the following conditions unless otherwise approved by the Chief Town Planner.
 - a) Every street intended to be used as a cart or carriage road shall be of at least 7 mts 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 upto 200 mts. length should have 4.5 metres minimum width and length 200 metres minimum width.
 - b) Every street intended to form the principal approach or means of access to any particular site intended for building purpose, 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 purpose 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 requirement of sub clause (a).

Foot-path access upto 20 metres length should be 1.5 metres wide.

Foot-path access upto 40 meters length should be 2.5 metres wide.

Foot-path access upto 60 meters length should be 3.5 metres wide.

- 3) The Responsible Authority may undertaken to carry out any private street work or widening of any existing private street (not included in the scheme) whether with the consent of owners or occupiers of buildings or lands fronting or abutting on such streets, or by acquiring the land covered by the street, provided that the expenses incurred shall be paid by the owners or occupiers according to the frontage of their respective lands or in such proportions as may be settled by the Responsible Authority.
- 4) The Responsible Authority may, notwithstanding anything contained in sub clauses (2), and (3) above, with the approval of the Chief Town Planner and subject to any agreement with the owners or occupiers as to the cost of construction, undertake to construct any new street within the area, when the owners of the lands through which the street may pass, have surrendered lands free of cost for the street, and agreed to contribute the cost of constructing the streets, provided that if 50% of the owners or occupiers abutting on way new street have surrendered lands free of cost for the streets, and paid the cost of construction, the responsible authority shall undertake to construct the street without delay, and recover the balance from the remaining owners or occupiers.

5. No person shall build any wall or erect any fence or other construction or projection or make any encroachment in or over any land intended for use as a street or land.
6. The Responsible Authority shall so far as the funds at this disposal may permit, provide a sufficient and satisfactory system of drains along the public streets in the area affected.

SUBMISSION OF LAYOUT PLANS.

7. (i) IF any owner of land within the area intends or purpose to layout a street, lane or pathway or subdivide, 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 streets whether 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 purpose may abut on any existing public street or an existing private street, the owner of the land shall layout 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 subdivide, utilise, sell, lease or otherwise dispose of the site or sites intended for building purpose 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 Reaponsible Authority may order the street works to be carried out or carry out the works himself 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 rebuality of exchange or therwise.

APPROVAL OF LAYOUT PLAN.

8. (1) (a) No owner or other person shall layout a street lane or pathway or sub devide, utilise, sell, lease or otherwise dispose of his land or portion or portions of the same as site or sites for building purpose until a site or layout plan or plans of subdivision has been approved by the Responsible Authority provided that the concurrence of the Chief Town Planner is obtained for the layout plan or plans prepared for laying out of a street, lane, or pathway or for subdividing the lands in cases where the area exceeds to 50, areas or where the subdivided plots exceed 10 in number.
- (b) The application for approval of a site or layout plan or plans of a subdivision shall be submitted to the Responsible Authority in the prescribed form.

The Responsible Authority may in the interest of the scheme impose reasonpable 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 condition as laid down by the Responsible Authority or as decided by the Chief Town Planner shall be adopted 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 and 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 subdivision or for construction or reconstruction of a building in a site in the area, taken into consideration the desirability of reconstitution or redistribution of boundaries of any land or plot or plots or site or sites under clause 18 of the scheme as to think 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 restriction 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 laid out and the same shall be read as part of the scheme, and shall be enforceable.
5. (a) Subject to the provision of section 15 of the Act every application for permission required to be obtained under sub 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 modification or alteration in the location, layout, structural or architectural design or materials of the building or buildings as he think fit, or shall cause to be made such modification 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 person 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 meters except in the case of a cul-de-sac not exceeding 150 metres where the minimum width shall be 9 metres.
- (b) The frontage of every commercial building abutting such street shall have a minimum width of 4.5. metres.
- (c) ~~For every commercial building abutting a commercial street the minimum set back from the street shall be 3 metres.~~
- (d) In such a street no building intended for commercial use shall be located in a plot less than 60 Sq. m. in extent.
- (e) No service garage of auto workshop building shall be located in such a street unless the site has a minimum area of 300 Sq. m. and an average plot width not less than 12 metres.
- (f) The layout of all new commercial areas shall be subject to the approval of the Responsible Authority.
- (g) For Commercial areas minimum area of off-street parking space of 18 Sq. m shall be provided for 90 sq. m. of carpet area or fraction thereof. Building 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, ie, they shall be provided with a front set back of 7.5. meters.

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 provision shall also be deemed to be included under lands reserved for the purpose of the scheme.
- (b) The 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 subsection (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 areas reserved under (a) and (b) above.~~
- (d) Commercial activity will not be permitted except in areas specified for the same. *except in areas allotted for mixed uses*
- (e) Zoning Regulation for Residential Zone.

USES PERMITTED, (1).

Single and multi family residential buildings, libraries, community halls, clubs, existing religious institutions, parks, play grounds incidental to the residential uses, public utility buildings such as water supply, drainage and electrical insitutions of a minor nature and small service industries of non-nuisance nature not engaging more than 3 workers without power, convenience shops such as vegetable shops, groceries, pan shops etc., not exceeding 12. Sq. m. in floor area.

USES RESTRICTED (2)

Professional offices, lodges, hostels, boarding houses, nursery and primary schools, police station, small post offices, telegraph offices, areas of

buildings for religious uses, dispensaries, petrol filling stations, fire stations, small auto garages engaging not more than 5 workers and other non-nuisance type of service industries engaging not more than 10 workers with power limited to 10 H. P. or 20 workers without power installation shall be permitted by the responsible authority with the concurrence of the Chief Town Planner.

USES PROHIBITED (3)

Any other uses not specified in above (1) and (2).

~~Note:- The layout for the area proposed to be acquired for residential use in the scheme should be approved by the Chief Town Planner.~~

INDUSTRIAL ZONE.

USES PERMITTED (1)

All type of service industries in Annexure I, printing presses and manufacturing with H. P. limited to 75 and workers not exceeding 50.

USES RESTRICTED (2)

Residences for ^{ward} watch and guard related to the use petrol filling stations may be permitted ^{with} the concurrence of the Chief Town Planner.

USES PROHIBITED (3)

* Any other items not specified in (1) and (2).

OPEN SPACE

USES PERMITTED.

- (1) Parks, Open spaces, maidans, gardens, *play ground,*
- (2) Pavillions, buildings for recreation and public utilities.

USES PROHIBITED.

Any other uses not specified (1) and (2).

~~GREEN STRIP.~~

USES PERMITTED (1)

~~Protected gardens, ornamental trees.~~

USES RESTRICTED (2)

~~Fountain and sculptures with the concurrence of the Chief Town Planner.~~

USES PROHIBITED.

~~Any other item not specified in (1) and (2).~~

- (f) Zoning regulation for Commercial Zone.

USES PERMITTED (1)

Retail and wholesale shops, godowns, professional offices, commercial offices, commercial institutions. Theatres, cinemas, hostels, lodging houses, restaurants, car parking parks and open spaces, non-nuisance type of service industries employing not more than 10 workers and using 15 H. P. motors, existing residential uses, existing religious institutions.

USES RESTRICTED (2)

- (i) Social Welfare institutions, health clinics.

Usage of items coming under 2 (1) shall be restricted by the responsible authority.

- (ii) Industrial uses of non-nuisance character employing not more than 20 workers and H. P. not exceeding 30, petrol filling stations, areas and residential buildings not exceeding 50 Sq. m. in plinth area.

Usage of items coming under (2) (ii) shall be restricted by the responsible authority with the concurrence of the Chief Town Planner

USES PROHIBITED (3).

Storage of inflammable materials including fire crackers junk yards, storage of materials causing dust, objectionable odours and fumes etc., and any other items not specified in rows (1) and (2).

Note: ~~The layout for the area proposed to be acquired for the commercial purpose in the scheme should be approved by the Chief Town Planner.~~

Coverage and F. A. ~~A.~~ for the Area.

Maximum coverage - 60%

F. A. R. is 2 ~~A.~~ for the commercial area in this scheme.

- (g) Zoning regulation for public & Semi public zone.

USES PERMITTED (1).

Local, State and Central Government administrative offices, public utilities and related buildings, existing religious building, schools.

USES PROHIBITED (2)

Any other uses not specified in (1) above.

- (h) ~~Zoning regulation for bus parking area.~~

~~PERMITTED USE (1).~~

~~Parking space for Transport vehicles and its allied uses.~~

RESTRICTED USES (2) -

~~Fuel filling stations and K. S. R. T. C. Office Building.~~

~~Restricted by the responsible authority with the concurrence of Chief Town Planner.~~

USES PROHIBITED (3)

~~Any other items not mentioned in (1) and (2) above.~~

- ~~(i) Zoning regulation for cultural and recreational uses.~~

USES PERMITTED (1)

~~Parks, open spaces, maidans and gardens.~~

USES RESTRICTED (2)

~~Pavilions and buildings for recreation, library, auditorium, Art gallery. Restricted by the responsible authority with the concurrence of the Chief Town Planner.~~

USES PROHIBITED (3)

~~Any other uses not specified in (1) and (2).~~

ACQUISITION OF LAND.

10. Any land in the area required for the purpose of the scheme may be acquired by purchase, exchange or otherwise by the Authority at any time subject

to the provisions of the Kerala Land Acquisition Act and without prejudice to the interests of the scheme.

DISPOSAL OF LAND.

11. The Responsible Authority may dispose of any land belonging to the Authority or acquired under the scheme by sale, auction, exchange, lease or otherwise subject to rules framed for the purpose by the Authority and those rules shall be binding on the purchasers, transferors, heirs, assignees and their successors.

BUILDING LINE

12. The building line in respect of all the streets shall be as shown in map No. DSN/2. Apart from the above, all access lanes, streets, etc., existing in the scheme area will have building line of 3 metres on either side.

BOUNDARY WALLS

13. (1) Boundary walls or fences alone shall be erected in the space between the building line and edge of the adjacent street except in shopping areas where no boundary wall or fence shall be erected.
- (2) No boundary wall or fence erected between the building line and the edge of the adjacent street, shall be of a greater height than 1.5. m. measured from the level at the center 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 a height of 1 metre above the level of the ground of the plot.

OPEN SPACE REQUIREMENTS

14. Open space requirements of a building shall be in conformity with the Municipal Building Rules in force unless otherwise provided for in the scheme.

OFF-STREET PARKING

15. Minimum off-street parking space for motor vehicles shall be provided for various types of buildings as per the following table: K. B. R. 1984.

MINIMUM OFF-STREET PARKING SPACES

Type of use	one parking space of 18 Sq. m shall be provided for every.
Theatre & Auditoria	40 seats of accommodation.
Commercial	90 Sq. m carpet area or fraction thereof.
Restaurants	15 seats of accommodation.
Office Buildings	90 Sq. m of office floor space.
Hotels	4 guest rooms provided.
Industrial Buildings	50 Employees in industry.
Multifamily Dwellings	6 dwelling units.

LODGING WITHOUT EATING FACILITIES FOR PUBLIC.

6 guest rooms provided.

HEIGHT OF THE BUILDINGS.

16. The Responsible Authority in consultation with the Chief Town Planner shall have power to fix the height of the storeys of the shops; business and commercial buildings and the ultimate height of the whole building or line of buildings according to their individual architectural requirements and to insist that any other architectural details may be incorporated in the design provided that the individual architectural requirement of any part shall be viewed in consideration of the general appearance.
17. Sufficient means of effectual drainage and discharge of sewage shall be provided in every private street by the owners or occupiers of sites abutting thereon and every site and building shall be provided with suitable drains leading therefrom to the 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 sanitariously in the manner required by the Responsible Authority.

RECONSTITUTION OF BOUNDARIES

18. (a) Where necessary, boundaries of sites of 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 site in the area shall be made by the owner or owners concerned or by the Responsible Authority as the case may be, to the Arbitrator in accordance with the rules at any time unless the Arbitrator by notification specifies any particular time or period when such proposals should be made to him.

ADVERTISEMENT

19. No form of advertisement other than 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 COMPENSATION

20. 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 BETTERMENT

21. (1) The Board may agree with any owner to receive a fixed payment either in a lumpsum or by instalments by way of betterment changes in lieu of the betterment contribution at the time of disposal of the land.

POWER OF RESPONSIBLE AUTHORITY TO MAKE AGREEMENT

22. Subject to the provisions of the Act, the Responsible Authority may make any agreement with any person or body in furtherance of carrying out of the scheme or any matter in connection therewith provided that such agreement is not inconsistent with the scheme.

REGULATION OF SCHEME RULES

23. (1) The Responsible Authority may, if he thinks in any particular case and subject to any conditions as he 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 he 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 made obligatory by any law and their decision shall be final.

TIME OF EXECUTION OF SCHEME

24. Notwithstanding anything contained in the scheme, the Responsible Authority may without prejudice to the efficient operation of the scheme.
- (1) defer the execution of any or all works for a period of not more than two years from the date of the Scheme unless otherwise permitted by the Government.
- (2) allow reasonable time to any owner or person to carry out or execute works or to fulfil his obligation under the Scheme.

PENALTY

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

SCHEDULES

1. Ownership & 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

A. D. M. K. MAKEY
 K. JOSEPH ALEXANDER
 Secretary

For and on Behalf of
 The Greater Cochin Development Authority.

ANNEXURE - 1

Type of non-obnoxious and non-~~nuisance~~ type of Service or light industries.

1. Flour Mills.
2. Embroidary 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. Gold storage.
14. Areated waters and fruit beverages.
15. Manufacture of tobacco products.
16. Garment Making.
17. Electroplating.
18. Bamboo and cane products.
19. Sports goods.
20. Card board box and paper products.
21. Domestic electrical appliances.
22. Toy making.
23. Furniture without machinery.
24. Wooden electrical accessories.
25. Copper, Brass and metal utensils.
26. Small foundries.
27. Padlocks.
28. Sanitary and other similar industries.