

237

DETAILED TOWN PLANNING SCHEME FOR

MANJERI MUNICIPALITY

SCHEME BOOKLET

NELLIPARAMBA AREA

DRAFT SCHEME

THE DETAILED TOWN PLANNING SCHEME FOR NELLIPARAMBA AREA, MANJERI MUNICIPALITY

1. TITLE

This Scheme may be cited as the Detailed Town Planning scheme for Nelliparamba in Manjeri Municipality.

2. DEFINITIONS

In this scheme, unless there is anything repugnant in the subject or context:

- a) "Act means the Madras Town Planning Act (Act VII of 1920) as amended.
- b) "Arbitrator" means the arbitrator appointed for the scheme under section 27 of the Act.
- c) "Municipality" means the Manjeri Municipality, formed under the Act.
- d) "Building Line" means a line which is beyond the street line and up to which the main wall of a building facing that street may lawfully extended except as prescribed in the Kerala Building Rules in force.
- e) "Chief Town Planner" means the Chief Town Planner to the Government of Kerala.
- f) "Date of Scheme" means the date of notification of the scheme under section 14 of the Act in the Kerala Government Gazette.
- g) "Government" means the Government of Kerala.
- h) "Map" means the map annexed to the scheme.
- i) "Municipal Act" means the Kerala Municipalities Act 1960
- j) "Rules" means the rules made under section 41 of the Act.
- k) "Schedule" means the schedule appended to the scheme.

- l) "Scheme" means the Detailed Town Planning Scheme for ~~Nellipannur~~ AREA, MANJERI MUNICIPALITY.
- m) "Commissioner" means the Commissioner of the Manjeri Municipality.
- n) "Street" includes roads, streets and lanes.

3. RESPONSIBLE AUTHORITY

The Commissioner shall be the Responsible Authority for the purpose of the scheme and shall function as such for a period of 20 years from the date of the scheme unless the Government order otherwise.

4. AREA OF THE SCHEME

The area to which the scheme applies shall be that within the inner edge of the boundary lines (dot and dash) marked in the map.

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 23 and 25 of the Act and clause 20 (1) of the scheme.

5. OWNERSHIP AND EXTENT

The ownership of all land in the area with extent as per registers maintained in the village offices in Manjeri Municipal area and/or the Revenue Office, as on the date of publication of the notification under section 10 of the Act, is given in Schedule I.

6. ESTIMATE OF THE COST

1. As estimate of the total and net cost of the scheme is given in Form No.II, Schedule II. The net cost is proposed to be financed as there in stated. The estimate is liable to such revisions as the Responsible Authority may consider necessary.

2. The execution of any works which, under the scheme, are to be carried out by the Responsible authority or by any other agency, may be under taken, in such order and such time as the Responsible Authority may determine, and completed within the period of 20 years unless the Government, for financial or other reasons, order otherwise.

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

7. STREETS

1. Subject to the provisions of the scheme, all streets mentioned in Schedule III (Form No.8) shall be constructed or caused to be constructed by the responsible Authority on the lines whown in the map 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. The streets mentioned in Schedule III and shown in the map DSN/2 shall be demarcated, formed and constructed by the Responsible Authority in such manner as he thinks necessary for the proper development of the area or expedient for the safety or convenience of the public provided that two-third of the entire cost of acquisition of land and metalling, surfacing, draining and lighting of the streets may be recovered from the owners or occupiers of land and buildings abutting the streets in such proportion as may be decided by the Reasonable Authority. Provided also that whenever the owner has been required to pay or has been required to leave or has left land freely for the streets, the Authority shall levy only such portion of the betterment contribution payable under the scheme or it may for go the contribution entirely.

3. Any other private street that may be permitted in the scheme area with the permission of the responsible Authority and in conformity with the proposed development of the area, shall comply with section 14, (a) of Kerala Building Rules 1984 issued under section 222 of Kerala Municipalities Act 1960 unless otherwise approved by the Chief Town Planner.
4. The Responsible Authority may, with the consent of the Chief Town Planner, undertake to carry out any private street work of widening of any existing private street (not included in the scheme either with the consent of owners or occupiers of buildings or land 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 land or in such proportions as may be settled by the Responsible Suthority.
5. The Responsible Authority may, notwithstanding anything contained in sub-clause (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 land, through which the street may pass, have surrendered land free of cost for the street and agreed to contribute in the cost of constructing the streets; provided that, if 50% of the owners or occupiers abutting on any new street have surrendered land 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.
6. No person shall build any wall or erect any fence or other construction or projection or make any encroachment in or over any land intended for use as a street or lane.

7. The Responsible Authority shall, as far as the funds at his disposal permits, provide a sufficient and satisfactory system of drains along the public streets in the area affected.

8. **SUBMISSION OF LAYOUT PLANS**

1. If any owner of land within the area intends or propose 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 purpose, 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 purpose and the street or streets either existing already or intended to be laid out and made by the owners for giving access to the site or sites.

2. If the site or sites intended for building purposes abut on any existing public street or an 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 an existing street in compliance with the provision of the scheme.

3. The owner of the land shall not proceed to sub-divided utilise, sell, lease or othrwise 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.

4. If the streets have not been made as required under sub-clauses (1), (2) and (3) above the Responsible 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.

: 6 :

5. For the purpose of adjusting the boundary of any street, the Responsible Authority may, with the approval of the Chief Town Planner, 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.

9. **APPROVAL OF LAYOUT PLANS**

1. a) No owner or other person shall layout a street, lane or pathway or sub-divide, utilise, sell, lease or otherwise dispose of his land or portion or portions of the same as site or sites for building purposes until a site or layout plan or plan of sub sub divisions 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 sub dividing the land.

b) The application for approval of a site or layout plan or plan of 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 modifications 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 9 (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 persons and shall be enforceable.

2. a) No owner or other person shall construct or reconstruct or in anyway alter or add to a building without enforcing, in every particular, with the requirements or 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 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 incomparable with the 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 as may be necessary for carrying the scheme into effect.

3. The Responsible Authority shall, before granting permission under section 17 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 of reconstitution or redistribution of boundaries of any land or plot or plots or site or sites, under clause 17 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, prepared 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-division of land into sites for building purpose and the reservation of any land for communal 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 Building Rules made under section 22 of Kerala

Municipalities Act 1960 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 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 modifications or alterations 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 Reasonable 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.

10. RESERVATION OF LAND AND ZONING

1. A list of land reserved for streets and for other non-residential purpose is given in Schedule IV (Form No.10).

For the purpose of the scheme, the streets or footpaths which may be approved or made in accordance with the provisions of the scheme, which are not mentioned in schedule IV shall also be deemed to be included under land reserved for the purpose of the scheme.

2. The Local Authority may, from time to time to meet the demand, declare any part of the area, with the approval of the Chief Town Planner or/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 the Act. Any part of the area so declared shall be included under land reserved under the scheme and treated as such.

3. All future developments in respect of land within the scheme area shall conform to the zoning regulations given below:

(Any uses not mentioned therein shall be prohibited)

a) RESIDENTIAL USE ZONE.

i) Uses permitted

All residences, community halls, clubs, parks and play grounds included to the residential uses dispensaries public utility buildings such as water supply, Drainage and Electrical installations of a minor nature and small service industries of non nuisance character engaging not more than three workers with power limited to three H.P or 6 workers without power, convenient shops such as vegetable shops, groceries, panshop etc. not exceeding 75 sq.mts. plinth area.

ii) Uses restricted.

1. Minor educational buildings upto 250 sq.mtr. plinth area, Libraries, reading rooms, Clinics and nursing homes upto 250 sq.mts. in plinth area, Shop buildings upto 150 sq.mtr. in plinth area, police and fire stations, small post offices, Telegraphs Offices, hostels, boarding houses, commercial Offices, small Auto garages engaging not more than five workers and non nuisance service industries engaging not more than 10 workers with power limited to 10 HP.

2. Petrol fillings and new areas or buildings for religious uses.

Note:1. Usage of items coming under 10(a) ii(1) shall be permitted by executive authority with concurrence of the Town Planner of the state town planning service having jurisdiction over the area.

2. Usage of item coming under 10 (a) ii(2) shall be permitted by the Executive Authority with the concurrence of the Chief Town Planner to Government.

iii) Uses Prohibited.

Other use not specified above.

iv) The time limit for shifting non-confirming uses.

Hazardous uses2 years
Industrial uses5 years
All other uses7 years.

b) COMMERCIAL ZONE

i) Uses permitted.

Retail shops, professional offices, studies, commercial offices, hostels, hotels, lodging houses, restaurants, Car stands, taxi stands, bus stops, clinics and nursing homes not exceeding 150 sq.mts. in plinth area, dispensaries, non nuisance type of service and small industries employing not more than 10 workers and power installations not exceeding 15 H.P motors and existing residential uses will be permitted.

ii) Uses restricted.

a) Social welfare institutions, printing presses, service garages, truck terminals, petrol filling stations, hospital, educational institutions and residential buildings not exceeding 100 sq.m. plinth area.

b) Public offices, residences not exceeding 200 sq.m. plinth area, non nuisance type of small industrial uses employing not more than 20 workers and not exceeding 30 H.P motors, junk yards, storage of inflammable materials, drying yards, new areas and building for religious uses.

Note: Usage of item coming under (10)(b)ii shall be

1. Permitted by the executive authority with the concurrence of the Town Planner of the state town planning service having jurisdiction over the area.
2. Usage of Items coming under 10(b) ii(b) shall be permitted by the Executive Authority with the concurrence of the Chief Town Planner.

iii) Uses prohibited

All other uses not mentioned above.

c) (i) PUBLIC AND SEMI-PUBLIC USE ZONE

Local state and central government offices and establishments, social and cultural establishments community facilities including hospitals, nursing homes clinics, dispensaries, educational institutions etc. public utilities and related buildings will be normally permitted.

ii) Uses restricted

The following uses shall be permitted by the responsible authority with the approval of the Town Planner of the state Town planning service having jurisdiction on the area.

Residential uses incidental to uses coming under (1) above and religious uses.

iii) Uses Prohibited

All other uses not mentioned above.

d) INDUSTRIAL ZONE

i) Uses permitted.

All types of light and service industries other than obnoxious and nuisance type employing not more than 20 worker and power limited to 30 H.P retail business incidental to the industries, storage stacking yards, ware houses and godowns of non nuisance types and small offices incidental to industries shall be permitted by the responsible authority in all area zoned for industrial uses.

ii) Uses restricted.

- a) Residences incidental to industrial use and all types of small residences not exceeding 150 sq.m. of plinth area, truck terminals, junk yards, landing places and stacking yards.
- b) Petrol filling stations, bus terminals, obnoxious and nuisance type industries, minor storage of explosives and fire works.

Note:1. Uses of items coming under 10d (ii)(a) above shall be permitted by the executive authority with the concurrence of the town planner of the state town planning service having jurisdiction over the area.

- 2. Uses of items coming under 10d (ii)(b) above shall be permitted by the Executive authority with the concurrence of the Chief Town Planner.

iii) Uses Prohibited.

All other uses not mentioned above.

(e) MIXED USE ZONE

1. Uses permitted

All types of uses permitted under residential and commercial.

ii) Uses restricted.

All other uses not mentioned above.

(f) PADDY FIELD

i. Uses permitted.

Paddy cultivation, pump houses and ponds.

ii. Uses restricted.

Crops other than paddy, poultry or animal houses, farm houses, and conversion of paddy fields into open air recreational facilities shall be permitted by the responsible authority, with the approval of the Town Planner.

iii. Uses prohibited.

All other uses not mentioned above.

g) GREEN STRIP AREA

i) Uses permitted.

Area to be used only for paddy cultivation or planting of trees in order to retain as a green area.

ii) Uses Restricted.

conversion of gardening lands for planting of each crops without any structures.

iii) Uses prohibited.

All other uses not mentioned above.

4. COVERAGE AND F.A.R

The coverage and F.A.R value of buildings under different occupancies shall not exceed the maximum permissible values as stipulated in the Kerala Building Rules in force/stipulate below:-

Sl.No	Building use of occupancy	Maximum Permissible Coverage(%)	Maximum Permissible F.A.R
1.	Residential	50.	1.5
2.	Commercial	60	2.0
3.	Public and semi-public	30	1.5
4.	Industrial	40	1.2

Note: The coverage and F A R as per the Detailed Town Planning Schemes will have to be adhered to in case the values differ from that of the Kerala Building Rules in force. The maximum percentage of coverage shall limit the plinth area of building. The floor area ratio or F A R value shall limit the total built up area on all floors. F A R shall be calculated as below:

F.A.R = $\frac{\text{Total covered area on all floors}}{\text{Plot area.}}$

5. Building lines from the boundary of road are fixed according to the road widths as given below

width of road
15m and above
below 15m

Building line
4.5 m
3.0 m

$$\text{F.S.I} = \frac{\text{Total covered area on all floors}}{\text{Plot area}} \times 100$$

Some times the term F.A.R is used instead of F.S.I

II. ACQUISITION OF LAND

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

2. The responsible authority may take up acquisition of any land which may be found necessary in future and which is not included in the scheme within the land for acquisition, with the specific consent of the Chief Town Planner and the Government.

12. DISPOSAL OF LAND

The responsible Authority may, with the approval of the Authority dispose of any Land belonging to the Authority or which was 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, transferers, heirs, assignees and their successors.

13. CONSTRUCTIONS BY THE SIDE OF PUBLIC STREETS

1. Every building site, unless it abuts on an existing public street or an existing private street in conformity with the scheme be made to abut to its full width in front on a street laid down and made in accordance with the provision of this scheme.

2. The building line in respect of all the streets shall be as shown in Map No.DSN/2 and specified in scheme III.

3. Boundary walls or fences alone shall be created in the space between the building line and the edge of the adjacent street.

4. No boundary wall or fence erected between the building line and edge of the adjacent street shall be of a height greater than 15 M measured from the level of the centre line of such street; 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 1.5 M above the level of the ground of plot.

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

6. Minimum of street parking space for motor vehicle shall be provided for various types of buildings specified in the Kerala Building Rules, in force unless otherwise specifically mentioned in these rules.

14. PROHIBITION OF BUILDINGS IN UNHEALTHY SITES

With a view to prevent contamination of water courses and channels due to the existence of burial grounds sewage tanks and pumping stations, treatments plants, insanitary or low lying lands, the responsible authority may refuse to sanction any building within portions of the area, in the vicinity of which, in his opinion the construction of building would be objectionable.

15. DRAINAGE

Sufficient means of effectual drainage and discharge of sewage shall be provided in every private street by the owners or occupiers of sites abutting thereof and every site and building shall be provided with suitable drains leading 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 erected thereby or allowed to flow into drains or channels on it having previously been treated sanitarily in the manner required by the responsible authority.

16. HOUSING SCHEMES

1. Housing schemes may be undertaken in conformity with the provisions of the scheme by the Authority or the Authority may enter into contract with Co-Operative housing societies or other housing agencies, to take up housing schemes with the previous sanction of the Chief Town Planner.

17. RECONSTRUCTION OF BOUNDARIES

1. Where necessary boundaries of sites or land shall be redistributed and plots reconstituted with the approval of the Chief town Planner 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, (iv) to procure the transference of ownership of land or portion of land from one person to another and (v) to ensure a planned development of the area.

2. Proposals for redistribution or alteration of boundaries of sites or land or for reconstitution of plots or sites in the area shall be made, by the owner or owner 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 specified any particular time or period when such proposals should be made to him.

18. ADVERTISEMENT

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

19. CLAIM FOR COMPENSATION

Any person whose property is injuriously affected by any refusal to grant permission applied for under section 23 of the Act in respect of all properties which have

increased or are likely to increase in value by the making of the scheme shall be made by the Authority 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 section 24 and 25 of the Act every year at 10% of the increase in value for a period of 20 years.

2. Notwithstanding anything contained in the above sub-clause, the Authority 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 lue of the betterment contribution.

21. POWER OF THE RESPONSIBLE AUTHORITY TO MAKE AGREEMENTS

Subject to the provisions of section 35 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.

22. REGULATION OF SCHEME RULES

1. The responsible Authority may, if he thinks in 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 requiremets 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. The Government may in any particular case and subject to any condition as they may impose and in consultation with the Chief Town Planner dispense with or modify any or the requirements of the scheme other than the requirements made obligatory by any law and their decision shall be final.

23. EXECUTION OF THE SCHEME

1. The responsible Authority may, on the sanction of the scheme from Government, execute the scheme proposals in a phased manner. The Authority may co-ordinate with the Government departments and other agencies in the execution of the scheme proposals and may cause the cost of implementation of the scheme by various agencies to be included in the annual budgets of these agencies on a priority criteria.

2. Pending sanction of the scheme by Government the responsible authority may, after publication of the scheme and approval by the Authority, take up priority projects and necessary land acquisition after obtaining sanction for the same from the Chief Town Planner and the Secretary to Government.

3. After sanctioning of the scheme by Government the scheme will be in operation till such time the scheme is revoked or till another scheme is notified and published for the same area or part of the area included in this scheme.

4. After sanction of the scheme by Government, the Responsible Authority may allow reasonable time to any owner or person to carry out or execute any works or to fulfil his obligations under the scheme.

24. PENALTY

Any person who commits or knowingly permits a breach of any of the provisions of the scheme or who neglects or fails to comply with any of the provisions of the scheme of any orders, conditions, proceedings restrictions, limitations or terms made or imposed under or in pursuance of any or the provisions of the scheme, the rules or the Act shall, on conviction, be punished in accordance with the section 44 of the Act.

SCHEDULE

- i. **Ownership and extent of land included in the Scheme in Form No.7.**
- ii. **List of new streets and widening of existing streets in Form No.8**
- iii. **Land proposed to be acquired for the scheme in Form No.9.**
- iv. **Land proposed to be reserved in Form No.10.**
- v. **Estimate cost of the scheme in Form No.11.**

FORM - 7

DETAILED TOWN PLANNING SCHEME FOR " NELLIPARAMBA AREA "
OWNERSHIP AND EXTEND OF LAND INCLUDED IN THE LIST.

SCHEDULE - I

Survey No.	Sub-Division No.	Extend.	Name of the owner/ occupier of the land	Pattayam No.	Whether property is extended from property tax	Description of land Wet/Dry	Present use	Remarks.
2	3	4	5	6	7	8	9	10
നല്ലിപാർമ്പാ മലിക്ലേജ്								
135	1	3.55	വിളകാട് നമ്പൂതിരി	476		തോട്		
	2	1.12	കാഞ്ഞിരപ്പു കായലിങ്ക്	437		"		
	2B1	0.80	" താമരപ്പുറം നാലർ	428		"		
136	1	1.88	കണ്ടിപ്പള്ളി വാങ്ങുകുറുപ്പ്	8		മ. പു.		
	2	0.49	പുല്ലി കല്ലുപിടാൻ	88		മീ.പു.		
	3	0.48	" "	88		" "		
	4	4.57	കണ്ടിപ്പള്ളി സോപാ ലക്കുറുപ്പ്	84		"		
137	-	1.45	നിരത്ത്	-		നിരത്ത്		
138	-	1.72	"	-		"		
139	1	1.02	വടക്കുപാട് കേരളം ഭേരി			തോ.		
	2	0.92	പള്ളിക്കാട് താലി	533		മീ.പു.		
	3	0.72	" കേരളം താലി	534		തോ.		
	4	0.55	പള്ളിക്കാട് താലി	535		മീ.പു.		
	5	1.44	പള്ളിക്കാട് പാറു കുടിയർ	448		"		
	6	1.06	വടക്കുപാട് കേരളം ഭേരി	"		തോ.		
	7	1.20	" "	"		മീ.പു.		
	8	0.63	" "	"		മ. പു.		
	9	0.13	കുറുപ്പാട് കുറുപ്പുറം നമ്പൂതിരി	30		"		
	10	1.02	വടക്കുപാട് കേരളം ഭേരി	"		തോ.		
	11	1.34	" "	"		മീ.പു.		
148	-	1.34	നിരത്ത്	-		നിരത്ത്		
181	1	0.19	പുല്ലിപ്പുറം കുറുപ്പുറം	446		മീ.പു.		
	2	1.60	" "	450		പു.		
	2B1	5.58	കീഴേക്കു കിഴക്കൻ	495		"		

102	-	9.17	കിഴക്കേത് ത്രിവിക്രമൻ നല്ലതിരി	495	പു.
103	1	4.83	" "	495	"
	2	0.64	ചെങ്കുഴൽക്കുഴൽ	431	"
104	1	0.36	തി. കൊഴിയിൻകുടി	241	"
	2എ.	0.13	" "	476	"
	2ബി.എ.	8.99	" "	476	"
	2ബി1ബി	1.34	" "	476	"
	2ബി2	0.98	" "	476	"
	2ബി3	0.54	" "	476	"
	2ബി.	0.49	" "	476	"
	3	0.16	എം.പി. കൊഴിയിൻകുടി കുരിശ്	241	"
	4	0.21	" "	241	"
	5	1.41	പി. ചെങ്കുഴൽക്കുഴൽ	88	തിരി. പു.
105	1	3.51	പുഴക്കുഴൽക്കുഴൽ	554	"
	2	6.20	" "	554	"
221	1	13.57	കെ. കല്യാണിപ്പാലം	318	തി. പു.
	2	0.10	കെ.എസ്.എ. ബോർഡ്	-	-
222	1	3.71	മണ്ണെരി കോമ്പാലക കല്യാണിപ്പാലം	94	"
	2	0.90	" "	94	"
	3	0.18	കെ.എസ്.ഇ. ബോർഡ്		
	4	0.37	" "		
	5	0.37	" "		
224	1	4.44	മണ്ണെരി കോമ്പാലക കല്യാണിപ്പാലം	373	തിരി. പു.
	2	2.14	" "	373	തോട്
225	1	0.43	" "	94	തിരി. പ.
	2എ.1	6.98	പുഴ പരമ്പരകുഴൽക്കുഴൽ	86	തി. പു.
	2എ.2	9.00	" "	86	"
	2ബി	1.32	" "	86	"
	3	0.82	താഴെ കല്യാണിപ്പാലം	18	തിരി. പു.

227	1	1.50	വാലാ: തൊടി മാധവിയമ്മ	98	തോ.
	2	2.29	തറയിൽ കുത്തൻ നായർ	424	ബി.പു.
	3	0.52	പള്ളിയിൽ അമ്മയമ്മ	191	"
	4	0.13	തറയിൽകുത്തൻ നായർ	424	തോ.
228	1	1.58	മാങ്ങൻ കോരപ്പൻ	382	"
	2	1.12	തറയിൽകുത്തൻ കുഞ്ഞമ്മ	412	ബി.പു.
	3	1.14	കരിയാട് ദേവസ്വം	121	തോ.
229	1	0.31	വല്ലാപ്പിറപ്പിരിയകുടിയമ്മ	306	
	2	1.18	കരിയാട് ദേവസ്വം	18	"
230	-	0.52	തറയിൽ	-	തറയിൽ
231	-	1.10	"	-	"
232	1	1.14	കോർക്കൽക്കരിയകുടിയമ്മ	267	ബി.പു.
	2	0.26	കോഴിത്തൊടി തൊട്തൻ	166	"
	3	0.16	കണ്ടംപള്ളി ഗോപാലകൃഷ്ണൻ	84	"
	4	0.21	"	84	"
	5	0.20	പുഴയിൽ അമ്മയമ്മയമ്മ	553	"
	6	0.36	പുഴയിൽ അമ്മയമ്മ	554	ബി.പു.
	7	0.10	പുളയന്നൻ തറയിൽ	324	തോ.
	8	0.15	തടവിലകളിൽ കുഞ്ഞമ്മ	165	ബി.പു.
233	1	0.68	പുഴയിൽ അമ്മയമ്മ കുടി	553	"
	2	0.36	അമ്മയമ്മ	554	"
	3	2.74	" അമ്മയമ്മയമ്മ	553	"
	4	0.13	" അമ്മയമ്മയമ്മ	554	"
	5	0.44	" അമ്മയമ്മയമ്മ	554	"
234	1	1.77	തൊട്തൻ തറയിൽ	318	
	2	0.57	തൊട്തൻ തറയിൽ	319	"
235	1	0.98	പുഴയിൽ അമ്മയമ്മയമ്മ	250	തോ.
	2	5.52	കരിയാട് ദേവസ്വം	18	ബി.പു.
236	1	0.46	കണ്ടംപള്ളി ഗോപാലകൃഷ്ണൻ	84	തോ.
	2	0.52	"	84	"
	3	3.56	കോർക്കൽക്കരിയകുടിയമ്മ	214	"
	4	0.64	തൊട്തൻ തറയിൽ	318	"
	5	0.54	കരിയാട് ദേവസ്വം	18	ബി.പു.

1	2	3	4	5	6	7	8	9	10
237	1	0.77	കുഴിമാളി ബലവി കുടി	62			ജ.പു.		
	2എ.	6.22	" "	62			"		
	2ബി	5.37	കൊരംപലി കുമ്പിളി	494			"		
238	1	1.58	കണ്ണപള്ളി ബലവികുടി						
	2	0.84	കുഴിമാളി ബലവി	55			ശിമി.പാ		
				429			"		
239	-	5.42	നിരത്ത്	-			നിരത്ത്		
240	-	1.13	നിരത്ത്	-			നിരത്ത്		
241	1	1.72	കെ. കരുണാകരകുറുപ്പ്	64			ശിമി.പു.		
	2	0.70	" "	64			തോ.		
242	1	0.38	പുഴികുത്ത് ബലവികുടി	554			ശിമി.പു.		
	2	0.98	" "	554			"		
	3	0.30	വടക്കുപാട്ടു കേരവൻ ഭട്ടതിരിപ്പി	"			"		
	4	9.80	" "	"			"		
	5	1.01	" "	"			"		
243	1എ.1	1.26	വിളകാട്ടുകയ്യൂരുന്നൽ തമ്പുതിരി	476			ജ.പു.		
	1എ2എ.	1.36	" "	476			"		
	1എ.2ബി	7.01	" "	476			"		
	1ബി.1.	3.02	" "	476			"		
	1ബി.2	0.49	" "	296			ശിമി.പു.		
	2	0.83	" "	476			"		
244	1എ.	1.20	പി. ബാലുക്കു പിശാരടി	88			ജ.പു.		
	1ബി.	0.80	" "	88			"		
	2	1.68	" "	88			ശിമി.പു.		
	3	1.77	കണ്ണപള്ളി തോപാല കുറുപ്പ്	84			"		
	4	1.48	വിളകുപ്പാട്ടു കയ്യൂ രുന്നൽ തമ്പുതിരി	476			ജ.പു.		
	5	0.74	" "	476			"		
	6എ.1	0.25	കാക്കേട്ടൻ ബാലുക്കു	61			തോ.		
	6എ.2	0.40	പൊരുന്തപ്പള്ളി ബലവി കകൻ കുമ്പിളി	492			"		
	6എ3	0.53	പുഴികുത്ത് ബലവികുടി	491			2		
244	ബി	0.13	പുഴികുത്ത് കുഴിമാളി	59			തോ.		
	7	0.30	" "	59			ശിമി.പു.		
	8	0.06	" "	59			"		

2	3	4	5	6	7	8	9	10
246	1-0.1	5.24	വിദ്യാഭ്യാസ സഹായകർമ്മ നമ്പർ 1	476		മ.പു.		
	1-0.2	0.55	" "	476		മീ.പു.		
	101.	0.83	" "	476		"		
	2	2.96	" "	476		"		
	3	2.02	പുഴയിലൂടെ കടന്നു ഉള്ളതുകൾ	476 553		"		
246	-	0.94	നിലമ്	-		നിലമ്		
247	-	0.83	"	-		"		
248	1	0.46	വി. മ. പദ്ധതി പിടാൻ	89		മീ.പു.		
	2	1.60	കർഷാഭിരുദന സഹായകർമ്മ നമ്പർ 1	30		"		
	3	0.60	ചിത്രപ്പള്ളി ഉടമ്പടി നിലമ്	243		"		
	4	4.29	" "	476		"		
249	1-0.	0.25	വിദ്യാഭ്യാസ സഹായകർമ്മ	295		"		
	101	0.34	" "	476		"		
	2	0.34	കർഷാഭിരുദന കലാപരിപാടി	336		തോട്		
	3	0.27	വിദ്യാഭ്യാസ സഹായകർമ്മ	476		മീ.പു.		
	4.	0.47	പുഴയിലൂടെ കടന്നു നിലമ്	173		"		
	5.	0.28	കർഷാഭിരുദന സഹായകർമ്മ	242		"		
	6.	0.27	കർഷാഭിരുദന പാലം	330		"		
	7	0.37	" കർഷാഭിരുദന	162		"		
	8	0.17	" പാലം	329		"		
	9	0.22	എം.സി. സഹായകർമ്മ	89		തോട്		
	10.	0.12	കർഷാഭിരുദന പദ്ധതി	325		മീ.പു.		
	11	0.31	" കർഷാഭിരുദന	245		തോ.		
	12	1.11	പുഴയിലൂടെ കടന്നു നിലമ്	173		മീ.പു.		
250	1	1.08	ചിത്രപ്പള്ളി ഉടമ്പടി നിലമ്	243		മ.		
	2	2.71	എം.സി. സഹായകർമ്മ	89		"		
	3	0.46	" "	89		"		
	4	0.28	" "	89		മീ.പു.		
	5.	1.52	" "	89		മ.		

1	2	3	4	5	6	7	8
259	6	0.15	ഹിം.സി. നമ്പൂതിരി	89	ന		
	7	0.48	" "	89	"		
251	-	2.66	പൊലീടേടത്ത് ജമ്മു ജമ്മ	198	"		
252	1	1.01	ചുരോടിക്കേരി നീലക്കുറു ന്നമ്പൂതിരി.	58	സ്ഥി.പു		
	2	0.52	പെരിങ്കാലിൽ കുഞ്ചു	104	"		
	3.	0.64	" "	57	"		
	4.	0.53	മുക്കുഴിമുക്ക്	56	"		
	5.	0.36	പെരിങ്കാലിൽ കുഞ്ചു	57	"		
	6.	2.15	പൊലീടേടത്ത് ജമ്മുജമ്മ	198	"		
	7	1.44	" രാമൻ നായർ	215	"		
	8	0.21	കരിക്കു ഭദ്രസ്വാം	18	"		
	9	0.43	പടിഞ്ഞാറെ കളത്തിൽ രാമൻ	208	"		
	10	0.28	" "	208	"		
	11.	0.53	പ്രാണശിരി കലാശിജമ്മ	200	തോടം		
180	1	1.27	കനലംപ്രംമേച്ചിരി ഉണ്ണി മോളിൽ	308	"		
	2	3	" പൂളക്കുന്ന് കുഞ്ചിമ്	444	സ്ഥി.പു		
	3	0.14	" കിഴക്കത്ത് ത്രിവിക്രമൻ നമ്പൂതിരി	45	തോടം		
188	1	0.58	"	448	"		
	2	0.53	തെക്കേ കിഴി ജലി	432	"		
	3	1.51	പനമിൻ മമ്മുണി	436	"		
	4	0.61	പുഴിക്കൽ ജലുജകർ	554	"		
195	1	0.92	വിളക്കാട്ടു നമ്പൂതിരി മേച്ചിരി പാത്തുജമ്	331	"		
	2.	3.43	മുണ്ടക്കോടി ജലി	327	സ്ഥി.പു.		
147	1	0.78	കിഴക്കത്ത് നമ്പൂതിരി തത്തിരട്ടിൽ ജലുജകർ	441	"		
	2	0.66	ജാലുജകർ പള്ളിയിൽ ഉണ്ണി	437	തോടം		
	3.	0.30	കിഴക്കത്ത് നമ്പൂതിരി മുച്ചിക്കാട്ടു തത്തിരിവേലു	17	"		
	4	0.17	"	445	സ്ഥി.പു		
	5	0.14	"	445	തോടം		
	6	2.99	"	434	തോടം		
	6ബി1	0.68	പള്ളിക്കാട്ടാടി കുഞ്ചു	451	ത.പു		
	6ബി2	0.51	"	451	"		
149	-	0.98	പൊതു നിരത്ത്				

DETAILED TOWN PLANNING SCHEME FOR ZILLINGARAH, KALAMANGALAM

Sl. No.	Use	Area in Hectares	Percentage to total area	Remarks
1.	Residential	52.79	55.97	
2.	Planned Residential	9.35	10.44	
3.	Residential & Commercial	23.35	24.76	
4.	Parks and Open spaces	0.73	0.83	
5.	Paddy field	2.61	2.77	
6.	Industrial	1.99	2.11	
7.	Transport and Communication	2.95	3.12	
Total		94.32	100.00	

List of new streets and widening of existing streets (Under rule 3(14) of the Madras town Planning Act

Name of Street	Situation	New Street or widening Mts.	Length of str. in Mts.	Width of Streets in Mts.	Distance between building lines in Mts.	Width of Mettaling	Remarks
1		3	4	5	6	7	8
Road A1A1	Manjeri-Areacode road	Widening	1510	24	30		
Road A2A2	Manjeri-Nilambur road	"	610	24	30		
Road B1B1	From Nilambur road A2A2 towards East	"	370	12	18		
Road B2B2	From Areacode Road A1A1 towards south	"	230	12	18		
Road C1C1	Road connecting Nilambur New & read to A2A2 Areacode road A1A1	Widening	1530	10	16		
Road C2C2	Road connecting road A1A1 and Road C1C1	Widening	275	10	16		
Road C3C3	Off take road from A1A1 towards south	New & Widening	250	10	16		
Road C4C4	Off take road from A1A1 connecting D3D3	"	40	10	16		
Road C5C5	Road connecting A1A1 and Road C1C1	"	270	10	16		
Road D1D1	Off take road from A2A2 towards east	"	320	7	13		
Road D2D2	Road connecting B1B1 and D1D1	New	280	7	13		

Partially Improved

Under Construction

Proposed

①

Road D3D3

Road connecting D1D1 and
C4C4

Widening

380

7

13

Road D4D4

Off take road from A1A1
towards south

Widening

175

7

13

Road D5D5

Off take road from C1C1
towards North

New

220

7

13

Road D6D6

Road connecting C1C1
and D5D5

New and
Widening

155

7

13

2

Detailed Town Planning Scheme for Selliparai Area in Madurai Municipality

Sl. No.	Locality	Reference Map	Approximate area in Hectares	Widening of existing road	Present use	Reserves
1	1. Road A1A1	Brown	0.50	Widening of existing road	Commercial, Residential & Industrial	229(P), 233(P), 232(P), 252(P), 244(P), 245(P), 248(P), 218(P), 184(P), 136(P), 133(P), 180(P), 147(P), 244(P), 243(P) and 232(P), 239(P), 238(P)
2	2. Road A2A2	"	0.06	"	"	248(P), 250(P)
3	3. Road B1B1	"	0.04	"	"	181(P), 195(P), 182(P), 185(P), 242(P), 243(P) & 241(P)
4	4. Road B2B2	"	0.16	"	Residential	243(P), 244(P) & 245(P)
5	5. Road C1C1	"	0.48	"	"	249(P), 250(P), 251(P) and 252(P)
6	6. Road C2C2	"	0.14	"	Residential & Paddy field	227(P)
7	7. Road C3C3	"	0.28	"	Residential	184(P) & 243(P)
8	8. Road C4C4	"	0.04	"	"	232(P), 236(P) & 225(P)
9	9. Road C5C5	"	0.18	"	"	221(P) & 224(P) & 225(P)
10	10. Road D1D1	"	0.20	New road	"	225(P), 235(P) & 227(P)
11	11. Road D2D2	"	0.20	"	"	1390
12	12. Road D3D3	"	0.080	Widening	"	242(P)
13	13. Road D4D4	"	0.040	"	"	
14	14. Road D5D5	"	0.180	New road	"	

237

(Contd...2)

16. Northern side of road C1C1	Dark Green	0.76	Field & Open spaces	dry - irrigation 135 (P)	
17. Western side of road C3C3	Light green	2.61	Paddy field	Paddy field	250(P) & 251 (P)
18. Western side of Road B2E2	Violet	1.99	Industrial	Dry Cultivation	136 (P) and 243 (P)
19. Southern side of road D1D1 and Eastern side of Road C3C3	Blue Yellow	1.49	Mixed use commercial & Residential	Commercial Residential & Industrials	252 (P)
20. Southern side of road A1A1 and Eastern side of road B2E2	"	1.06	do	do	248 (P) & 249 (P)
21. Southern side of Road D1D1 and Western side of Road B2E2	"	1.59	do	Residential	135(P), 135(P), 139(P) and 248 (P)
22. Southern side of Road D1D1 and Western side of road D4D4	"	0.86	do	do	139 (P)
23. Eastern side of road A2A2 and Western side Road C4C4	"	5.84	do	Residential, Commercial and Industrials	227(P), 228(P), 229(P) 232 (P), 233(P) & 236(P)
24. Eastern side of Road A2A2 and southern side of road B1B1	"	3.66	do	do	232(P), 236(P), 237(P) & 238(P)
25. Eastern side of Road A2A2 and Northern side of road B1B1	"	1.64	do	do	237 (P)
26. Western side of road A2A2 and Northern side of Road A1A1	"	3.64	do	do	244(P) and 243(P)

Location	Area (Acres)	Soil Type	Vegetation	Notes
40. Southern end of Road B2H2	0.20	"	Yellow	"
41. Western side of Road B2H2	0.65	"	"	"
42. Eastern side of Road D4D4	2.30	"	"	"
43. Southern side of Road A4A4 at the Western end	3.63	"	"	"
44. Northern side of Road A4A4 and Western side of Road C1C1	4.55	"	"	Residential Residential and 183 (P), 180 (P), 195 (P), 182 (P)
45. Northern side of Road A4A4 and Eastern side of Road C1C1	13.07	"	"	do. Residential 181 (P), 195 (P), 182 (P), Commercial & Industrial 183 (P), 184 (P) & 185 (P)
46. Eastern side of Road C5C5	4.39	"	"	do Residential 184 (P)
47. Western side of Road C2C2	0.23	"	"	do " 245 (P)
48. Western side of Road C2C2	0.55	"	"	do " 244 (P) & 243 (P)
49. Southern side of Road D6D6	2.34	"	"	do Residential & Industrial 242 (P) & 243 (P)
50. Eastern side of Road C2C2	3.29	"	"	do Residential 244 (P) & 243 (P)
52. Northern side of Road D6D6	1.24	"	"	do do 241 (P) & 242 (P)

SCHEDULE No. 11

Statement of the Detailed Town Planning Scheme for Mellipara
Pase Manjeri Municipality. (Under Rule 30 of the Madras Town Planning
Rules)

Sl. No.	Debits	Rs. in lakhs	Sl. No.	Credits	Rs. in lakhs
1.	Cost. of land building Etc. as per reservation		1.	Government Grants	25.00
i)	For roads	31.00	2.	Contribution from	
ii)	For Parks	5.00	a) Government Departments		
iii)	For Planned Residential	73.00	4. Public Works Department	12.00	
2.	Improvements		b) Other Local Authorities		
i)	Raising level	2.30	1) Kerala State Electricity Board	11.55	
ii)	Forming roads	24.00	ii) Kerala Water Authority	11.55	
iii)	Culverts	6.65	3. Sale proceeds of site and building.		
iv)	Drains	20.25	i) Commercial	nil	
v)	Lighting	11.85	ii) Residential	170.00	
vi)	Water Supply	11.85	iii) Industrial	nil	
vii)	Land Developments	26.00	iv. Office sites	nil	
viii)	Construction of Park	5.00	4. amount debitabale to		
9.	Compensation of injurious affection	2.00	i) General account ordinary		
10.	Miscellaneous		ii) Lighting account		
i)	Cost of preparation of Scheme. (Including Special Survey)	L.S 2.00	5. Other items		
ii)	Cost of arbitration etc.	L.S 0.25	i) Betterment levy	L.S 7.00	
iii)	Legal expenses	L.S 0.25			
iv)	Contingencies	L. 0.30			
	Total	222.70		Total	243.70