

GOVERNMENT OF KERALA

Abstract

Town Planning - Detailed Town Planning Scheme for New Bus Stand Area, Kasaragod - Sanctioned - Orders issued.

LOCAL ADMINISTRATION (G) DEPARTMENT
G.O.Ms.100/91/LAD. Dated, Thiruvananthapuram, 18.3.91.

Read: Letters No.C1/16175/86 dated 31.5.1990 and 7.8.1990
from Chief Town Planner, Thiruvananthapuram.

O R D E R

The Chief Town Planner in his letter dated 31.5.1990 has forwarded a Detailed Town Planning Scheme for New Bus Stand Area, Kasaragod for Government sanction as laid down under sub-section(3) of section 14 of the Madras Town Planning Act, 1920 (Madras Act VII of 1920).

Government have examined the scheme in detail and are pleased to accord sanction to the scheme under sub-section (3) of the said section.

1. One copy each of the scheme book and map as approved by the Government is hereby forwarded to the Chief Town Planner and to the Commissioner, Kasaragod Municipality. The Municipal Commissioner, Kasaragod Municipality will send copies of the plan and report to the various Departments and agencies responsible for the implementation of the scheme.

By Order of the Governor
sd/-

Philipose Thomas
Secretary to Government.

To
The Chief Town Planner, Thiruvananthapuram.
The Commissioner, Kasaragod Municipality.

// True Copy //

GOVERNMENT OF KERALA
Local Administration (C) Department
NOTIFICATION

G.O.(Ms)No.100/91/LAD.

Thiruvananthapuram, dated 18.3.1991

S.R.O.No.

Under sub section (3) of section

14 of the Madras Town Planning Act, 1920 (Madras Act VII of 1920), the Government of Kerala have sanctioned the Detailed Town Planning Scheme for New Bus Stand Area, Kasaragod Municipality, Kasaragod. The Government Order sanctioning the scheme is hereby published as required under sub-section(5) of the said section. The scheme will be open for inspection of the public in the office of the Kasaragod Municipality during office hours for a period of one month from the date of publication of this notification in the Gazette.

By order of the Governor,

Sd/-

Philipose Thomas,
Secretary to Government.

Explanatory Note

(This does not form part of the notification, but is intended to achieve its general purport).

The Chief Town Planner has forwarded a Detailed Town Planning Scheme for New Bus Stand Area, Kasaragod Municipality for Government sanction under section 14 of the Madras Town Planning Act, 1920. Government have examined the scheme in detail and are pleased to accord sanction to the scheme as required under the said section and notify the same as required under sub-section (5) of section 14 of the said Act.

This notification is intended to achieve the above object.

DETAILED TOWN PLANNING SCHEME FOR NEW BUS STAND AREA, KASARAGOD

PROPOSED LAND USE ANALYSIS

Sl. No.	Land Uses	Reservation in Hect.	Acquisition in Hect.	Total in Hect.	Percentage
1.	Residential	26.911	..	26.911	43.41
2.	Mixed Use (Residential & Commercial)	24.637	..	24.637	39.73
3.	Transport (Bus stand)	1.034 1.433	0.060	1.094	1.77
4.	Road Existing	6.900	1.025	9.358	15.09
TOTAL		60.915	1.085	62.00	100.00

D R A F T S C H E M E
THE DETAILED TOWN PLANNING SCHEME FOR NEW BUS STAND AREA.
KASARAGOD

TITLE:

This scheme may be cited as the Detailed Town Planning Scheme for New Bus Stand Area, Kasaragod.

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
- c. "Municipality" means the Municipal Council of Kasaragod.
- d. "Building Line" means a line which is beyond the street line and upto which the main wall of a building facing that street may lawfully extend 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 44 of the Act.
- k. "Schedule" means the schedule appended to the Scheme.
- l. "Scheme" means the Detailed Town Planning Scheme for New Bus Stand Area, Kasaragod.
- m. "Commissioner" means the Commissioner, Kasaragod 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.

contd.....2.....

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 Kasaragod Municipality 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. An estimate of the total and net cost of the scheme is given in Form No.11, Schedule V. The net cost is proposed to be financed as therein 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 undertaken, 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 development 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(II)(Form No.8) shall be constructed

contd.....3.....

- or caused to 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.
- 2.2. The streets mentioned in Schedule (II) 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 of metalling, surfacing, draining and lighting of the streets may be reserved from the owners or occupiers of land and buildings abutting the streets in such proportion as may be decided by the Responsible Authority. Provided, also, that whenever the owner has been required to pay or has paid the proportionate cost under the above provision 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 forgo 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, 5(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 or widening of any existing private street work or 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 Authority.
- (contd.....4.....)

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 to 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 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 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 purpose and the street or the 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 provisions of the scheme.

contd.....5.....

3. 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 carry out the street works in compliance with the provisions of the scheme.
4. If the street or streets have not been made as required 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.
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 of 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 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 ^{may} 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).

contd.....5.....

- (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 anyway alter or add to a building without enforcing, in every particular, with the requirements of the scheme and unless he has applied for an 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 incompatible 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 site 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 of 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 division of land into sites for building purposes 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.

contd.....7.....

5. a) Subject to the provisions of section 17 of the Act, every application for permission required to be contained under Clause 2(a) above, shall be submitted to the Responsible Authority in the form specified in the Kerala Building Rules made under Section 222 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 alternations in the location, structural 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 Reasonable Authority shall be complied with and the plans and specifications approved or modified or latered 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 inconsistant 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 purposes is given in Schedule IV (Form No.10).

For the purpose of the scheme, the streets or foot-paths 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 Development 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 subsection(k) of Section 3 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: Residential building consisting of one or two family dwelling, apartment houses and dermetrics.

2) Convenient shops, bunkshops etc. clearly incidental to residential use, floor area of which do not exceed 60 sq. meter.

3) Community halls, places of workshop, libraries and reading rooms, clubs, etc. upto a floor area of 100 sq. meter.

4) Minor educational buildings essentially servicing the needs of the residential communities such as nursery schools, kindergartens, and schools offering general education

ii) Uses restricted:

1. Health facilities serving the needs of the residential communities such as dispenseries clinics and nursing homes with less than 10 beds.

2. professional offices and public utilities such as water supply, drainage and electrical institutions, buildings of minor nature and commercial uses exceeding floor area of 60 Sq. meter but below 100 sq. meter.

3. Shall service industries of non-nisance character engaging not more than 3 workers with power limited to 3 H.P. or 6 workers without power.

contd.....9.....

Automobile work shops and service industries engaging not more than 10 workers with power limited to 10 H.P. or 20 workers without power.

7. Health institutions of inpatient facilities of more than 10 beds.

8. Administrative offices and community halls of floor area more than 100 sq.meters. The uses (1) to (3) mentioned under restricted uses above will be permitted by the executive authority with the concurrence of the Town Planner having jurisdiction over that area. The uses (4) to (6) mentioned under restricted uses above shall be permitted with the concurrence of the Chief Town Planner.

iii) Uses Prohibited:

All uses not mentioned in (i) and (ii) above.

b) Mixed Use Zone (Residential-cum-commercial):

1) Uses Permitted:

1. All uses permitted under the residential zone above.
2. Buildings for commercial use and professional offices with floor area 60 to 100 sq.meters provided access road to the site has a width of 5 meters and above.
3. Buildings for shops and / or commercial offices with floor area more than 100 sq.meter provided the access road to the side has a width of 7 meters and above.
4. Health facilities such as dispensaries, clinics, nursing home, etc. with more than 10 beds provided the accesses street has a width of 7 meters and above.
5. Community halls and such other public assembly buildings of floor area more than 100 sq.meters provided the access street has a width of 7 meters and above.
6. Automobile work shops for repairing and servicing engaging not more than 10 workers with power limited to 10 H.P. or 20 workers without power provided the accesses street has width of 7 meters and above.

contd.....10.....

7. Industrial units and service industries of non-nuisance character engaging not more than 10 workers with power limited to 10 H.P. or 20 workers without power, provided the access street has a width of 7 meters above.

8. Lodging houses, hostels, hotels, etc. with floor area limited to 10 sq.meters provided the access street has a width of 5 metres and above.

ii) Uses Restricted:

1. Automobile work & shops for repairing and servicing other than that under those included under uses restricted mentioned in (i) to (6) above.
2. Commercial buildings, hotels, etc. with floor area exceeding 100 sq.meters.
3. Industrial units and service industries of non-nuisance character with more capacity mentioned in category (i)g - above.
4. Petrol filling stations, public offices with floor area exceeding 100 sq.meters.
5. Storage of minor explosives and fire works minimum open space 10 meters set back from boundaries of the plot provided the access street has a width of 10 meters and above.

Note:- 'Uses Restricted' mentioned above can be permitted by the responsible authority with the concurrence of the Chief Town Planner.

iii) Uses Prohibited:

All other uses not mentioned in (i) and (ii) 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, subject to the following modifications.

- a) For all types/uses of buildings coming under the residential zone, maximum plot coverage shall be 50 per centage and maximum F.A.R. shall be 1.50.
- b) For all buildings of residential occupancies coming under the mixed use zone, coverage shall be 50 per centage and maximum F.A.R. shall be 1.50.
- c) For all buildings of non-residential occupancies coming under the mixed use zone, maximum coverage shall be 60 per centage and maximum F.A.R. shall be 2.00 .

contd.....11.....

Note:- The maximum percentage of coverage shall limit the plinth area of a building. The floor area ratio of F.A.R. value shall limit the total build up area on all floor.

F.A.R. shall be calculated as below:

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

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

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

11. 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 other wise, 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 its full width in front on a street laid down and made in accordance with the provisions 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 Schedule(I).
3. Boundary walls or fences alone shall be erected in the space between the building line and the edge of the adjacent street.

(contd.....12.....)

4. No boundary wall or fence erected between the building line and edge of the adjacent street shall be of a height greater than 1.5M 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 1M above the level of the ground of the plot.
5. Open space requirements of a building shall be in conformity with the Kerala Building Rules in force unless otherwise provided for in the scheme.
6. Minimum off-street parking space for motor vehicles shall be provided for various types of buildings as 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, treatment 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 of occupiers of sites abutting thereof and every site and building shall be provided with suitable drains leading there from 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 stragnating 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 it having previously been treated sanitarilly in the manner required by the Responsible Authority.

16. HOUSING SCHEMES:

1. Housing schmes 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.

contd.....13.....

2. The sites of existing pucca and moderate dwelling houses with appurtenant area may be exempted from acquisition of land to a reasonable extent, as decided by the Responsible Authority.

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 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 produce 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 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 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 notice 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 19 of the Act and/or by making of the scheme shall, if he wants to make a claim for the purpose under section 20 of the date of the scheme.

20. CLAIM FOR BETTERMENT:

1. Claims for betterment counterbution 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, ~~xxx~~ within 36 months of the date of the scheme. The betterment contribution shall be levied

contd.....14.....

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 lump-sum or by instalments in lieu 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 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 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. 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 of 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 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.

contd.....15.....

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 Govt.
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 or any orders, conditions proceedings, restrictions, limitations 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 furnished in accordance with the section 44 of the Act.

S C H E D U L E

- 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.

SCHEDULE - III

Form No. 8

Detailed Town Planning Scheme for New Bus stand area Kasaragod - List of new streets and widening of existing streets

(Under Rule 38(ii) of the Madras Town Planning Rules)

No. of streets or Distinguishing letter	Location	New streets or widening	Length of streets in metres	Width of streets in metres	Distance between building line in metres	Within metalling in metres	Remarks
Road AA	Kasaragod Jalsoor road through the western portion of the scheme area.	Widening	1250				Reservation
Road BB	Southern side of Kasaragod Jalsoor road	"	280	30	39		Acquisition
Road CC	Off take from road AA towards west and north of transport bus stand		140	18	27		"
Road DD	Off take from road CC towards north	widening	450	15	24		"
Road EE	Off take from road AA towards south through western boundary of the scheme.	"	210	12	18		
Road FF	Off take from road AA towards west	New	70	10	16		"
Road F1 F1	On the northern scheme boundary	Widening	400	10	16		Reservation
Road F2 F2	Between road CC and B3 B3	New	100	10	16		"
Road GG	Off take from road AA towards east			7	13		"
Road G1G1	Connection road FF and R	New & widening	240	7	13		"
		DD New & widening	440	7	13		"

		/2/				
Road G2 G2	Connection road G1 G1 and road F1 F1	New	210	7	13	Reservation
Road G3 G3	Off take from National Highway towards north	Widening	640	7	13	"
Road G4 G4	Off take from road G3 G3 towards west	New	200	7	13	"

S C H E D U L E No.V

FORM No.9

LAND PROPOSED TO BE ACQUIRED FOR THE SCHEME (UNDER RULES 38(iii) OF THE MADRAS TOWN PLANNING RULES)

D.T.P. SCHEME FOR NEW BUS STAND AREA KASARAGOD.

Purpose for which to be acquired	Name of village	Sy. nos.	Sub- Division	Discri- ption of land	Name of owner	Boundaries of land				Extent to be taken		
						East	South	West	North	Hect.	Arc	Remarks
Road BB		94	IA3	Dry		125	94/1B	94/1A3	94/1A2	--	3.80	Part
			1B	"		125	94/2	94/1B	94/1A2	--	0.80	"
			2	"		93/2	93/1	94/2	94/1B	--	0.65	Full
			3	"		93/2	94/3	94/3	94/2	--	2.60	Part
		129	6A1	"		129/6A	129/6A2	125	125	--	3.50	"
			6A2	"		129/6A2	129/6B	93/2, 25	129/6A2	--	1.68	"
			6B	"		129/6B	129/7	93/2	129/6A2	--	2.56	"
			7	"		129/7	93/2	92/2	129/6B	--	2.56	"
			9	"		129/9	129/10	93/2	129/7	--	0.20	"
			10	"		129/10	93/2	93/2	129/9	--	0.30	"
		93	1	"		93/2	94/3	94/3	94/2	--	2.10	"
		123	5	"		123/11	123/5	95/2	123/5	--	20.53	"
			11	"		123/10	95/1A	123/5	123/11	--	2.56	"
			10	"		124 624	95/1A	123/11	123/10	--	2.70	
		95	1A			123/10	95/1A	95/1A	123/1A	--	1.50	
Road DD		117	3			120/2	117/4	117/3	Scheme boundary	--	2.80	
			4			120/3A1, 3c	117/5	117/4	117/3	--	3.04	
			5			120/10, 11	121/1	117/5	117/4	--	3.36	

S C H E D U L E 4 IV

Form No. 10

Land proposed to be reserved under Section 4(k) under rule 30(n) of the
Madras Town Planning Rules Detailed Town Planning Scheme for New Bus Stand
Area, Kasaragod

Sl. No.	Locality.	Reference to marking on map.	Approximate area in hect.	Purpose for which area is to be reserved	Present use	Remarks
1.	Area on road A A.	Burnt signa	0.019	Road A A	Residential	Sy.No.1522
2.	Off take from road A A towards south (Anayathukkal road) E D	"	0.080	" E E	Residential & Commercial	Sy.No.100p, 99p.
3.	Northern end of the scheme boundary (Muthayya street).	Colour wash	0.190	" F1 F1	Residential	Sy.No.120p, 154p.
4.	Area between road DD and road G3 G3	"	0.100	" F2 F2	"	121p.
5.	Off take from road A A towards south east scheme boundary.	"	0.140	" G G	"	126p, 127p, 150p.
6.	Connecting Road D D and Road F.F.	"	0.300	" G1 G1	"	122p, 154p, 153p.
7.	Connecting Road G1 G1 and Road F.F.	Burnt Signa	0.144	" G2 G2	"	154p.
8.	Off take from road A A towards north(National Highway).	"	0.330	" G3 G3	Residential & Commercial	117p, 116p, 122p, 97p, 96p.
9.	Off take from road G3 G3 towards West	"	0.130	" G4 G4	Residential	117p, 116p.
10.	Area between road E E and road B B	Yellow colour wash	2.684	Residential	Residential & commercial.	100p, 101p.
11.	Western side of Road G3 G3 and Southern side of Road G4 G4	"	7.190	"	"	116p 97p 99p.

1	2	3	4	5	6	7
+ 13.	Area between road G3G3 and road DD Municipal Road (north east corner of scheme)	Yellow colour wash	2.730	Residential	Residential	117, 121p.
14.	Area between road G2G2 and road DD and between road G1G1 and Road F1F1		3.682	..	..	120p
15.	Area between road G2G2 and Municipal road and areas between road G1G1 and road F1F1	"	3.098	..	..	154p, 153p.
16.	Southern side of Road G1G1 Eastern side of Road D D	"	3.062	--	--	122p, 154p, 153p.
* 17.	North of Road AA and east of Municipal Road (north east corner of scheme)	"	1.105	..	..	155p.
18.	Eastern side of road BB and southern Blue and side of road GG.	Yellow colour wash	5.58	commercial, Residential (mixed)	Residential Commercial & Residential	152p, 129, 127, 126p.
19.	North eastern side of road AA and northern side of Road GG	"	4.610	..	Residential	150p, 127p.
20.	Northern side of road FF and Eastern side of Municipal Road.	"	1.58	..	Residential & commercial	155p.
21.	Between Road GG and Road FF and western side of Jalsoor road southern side of road G1G1	"	5.710	..	..	125p, 122p, 153p, 155p.
22.	Between side of road G3G3 and northern side of national highway	"	2.627	..	..	121p, 95p, 94p, 86p
23.	Western side of Road G3G3 and northern side of National Highway	"	2.500	..	..	96p, 99.
24.	Southern side of National Highway and Western side of road BB.	"	4.190	..	..	99p, 100p, 101p.
25.	Southern side of Road CC and Northern side of National Highway	Brown colour ash	1.034	Bus stand	Transport Bus	94p, 96p. 95p, 94p, 123.

SCHEDULE No. II

FORM No. 11

Detailed Town Planning Scheme for New Bus Stand area Kasaragod Estimate of the Scheme (under Rule 39 of the Madras Town Planning Rules)

Sl. No.	Debits	Amount in lakhs	Agency	Sl. No.	Credits	Amount in lakhs	Agency
<u>I. Acquisition of land and buildings</u>							
1.	Acquisition of land for roads	41.00	PWD/Municipality	I	Urban Development grants from Govt.	10.00	
2.	For building on the sides of road	3.00	"	II	Contribution for Govt./Semi Govt. Departments.		PWD & Municipality
3.	Acquisition of land for other department purposes.	2.40	Municipality	1.	Improvement and widening of roads	50.00	
				2.	Water Supply and Drainage installation	5.00	K.W.A.
				3.	Electrification	2.00	K.S.E.B.
<u>II. For improvements</u>							
a)	Cost of formation of new roads	1.00	"				
1)	18M. wide road						
2)	10M wide road	0.40	"				
b)	For widening existing roads						
1)	N.H. and Jalsoor road	2.00	PWD				
2)	15M wide road(Kottakani road)	3.50	Municipality				
<u>III. Development of land</u>							
1)	Bus stand (to be financed by KIDFC)	13.00	"				
2)	Water supply	2.00	KWA				
3)	Electrification	2.00	KSEB				
4)	Sewerage and Drainage	3.00	KWA				
				<u>IV. Account debitable</u>			
				1.	Account ordinary	..	
				2.	KWA	..	
				3.	K.S.E.B.	..	
				4.	KWA Any other department	..	

IV. Compensation for injurious affection	1.00	Municipality	5. other items	5.20	Municipality
V. Miscellaneous		"	betterment levy		"
1) Cost of preparation of the scheme	0.50	"			"
2) Legal expense	0.30	"			"
3) Contingencies	0.20	"			"
Total	75.80		Total	81.60	