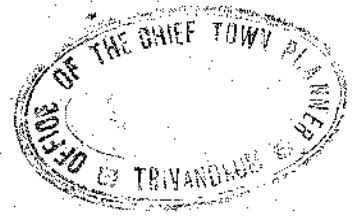




**DRAFT T. P. SCHEME  
FOR  
RAMESWARAM WEST AREA**



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**PREPARED BY  
THE DEPT. OF  
TOWN PLANNING  
KERALA STATE**

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# DETAILED TOWN PLANNING SCHEME FOR RAMESWARAM WEST

## INTRODUCTION

Fort Cochin, Mattancherry and Palluruthy areas have relatively the highest residential density in the Cochin City. Congestion, mixed land uses, unhygienic environment in residential parts, delapidated buildings etc. are the phenomena of the growth of this part of the city. A through redevelopment of the central part of this area is rendered more over less impossible due to the higher density, non-availability of developed land, lack of necessary infrastructure and other reasons. What appears more pragmatic in the spatial selling is to open up new areas of development providing necessary infrastructure and gradually shift the face of the development to under developed and undeveloped parts.

The Detailed Town Planning Scheme for Rameswaram West is formulated with the above object. The Scheme extends to an area of 142 hectares of land of which nearly 60 hectares are paddy fields. Out of the total area about 74.5 hectares have to be acquired for the purposes of development. The major proposals in the Scheme are:-

Residential purposes	31.00 hectares
Public and semi-public	8.90 "
Commercial-Retail	2.80 "
" Wholesale and warehouses	3.20 "
Industries	2.00 "
Parks and open spaces	4.80 "
Canals-widening and forming	2.00 "
Shops, open spaces, schools	1.80 "
Widening and improving of existing roads	1.80 "
Forming new roads	11.20 "

It is estimated that about 72 hectares of land have to be newly reclaimed for accommodating these new activities.

This Scheme was notified by the Cochin Town Planning Trust on 6-5-1970. Draft of the Scheme is prepared by the Department of Town Planning Kerala State.

Located some what on the geomatric mid centre of the western half of Cochin Corporation area, this scheme will have tremendous impact in relieving the congested part of Mattancherry and Fort Cochin. It can also be hoped that on accomplishment of this scheme, this will trigger up newer impetus in spatial developments and non-spatial milieu of the Cochin Region.

Draft of this scheme is published for the information of the public and for eliciting suggestions and objections from all those who are interested in the scheme.

V. M. AUGUSTINE

Executive Trustee

For and on behalf of the Cochin Town  
Planning Trust

Cochin-18

Date



## **Detailed Town Planning Scheme for Rameswaram West area:**

### **Scheme Highlighted:**

The Rameswaram West Area lies on the southern portions of erstwhile Mattancherry Town. The scheme covers an area of about 142 hectares of land within the notified boundary.

The Studies conducted in the Cochin Region have highlighted the imperative need for (i) improving the existing road net work in this under developed area by forming new wide roads and linking them with the central city (ii) improving the navigational and drainage facilities in the area by linking the pandarachal with the Rameswaram Canal and (iii) opening up a new business district or city sub-centre for the gradual redevelopment of the congested wholesale and retail business areas of Mattancherry and Fort Cochin, which are declining due to accumulated blight and inadequacies of services and amenities.

The Pandarachal running north south divides the scheme area into two parts. Whereas the eastern portions are thickly built up with moderate and katcha structures, the western portion comprises of only spare development with katcha buildings and huts set amidst large paddy fields and low lying submersible and. The scheme area lacks proper road connections. There are two roads leading to the area one from Thoppumpady and one from Palluruthy. The road connecting Kochupalli road and Water land road traverses along the eastern boundary of the scheme. Along the Western boundary of the scheme the Public Works Department has acquired land to a width of 14 metre for forming a road and connecting it to the existing A. K. Xavier Road in the north. Further internal access routes to various dwellings are mostly by foot-paths. The Pandarachal is an existing navigation-cum-drainage canal varying in width from 7 metres to about 80 metres. At present only crafts ply in the canal.

An analysis of existing land use shows that less than 46% of land along is built up. Out of this residential use accounts for 42.8%, public and semi-public uses come to 0.5% and commercial and industrial use accounts for 0.8%. The undeveloped land in the scheme area is either Paddy fields or water logged areas and covers about 54% of the scheme area. Water courses and channels occupy about 8.4% of the area.

### **Proposals:**

In conformity with the draft development plan for cochin, the scheme area is tied to the circulation system of the central city by a 28 metre wide road proposed along the northern portions of the scheme area and connecting Thoppumpady to the beach area of Mattancherry. The proposed town sub-centre adjoins this new road on the south. A 28 metre wide road is proposed along the other periphery of the sub-centre. Two 22 mtr. wide roads connect the sub-centre to the areas in the south. Roads of lesser width complete the circulation grid within the scheme area.

The alignment and width of the pandarachal are also suitably regulated for increasing the utility of the canal. Beyond the proposed Thoppumpady-Beach road a width of 30 metres is proposed for the canal link. The two bridges over the canal on either side of the sub-centre are proposed to have a head-room of 5 metres for allowing boats to ply in the canal. A foot overbridge over the pandarachal is proposed on the water land road. Canal bank/roads are also provided along convenient stretches at suitable widths for affording periodic maintenance works of the canal. In the proposed town sub centre areas are set apart for the following uses:

Wholesale & warehousing Zone	3.36 Hectares
Retail commercial zone	7.87 Hectares
Service Industries Zone	2.16 Hectares
Play area (including stadium)	2.22 Hectares
Public & Semi-public use	8.74 Hectares
Park area	3.00 Hectares

The Commercial zones and the service industries zone are located along side the Pandarachal so that these areas can have the advantage of water transport as well as road transport facilities. Two Nos. 22.-metres wide roads interconnect the various uses within the town sub-centre. The public & semi public use zone can accommodate higher educational, medical and cultural needs. The park area adjoins the water front. The residential areas proposed in the southern reaches of the scheme are to be developed on neighbourhood, principles. The two neighbourhood units are proposed with a 15 metre wide road running east-west forming the physical demarcation. The average neighbourhood density proposed is 251-375 persons/Hectare. At the focal point of each neighbourhood space has been set apart for play area,

Primary school and convenience shopping facilities. Some area has also been set apart for planned residential development on the eastern side of the Pandarachal.

## 2 THE SCHEME

### TITLE:

1. This Scheme may be cited as the Detailed Town Planning Scheme for Rameswaram West area.

### DEFINITION:

2. In this scheme unless there is anything repugnant in the subject or context:-
  - (a) "Act)" means the town planning Act IV of 1108 as amended and the Madras Town Planning Act, 1920 respectively for areas covered by the former and the latter.
  - (b) "Trust" means the Cochin Town Planning Trust constituted under the Act.
  - (c) "Executive Trustee" means the Executive Trustee of the Cochin Town Planning Trust.
  - (d) "Chief Town Planner" means the Cheif Town Planner to Government of Kerala.
  - (e) "Scheme" means the Detailed Town Planning Scheme for Rameswaram West area as described in para 1 above.
  - (f) "Arbitrator" means arbitrator appointed for the scheme under the Act.
  - (g) "Shedule" means a schedule appended to the Scheme.
  - (h) "Map" means a map annexed to the Scheme.
  - (i) "Street" includes roads, streets and lanes.
  - (j) "Date of Scheme" means the date of notification of the Scheme under subsection 5 of section 12 of the Town Planning Act IV of 1108 and subsection 5 of section 1A of the Madras Town Planning Act 1920 in the Kerala Government Gazette.
  - (k) "Rules" means the rules made under the Act.
  - (l) "Area" means the area to which the Scheme applies.
  - (m) "Government" means the Government of Kerala.

(n) "Building Line" means a line which is in rear of the street alignment and to which the main wall of the building abutting on a street, may lawfully extend and beyond which no portion of the building may extend except as prescribed in the Kerala Municipal Building Rules in force.

#### **RESPONSIBLE AUTHORITY.**

3. The Executive Trustee shall be responsible authority for the purpose of the Scheme.

#### **AREA OF SCHEME:**

4. The area to which the Scheme applies shall be that within the inner edge of the boundary line marked on the Map. Nothing in this clause shall be deemed to restrict or otherwise affect the powers of the Trust to claim or levy betterment contribution from the owner of any property not included within the Area, which will come under the purview of the Act and Clause 21(1) of the Scheme.

#### **OWNERSHIP AND EXTENT:**

5. The ownership of all lands in the area with extend as per the registers maintained in the Municipal and/or the revenue office as on the date of publication of the notification, under section 8 of the Town Planning Act IV of 1108 and section 10 of the Madras Town Planning Act, 1920, is given in Schedule I.

#### **ESTIMATE OF THE COST.**

6. (1) An estimate of the total and net cost of the Scheme is given in schedule II. The estimate is liable to such revision as the responsible authority may consider necessary.  
(2) (i) The works proposed under the Scheme are to be executed by the responsible authority or any other agency in such order and at such time as the Trust may determine and shall be completed within a period 10 years unless the Government for financial or other reasons, order otherwise.  
(ii) Government Departments and other public agencies who have been assigned functions in the Scheme shall be responsible for timely execution of their functions as required by the Trust.  
(3) The Trust 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 Trust thinks necessary and expedient for the purpose of securing the development of the area without delay and ensuring the efficient operation of the Scheme.

#### **STREETS:**

7. (1) Subject to the provisions of the Scheme, all streets mentioned in schedule III shall be constructed by the responsible authority on

the lines shown in the Map provided that reasonable modifications in the alignment of street or in the layout of any portion of the Area may be made by the responsible authority with the approval of the Chief Town Planner.

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

(a) Every street intended to be used as a cart or carriage road shall be of atleast 7 metres width, provided that Cul-de-sacs not more than 200 metres in length can be permitted with a width of 5.5 metres.

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

(3) The responsible authority may undertake 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 owner 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) & (3) above with the sanction of the Trust 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 streets, and agreed to contribute the cost of constructing the streets, provided that if 50% of the owners or occupiers abutting on any new street have surrendered lands free of cost for the street. And paid the cost of construction, the responsible authority shall undertake to construct the street without delay, and may 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 any or over any land intended for use as a street or lane.



- (6) The responsible authority, shall so far as the funds at his disposal may permit provide a sufficient and satisfactory system of drains along the public street in the area affected.

#### **SUBMISSION OF LAY OUT PLANS:**

8. (i) If any owner of land within the Area intends or proposes 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 intended or proposed for building purposes and the street or the streets either existing already or intended to be laid out and made by the owners for giving access to the site or sites.
- (ii) Save in such cases as the site or sites intended for building purposes may abut on any existing public street or an existing private street, the owner of 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.
- (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 purposes, unless he had carried out or otherwise made arrangements to carry out the street works in compliance with the provisions of the Scheme.
- (iv) If the street or streets have not been made as required by sub clauses (i), (ii) and (iii) above, the responsible authority may order the street works to be carried out or 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 with the approval of the Trust make an exchange of land forming part of any street that it may require with or without paying or receiving any money for equality of exchange or otherwise.

#### **APPROVAL OF LAY OUT PLANS:**

9. (I) (a) No owner or other persons shall layout a street lane or pathway or subdivide, 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-division has been approved by the responsible authority, provided that the concurrence of the Chief Town Planner is obtained for the layout plan or plans prepared for laying out of a street, lane or pathway or for subdividing the lands.
- (b) The application for aproval of site or layout Plan or Plan 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 reasonable restrictions and conditions and also insist on such modification of the plan as he thinks fit or to be such modifications of the plans 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 persons 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 Town Planning Act IV of 1108 and section 17 of the Madras Town Planning Act 1920 and in compliance with the requirements of (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 necessary for carrying the Scheme into affect.

(3) The responsible authority shall, before granting permission under section 15 of the Town Planning Act IV of 1108 and section 17 of the Madras Town Planning Act, 1920 for any site plan or layout plan or plan of subdivision or permission for construction or reconstruction of a building in a site in the area take into consideration the desirability of reconstruction or redistribution of boundaries of the land, plot or plots or site or sites under clause 18 of the scheme as he thinks it and may impose any restrictions or conditions or pass such orders as may be necessary to secure such reconstructions 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 persons or person concerned, and shall be enforceable.

4. Notwithstanding anything contained in the Scheme, the responsible authority may 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, subdivisions of lands into sites for building purposes and the reservation of any lands for public purposes shall be laid out in consultation with the Chief Town Planner. The layout plan so finished in consultation with the Chief Town Planner, shall read as part of the Scheme, and shall be enforceable,

(5) (a) Subject to the provisions of section 15 of the Town

Planning Act IV of 1108 section 17 of the Madras Town Planning Act 1920, 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 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 ground plan and plan of each floor, elevation and sections of the existing building or buildings and also specifications in regard to 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 structural or architectural design or materials of the building or buildings as he thinks fit. 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 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 3 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.

#### **RESERVATION OF LANDS AND ZONING:**

- 10 (a) A list of lands reserved for streets and other purposes is given in Schedule IV.

For the purpose of the Scheme the streets or lanes which may be approved or made in accordance with the provisions of the Scheme, which are not mentioned in Schedule IV shall also be included under lands reserved for the purpose of the Scheme.

(b) The Trust 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 shopping, housing or for such other purposes which can be prescribed under subsection (k) of section 3 of the Town Planning Act IV of 1108 and the subsection (k) of section 4 of the Madras Town Planning Act 1920. 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) Shops and business premises will not be permitted except in areas specified for the same.

Note:- For the purpose of this sub-clause "Shop" means a build-

ing designed for the purpose of carrying on retail trade not being a special industrial building or petroleum filling station and includes a light industrial building (not being a factory or workshop within the meaning of the Indian Factories Act 1934) on the same premises and ordinarily incidental to the conduct of retail business thereon, a market or a hotel.

Business premises means a building designed for use as an office, theatre or for any business purpose but does not include a petroleum filling station, industrial building, factory or workshop.

(e) Factories, warehouses and industrial buildings shall be permitted only in the localities specified for that purpose provided that light industries of a non-offensive nature driven by electric motor upto 20 H.P may be permitted in the areas reserved for shops and business premises.

(f) In the lands shown as reserved under Schedule IV, construction of buildings shall be absolutely prohibited. The lands in such localities may be used as parks, gardens or for agriculture, horticulture or other similar purposes.

(g) Save as otherwise provided in the Scheme every part of the area shall be entirely utilised for residential purposes and uses incidental thereto only, provided that buildings for public and semi-public uses may be permitted by the responsible authority. No land in the area which is under wet cultivation or which is low-lying shall be fit for residential or other building construction unless its level is raised suitably above the level of the adjoining street, or as may be approved by the responsible authority.

#### ACQUISITION OF LANDS:

- 11 Any land in the Area required for the purpose of the Scheme may be acquired by purchase, exchange or otherwarwise by the Trust at any time subject to the provisions of the Act and without prejudice to the interests of the Scheme.

The notification of the Scheme under sub section 5 of section 12 of the Town Planning Act IV of 1108 and subsection 5 of section 14 of the Madras Town Planning Act 1920 in the Kerala Government Gazette shall in respect of any land mentioned in Schedule V operate as a declaration under section 6 of the Land Acquisition Act in force for the purpose of the Scheme.

#### DISPOSAL OF LAND:

- 12 The responsible authority may with the approval of the Trust disposed of any land belonging to the trust or acquired under the Scheme by sale, auction, exchange, lease or otherwise, subject to the rules framed for the purpose by the Trust and these rules shall be binding on the purchaser, / transferee,

Planning Act IV of 1108 section 17 of the Madras Town Planning Act 1920, 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 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 ground plan and plan of each floor, elevation and sections of the existing building or buildings and also specifications in regard to 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 structural or architectural design or materials of the building or buildings as he thinks fit. 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 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 3 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.

#### **RESERVATION OF LANDS AND ZONING:**

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For the purpose of the Scheme the streets or lanes which may be approved or made in accordance with the provisions of the Scheme, which are not mentioned in Schedule IV shall also be included under lands reserved for the purpose of the Scheme.

(b) The Trust 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 shopping, housing or for such other purposes which can be prescribed under subsection (k) of section 3 of the Town Planning Act IV of 1108 and the subsection (k) of section 4 of the Madras Town Planning Act 1920. 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) Shops and business premises will not be permitted except in areas specified for the same.

Note:- For the purpose of this sub-clause "Shop" means a build-

ing designed for the purpose of carrying on retail trade not being a special industrial building or petroleum filling station and includes a light industrial building (not being a factory or workshop within the meaning of the Indian Factories Act 1934) on the same premises and ordinarily incidental to the conduct of retail business thereon, a market or a hotel.

Business premises means a building designed for use as an office, theatre or for any business purpose but does not include a petroleum filling station, industrial building, factory or workshop.

(e) Factories, warehouses and industrial buildings shall be permitted only in the localities specified for that purpose provided that light industries of a non-offensive nature driven by electric motor upto 20 H.P may be permitted in the areas reserved for shops and business premises.

(f) In the lands shown as reserved under Schedule IV, construction of buildings shall be absolutely prohibited. The lands in such localities may be used as parks, gardens or for agriculture, horticulture or other similar purposes.

(g) Save as otherwise provided in the Scheme every part of the area shall be entirely utilised for residential purposes and uses incidental thereto only, provided that buildings for public and semi-public uses may be permitted by the responsible authority. No land in the area which is under wet cultivation or which is low-lying shall be fit for residential or other building construction unless its level is raised suitably above the level of the adjoining street, or as may be approved by the responsible authority.

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#### DISPOSAL OF LAND:

- 12 The responsible authority may with the approval of the Trust disposed of any land belonging to the trust or acquired under the Scheme by sale, auction, exchange, lease or otherwise, subject to the rules framed for the purpose by the Trust and these rules shall be binding on the purchaser, / transferee,

or heirs, assignees and their successors.

### MINIMUM AREAS FOR DWELLING HOUSES AND BUILDINGS:

13. (a) Minimum areas of residential plots is given below:

Conditions.	Area of polt in sq. metres.	Minimum width in metre on road frontage.
For one family dwelling houses (Single or double storyed)	140	9
For each additional family and its housing convenience	add 75 sq. metres in area of plot.	

(b) Every site intended for buildings other than dwelling houses shall be not less than 37 sq. metres and width 3.6 metres provided that in the case of shops, godowns, fuel depot and other business premises, it shall be open to the responsible authority to specify any suitable extent for each shop, godown etc.

(c) Where a plot or site held in single ownership prior to the date of notification of the schedule under section 8 to 10 of the Act is less than the minimum prescribed in the sub clause (a) the responsible authority shall decide whether in the interest of the Scheme, permission shall be given to build on such plots or site or whether the plot shall be incorporated in adjacent plots or site or sites by reconstitution or redistribution of boundaries of plots. If the latter course is proposed, the matter shall be decided by the Arbitrator in accordance with the provision of the rules.

(d) In the land proposed to be acquired and devveloped for residential purposes, the average gross density of dwelling units shall be 45 persons Hectare of land. This average should be provided with different types of residential accommodation catering for various income-groups.

14. (i) Every site for dwelling house or other building shall unless it abuts on an existing public street or an existing private street in conformity with the provisions of this Scheme be made to about to its full width in front on a street laid down and made in accordance with the provisions of this Scheme.

(ii) The building line in respect of all new streets shall be as shown in the Map No. DSN-14 and specified in Schedule III.

(iii) Boundary walls or fences alone shall be erected in the space between the building line and the edge of the adjacent street except in shopping areas where arcaded verandah or roofed pathway of a pleasing character and of design and material approved by the responsible authority shall be permitted.

(iv) No boundary wall or fence erected between the building line and edge of the adjacent street shall be of a greater height than 1.5 metre measured from the level at the centre line of such street. Provided also where the level of the compound is higher than that of the road, this height may be exceeded so as to have a height of 1 metre above the level of the ground of the plot.

(v) Open space requirements of a building shall be in conformity with the Municipal Building Rules in force unless otherwise provided for in the Scheme.

(vi) Minimum off-street parking space for motor vehicles shall be provided for various types of buildings as per the following table:-

TYPE OF USE	One parking space of 18 sq. metres shall be provided for every.
Theatres & Auditoriums	20 seats of accommodation
Office buildings and wholesale business	90 sq. m of office floor space
Restaurants	15 seats of accommodation
Hotels	4 guest rooms provided
Industrial buildings	100 employees in industry
Multi-family dwellings	6 dwelling units
Lodging essts. (without eating facilities for public)	6 guest rooms provided
Retail business	No parking space need be insisted for the first 90 sq. m. floor area. For every additional 60 sq. m. one parking space, each shall be provided
Godowns and Warehouses	180 sq. m. of storage space

viii) The responsible authority shall have power to fix the heights of 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 detail be incorporated in the design provided that the individual architectural requirements of any part shall be viewed in consideration of the general appearance.



### PROHIBITION OF BUILDING IN UNHEALTHY SITES.

15. With a view to prevent contamination of water sources and channels due to existence of burning grounds, sewage tanks and stations, power plants or insanitary or lowlying lands, the responsible authority may refuse to sanction any building within portions of the area in the vicinity of which in his opinion the erection of building would be objectionable.

### DRAINAGE.

16. 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 there from to the nearest street drain. All the sullage water shall be disposed off in such a way as to prevent it from running on to or stagnating on adjacent streets. It may be used for watering gardens and compounds if no nuisance is created thereby or allowed to flow into drains or channels on its having previously been treated sanitarily in the manner required by the responsible authority.

### HOUSING SCHEMES:

17. (a) Housing Schemes may be undertaken in conformity with the provisions of the scheme by the Trust or the Trust may enter into contract with Co-operative Housing Societies, Kerala State Housing Board or other housing agencies, to take up housing schemes.

Housing agencies taking up housing schemes as above shall be liable to execute the housing schemes in conformity with Scheme and shall be bound to get the layout of their housing scheme approved by the Trust before commencement of implementation.

- (b) The owners of dwelling houses within the scheme area may be exempted from acquisition of their lands subject to a reasonable extent, as decided by the Trust.

### RECONSTITUTION OF BOUNDARIES:

18. (a) Where necessary, boundaries of sites or lands shall be redistributed and plots reconstituted in the manner prescribed by the Act (1) to suit the alignments of 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 transference of ownership of land or portion of land from one person to another.

- (b) Proposals for redistribution or alteration of boundaries of sites or lands or for reconstitution of plots or sites in the Area shall be made by the owner or owners concerned or by the responsible authority as the case may be to the Arbitrator in accordance with the Rules at any time unless the Arbitrator by notifications specified any particular time or period when such proposals shall be made to him.

**ASSESSMENTS:**

19. No form of advertisement other than that of the traders, name and business exhibited on shops or notice exhibited on public buildings shall be permitted within the Area unless otherwise approved by the Trust.

**FOR COMPENSATION:**

20. Any person whose property is injuriously affected by any refusal to grant the permission applied for under section 15 the Town Planning Act IV of 1108 and section 17 of the Madras Town Planning Act 1920, 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.

**CLAIM FOR BETTERMENT:**

21. (1) Claims for betterment contribution under 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 Trust to the Arbitrator in accordance with the Rules, within, 36 months of the Date of the Scheme. The betterment contribution shall be levied, and recovered in accordance with the provisions of the Act, every year 10% of the increase in value for a period of 20 years.
- (2) Notwithstanding anything contained in the above sub clause, the Trust may agree with any owner to receive a fixed payment either in a lump sum or by instalments in lieu of the betterment contribution.
- 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 OF RULES:**

- 23 The Government or the responsible authority as the case may be, may, if it thinks in any particular case and subject to any conditions as it may impose, dispense with or modify in consultation with 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 and its decision shall be final.

**TIME OF EXECUTION 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 any period as may be found necessary.

- (2) allow reasonable time to any owner or person to carryout or execute any works or to fulfil his obligations under the Scheme.

**PENALTY.**

26. 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 punished in accordance with the Act.

V. M. AUGUSTINE

Executive Trustee

For and on behalf of the

Cochin Town Planning Trust

Cochin-18

Date

**SCHEDULE**

- I. Ownership and extent of land included in the Scheme in form No. 7.
- II. Estimate of total and net cost of Scheme in Form No. 11.
- III. List of new streets and widening of existing streets in form No. 8.
- IV. Land purposed to be reserved in Form No. 10.
- V. Land proposed to be acquired for the Scheme in Form No. 9.