

TP 320

No.CI/15705/95(2221/90)

Office of the Chief Town Planner,  
Thiruvananthapuram, Dt: 11.3.1996.

From

The Chief Town Planner,  
Thiruvananthapuram.

To

The Secretary,  
Municipal Office,  
Pathanamthitta.

Sir,

Sub:- Detailed Town Planning Scheme for  
Kannankara Area (Old Medical Complex Scheme):-  
Renotification and publication reg.

Ref:- Lr.No.CI/811/89 dated 23.8.95 of the Town  
Planner, Pathanamthitta.

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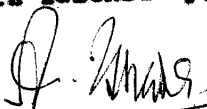
The Town Planning Department has prepared a  
Detailed Town Planning Scheme for Kannankara Area namely  
the Detailed Town Planning Scheme for Medical Complex  
Pathanamthitta. The Scheme was notified on 30.10.'82 and  
owners meeting was conducted on 21.8.84. In 1989 the  
Municipality has requested to drop the proposals and to  
revise the Scheme because of the difficulties in acquiring  
a large area for the purpose.

Now in consideration of the existing developments  
coming up in this Scheme area and in view of the draft  
proposals in the published development plan for the town,  
the detailed town planning scheme for Medical Complex is  
modified and renamed as "the Detailed Town Planning Scheme  
for Kannankara Area - Pathanamthitta".

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I am forwarding herewith the Detailed Town Planning Scheme for Kankankara Area, Map DSN/2 along with Scheme rules and schedules for rectification and publication of the Scheme under Section 8 and 9 of the Town Planning Act 1106. You are requested to take urgent necessary action. Any help in this matter may please be obtained from the Town Planner, Pathanamthitta if necessary.

Yours faithfully,



CHIEF TOWN PLANNER.

Encls:- Map DSN/2 - 2 copies

Brief note - 1 copy

Scheme rules & Schedules - 1 copy

1. Copy of the letter with all relevant details and Map to Town Planner, Pathanamthitta.
2. Copy of the letter to the monitoring Cell.

*LG*

DETAILED TOWN PLANNING SCHEME FOR KANNANKARA AREA  
PATHANAMTHITTA

The Detailed Town Planning Scheme for Kannankara Area lies at the South of the Detailed Town Planning Scheme for Municipal Bus Stand and east of the Detailed Town Planning Scheme for Central Area, Pathanamthitta. The proposed Scheme is meant to control the unplanned developments in the area. The Scheme has prepared considering the existing developments and in view of the published Grant development plan proposals. A part of the proposed ring road is also coming within the Scheme.

The Scheme covers an area of 18.10 hectares of land

Boundaries:

North - 259 P, 260 P, 266 P, 216 P.  
East - 256 P, 251P  
South - 245 P, 230 P, 228 P, 220 P.  
West - 219 P, 218 P, 215 P.

Survey Numbers Included

229 (P), 230(P), 246(P), 247, 248(P), 255 (P)  
257(P), 258(P) and 266(P) of Pathanamthitta Village.

*S. M. M.*

CHIEF TOWN PLANNER.

*Lg*

## DRAFT SCHEME

### THE DETAILED TOWN PLANNING SCHEME FOR KANNANKARA AREA PATHANAMTHITTA

#### 1. TITLE:

This scheme may be cited as the Detailed Town Planning Scheme for Kannankara Area.

#### 2. DEFINITIONS:

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

- a. "Act" means the Town Planning Act (Act IV of 1108) as amended.
- b. "Arbitrator" means the arbitrator appointed for the scheme under section 26 of the Act.
- c. "Authority" means the Pathanamthitta 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 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 12 of the Act in the Kerala Government Gazettee.
- g. "Government" means the Government of Kerala.
- h. "Map" means the map annexed to the scheme

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- i. "Municipal Act" means the Kerala Municipalities Act, 1994.
  - 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 Kannankara Area.
  - m. "Secretary" means the secretary of the Pathanamthitta Municipality.
  - n. "Street" includes roads, streets and <sup>lanes</sup> ~~lands~~.
  - o. "Town Planner" means the Town Planner Pathanamthitta of the District office of the Department of Town Planning, Kerala.
3. RESPONSIBLE AUTHORITY

The Secretary shall be the Responsible Authority for the purpose of the scheme.

4. AREA OF THE SCHEME.

The area to which the scheme applies shall be that within the inner edge of the scheme boundary marked in the map.

Nothing in this clause shall be deemed to restrict or otherwise affect the powers of the Authority to claim of levy of betterment contribution from the owner of any property not included within the area, which will come under the purview of Sections 22 and 24 of the Act and Clause 19(1) of the scheme.

5. OWNERSHIP AND EXTENT

The ownership of land in the area with extent as per registers maintained in the Village and/or the revenue offices having jurisdiction in the area, as on the date of publication of the notification under section 8 of the Act, is given in schedule I.

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6. ESTIMATE OF THE COST:

(1) An estimate of the total and net cost of the scheme is given in Form No.11, schedule II. 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 Puthenambhitta Municipality may determine.

(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 III (Form No.8) shall be constructed or caused to be constructed by the Responsible Authority on the lines shown 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.

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(2) The streets mentioned in Schedule III and shown in the map DSA/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 recovered 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 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 the provision of Kerala Municipalities Act, 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 (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,

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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.

5. The Responsible Authority may, not withstanding 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 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 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.



(6);

(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 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.
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.
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 carryout the street works in compliance with the provisions of the scheme.
4. If the street or streets have not been made as required under sub-clauses (1) , (2) and (3) above the Responsible

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sible 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 or 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 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

*he thinks fit for cause to be made such modifications of plan as*  
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 person and shall be enforceable.

2 (a) No owner or other person shall construct or reconstruct or in any way alter or add to a building without enforcing, in every particular, with the requirements of the scheme and unless he has applied for and obtained permission of the Responsible Authority under Section 15 of the Act and in compliance with the requirements of sub clause 5(a) below. No building shall be constructed or reconstructed in any land in which building is expressly forbidden or which is reserved in the scheme for any purpose incompatible with 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 15 of the Act, for any site plan or layout plan or plan of sub-division or for construction or reconstruction of a building in a site in the area, take into consideration the desirability of reconstitution or redistribution of boundaries of any land or plot or plots site or sites, under clause 17 of the scheme, as he thinks fit, and may impose any restrictions or conditions or pass

or redistribution of boundaries of the land plot or plots or site or sites. The restrictions or conditions imposed.  
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such orders as may be necessary to secure such reconstitution or the orders passed by the Responsible Authority shall be complied with, by the owner or owners or the person or persons concerned and shall be enforceable.

4. Notwithstanding anything contained in the scheme the responsible authority may, with the approval of the Chief Town Planner, prepare a layout plan for any portion of the area to determine the lines on which the detailed development of such area shall take place and the manner in which the streets, sub-division of land into sites for building purposes and the reservation of any land for 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 sub-clause(2) (a) above, shall be submitted to the Responsible Authority in the form specified in the Kerala Building Rules made under the provision of the 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 in the

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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 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 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

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sub-section (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: provided that any uses not mentioned therein shall be permitted in any,

a. Residential Use Zone.

i. Uses Permitted.

All residences, community halls, clubs, parks and play grounds incidental 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 3 workers with power limited to 3 H.P. or 6 workers without power, convenient shops such as vegetable shops groceries, panshops etc., not exceeding 75 Sq.Ms. plinth area will be normally permitted.

ii. Uses restricted.

The following shall be permitted by the Responsible Authority with the approval of the Chief Town Planner.

Minor educational buildings upto 250 M<sup>2</sup> plinth area, libraries, reading rooms, clinics and nursing homes upto 150 M<sup>2</sup> plinth area, shop building upto 150 Sq. M. plinth area, police and Fire Stations, small Post Offices,

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Telegraph Offices, Hostels, Boarding house, commercial offices, petrol filling stations, small auto garages engaging not more than 5 workers and other non-nuisance type service industries engaging not more than 10 workers with power limited to 10 HP or 20 workers without power and new areas or buildings for religious uses.

iii. Uses Prohibited:

All other uses not mentioned above.

b. COMMERCIAL ZONE:

1. Uses Permitted.

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

ii. Uses Restricted.

The following uses shall be permitted by the Responsible Authority, with the approval of the Chief Town Planner. Social Welfare institutions, libraries and Reading Rooms, Printing presses, Service Garages Industrial uses of non-nuisance character employing not more than 20 workers and power not exceeding 30 H.P. Petrol filling stations, areas and buildings for religious uses and small residen-

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residential buildings not exceeding 100 M<sup>2</sup> in plinth area.

iii. Uses Prohibited.

All other uses not mentioned above.

c. PUBLIC AND SEMI PUBLIC USE ZONE.

i. Uses Permitted.

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 Chief Town Planner. Residential uses incidental to uses coming under (i) above and religious uses.

iii. Uses Prohibited.

All other uses not mentioned above.

d. Residential cum-commercial Mixed Zone.

i. Uses Permitted.

All uses permitted under residential and commercial uses, provided that commercial uses will be permissible only if plots having access street width of minimum 5 metres.

ii. Uses Restricted.

All the restricted uses under the residential and commercial uses subject to the proviso noted in (i) above with the concurrence of the District Town Planner.



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iii. Uses Prohibited.

All other uses not mentioned above.

c. Residential, commercial cum-Public and Semi-public Zone.

i. Uses Permitted.

All uses permitted under residential, Commercial and public and semi-public uses, provided that the commercial uses and public and semi-public uses will be permissible only if plots having access street width of minimum 5 metres.

ii. Uses Restricted.

All the restricted <sup>uses</sup> under the residential, commercial and public and semi-public uses subject to the proviso noted (i) above with the concurrence of the Chief Town Planner.

iii. Uses Prohibited.

All other uses not mentioned above.

f. PADDY FIELDS

i. Uses Permitted.

Paddy cultivation, pump house 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 Chief Town Planner.

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

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values as stipulated in the Kerala Building Rules in force/  
stipulated below:

Sl. No.	Building uses 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

NOTE: - The coverage and F.A.R. as per the Detailed Town Planning  
scheme 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 a building. The floor area ratio or F.A.R. value shall  
limits the total built up area of all floors. F.A.R. shall  
be calculated as below:

$$F.A.R. = \frac{\text{Total covered Area on all floors}}{\text{plot area}}$$
  
(The term F.S.I. i.e., Floor Space Index is synonymous  
with F.A.R. as far as the scheme is concerned)  
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.

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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. CONSTRUCTION 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 provisions of this scheme.

(2) Boundary walls or fences alone shall be erected in the space between the building line and the edge of the adjacent street.

(3) No boundary wall or fence erected between the building line and edge of the adjacent street shall be of a height greater than 2.0 m. measured from the level of the centre line of such street;

(4) Open space requirements of a building shall be in

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conformity with the Kerala Building Rules in force.

- (5) 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.

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, or with a view to prevent constructions in flood prone areas or due to other environmental factors, 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 effectural 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

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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.

- (2). The sites of existing pucca and moderate dwelling houses with upertenant 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 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 area.<sup>(ke)</sup>

(2) Proposals for redistribution or alteration or boundaries of sites or land or for reconstitution of plots of sites in the area shall be made, by the responsible Authority and/or by the owners of land and/or buildings and the plan and the scheme thus made and approved by the Chief Town Planner shall be deemed to be part of the scheme and shall be,

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 BETTERMENT:

(1) Claims for betterment contribution under section 22 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 23 and 24 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 lieu of the Betterment contribution.

20. 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.

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**21. 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.

**22. 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

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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.

23. 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 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. Estimate cost of the scheme in Form No. 11
- III. List of new streets and widening of existing streets in Form No. 8
- IV. Land proposed to be reserved in Form No. 10
- V. Land proposed to be acquired for the scheme in Form No. 9.



# PROPOSED LEASURE ANALYSIS

D.P.P. Scheme for Kaimankara Area : Pachamamkulita

Serial Number	Land Use	Reservation	Acquisition	Total	Per Centage
1.	Road (existing road)	0.29	0.45	1.75	9.87
2.	Residential	6.16	--	6.16	34.03
3.	Public & Semi public	0.94	--	0.94	5.19
4.	Mixed use (Residential, Commercial, Public & Semi public)	2.97	--	2.97	16.40
5.	Mixed use (Residential & Commercial)	4.54	--	4.54	25.09
6.	Paddy field	1.50	--	1.50	8.29
7.	Thodu	0.24	--	0.24	1.33
Total		17.45	--	18.10	100.00

SCHEDULE II  
Detailed Town Planning Scheme for Kannankara Area -  
Pathanamthitta

Form No.11

Sl. No.	Debit	Rs. in lakhs	Sl. No.	Credit	Rs. in lakhs
1.	Acquisition of land	Rs.	1	Government Grants	8,30,000
	i) For roads	8,14,500	2	Contributions from government departments	
	ii) For others	--			
2.	Improvement				
	i) Raising level	24,00,000		i) P.W.D.	58,00,000
	ii) Forming roads	7,00,000		ii) Revenue	83,000
	iii) Culverts	20,00,000		iii) P.H.E.D.	3,75,000
	iv) Drains	7,00,000		iv) K.S.E.B	2,50,000
	v) Water supply and drainage	3,75,000	3.	Sale proceeds	
	vi) Electricity	2,50,000		i) Acquired buildings	75,000
3.	Compensation for injuries affects	8,00,000	4.	Stores debitable	
4.	Miscellaneous		5.	Other items	
	i) Cost of preparation of scheme including special survey	50,000		i) betterment Levy L.S.	9,00,000
	ii) Legal expenses	1,00,000			
	iii) Contingencies	1,00,000			
	Total	82,89,500		Total	83,13,000

# SCHEDULE III

Form No. 8

D.T.P. Scheme for Kannankara Area - Pathanamthitta.

List of New Street and widening of existing streets.

Name of street or distinguishing letters	Situation	New street or widening	Length of streets	Width of streets between street-building lines in line mcs.	Distance between metalling	Width of Remarks
Road A A	North end of the scheme	Widening	350 m.	21 m.	27 m.	Acquisition
Road B B	West side of the scheme	"	300 m.	18 m.	24 m.	Acquisition
Road C C	North eastern side of the scheme	"	345 m.	12 m.	18 m.	Reservation
Road C1 C1	Off take from road C C towards south	"	300 m.	12 m.	18 m.	"
Road C2 C2	Off take from road C1 C1 towards east	"	210 m.	12 m.	18 m.	"
Road D D	Off take from road B B towards west	"	50 m.	7 m.	13 m.	"

# SCHEDULE IV

Form No. 10

E.T.P. Scheme for the Kannanur Area - Pathanahitta

## Land proposed to be reserved

Sl. No.	Locality	Reference to map	Approximate area in hect.	Purpose for which area is to be reserved	Percent use	Remarks
1.	Road C C	Burnt seena colour wash	0.10	Road C C		257 (P), 247(P), 248(P)
2.	Road C1 C1	"	0.10	Road C1 C1		247(P), 248(P)
3.	Road C2 C2	"	0.06	Road C2 C2		246(P), 247(P)
4.	Road D D	"	0.03	Road D D		229 (P)
			-----			
			0.29			
<u>Residential Area</u>						
5.	Western side of road C1 C1	Yellow colour wash	1.35	Residential		247 (P)
6.	Southern side of road C2 C2	"	1.83	"		246 (P)

(2)

7. Northern side of road C2 C2	Yellow colour wash	1.45	Residential	246 (P), 248(P)
8. North eastern side of road C C	"	1.53	"	257 (P)

Public and Semi public use

9. Southern side of road A A	red colour wash	0.30	Public & semi public	257 (P)
10. Northern side of road C2 C2	"	0.55	"	246(P)
11. Southern side of road C2 C2	"	0.09	"	240 (P)

govt: High school, Chittagong

Paddy field

12. In between road B B and road C1 C1	green colour wash	1.50	Paddy Field	230 (P)
13. Thodu		0.24		

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Mixed use      Public and semi public use.

Commercial and residential

13.	Southern side of road A A. on either side of road B B	Yellow & blue and red colour wash	2.97	Mixed use	429 (P)
14.	Southern side of road A A. western side of road C1 C1	Yellow & blue colour wash	2.00	Mixed use	430 (P), 241(P)
15.	Eastern side of Road C1 C1	"	1.93	"	247(P)
16.	Northern side of road C1 C1	"	0.85	"	257(P)
17.	Southern side of road C1 C2	"	0.06	"	247(P)

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44.54

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FOUR

D.T.P. Scheme for tirukkannamur Area - Pethanamthitta.

## Land Proposed to be Acquired

[illegible]

Survey	<u>No. affected</u>	Resc
sy. No.	Sub-Dn.	ptio land
1	1	1
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3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
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10	10	10
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99	99	99
100	100	100

Desert-  
ption of  
land

Name of  
Owner

**Boundaries of Land**  
East South West

North

Extent to be taken	Remarks
Insect. Arad	

NO.

ROADS

229 13

16



2

22

10



1

5

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7341 ...2

● ● ● ●

50

19.69

J. M. M.