

2 M 14-9-90

TIRUR MUNICIPALITY

DETAILED TOWN PLANNING SCHEME

SCHEDULE OF SCHEME NO. I

G.O (P) 179/92/LAD dt. 2.7.92



Chairman

Sri. K. ABOOBAKER

Vice chairman

KAINIKKARA MOHAMED ABDURAHIMAN

Standing committee chairman

Sri. M. MOHAMED KUTTY

Commissioner

Sri. K. CHANDRASEKHARAN

Engineer

Smt. MERCY MATHEW

DETAILED TOWN PLANNING SCHEME FOR CENTRAL AREA
SCHEME NO. I (West of Railway Line)
TIRUR MUNICIPALITY

INTRODUCTION: Tirur is an important Town in Malappuram District situated in the coastal region, 28 Kms South West of Malappuram Town. It is the Head Quarters Town of Tirur Taluk and it is a major trade centre also.

SCHEME AREA: The Central core of the town is divided in to two parts (west and east) by the Shoranoor-Calicut Railway line, the area on the western side of Railway line is selected for the preparation of a Detailed Town Planning Scheme in order to check the haphazard and uncontrolled development. The total area of the scheme is 76.65 hectares. The topography of the area is almost even. The existing land use analysis shows that about 62% of the land is under residential use. Major public offices like Taluk Office, Police Station, Municipal Office, Tirur Railway Station etc. are located in the scheme area. Tirur Malappuram road and Thavanoor-Chamravattom road are the major roads passing through the scheme area. The Municipal Council had notified on 20.10.83, the intention of preparation of a Detailed Town Planning Scheme for the area. Scheme

SALIENT FEATURES OF THE SCHEME: The salient feature envisaged in the scheme is briefly given below.

ROADS:- The existing Malappuram road is proposed to be widened to 18.00 Mts. with 4.5 Mts. building line on either side. In addition to that one new parallel road 18 Mts. from Thazhepalam to overbridge junction is also proposed in order to reduce the traffic congestion in the area. The existing T.B. Road is proposed to be widened to 10 Mts. with 3.00 Mts. building line on either side. In addition to the above some of the existing lanes are also proposed to be widened for motorable traffic.

RESIDENTIAL: Presently 48.63 hectares of land is under residential use. There is no area now under planned residential uses. An area of 1.74 hectares of land is proposed to be acquired for public housing and also for rehabilitation.

COMMERCIAL: At present commercial buildings are mainly located on either side of main roads especially between Thazhepalam and Overbridge junction and on Railway Station road. Adequate land is reserved for commercial development in the area.

PARKS AND OPEN SPACES: At present there is no park or open space available in the scheme area. The vacant Marshy land on the southern side of the proposed by pass road could be developed in to a Public Park.

Sd/-
for CHIEF TOWN PLANNER

DRAFT SCHEME

THE DETAILED TOWN PLANNING SCHEME FOR Central Area Scheme No.I, Tirur Municipality.

1. TITLE:

This scheme may be cited as the Detailed Town Planning Scheme for Central area, scheme No.I, Tirur Municipality.

2. DEFINITIONS:

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

- a. 'Act' means the Madras Town Planning Act 1920 (Act VII of 1920) as amended.
- b. 'Arbitrator' means the arbitrator appointed for the scheme under Section 27 of the Act.
- c. 'Municipality' (Authority) means the Tirur 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 Gazette.
- g. 'Government' means the Government of Kerala.
- h. 'Map' means the map annexed to the scheme.
- i. 'Municipal Act' means the Kerala Municipalities Act, 1960.
- j. 'Rules' means the rules made under section 41 of the Act.
- k. 'Schedule' means the schedule appended to the scheme.
- l. 'Scheme' means the Detailed Town Planning Scheme for Central area, Scheme No.I, Tirur Municipality.
- m. 'Commissioner' means the Commissioner of Tirur Municipality.
- n. 'Street' includes roads, streets and lanes.

3. RESPONSIBLE AUTHORITY.

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

4. AREA OF THE SCHEME:

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

Nothing in this clause shall be deemed to restrict or otherwise affect the powers of the Authority to claim or levy betterment contribution from the owner of any property not included within the area, which will come under the purview of Sections 22 and 24 of the Act and Clause 21 (1) of the Scheme.

5. OWNERSHIP AND EXTENT:

The ownership of all land in the area with extent as per registers maintained in the village office in Tirur Municipality area and/or the Revenue Office, as on the date of Publication of the notification under Section 8 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 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 Responsible Authority (Tirur Municipality) 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.

7.7 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~~ DSN/2 provided that reasonable modifications, in the alignment

of streets or in the layout of any portion of the area, may be made by the Responsible Authority with the approval of the Chief Town Planner.

2. The streets mentioned in Schedule III and shown in the 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 of 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 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 (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.
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 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 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 made 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 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 sub-dividing the land.

b. The application for approval of a site or layout plan or plan of sub division shall be submitted to the Responsible Authority in the prescribed form. The Responsible Authority may in the interest of the scheme impose reasonable restrictions and conditions and also insist on such modifications of the plan as he thinks fit or cause to be made such modifications of the plan as the Chief Town Planner may consider necessary according to Clause 9(1)(a).

c. The restrictions and conditions as laid down by the Responsible Authority or as decided by the Chief Town Planner shall be adopted by the owner or other 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 and obtained permission of the Responsible Authority under Section 15 of the Act and in compliance with the requirements of Clause 5(a) below. No building shall be constructed or reconstructed in any land in which building is expressly forbidden or which is reserved in the scheme for any purpose incompatible with the building.

(b) The Responsible Authority may be demolished or alter or cause to be altered any building in the area as may be necessary for carrying the scheme into effect.

(c) The Responsible Authority shall, before granting permission under Section 17 of the Act, for any site plan or layout plan or plan of sub-division or for construction or reconstruction of a building in a site in the area, take into consideration the desirability of reconstitution or redistribution of boundaries of any land or plot or plots or site or sites, under Clause 18 of the scheme, as he thinks fit, and may impose any restrictions or conditions or pass such orders as may be necessary to secure such reconstitution

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

4. Notwithstanding any thing 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.

- 5.a) Subject to the provisions of Section 15 of the Act, every application for permission required to be obtained under Clause 2(a) above, shall be submitted to the Responsible Authority in the form specified in the Kerala Building Rules made under Section 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 take reasonable modifications or alterations 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 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 footpaths which may be approved or made in accordance with the provisions of the scheme, which are not mentioned in Schedule IV shall also be deemed to be included under land reserved for the purpose of the scheme.

2. The 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 be zoning regulations given below:

(Any uses not mentioned therein shall be prohibited)

A. Residential Zone

For all use within the residential zone.

- 1) F.A.R. 1.50 when the existing access street to plot is more than 3 M. wide.

- ii) F.A.R. 1.06 when the existing access street to plot is less than 3 M. wide.

Uses Permitted:

1. When the access width to the site is less than 7 M.
 - a) All existing religious, educational and public uses can be continued as existing.
 - b) All residential buildings and apartment buildings not more than 3 stories.
 - c) Small reading rooms and libraries, dispensaries, School for pre-school Education of less than 100 Sq.M. up area in single storeyed building. Convenient shops not more than 3 shops with 60 Sq.M. public utility buildings.
 - d) Small service industries of non-nuisance nature less than 5 HP and 5 workers or 10 workers without power.
2. When existing access road width is more than 7 M.
 - a) All residential buildings with multi-storeyed apartment buildings.
 - b) Primary Schools of 200 Sq.M. built-up area, double storeyed convenient shop buildings not more than 150 Sq.M. built up area.
 - c) Small service industries of non-nuisance nature less than 10 HP with 10 workers or 20 workers without power.

Uses Restricted:

1. Buildings for commercial and public uses not exceeding 3 floors on sites abutting major access road having more than 12 mets. width.
2. Dispensaries, nursing homes with not more than 10 important beds on plots abutting major roads having width more than 12 metres.
3. Building for social instruction and public uses not exceeding 3 floors on sites abutting streets of width more than 9 M.
4. Service industries of non-nuisance or obnoxious with power not exceeding 10 HP and 10 workers or 20 workers without power.
5. Uses under the above categories not conforming to anticipations mentioned.

NOTE:- Uses under restricted category:

1 to 4 above shall be permitted by the competent authority with the concurrence of the Town Planner of the State Town Planning Department having jurisdiction over the area and uses under category (5) above shall be permitted by the competent authority

Uses

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with the concurrence of the Chief Town Planner,
Department of Town Planning.

Uses Prohibited:

Uses not mentioned in category (1) & (2) above.

B. Mixed use zone (Residential-cum-Commercial):

All type of uses under residential zone and for uses as follows:

- 1) F.A.R. : 2.00 when the existing access street to the plot is more than 7 meter wide.
- 2) F.A.R. : 1.50M when the existing access street to the plot is less than 7 meter wide.

1. Uses Permitted:

- a) Retail shops, professional offices, studies, Commercial Offices, Hostels, Hotels, Lodging Housing, Restaurant etc, upto 3 floors with maximum built up area upto 250 meter² on plots abutting major roads having width or more than 9 meter.
- b) Dispensaries, nursing homes with 10 beds on plots abutting major roads having width more than 9 meter.
- c) Social Institutions, Libraries and Reading rooms, religious buildings etc. on plots abutting to roads having width more than 9 meter.
- d) Non-nuisance type service industries with power upto 10 HP and 10 workers or 20 workers without power, petrol filling stations without servicing facility where access road is having a width of 9M.
- e) Educational institutions less than 3 floors and built up area of 200 Sq.M. Schools upto Primary Level Education, on plots abutting roads having a width of 7 meters.

2. Uses Restricted

- a) Building for Commercial and Public uses exceeding 3 floors on sites abutting major roads having width more than 7M.
- b) Dispensaries, Nursing homes, more than 10 beds on plots abutting roads of width more than 7M.
- c) Building for Social Institutions with Public uses exceeding 3 floors on sites abutting streets of width more than 7M.
- d) Non-Nuisance type service industries with power not exceeding 20 HP with 20 workers or 40 workers without power petrol filling stations with servicing facility on plots abutting on streets having width more than 9M.
- e) Use under the above category not conforming to stipulations mentioned.

NOTE:- Uses under restricted category (a) to (d) above shall be permitted by competent authority with concurrence of the Town Planner of State Town Planning Department having jurisdiction over the area and uses under category (e) above shall be permitted by competent authority with the concurrence of the Chief Town Planner, Town Planning Department.

3. Uses Prohibited:

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

(D) PUBLIC AND SEMI PUBLIC ZONE:

1. Uses Permitted:

F.A.R. 1.00 for all buildings.

Local, State and Central Government Offices and Establishment Social and Cultural Establishment Community

Facilities, including Hospitals, Nursing Homes, Clinics, Dispensaries, Educational Institutions etc. Public Utilities and related buildings of built up area of 200 Sq. M. on plots abutting roads of 12 M. width/.

2. Uses Restricted:

- i. Above uses in plots abutting roads of 7M. width.
- ii. Residential Buildings incidental to the above uses upto a built up area of 50 Sq. M.
- iii. All other uses incidental to public purpose not mentioned above.
- iv. Public and Semi public uses of built up area more than 200 Sq.M.

NOTE: The uses under restricted category (i) and (ii) above shall be permitted by the responsible authority with the concurrence of the Town Planner of the State Town Planning Department having jurisdiction over the area and uses under category (iii) and (iv) above shall be permitted by the responsible authority with concurrence of Chief Town Planner, Department of Town Planning, Kerala.

3. Uses Prohibited

All other uses not mentioned in 1 and 2 above.

E. MIXED USE ZONE (TRANSPORTATION AND COMMERCIAL)

1. Uses Permitted

Trucks yards and other Commercial Vehicle stands
Boat jetty, boat repairing workshop and yard,
Commercial offices and godowns. Lodging facilities
and Comfort station and incidental to the main uses.

2. Uses Restricted

Buildings allied to the above uses with the concurrence of Chief Town Planner.

3. Uses Prohibited

All other uses not mentioned in (i) and (ii) of along.

F. PARKS AND OPEN SPACES ZONE

1. Parks, Open spaces and Maidan, Gardens, Radio and T.V. Kiosks, Play grounds, botanical gardens and existing religious uses.

2. Uses Restricted: None.

3. Uses Prohibited:

Any other uses not specified in F(i) alone.

COVERAGE AND F.A.R.

The coverage and F.A.R. value of Buildings under different occupancies shall not exceed the maximum permissible value as stipulated in the Kerala Building Rules in force stipulated below.

Sl No	Building use of occupancy	Maximum permissible coverage (%)	Maximum permissible F.A.R.
1	2	3	4
1.	Residential	***	***
2.	Commercial	***	***
3.	Public and Semi Public	***	***
4.	Industrial	***	***

Note: The coverage and F.A.R. as per the Detailed Town Planning Scheme will have to be adhered to in case the value 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 limit the total built up area on all floors. F.A.R. shall be calculated as below.

F.A.R. : $\frac{\text{Total Covered Area on all floors} \times 100}{\text{Plot Area.}}$

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 building line in respect of all the streets shall be as shown in Map No. DSN/2 and specified in Schedule III.
3. Boundary walls of fences alone shall be created in the space between the building line and edge of the adjacent street.
4. No boundary wall or fence created between the building 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 1 M. above the level of the ground of the plot.
5. Open space requirements of a buildings 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 Building in Unhealthy sites:

With a view to prevent contamination of water sources and channels due to the existence of burial grounds, sewage tanks pumping stations, treatment Plants, in sanitary or low lying lands, the Responsible Authority may refuse to sanction any building within portions of the area in the vicinity of which, in his opinion, the construction of building would be objectionable.

15. Drainage

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

16. Housing Schemes:

1. Housing Schemes may be undertaken in conformity with the provisions of the scheme by the Authority or the Authority may enter into contract with co-operative housing societies or other housing agencies, to take up housing schemes with the previous sanction of the Chief Town Planner.
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. Re.constitution of Boundaries:

1. Where necessary, boundaries of sites on 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 alignment of the proposed streets (ii) to provide frontage on streets (iii) to alter or improve the size and shape of any site or plot in order to render it more suitable for building purposes, (iv) to procure the transference of ownership of land or portion of land from one person to another and (v) to ensure a planned development of the area.

2. Proposals for redistribution or alteration of boundaries of sites or land or for reconstitution of plots or sites in the area shall be made, by the owner or 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 building 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 Act, submit such claim within 12 months of the date of the scheme.

20. CLAIM FOR BETTERMENT

1. Claim 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 reserved 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 Government, agree with any owner to receive a fixed payment either in a lumpsum or by instalments in lieu of betterment contribution.

21. POWER OF THE RESPONSIBLE AUTHORITY TO MAKE AGRICULTURE.

Subject to the provisions of section 35 of the Act, the Responsible Authority may make any agreement with any person or body in furtherance of carrying out of the scheme or any matter in connection therewith provided that such agreement is not inconsistent with the scheme.

22. REGULATION OF SCHEME RULES:

1. The Responsible Authority may, if he thinks in particular case and subject to any conditions as he may impose dispense with or modify, with the concurrence of the Chief Town Planner, any of the 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 requirement 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 Government, execute the scheme of the scheme from Government, execute the scheme proposals in a phased manner. The Authority may co-ordinate with Government departments and other agencies in the execution of the scheme proposals and may cause the cost of implementation of the scheme by various agencies to be included in the annual budgets of these agencies on a priority criteria.
2. Pending sanction of the scheme by Government the Responsible Authority may, after publication of the scheme and approval by the Authority, take up priority projects and necessary land acquisition after obtaining sanction for the same from the Chief Town Planner and the Secretary to Government.

3. After sanction 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. PENAL/TY

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 section 44 of the Act.

S C H E D U L E

- I. Ownership and extent of land included in the scheme 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.

ANNEXURE -I

Type of non-obnoxious and non-nuisance type of service of.
Light industries

1. Flour Mills.
2. Embroidary and lace manufacturing
3. Gold and Silver smithy.
4. Watch, pen and spectacles repairing.
5. Laundry, dry cleaning and dyeing.
6. Photo and picture framing.
7. Manufacture and repair of musical instruments.
8. Automobile servicing (including repair)
9. Radio servicing and repairing.
10. Cotton and Silk printing.
11. Bakeries.
12. Confectionaries.

13. Cold Storage.
14. Aerated Waters and fruit beverages.
15. Manufacture of tobacco products.
16. Carnet making.
17. Electro plating.
18. Bamboo and cane products.
19. Sports goods.
20. Carboard box and paper products.
21. Domestic Electrical appliances.
22. Toy making.
23. Furniture without machinery.
24. Wooden Electrical Accessories.
25. Copper, Brass and metal utensils.
26. ~~Radkax~~ Small foundaries.
27. Padlocks.
28. Sanitary fittings and other similar industries.

ANNEXURE -II

List of obnoxious or nuisance Industries subject to objectionable odours, fumea of fluents or processess.

I. Manufacture of food stuffs.

1. Slaughtering, preservation of meat and fish and canning of fish.

II. Manufactures of beverages

2. Production of distilled spirits, wines, liquires etc. from alcoholic malt, fruits and malts in distillery and brevery.
3. Production of country liquor and indipancis liquor such as stoddy, liquor from mehua, palam juice.

III. Manufacture of wood and wooden products

4. Saving and planning of wood.
5. Wood seasoning and crosoting
6. Manufacture of veneer and plywood.
7. Paper, pulp and straw board.

IV. Manufacture of leather and Leather products.

8. Currying, tanning and finishing of hides and skins and preparation of finished leather.

V. Manufacture of Rubber, Petroleum and Coal Products:

9. Manufacture of tyres and tubes.
10. Manufacture of Industrial and synthetic rubber.
11. Reclamation of rubber.
12. Production of petroleum, Kerosene and other ~~xxxxxxxxxx~~ Petroleum Products in refineries.
13. Production of Coaltar and cake even.

Manufacture of Chemicals and Chemical Products.

14. Manufacture of basic industrial chemicals such as acids, alkalies and their salts not elsewhere specified (specially sulphurous, sulphuric, nitric, hydrochloric etc., acids, ammonia, chlorine and bleaching powder manufactures.

FORM No. 10
Retained Town Planning Scheme for Tirur Municipality

Scheme No. I

Land Proposed to be reserved

Sl No	Locality	Reference to making on the map	Approximate area in hectares.	Purpose for which area to be reserved.	Present use	Remarks.
1	2	3	4	5	6	7
1.	Road AA	Burnt seena colour wash.	0.240	Road AA	Commercial mixed use residential.	191p, 207p, 192p, 193p, 206p, 202p, 203p, 201p, 157p, 156p, 158p.
2.	Road BB	-do-	0.360	Road BB	Commercial and mixed use.	191p, 192p, 189p, 194p, 248p, 249p, 250p.
3.	Road B1 B1	-do-	0.648	Road B1 B1	Commercial residential publics semipublic.	191p, 208p, 190p, 189p, 248p.
4.	Road C C	-do-	0.540	Road C C	Mixed use.	210p, 212p, 213p.

	(2)								
	2					4	5	6	7
Road D D		Burnt seen colour wash				0.760	Road D D	Commercial; Residential (mixed use)	155p, 157p, 156p.
Road D1 D1						0.128	Road D1 D1	Mixed use, residential, Public & semi public.	158p, 201p, 200p, 199p, 198p, 197p.
Road D2 D2						0.270	Road D2 D2	Mixed use residential	185p, 178p, 179p, 184p, 181p;
Road D3 D3						0.144	Road D3 D3	residential.	181p.
Road D4 D4						0.168	Road D4 D4	Public & semi- public residential.	196p, 187p, 197p, 185p, 198p.
Road D5 D5						0.204	Road D5 D5	Commercial & Public & semi Public.	217p, 214p, 215p, 216p.
Road E E						0.252	Road E E	Commercial, Public & semi public.	188p, 251p, 248p, 249p.
Road F F						0.534	Road FF	Commercial, residential,	204p, 203p, 206p.
Road F1 F1						0.014	Road F1 F1	Commercial	249p, 216p.
Road G G						0.272	Road G G	Mixed use, residential, public & semi- public.	202p, 195p, 188p, 196p.

SCHEDULE III

Detailed Town Planning Scheme for Tirur Municipality

FORM No. 8

Scheme No. I

List of new streets and widening of Existing streets							
Name of street or distinguishing letters,	Situation	New street or widening	Length of Street in metre,	Width of streets in metre,	Distance between building line in metre,	Width in metre,	
1	2	3	4	5	6	7	
Road AA	Chamravattom to Tanur	Widening	800 M.	20 M.	29		
Road BB	Eastern side of roadAA	"	520 M.	18 M.	27		
Road BIBI	Southern side Tirur river,	New street.	360 M.	18 M.	27		
Road CC	Eastern side of Tirur river.	"	360 M.	15 M.	21		
Road DD	Western side of road AA	Widening.	190 M.	12 M.	18		
Road D1 D1	Eastern side of roadAA	"	320 M.	12 M.	18		
Road D2 D2	South end of the Scheme.	"	300 M.	12 M.	18		
Road D3 D3	South end of the Scheme.	New street.	120 M.	12 M.	18		
Road D4 D4	Middle of the Scheme.	Widening.	420 M.	12 M.	18		
Road D5 D5	East end of the Scheme.	New street & widening.	340 M.	12 M.	18		
Road E BB	Western side of scheme boundary and Northern side of road G2 G2	New street & widening.	320 M.	10 M.	16		

1	2	3	4	5
Road FF	Western side of Scheme boundary	New street.	620 M	9 M
Road F1 F1	Northern side of road BB	Widening.	70 M	15
Road G G	Connected road AA and D4 D4	Widening & New street.	460 M	7 M
Road G1 G1	Connected road G G and road G3 G3	New street.	110 M	7 M
Road G2 G2	Eastern side of road D4 D4 and western side of scheme boundary	Widening & new street.	440 M	7 M
Road G3 G3	Connected road D4 D4 and road D1 D1	New street & widening	340 M	7 M
Road G4 G4	East end of the Scheme area.	New street.	260 M	7 M
Road G5 G5	Connecting road D2 D2 and road G2 G2	New street	210 M	7 M
Road G6 G6	South east end of the scheme area.	New street	100 M	7 M

3.60

Road G1 G1	Burnt seams colour wash.	0.077	Road G1 G1	Residential	196p, 202
Road G2 G2	-do-	0.294	Road G2 G2	Residential	187p, 186p, 183p, 181p.
Road G3 G3	-do-	0.218	Road G3 G3	Residential	200p, 197p.
Road G4 G4	-do-	0.182	Road G4 G4	Residential	186p, 251p.
Road G5 G5	-do-	0.147	Road G5 G5	Residential	186p, 185p.
Road G6 G6	-do-	0.700	Road G6 G6	Residential	179p, 181p.

RESIDENTIAL

1. Western side of Yellow colour wash
Road AA
7.312 Residential
207p, 206p, 203p, 157p.
2. Between road BB and road GG
2.576 -do-
194p, 195p, 196p.
3. Between road AA and D4 D4
4.745 -do-
201p, 202p, 196p, 197p, 200p.
4. Eastern side of D4 D4 road and Northern side of D2 D2 & D3 D3 road.
9.239 -do-
185p, 187p, 186p, 183p, 181p, 184p.
5. Southern side of road D3 D3
1.790 -do-
181p, 180p.

(4)

2	Southern side of road D2 D2	Yellow colour wash.	3	4	5	6	7
			3.916	Residential	Residential	178p, 179p.	
			6.017	-do-	-do-	158p, 199p, 198p.	
			<u>COMMERCIAL</u>				
			0.640	Commercial	Commercial	213p	
			1.739	-do-	-do-	211p, 215p, 249p, 247p.	
			1.828	-do-	-do-	191p, 190p.	
			2.892	-do-	-do-	192p, 194p, 188p, 249p.	
			1.351	-do-	-do-	207p, 206p.	
			0.220	-do-	-do-	157p.	
			<u>PUBLIC & SEMI PUBLIC</u>				
			0.998	Public & Semi Public.	Public & semi Public	214p.	
				Red colour			
				Western side of road D5 D5			

Western side of
road D4 D4

Yellow & blue. 1.470

Mixed use

Mixed use

(residential &
commercial)

196p, 197p.

Easternside of
road D4 D4

"

1.680

-do-

-do-

185p, 187p.

PARK AND OPEN SPACE

Northern side of
road B1 B1

(Tirur river side) Dark green

0.793

Park open
space.

Park open
space.

191p, 210p.

MIXED USE (COMMERCIAL & TRANSPORTATION)

Westernside
of road C.C
(Tirur river
side)

Blue & pink
colour.

1.254

Mixed use
(Commercial &
transportation)

Mixed use
(Commercial &
Transport-
ation).

213p, 210p, 212p.

(5)

1	2	3	4	5	6	7
2.	Southern side of road B1 B1	Red colour	0.510	Public & semi Public.	Public & semi public.	190p
3.	Centre portion of the scheme are Taluk Hospital, TB compound etc.	-do-	5.477	-do-	-do-	188p, 251p, 196p, 188p
4.	Southern side of road B1 D1	-do-	0.307	-do-	-do-	198p

MIXED USE (COMMERCIAL & RESIDENTIAL)

1.	Eastern side of road CC	Yellow & blue	1.740	Mixed use	Mixed use (residential & Commercial)	212p, 211p, 210p, 213p
2.	East end of the scheme and western side of railway line	Yellow & blue.	1.536	-do-	-do-	250p, 253p, 251p
3.	Eastern side of road AA	"	3.954	-do-	-do-	194p, 195p, 202p, 201p, 199p
4.	Western side of road AA	"	4.746	-do-	-do-	206p, 203p, 157p, 155p, 156p

(6)

SCHEDULE I

DETAILED TOWN PLANNING SCHEMES FOR TOWN MUNICIPALITIES **SCHEME NO. 1**
LAL HATTA IN AN EXTENDED

Purpose for which to be acquired.	Name of village	Sy. No. affected	Description of land	Name of owner	Boundaries of land	Extent to be taken	REMARKS					
1	2	3	4	5	6	7	8	9	10	11	12	13
Road CC		213	1	Wet	213/2	213/2	213/1		Scheme Boundary		4.00	Part
			2	Wet	213/2	210/1	213/1		"		11.00	"
		212	2	Dry	212/2	212/3	210/1	213/2			5.00	"
			3	"	212/3	212/4	210/1	212/2			2.70	"
			4	"	212/4	210/2	212/4	212/3			9.70	"
			6	"	212/6	210/2	210/2	212/4			0.60	"
		210	1	Wet	212/2	212/4	210/1	212/2			1.50	"
			2		212/3							
					212/6	210/4A	210/2	212/4			8.50	"
			4A	Wet		210/4B						
			4B	"	210/4B	210/7	210/3	210/2			1.50	"
					211/1	210/5	210/4A	210/2			0.80	"
						210/6						
			7	Dry	210/6	190/3	210/7	210/4A			0.80	"
			5		210/5	190/3	210/6	210/4B			0.92	"
			6		210/5	190/3	210/7	210/4B			1.38	Full
Road B1 B1		190	3	Dry	190/6	190/6	190/3	210/6,				
			2	"	190/6	190/2	190/1	210/5			5.60	
			1	"	190/2	190/2	190/1	190/2			12.60	
			6	"	190/6	190/6	190/2	190/1			2.16	
					190/6	190/6	190/2	190/7,			15.20	
								190/3				
												(2)

(2)

2	3	4	5	6	7	8	9	10	11	12	13
249	249	14	Dry	249/4	249/4	249/14	Road	249/14	249/14	7.68	Part
191	191	1	"	191/1B2	191/1B1	191/4	191/1B1	190/1B1	190/1B2	1.20	"
		1	"	191/1B2	191/1B1	191/4	191/1B1	190/1B1	190/1B2	4.32	
		1	Wet	204/1	203/1	203/1	204/1	206/2		6.84	
		3	"	203/1	203/4	203/4	204/3	203/1		3.66	
		4	"	203/7	204/4	204/5	204/4	204/3		9.36	
		5		204/4	31/3					5.40	
		1		204/5	Road	ID	Scheme	204/4		4.50	
		203		203/1	204/3	204/3	204/3	204/1			
be acquired	204	1	Wet	204/1	204/3	204/1	Scheme	206/2		58.88	
dential		2		204/1	204/1	204/1	boundary	Scheme		5.10	
		3		203/1	204/4	204/1	boundary	boundary		23.04	
		4		203/7	204/4	204/1	204/3	204/1		2.10	
		2		204/4	204/4	31/3	204/3	204/3		10.20	
	31	1		204/3	31/3	31/1	204/1	204/1		20.40	
		3		31/2	31/3	31/3	Scheme	Scheme		48.60	
		4		31/4	Scheme	"	boundary	boundary		5.70	
				204/4	204/4	31/3	31/3	31/1			
				204/4	31/3	31/3	31/3	31/3			

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USE OF LAND

Sl No	Use	Acquisition in Hectar	Reservation in Hectar	Total	Percentage
1.	Road (Existing and proposed)	1.523	6.332	7.860	10.254
2.	Residential	1.74	35.595	37.335	48.208
3.	Public and Semi Public	"	7.292	7.292	9.513
4.	Commercial	"	8.67	8.670	11.311
5.	Mixed use (Commercial and Residential)	"	13.446	13.446	17.542
6.	Parks and Open Spaces	"	0.793	0.793	1.035
7.	Mixed Use (Commercial and Transportation)	"	1.254	1.254	1.636
TOTAL				76.65	100

K 28/6/91.