

# TIRUR MUNICIPALITY

## DETAILED TOWN PLANNING SCHEME

### SCHEDULE OF SCHEME NO. II



4-45  
1-06  
5-31

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Chairman

Sri. K. ABOOBAKER

Vice chairman

KAINIKKARA MOHAMED ABDURAHIMAN

Standing committee chairman

Sri. M. MOHAMED KUTTY

Commissioner

Sri. K. CHANDRASEKHARAN

Engineer

Smt. MERCY MATHEW

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237/7



DETAILED TOWN PLANNING SCHEME FOR CENTRAL AREA  
SCHEME NO.II (East of Railway line)

TIRUR MUNICIPALITY

INTRODUCTION:

The Central core of the town lying on the eastern side of Railway line is selected for planned development under the Detailed Town Planning Scheme No.II of Tirur. This is another important Commercial and Business centre in Tirur Municipality. Municipal Bus stand, Daily & Weekly markets, Municipal Shopping Centre, Railway godds shed and Parcel Offices etc. are located in this area.

SCHEME AREA:

The total area of the scheme is 85.50 hectares of Trikandiyoor village. As per the existing land use analysis 64.3% of the area is under residential use. 3.4% of the land is under Commercial activity. Shops are concentrated on either side of Malappuram Road. This road is very narrow and hardly sufficient for two way traffic. The Municipal Council had notified on 20.10.83 the intention of preparation a detailed Town Planning Scheme for the area.

Salient features of the Scheme:

The salient features envisaged in the scheme is briefly given below.

ROADS: The Municipal Bus stand is located by the side of Malappuram road. This road is hardly sufficient for a two line traffic and there is traffic congestion. The widening of the road requires demolition of large number of buildings on either side of the road. So it has been suggested to provide a 12 Mts. wide bye pass road towards east take off from Overbridge junction and join the Malappuram road near Chitrasagar Theatre. Further one 15 mts. wide road take off from Overbridge junction ~~xx~~ and leading to Ezhur is suggested in the Scheme area. In addition some of the existing lanes are also proposed to be widened for motorable traffic.

RESIDENTIAL:

At present 59 hectares of land is under residential use. In addition to that the single crop paddy field at Korangath is also proposed to be developed as residential area. An area of 2.60 hectares of land is proposed to be acquired for a public housing and also for rehabilitation.

COMMERCIAL

The existing Commercial area on the main road side is be retained as such.

PARK AND OPEN SPACE

At present there is no parks or permanent play ground in this area. An area of 0.60 hectares of land is proposed to be acquired for this purposes.

Sd/- 15.9.90  
CHIEF TOWN PLANNER



## DRAFT SCHEME

### THE DETAILED TOWN PLANNING SCHEME FOR CENTRAL AREA SCHEME No.2 Tirur Municipality.

#### 1. TITLE:

This scheme may be cited as the Detailed Town Planning Scheme for Central area, Scheme No.2 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 upto which the main wall of a building facing that street may lawfully extend except as prescribed in the Kerala Building Rules in force.
- e. 'Chief Town Planner' means the Chief Town Planner to the Government of Kerala.
- f. 'Date of Scheme' means the date of notification of the scheme under section 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.2, 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 (dotted 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 Tirup 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. II, 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 (Tirup 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.

(3)



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.
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 Buildings Rules, 1934 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 persons 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 its 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 or subdivisions 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 ~~any~~ in any way after 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 demolish 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 persons or person concerned and shall be enforceable.

4. Notwithstanding anything contained in the scheme the Responsible Authority may, with the approval of the Chief Town Planner, prepare a layout plan for any portion of the area to determine the lines on which the detailed development of such area shall take place and the manner in which the streets, sub-division of land into sites for building purposes and the reservation of any land for communal or public purposes shall be laid out and the name 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 Responsible 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 applications 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 Chief Town Planner or/and subject to such conditions



and restrictions as he may think fit, to be reserved for commercial activity or for such other purposes, which can be prescribed under sub section (K) of 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 ✓ (1)

For all use within the residential zone.

- i. 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. built up area in single storeyed building. Convenient shops not more than 3 shops with 50 Sq.M. public utility buildings.
  - d. Small service industries of non-nuisance nature less than 5 H.P. 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 ~~xxxxxxxxxxxxxxx~~ convenient shop buildings not more than 150 sq.m. built up area.
- c) Small Service industries of non-nuisance nature less than 10 H.P. 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 m. width.
- 2. Dispensaries, nursing homes with not more than 10 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 ~~x~~ obnoxious with power not exceeding 10 H.P. and 10 workers or 20 workers without power.
- 5. Uses under the above categories not conforming to stipulations mentioned.

#### Notes:- 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 with the concurrence of the Chief Town Planner, Department of Town Planning.



Uses Prohibited:

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

✓ B. Commercial zone: (2)

For all uses within the Commercial Zone.

1. F.A.R. 200 when the existing access street to the plot is more than 7m. wide.
2. F.A.R. 1.50 when the existing access street to the plot is less than 7m. wide.

1. Uses permitted:

- a) Retail shops, Professional Offices, Studies, Commercial Offices, Hostels, Hotels, Lodging Houses, Restaurant etc., upto 3 floors with maximum built up area upto 250 Sq.M. plots abutting major roads having width of more than 9m.
- b) Dispensaries, Nursing Homes with 10 beds on plots abutting major roads having width more than 9 m.
- c) Social Institution, Libraries and reading rooms, religious buildings etc. on plot abutting to roads having width more than 9 m.
- d) Non-nuisance type service industries with power upto 10 H.P. 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 Institution less than 3 floors and built up and built up area of 200 sq. m. schools upto primary level education, on plots abutting roads having a width of 7m.

2. Uses Restricted

- a) Building for Commercial and Public uses exceeding 3 floors on sites abutting major roads having width more than 7 m.
- b) Dispensaries, Nursing homes, more than 10 beds on plots abutting roads of width more than 7 m.



- c) Building for Social Institutions with Public uses exceeding 3 floors on sites abutting streets of width more than 7 m.
- ✓ d) Non-nuisance type service Industries with power not exceeding 20 H.P. with 20 workers or 40 workers without power petrol filling stations with servicing facility on plots abutting on streets having width more than 9 m.
- 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.

### 8 C. Mixed use zone (Residential-cum-Commercial) (3)

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

- |           |  |
|-----------|--|
| 1. F.A.R. | 2.00 when the existing access street to the plot is more than 7 metre wide.    |
| 2. F.A.R. | 1.50 m. when the existing access street to the plot is less than 7 metre wide. |

### I. Uses Permitted

- a) Retail shops, professional offices, studios, commercial offices, Hostels, hotels, Lodging houses, Restaurant etc., upto 3 floors with maximum built up area upto  $250M^2$  on plots abutting major roads having width more than 9 m.
- b) Dispensaries, nursing homes with 10 beds on plots abutting major roads having width more than 9 m.
- c) Social Institutions, Libraries and Reading rooms,



religious buildings etc. on plots abutting to roads having width more than 9 m.

- 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 7m.

2. Use Restricted:

- a) Building for Commercial and Public uses exceeding 3 floors on sites abutting major roads having width more than 7 m.
- b) Dispensaries, Nursing Homes, more than 10 beds on plots abutting roads of width more than 7m.
- c) Building for Social Institutions and 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.

3. Uses 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 use under Category (c) above shall be permitted by the Competent Authority with the concurrence of the Chief Town Planner, Town Planning Department.

4. Uses Prohibited:

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



D. Mixed use zone (Residential-cum-Industrial)

All types of uses permitted under residential zone and for Industrial uses as follows:

F.A.R. 1 for all industrial building construction.

1. Uses permitted:

All type of light and service industries other than abnoxious and nuisance type industries not more than 20 workers and power limited to 30 HP, retail business incidental to industries, storage stocking yards, Warehouses and Godown of non-nuisance type materials, small offices incidental to industries shall be permitted on plots abutting to roads with 9m. width access upto a built up area of 200 sq.m.

2. Uses Restricted

- i. Medium industries other than abnoxious and nuisance type with power limited to 50 HP trucks terminals and junk yards shall be permitted on plots having access width of 9 m.
- ii. All other uses incidental to industrial uses not mentioned above and the uses listed in item No.3 of Annexure II appended.

Note: - The use under restricted category.

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

• Uses Prohibited

All other uses not mentioned in 1 & 2 above.

• PUBLIC AND SMI PUBLIC ZONE

• Uses Permitted

F.A.R. 1.00 for all buildings.



Local, State and Central Government Offices and Establishment Social and Cultural Establishments 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 purposes 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 use under category (iii) and (iv) above shall be permitted by the responsible authority with concurrence of the Chief Town Planner, Department of Town Planning, Kerala.

## 3. Uses Prohibited:

All other uses not mentioned in 1 and 2 above.

## F. Paddy field and Green Strip Area:

### i) Uses permitted

Area to be used only for paddy cultivation of planting of trees in order to retain as a green area, pump house and ponds.



ii) Uses Restricted

Crops other than paddy, poultry or animal houses conversion of garden land for planting of each each crops without any structure and conservation of paddy fields into open air recreational facilities shall be permitted by the Responsible Authority with the approval of the Chief Town Planner, Kerala.

iii) Uses Prohibited

All other uses not mentioned above.

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G. PARKS AND OPEN SPACES ZONE

1. Parks, Open spaces and Maidan, Gardens, Radio and TV Kiosks, Play grounds, Botanical gardens and existing religious uses.

2. Uses Restricted : None.

3. Uses Prohibited

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

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 <del>xxx</del> permissible Coverage (%) | Maximum Permissibl F.A.R. |
|-------|---------------------------|---|---------------------------|
| 1.    | Residential               | 50  | 1.5                       |
| 2.    | Commercial                | 60  | 2                         |
| 3.    | Public and Semi-public    | 30  | 1.5                       |
| 4.    | Industrial                | 40  | 1.2                       |

Note: The Coverage and F.A.R. as per the Detailed Town

... (17)



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 of 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.

## II. Acquisition of land

1. Any land in the area required for the purpose of the scheme may be acquired by purchase, exchange or otherwise by the Authority at any time subject to the provisions of the land acquisition act and without prejudice to the interests of the scheme.
2. The 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 or fences alone shall be erected 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 1m. 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 ~~xxxx~~ 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 created 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 of 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 apartment 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 ~~may~~ 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 increase

...(20)



or are likely to increase in value by the making of the scheme shall be made by the Authority to the Arbitrator in accordance with the rules, within 36 months of the date of the scheme. The betterment contribution shall be levied and recovered in accordance with the provisions of section 24 and 25 of the Act every year ~~xx~~ 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 lien of the betterment contribution.

21. Power to the Responsible Authority to make agreement:

Subject to the provisions of section 35 of the Act, the Responsible Authority may make any agreement with ~~the~~ any persons 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 requirements made obligatory by any law and their decision shall be final.



### 23. Execution of the Scheme:

1. The responsible authority may, on the sanction of the Scheme from Government, execute the scheme proposals in a phased manner. The Authority may co-ordinate with 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 modified 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.

### 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, limitation of 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.



SCHEDULE

- 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.II.

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. Manufacturing 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 water and fruit beverages.
15. Manufacture of tobacco products.
16. Garnet making.
17. Electro plating.
18. Bamboo and Cane products.
19. Sports goods.
20. Cardboard 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. Small foundaries.
27. Ladlocks.
28. Sanitary fittings and other similar industries.

### ANNEXURE II

List of obnoxious or nuisances industries subject to objectionable odours, fumes of fluents or processes.

#### I. Manufacture of food stuffs.

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

#### II. Manufactures of beverages

2. Production of distilled spirites, winess, Liquors etc. from alcoholic malt, fruits and malts in distillery and brevery.
3. Production of country liquor and indipancis liquor such as- as stoddy, liquor from mehua, Palm juice.

#### III. Manufacture of wood and wooden products

4. Sawing and Flanning of wood.
5. Wood seasoning and croscting.
6. Manufacture of veneer and plywood.
7. Paper, pulp and straw board.

#### IV. Manufacture of leather and leather products:

8. Carrying, 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 petroleum products in refineries.
13. Production of coalter and cake even.

#### Manufacture of chemicals and chæemical products

14. Manufacturing of basic industrial chemicals such as acides, alkalies and their salts not elsewhere specified (specially suphurous, sulphuric, nitric, hyderchloric etc., acides, ammonia, Chlori<sup>n</sup>e and bleaching power manufactures.

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SCHEDULE III  
Detailed Town Planning for Tirur Municipality      SCHEME No.2

Form No.8

List of New Streets and widening of existing streets.

| Name of street or Distinguishing letters. | Situation  | New street or widening   | Length of street in metres. | Width of street in metres. | Distance between building line in metres. | Width of metelling in metres. | Remarks |
|---|--|--------------------------|-----------------------------|----------------------------|---|-------------------------------|---------|
| 1   |  |                          | 2                           |                            |   |                               |         |
| Road AA                                   | Southern side of Road DD   | Widening and New road.   | 150m.                       | 30m.                       | 39m.                                      |                               |         |
| Road BB                                   | Southern side and Road DD  | New Street               | 540m.                       | 12m                        | 18m.                                      |                               |         |
| Road CC                                   | Southern side of road DD, Western side of fish market and Lorry stand. | "                        | 530m.                       | 15m.                       | 21m.                                      |                               |         |
| Road C1 C1                                | Southern side of the scheme.   | New Street               | 160m.                       | 15m.                       | 21m.                                      |                               |         |
| Road DD                                   | Tirur-Maleppuram road.   | Widening                 | 830m.                       | 12m.                       | 18m.                                      |                               |         |
| Road D1 D1                                | Northern side of road DD   | Widening and New Street. | 660m.                       | 12m.                       | 18m.                                      |                               |         |
| Road D2 D2                                | Northern side of road DD   |                          | 140m.                       | 12m.                       | 18m.                                      |                               |         |
| Road D3 D3                                | Middle of mixed use (Industrial & Residential)                         | New street               | 300m                        | 12m.                       | 18m.                                      |                               |         |



(2)

| 1          | 2   | 3                                 | 4                        | 5                       | 6    | 7 | 8 |
|------------|---|-----------------------------------|--------------------------|-------------------------|------|---|---|
| Road D4 D4 | Connecting road<br>BB and DD                                      | New Street 80m.                   | 12m.                     | 18m.                    |      |   |   |
| Road EE    | Western side of road<br>E2 E2 and north of the<br>Scheme boundary | New Street 300m.<br>and widening. | <del>300m.</del><br>10m. | <del>10m.</del><br>16m. |      |   |   |
| Road E1 E1 | Northern side of the<br>scheme.                                   | New street 370m.<br>and widening. | 10m.                     | 16m.                    |      |   |   |
| Road E2 E2 | Middle of the Scheme<br>side of Road D1 D1                        | Widening                          | 540m.                    | 10m.                    | 16m. |   |   |
| Road E3 E3 | Branching from DD   | Widening                          | 150m.                    | 10m.                    | 16m. |   |   |
| Road E4 E4 | Eastern side of road BB   | New Street 500m.                  | 10m.                     | 16m.                    |      |   |   |
| Road FF    | Branching from road EE  | New street 360m.<br>and widening. | 7m.                      | 13m.                    |      |   |   |
| Road F1 F1 | Southern side of road<br>E1 E1 and connected<br>to road D1 D1     | New street                        | 230m.                    | 7m.                     | 13m. |   |   |
| Road F2 F2 | Western side of<br>slaughter house                                | widening                          | 120m.                    | 7m.                     | 13m. |   |   |
| Road F4 F4 | Branching from road CC  | Widening.                         | 320m.                    | 7m.                     | 13m. |   |   |



**SCHEDULE NO.4**  
**FORM No.10**

**Detailed Town Planning Scheme for Pimpri Municipality Scheme No.2**

Land proposed to be reserved

| S. No. | Locality   | Reference to making on the map | Approximate area in Hect. | Purpose for which land to be reserved | Present use                        | Remarks                 |
|--------|------------|--------------------------------|---------------------------|---------------------------------------|------------------------------------|-------------------------|
| 1.     | 2          | 3                              | 4                         | 5                                     | 6                                  | 7                       |
| 1.     | Road DD    | Burnt seena colour             | 0.132                     | Road DD                               | Commercial mixed use               | 2834F, 229.F            |
| 2.     | Road D1 D1 | "                              | 0.456                     | Road D1 D1                            | Mixed use, residential.            | 243F, 222I, 223F, 224F. |
| 3.     | Road D2 D2 | "                              | 0.056                     | Road D2 D2                            | Commercial                         | 2244F, 245F.            |
| 4.     | Road EE    | "                              | 0.495                     | Road EE                               | Residential                        | 220I, 221F, 225F        |
| 5.     | Road E1 E1 | "                              | 0.260                     | Road E1 E1                            | Residential Public and semi public | 227F, 228F, 229F        |
| 6.     | Road E2 E2 | "                              | 0.375                     | Road E2 E2                            | Residential                        | 225F, 226F, 227F, 224F  |
| 7.     | Road E3 E3 | "                              | 0.105                     | Road E3 E3                            | Residentially mixed use            | 229F, 230F.             |
| 8.     | Road F F   | "                              | 0.161                     | Road F F                              | Residential                        | 221F, 225F.             |
| 9.     | Road F1 F1 | "                              | 0.161                     | Road F1 F1                            | Residential                        | 224F, 227F.             |
| 10.    | Road F2 F2 | "                              | 0.048                     | Road F2 F2                            | Residential and public             | 228F.                   |
| 11.    | Road F3 F3 | "                              | 0.072                     | Road F3 F3                            | Commercial and mixed use           | 257F, 239 F.            |
| 12.    | Road F4 F4 | "                              | 0.18                      | Road F4 F4                            | Residential                        | 256F, 257 F.            |



( 2 )

|    |  |               |      |             |                   |
|----|--|---------------|------|-------------|-------------------|
| 1  | Area reserved for Residential.   | Yellow colour | 6.21 | Residential | 226F, 225F        |
| 1  | Western side of road E2 E2   | wash.         | 3.86 | "           | 227F, 228 F,      |
| 2  | Northern side of road E1 E1  | "             | 5.67 | "           | 227F, 229F, 224F. |
| 3  | Southern side of road E1 E1 and Northern side of road D1 D1                  | "             | 8.67 | "           | 221F, 225F, 222   |
| 4  | Southern side of road E2 E2 and Western side of road D1 D1                   | "             | 1.43 | "           | 223F.             |
| 5  | Southern side of road E E  | "             | 3.01 | "           | 220F, 219 F       |
| 6  | Western side of road E E   | "             | 1.84 | "           | 232F, 234 F.      |
| 7  | East end of the scheme boundary (North side of road F5 F5)                   | "             | 2.96 | "           | 236 F, 237F, 24   |
| 8  | Northern side of road E4 E4  | "             | 2.12 | "           | 255F, 256F, 25    |
| 9  | In between railway line and road F4 F4                                       | "             | 2.49 | "           | 258F, 317F, 318   |
| 10 | Southern side of Public and semi Public area and northern side of mixed use. | "             | 0.55 | "           | 320 F             |
| 11 | South end portion of the scheme area.  | "             |      | "           |                   |



SCHEDULE - V

FORM No. 9

Detailed Town Planning Scheme for Tirur Municipality - Scheme No.2.

|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|



(1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13)

Road BB

231 1 290/1 290/2 231/1 road 3.12

2 290/2 231/5 231/2 290/2 3.12

5 231/5 233/2 231/5 231/2 10.00

4 239/5 239/4 240/9 240/11 2.16

8 239/8 237/7 239/8 239/4 3.90

7 239/15 road 239/7 239/8 1.35

10 road 239/11 239/10 239/7 0.07

6 239/6, 5 239/16 239/7, 10, 11, 12, 16 18.00

16 239/6 239/17 239/16 road 0.76

17 257/1 256/15 239/17 239/16 3.08

8 240/8 240/9, 6 240/7 road 1.26

9 240/11 ~~238~~ 240/9 240/7, 6 240/8 2.47

11 240/20 239/4 240/9 240/11 3.12

15 257/1 256/15 240/6 240/6 0.30

1 257/2 257/1 256/15 257/1 9.90

2 257/2 257/3, 4 257/1 257/2 7.35

3 257/3 257/3 257/4 257/2 6.90

8 Scheme 257/5 57/8 257/3 0.72

7 boundary 317/7 317/9, 68 17/7 Scheme boundary 7.68

9 317/9 317/68 317/7 317/7 0.20

8B 317/8B 317/9 317/9, 7 317/7 3.30

Road CC

239 4 239/8 237/7 239/8 239/4 3.90

7 239/15 road 239/7 239/8 1.35

10 road 239/11 239/10 239/7 0.07

6 239/6, 5 239/16 239/7, 10, 11, 12, 16 18.00

16 239/6 239/17 239/16 road 0.76

17 257/1 256/15 239/17 239/16 3.08

8 240/8 240/9, 6 240/7 road 1.26

9 240/11 ~~238~~ 240/9 240/7, 6 240/8 2.47

11 240/20 239/4 240/9 240/11 3.12

15 257/1 256/15 240/6 240/6 0.30

1 257/2 257/1 256/15 257/1 9.90

2 257/2 257/3, 4 257/1 257/2 7.35

3 257/3 257/3 257/4 257/2 6.90

8 Scheme 257/5 57/8 257/3 0.72

7 boundary 317/7 317/9, 68 17/7 Scheme boundary 7.68

9 317/9 317/68 317/7 317/7 0.20

8B 317/8B 317/9 317/9, 7 317/7 3.30



(3)

1 2 3 4 5 6 7 8 9 10 11 12 13

Road D3 D3 317 6B 317/9,7 317/6B 317/6B 317/7 2.64  
Scheme 317/9 317/7,9 317/7 0.24  
Boundary 317/8A,8B 317/9 317/7 Scheme Boundary 6.00

319 3 319/3 318/17 319/3 317/6B 20.43

317/6B 319/3 319/1 317/6B 0.04

319/3 319/3 318/10,4 319/1 0.07

318 17 319/3 318/17 318/15 318/17 3.12

15 318/17 318/14 318/14 318/15 0.15

14 318/15 318/16 182 Eyn. 318/14 0.48

11 256/11 255/15 256/3 256/8 1.92 Part

8 256/4 256/11 256/3,1 256/2 3.84 Full

Road D4 D4 233 11 235/4 235/1 234 (road) 233/11 2.80

12 233/12 235/4 233/11 233/12 0.24

235 4 235/4 235/9,8 235/1 233/12 1.80

Road E4 E4 240 20 238/1 239/5,8 240/12,11 240/20 2.52

238 1 238/1 238/2,3 238/1 237/7 3.20



( 4 )

|            | 1 | 2   | 3   | 4  | 5 | 6 | 7      | 8      | 9        | 10        | 11 | 12    | 13 |
|------------|---|-----|-----|----|---|---|--------|--------|----------|-----------|----|-------|----|
| Road E4 E4 |   |     |     |    |   |   |        |        |          |           |    |       |    |
|            |   |     | 237 | 7  |   |   | 237/1  | 238/1  | 237/7    | 237/9     |    | 10.40 |    |
|            |   |     |     | 9  |   |   | 237/9  | 237/7  | 237/9    | 237/10    |    | 2.40  |    |
|            |   |     |     | 10 |   |   | 237/10 | 237/9  | 237/10   | 236/12    |    | 2.80  |    |
|            |   | 236 |     | 12 |   |   | 236/12 | 237/10 | 236/12,1 | 236/11    |    | 5.30  |    |
|            |   |     |     | 11 |   |   | 236/11 | 236/12 | 236/1,9  | 236/10    |    | 3.40  |    |
|            |   |     |     | 10 |   |   | 236/10 | 236/11 | 236/8,9  | 236/18    |    | 2.00  |    |
|            |   |     |     | 8  |   |   | 236/10 | 232/18 | 236/8,7  | 232/14,15 |    | 1.40  |    |
|            |   |     |     | 7  |   |   | 236/8  | 236/7  | 232/7,8  | 232/8,14  |    | 0.75  |    |



Area to be acquired for Residential

| 1                                       | 2               | 3          | 4           | 5                   | 6             | 7                  | 8          | 9                  | 10                 | 11         | 12      | 13   |
|---|-----------------|------------|-------------|---------------------|---------------|--------------------|------------|--------------------|--------------------|------------|---------|------|
| Area required for which to be acquired. | Name of Village | Survey No. | Sub.Dn. No. | Description of land | Name of owner | Boundaries of land |            |                    |                    | Hect. Are. | Remarks |      |
|   |                 | 232        | 17          | Dry                 |               | 232/19             | 232/18     | 232/17             | 232/16             |            | 3.84    | Part |
|   |                 |            | 18          | "                   |               | 232/19             | 236/10     | 232/18             | 232/17             |            | 5.12    | "    |
|   |                 |            | 19          | "                   |               | 232/20             | 236/12     | 232/18             | Scheme 19 boundary |            | 12.80   | Full |
|   |                 |            | 20          | "                   |               | Scheme Boundary    | 236/12     | 232/19             | "                  |            | 17.92   | "    |
|   |                 |            | 16          | "                   |               | "                  | 232/17     | 232/16             | "                  |            | 0.64    | Part |
|   |                 | 236        | 10          |                     |               | 236/12             | 236/11     | 236/10             | 232/18             |            | 3.84    | "    |
|   |                 |            | 11          |                     |               | 236/12             | 236/12     | 236/11             | 236/10             |            | 8.96    | "    |
|   |                 |            | 12          | Wet                 |               | 236/12             | 237/10, 11 | 236/12, 232/19, 11 | 20                 |            | 58.76   | "    |
|   |                 | 237        | 10          | Dry                 |               | 237/11             | 237/9      | 237/10             | 236/12             |            | 10.24   | "    |
|   |                 |            | 9           | "                   |               | 237/12             | 237/7, 8   | 237/9              | 237/10             |            | 7.68    | "    |
|   |                 |            | 7           | "                   |               | 237/8              | 238/1, 5   | 237/7              | 237/9              |            | 26.24   | "    |
|   |                 |            | 8           | "                   |               | 237/12             | 237/8      | 237/7              | 237/9              |            | 21.76   | "    |
|   |                 |            | 12          | Wet                 |               | 237/12             | 237/12     | 237/8, 9           | 237/11             |            | 38.40   | "    |
|   |                 |            | 11          | "                   |               | 237/11             | 237/12     | 237/10             | 237/12             |            | 22.40   | "    |



be acquired for Fish Market and Lorry stand.

(2)

a to be acquired for Parks and Open spaces

|     |    |     |        |            |                  |           |       |      |
|-----|----|-----|--------|------------|------------------|-----------|-------|------|
| 238 | 1  | Dry | 238/5  | 238/2,3    | 238/1            | 237/5,6,7 | 23.68 | Part |
|     | 2  | "   | 238/3  | 238/4      | 239/5            | 238/1     | 28.16 | Full |
|     | 4  | "   | 238/5  | 257/1      | 239/6            | 238/2     | 26.88 | "    |
|     | 3  | "   | 238/5  | 238/5      | 238/2            | 238/1     | 15.36 | "    |
|     | 5  | Wet | 238/5  | 257/2      | 238/3,4          | 237/7     | 51.20 | Part |
| 239 | 6  | "   | 238/4  | 239/17     | 239/6            | 239/5     | 15.36 | "    |
|     | 7  | "   | 257/1  | 239/17     | 239/16           | 239/6     | 0.11  | "    |
| 257 | 1  |     | 257/2  | 257/1      | 239/17           | 238/4     | 10.24 | "    |
|     | 2  | Wet | 257/2  | 257/2      | <del>257/1</del> | 238/5     | 19.20 | "    |
|     | 3  | "   | 257/3  | 257/3      | 257/5            | 257/2     | 0.11  | "    |
| 240 | 4A |     | 240/3  | 240/4B     | 240/4B           | 240/4A    | 1.28  | Part |
|     | 3  |     | 240/3  | 240/3      | 240/3            | 240/3     | 2.56  | Part |
| 239 | 17 |     | 239/17 | 256/2, 6,7 | 239/14           | 239/16    | 10.88 |      |

190.30 A/c  
(470.22 Coms)



(1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13)

(3)

|     |    |          |        |       |        |       |      |
|-----|----|----------|--------|-------|--------|-------|------|
| 256 | 2  | 256/5    | 256/8  | 256/1 | 239/17 | 7.68  | Full |
|     | 6  | 256/7    | 256/5  | 256/2 | 239/17 | 3.84  | "    |
|     | 7  | 256/15   | 256/9  | 256/5 | 239/17 | 7.68  | Part |
|     | 5  | 256/7, 9 | 256/4  | 256/2 | 256/6  | 10.24 | Full |
|     | 9  | 256/9    | 256/10 | 256/5 | 256/7  | 5.76  | Part |
|     | 4  | 256/10   | 256/11 | 256/8 | 256/5  | 3.84  | Full |
|     | 10 | 256/10   | 256/11 | 256/4 | 256/9  | 5.76  | Part |



(4)

AREA RESERVED FOR COMMERCIAL

|       |                           |             |      |            |            |                         |
|-------|---------------------------|-------------|------|------------|------------|-------------------------|
| 1.    | On either side of road DD | Blue colour | 3.94 | Commercial | Commercial | 245P, 242P, 223P, 246P. |
| 2.    | Southern side of road AA  | "           | 0.73 | "          | "          | 246P, 242P, 239P.       |
| ..0.. |                           |             |      |            |            |                         |

AREA RESERVED FOR PUBLIC AND SEMI PUBLIC

|    |  |            |      |                       |                      |             |
|----|--|------------|------|-----------------------|----------------------|-------------|
| 1. | Existing slaughter House (North end of the scheme) | Red Colour | 0.89 | Public & Semi Public. | Public & Semi Public | 229 P.      |
| 2. | Southern side of road A A                          | "          | 0.69 | "                     | "                    | 239P.       |
| 3. | Eastern side of railway line,                      | "          | 1.69 | "                     | "                    | 255P, 258P. |



(5)

Area reserved of Mixed use (Commercial & residential)

|  |                    |                           |                                |
|--|--------------------|---------------------------|--------------------------------|
| 1. Between road BB and road D D                                  | Yellow & Blue 3.74 | Mixed use                 | 241P, 235P, 233P, 231P.        |
| 2. Eastern side of road B B                                      | "                  | "                         | 231P, 233P, 235P, 236P, 240 P. |
| 3. Northern side of road D D                                     | "                  | "                         | 229P, 224P, 223P.              |
| 4. Between road D1 D1 and road E E                               | "                  | "                         | 222P, 243P.                    |
| 5. Northern side of road F3 F3                                   | "                  | "                         | 239P.                          |
| 6. Southern side of road F3 F3                                   | "                  | "                         | 254P, 239P.                    |
| 7. Eastern side and Northern side of road F4 F4                  | "                  | "                         | 256P, 257P.                    |
| 8. On either side of road D3 D3 and Eastern side of railway line | Yellow & Violet    | 2.20 Mixed use            | 318P, 319P, 320P.              |
|  | Colour Wash        | (Industrial & Commercial) |                                |



5.77


$$T_0 + \frac{1}{n} T_1$$
Acquisition  
in Hetero

52

ON

1

AREA RESERVED FOR PADDY FIELD

- |      |             |             |        |
|------|-------------|-------------|--------|
| 1.53 | Paddy field | Paddy field | 21 9P. |
| 0.62 |             |             |        |

236P, 237P, 238P, 257P.

AREA RESERVED FOR BUS STAND

- |      |            |            |            |
|------|------------|------------|------------|
| 1.36 | Bus stand  | Bus stand  | 223, 242P. |
| 0.34 | Boat jetty | Boat jetty | 218 P.     |

218 P.

2.28 Railway  
Railway  
218P, 217F, 247F, 253T,  
252F, 182P, 175F.



FIELD DATA FOR CHARGES

( 9 )

Arpunoq eweqs  
fo pue qtron . 1

| Sl<br>No | Use                       | Acquisition<br>in Hectar | Reservation<br>in Hectar | Total | Percentage |
|----------|---------------------------|--------------------------|--------------------------|-------|------------|
| 1.       | Road (existing road)      | 2.36                     | 3.41                     | 5.77  | 6.75       |
| 2.       | Residential               | 2.34                     | 38.81                    | 41.15 | 48.13      |
| 3.       | Commercial                | --                       | 4.67                     | 4.67  | 5.46       |
| 4.       | Public & Semi Public      | ..                       | 3.27                     | 3.27  | 3.83       |
| 5.       | Mixed use                 | ..                       | 21.86                    | 21.86 | 25.56      |
| 6.       | Paddy field               | ..                       | 2.15                     | 2.15  | 2.52       |
| 7.       | Fish Market & Lorry stand | 1.90                     | ..                       | 1.90  | 2.22       |
| 8.       | Parks and open spaces     | 0.65                     | ..                       | 0.65  | 0.76       |
| 9.       | Bus stand                 | ..                       | 1.36                     | 1.36  | 1.59       |
| 10.      | Boat Jetty                | ..                       | 0.34                     | 0.34  | 0.40       |
| 11.      | Railway                   | ..                       | 2.38                     | 2.38  | 2.78       |
|          |                           |                          |                          | 85.50 | 100.00     |