

Draft Scheme

THE DETAILED TOWN PLANNING SCHEME FOR THE CENTRAL AREA,
KASARAGOD

Title:-

1. This Scheme may be cited as the Detailed Town Planning Scheme for the Central area, Kasaragod.

Definition:-

2. In this Scheme unless there is anything repugnant in the subject or context:
 - a. "Act" - mean the Madras Town Planning Act 1920.
 - b. "Municipal Act" means the Kerala Municipalities Act 1960.
 - c. "Council" means the Municipal Council, Kasaragod.
 - d. "Executive Authority" means the Commissioner of Kasaragod Municipality.
 - e. "Director of Town Planning" means the Chief Town Planner to Government of Kerala herein after called the Chief Town Planner.
 - f. "Scheme" means the Detailed Town Planning Scheme for the Central area, Kasaragod.
 - g. "Arbitrator" means the arbitrator appointed for the scheme under section 17 of the Act.
 - h. "Schedule" means a schedule appended to the scheme.
 - i. "Map" means a map annexed to the scheme.
 - j. "Street" includes roads, street and lanes.
 - k. "Date of Scheme" means the date of notification of the scheme under section 14 of the Act in the Kerala Government Gazette.
 - l. "Rules" means the rules made under section 44 of the Act.
 - m. "Government" means the Government of Kerala.
 - n. "Building line" means a line which is in the rear of the street alignment and to which the main wall of the building abutting on a street may lawfully extend and beyond which no portion of the building may extent except as prescribed in the Kerala Municipal Building rules in force.

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Responsible Authority.

3. The Executive Authority 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.

Area of scheme.

4. 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.

Ownership & extent

5. The Ownership of all lands in the area with extent as per the registers maintained in the Municipality and or the Revenue Office as on the date of publication, of the notification, under section 9(1) of the Act is given in schedule-1.

** Nothing in the clauses shall be deemed to restrict or otherwise affect the powers of the Council to claim or levy betterment contribution from the owner of any property not included within the area, which will come under purview of sections 23 and 24 of the Act and clause 21(1) of the scheme.

Estimate of the cost

6. 1. An estimate of the total and net cost of the scheme is given in 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 executed by the responsible Authority or any other agency may be undertaken in such order and at such time as the responsible Authority may determine and completed within the period of 20 years unless the Government for financial or other reasons, order otherwise.
3. The responsible authority shall have power to specify any date or period within which the execution of any works which under the scheme are to be executed by any authority, owner or other persons as the responsible authority thinks necessary and expeditious for the purpose of securing the development of the area without delay and ensuring the efficient operation of the scheme.

Streets.

7. 1. Subject to the provisions of the scheme, all streets mentioned in the Schedule III (Form No.3) shall be constructed by the responsible authority on the lines shown in the Map DSN/2 provided that reasonable modification in the alignment of streets or in the layout of any portion of the area may be made by the responsible authority with the approval of the Chief Town Planner.

2. The streets mentioned in schedule III and shown in the Map DSN/2 shall be demarcated, formed and constructed by the responsible authority in such manner as he thinks necessary for the proper development of the area or expedient for the safety or convenience of the public, provided that third of the entire cost of acquisition of lands and metalling, sufficing, draining from the owners or occupiers of lands and building 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 lands freely for the streets, the Municipality 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 the following conditions unless otherwise approved by the Chief Town Planner.
 - a. Every street serving a residential area as a Cart or carriage road shall be of at least 7 metres width provided that cul-de-sacs not more than 200 metres in length can be permitted with a width of 5.0 metres.
 - b. Every street intended to form the principal approach or means of access to any particular residential site but is not intended for use as a cart or carriage road shall be at least 3.5M in width, provided that such site is considered suitable and approved by the responsible authority for building purposes and provided also that in the opinion of the responsible authority a street to be used as cart or carriage way cannot be or need not be made in compliance with the requirements of such clause (s).

4. The responsible authority may with the sanction of the Chief Town Planner, undertaken to carry out any private street work or widening of any existing private street (not included in the scheme) whether with the consent of owners or occupiers of building on lands fronting or abutting on such streets, or by acquiring the land covered by the street, provided that, the expenses incurred shall be paid by the owner or occupiers according

to the frontage of their respective lands or in such proportions as may be settled by the responsible authority.

5. The responsible authority may, notwithstanding anything contained in sub clause (3) and (4) 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, under take to construct any new street within the area, when the owners of the lands through which the street may pass, have surrendered lands free of cost for the street, and agreed to contribute the cost of constructing the streets, provided that if 50% of the owners or occupiers abutting on any new street have surrendered lands free of cost for the 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 land.
7. The responsible authority, shall so far as the funds at his disposal may permit provide a sufficient and satisfactory system of drains along the public streets in the area affected.
- 8.1. If any owner of land within the area intends or proposes to layout a street, lane or path-way or sub-divide, utilise, lease or otherwise dispose of any land as a site or sites for building purposes, he shall submit for the approval of the responsible authority a site or layout plan showing the land and the site or sites intended or proposed for building purposes and the street or the streets either existing already or intended to be laid out and made by the owners for giving access to the site or sites.
2. Save in such cases as the site or sites intended for building purposes may abut on the existing public street or on existing private street the owner or the land shall layout and make the street or streets giving access to the site or sites and connecting with an existing street in compliance with the provisions of the scheme.
3. The owner of the land shall not proceed to sub divide, utilise, sell, lease or otherwise dispose of the site or sites intended for building purposes unless he has carried out or otherwise made arrangements to carry out the street works in compliance with the provisions of the scheme.

4. If the street or streets have not been made as required by sub clauses (1), (2) and (3) above the responsible authority may order the street works to be carried out or carryout the work himself in the manner prescribed in the scheme in which case, the cost of such case, the cost of such works will be recovered from the owner or occupier.
5. For the purpose of adjusting the boundary of any streets 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.

Approval of 9.1(a)
layout plans.

No owner or other persons 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 a site or sites for building, purpose until a site or a layout plan or plan of sub division has been approved by the responsible authority, provided, that the concurrence of the Chief Town Planner, is obtained for the layout plan or plans prepared for laying out of a street lane or pathway or for sub-dividing the lands.

- (b) The application for approval of a site or layout plan or plan of a sub division shall be submitted to the responsible authority in the prescribed form in the Municipal Building Rules.

The responsible authority may in the interest of the schemes impose reasonable restrictions and conditions and also insist on such modification 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 restriction and conditions as laid down by the responsible authority or as decided by the Chief Town Planner shall be adopted by the owner or other person and shall be enforceable.

- 2 (a) No owner or other person shall construct or reconstruct or in any way alter or add to a building without conforming in every particular with the requirements of the scheme and unless he has applied for and obtained permission of the responsible authority under section 17 of the Act and in compliance with the requirement 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 building.

- (b) The responsible authority may for the purpose of the scheme demolish or cause to be demolished or alter or cause to be altered any building in the area so far as may be necessary for carrying, the scheme into effect. .
- (3) The responsible authority shall, before, granting permission under section 17 of the Act, for any site plan or layout plan or plan of sub division or for construction or reconstruct of a building in a site in the area take into consideration the desirability of reconstitution or re-desirability of reconstitution or re-distribution of boundaries of any land or plot or plots or site or sited under clause 18 of the scheme as he thinks fit and may impose any restricts or conditions or pass such orders as may be necessary to secure such reconstitution or redistribution of boundaries of the lane 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 on the person or persons concerned and shall be enforceable.
4. Notwithstanding anything contained in the scheme, the responsible authority may with the approval of the Chief Town Planner prepare a layout plan for any portion of the area to determine the line on which the detailed development of such area shall take place and the manner in which streets, sub division or lands into sites for building purposes and the reservation of lands into sites for building purposes and the reservation of any land for commercial or public purposes shall be laid out and the same shall be read as part of the scheme, and shall be
- 5.(a) Subject to the provisions of section 17 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 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 specifications in regard to the design, materials architecture, drainage, water supply, use of building and other details of building construction.

- (b) The responsible authority shall have power to impose reasonable restrictions and conditions while granting permission and to make reasonable modification or alteration in the location structural or design or materials of the building or building 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 ~~for~~ 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 3 months from the date of receipt of the applications, the application shall be deemed to be sanctioned, if not otherwise inconsistent with the provisions of the scheme.
- a. A list of lands reserved for streets and other purpose is given in schedule IV shall also be deemed to be included under lands reserved for the purpose of the scheme.
- b. The Municipal Council may from time to time, to meet the demand, declare any part of the area with the approval of the Chief Town Planner or subject to such conditions and restriction as he may think fit, to be reserved for commercial activity or for such other purposes which can be prescribed under sub sections (K) of sections of the Act. Any part of the area so declared shall be included under lands reserved under the scheme and treated as such.
- c. All future developments in respect of land within the scheme area shall conform to the zoning regulations given below: (any uses not mentioned therein shall be prohibited).
1. Residential use zone.
- (i) Uses permitted: All residences community halls, clubs, parks, and play grounds incidental to the residential uses, clinics dispensaries, public utility buildings such as water supply, drainage and electric installations of a minor nature and shall service industries of a non-nuisance character engaging not more than 3 worker with power limited to 3 HP or 6 workers without power. Convenient shops such as vegetable shops, groceries, panshops etc.

(ii) Uses restricted:

The following shall be permitted by the responsible authority with the approval of the Chief Town Planner Minor educational buildings, library reading room police and fire stations, small post offices, telegraph offices, hostels, boarding houses, commercial offices, petrol filling stations, small auto garages engaging not more than 5 workers and other non-nuisance type service industries engaging not more 10 workers with power limited to 10 HP or 20 workers without power and new areas or buildings for religious uses.

2. Commercial Zone

(i) Uses permitted: Whole sale and Retails shops, professions all offices, studies, commercial offices hostels, hotels, lodging houses restaurants, cart stand, taxi stand, bus stops, Theatres, cinemas, libraries and reading rooms, clinics, dispensary, non-nuisance types of service and small industries employing not more than 10 workers and installations not exceeding 10 H.P. motors and existing residential uses.

(ii) Uses restricted

The following uses shall be permitted by the responsible authority with the approval of the Chief Town Planner.

Social Welfare institutions, printing presses service garages, industrial uses of non nuisance character employing not more than 20 workers and power not exceeding 30 HP Petrol filling stations, areas and buildings for religious uses and small residential building incidental to the main use and not exceeding 60 M2 in plinth area.

3. Mixed use zone:

(i) Uses permitted:

All uses permitted as specified under residential and commercial use zones except whole sale shops.

(ii) Uses Restricted:

All uses except industries permissible in the residential and commercial zones with the approval of Chief Town Planner, Non nuisance type service and small industries employing not more than 10 workers and installations with upto 10 HP motor will be permitted, with the approval of Chief Town Planner.

4. Public and Semi Public Use zone

(i) Uses permitted.

Government establishments religious social and cultural establishments, community facilities including clinics, dispensaries, educational institutions etc., public utilities and related buildings.

(ii) Uses Restricted

The following uses shall be permitted by the responsible authority with the approval of the Chief Town Planner. Residential uses incidental to uses coming under 4(i) above.

5. Parks and play area

(i) Uses permitted

Botanical gardens, recreational park, museum, Childrens park open air stage, play field.

(ii) Uses Restricted

Structures such as radio Kiosk, sheds etc. incidental to main used.

6. Transportation

a. Bus stand

(i) Uses permitted

Bus parking space and structures and uses incidental to Bus stand including repair workshops for uses and petrol bunks, Taxi & other vehicle parking area.

b. Taxi stand

(i) Uses permitted

Parking of taxis including auto rickshaws and structures, incidental to parking requirements.

7. Industrial zone:-

(i) Uses permitted:-

All types of industries of small scale non-nuisance type, retail and wholesale business incidental to the industries storage stocking yards. Ward Houses and godowns of non-nuisance and non-inflammable materials small offices incidental to industries shall be permitted by responsible authority in all area zoned for industrial purpose.

Residence incidental to industrial uses, truck terminals, junkyards and waste disposal plants shall be permitted by the responsible authority with the prior permission of the Chief Town Planner.

8. Development of Commercial area

a. The width of every new street, public or private intended for use as a cart or carriage way shall not less than 12 m. provided that cul-de-sac not exceeding 100 metres shall be 9.0 metres.

b. In the mixed use zones, building for use other than residential will be permitted only where the access street have a minimum width of 900 metres.

c. Coverage and F.A.R. of Commercial zone.

- | | |
|---------------------|----------------|
| 1. Maximum coverage | .. 60 percent. |
| 2. Maximum F.A.R. | .. 150 |

Note:- The maximum percentage of coverage shall limit the plinth area of a building. The floor area ratio of FAR value shall limit the total built up area on all floors. F.A.R shall be calculated as below.

F.A.R.

$$\frac{\text{Total covered area on all floors} \times 100}{\text{Plot area.}}$$

Acquisition of 11. lands.

Any land in the area required for the purpose of the scheme may be acquired by purchase, exchange or otherwise by the council or any other agency at any time subject to the provisions of the Kerala Land Acquisition Act and without prejudice to the interests of the scheme.

Disposal of 12. land.

The responsible authority may with the approval of the council dispose off any land belonging to the Municipality or acquired under the scheme by sale, auction, change lease, or otherwise subject to rule framed for the purpose by the council and those rules shall be binding on the purchaser, transfers, heirs, assignee and their successors.

Minimum area for 13. dwelling houses and buildings.

a) Minimum area of residential plots is given below.

Area in m² Mini.width in metre on road frontage.

For one family dwelling houses (single or double or storeyed).

40.00

6

For each additional family and its housing convenience. Add 30m² in area of plot. 2.4. m frontage of plot.

Note:- Dwelling houses or hut means a house or a hut designed or intended to be used wholly or principally for human habitation and for a single family only together without houses, latrines and other similar appurtenances as are ordinarily used or intended to be used therewith.

b) Every site intended for buildings other than dwelling houses shall be not less than 40m² and width 6m provided that in the case of shops, godowns, fuel depot, and other business premises, it shall be open to the responsible authority to specify and suitable extent for each shop, godown etc.

c) Where a plot on site held in single ownership prior to the date of notification of the scheme under section 10 of the Act is less than the minimum prescribed in the sub clauses (a) above the responsible authority shall decide whether in the interest of the scheme permission shall be given

to build on such plots or site or sites by reconstitution or redistribution of boundaries of plots. If the latter course is proposed, the matter shall be decided by the Arbitrator in accordance with the provision of rules.

- d) In the land proposed to be acquired development for residential purposes, the average gross density or population shall not be less than 80 p.p.n.
- 14.(i) Every building site unless it abuts on an existing public street or an existing private street in conformity with the scheme be made to abut to its full width in front on a street laid down and made in accordance with the provisions of this scheme.
- (ii) The building line in respect of all the streets shall be as shown in map No.DSN/2 and specified in schedule III.
- (iii) Boundary walls or fences along shall be created in the space between the building line and the edge of the adjacent street.
- (iv) No boundary wall or fence created between the building line and edge of the adjacent street shall be of a greater height than 1.5 m. measured from the level at the centre line of such street. Provided also where the level at the centre line of such street. Provided also where the level of the compound is higher than that of the road this height may be exceeded so as to have a height of 1m. above the level of the ground of the plot.
- (v) Open space requirements of a building shall be in conformity with the Municipal Building rules in force unless otherwise provided for in the scheme.
- (vi) Minimum off street parking spaces for motor vehicles shall be provided for various types of buildings as per the following table.

Minimum off street parking spaces.

Type of use	One parking space of 18 sq.m. shall be provided for every.
Theatres and Auditoriums	50 seats of accommodation.
Commercial	90 sq.m. carpet area or fraction thereof.
Office buildings	90 sq.m. of office floor space.
Restaurants	15 seats of accommodation.
Hotels	4 guest rooms provided
Industrial buildings.	50 employees in industry.
Multy family Dwellings.	5 dwelling units.
Lodging without eating facilities for public.	6 guest rooms provided.

- vii. The responsible authority in consultation with the Chief Town Planner shall have power to fix the height of the storeys of the shops business and commercial buildings and the ultimate height of the whole building or line of buildings according to their individual, architectural requirements and to insist that any other architectural details may be incorporated in the design provided that the individual architectural requirement of any parts shall be viewed in consideration of the general appearance.

Prohibition
of building
in unhealthy
sites.

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

Drainage

16. Sufficient means of effectual drainage and discharge of sewage shall be provided in every private street by the owners or occupiers of site abutting thereof and every site and building shall be provided with suitable drains leading there from to the nearest street lane. 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 or channels on it having previously been treated sanitorily in the manner required by the responsible authority.

Housing Scheme.

17. a) Housing scheme may be undertaken in conformity with the provisions of the scheme by the council or the council may enter into contract with Housing Societies or other housing agencies, to take up housing schemes with the previous sanction of the Government.

- b) The sites of existing pucca and moderate dwelling houses with appurtenant area may be exempted from acquisition of lands to a reasonable extent, as decided by the responsible authority.

Reconstitution
of boundaries.

18. a) Where necessary, boundaries of sites or lands shall be redistributed and plots reconstituted 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. Ownership of land or portion of land from one person to another.

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

Advertisement. 19. No form of advertisement other than that of the traders name and business exhibited on shops or notice exhibited in public buildings shall be permitted within the area unless otherwise approved by the responsible authority.

Claim for compensation 20. Any person whose property is injuriously affected by any refusal to grant the permission applied for under section 17 of the Act and 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.

Claim for betterment 21(1) Claims for betterment contribution under section 23 of the Act in respect of all properties which have increased or are likely to increase in value by the making of the scheme shall be made by the council to the Arbitrator in accordance with the rules, within 36 months of the date of the scheme. The betterment contribution shall be levied, and recovered in accordance with the provisions of section 23 and 24 of the Act every year at 10% of the increase in value for a period of 20 years.

(2) Notwithstanding anything contained in the above sub clause, the Council may within the previous approval of the Government, agree with any owner to receive a fixed payment either in a lump-sum or by instalments in lieu of the betterment contribution.

Power of the responsible authority to make agreements. 22. Subject to the provisions of section 36 of the Act, the responsible authority may make any agreement with any person or body in furtherance of carrying out the scheme or any matter in connection therewith provided that such agreement is not inconsistent with the scheme.

Regulation of
scheme Rules.

23. (1) The responsible authority, may if it 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 of the made obligatory by any law, provided that it is satisfied that there are circumstances warranting such dispensation or modification.
- (2) Government may in any particular case and subject to any condition as they may impose and in consultation with the Chief Town Planner or dispense with or modify of the requirement of the scheme other than the requirement made obligatory by any law and their decision shall be final.

Time of
execution of
the scheme.

24. Notwithstanding anything contained in the scheme the responsible authority may without prejudice to the effecient operation of the scheme.
- (1) Defer the execution of any or all works for a period of not more than two years from the date of the scheme unless otherwise permitted by the Government.
- (2) Allow reasonable time to any owner or person to carry out or execute any works or to fulfil his obligation under the scheme.

Penalty

25. Any person who comit 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 condition proceedings, restrictions limitations of terms made or imposed under or in pursuance of any of the Act shall on conviction be punished in accordance with section 44 B of the Act.

S C H E D U L E S

- I. Ownership and extent of land included in the scheme in Form No.7.
- II. Estimate cost of the scheme in Form No. II.
- III. List of new streets and widening of existing streets in Form No. 3.
- IV. Lands proposed to be reserved in Form No. 10.
- V. Lands proposed to be acquired for the Scheme in Form No.9.

COMMISSIONER,
KASARAGOD MUNICIPALITY.

SCHEDULE - II

FORM NO. II

ESTIMATE COST OF THE SCHEME - D.T.P. SCHEME FOR CENTRAL AREA KASARAGOD (REVISED)

(Under Rule 39 of the Madras Town Planning Rules)

Debits		Rs. in lakhs	Sl. No.	Credits	Rs. in lakhs
1	2	3	4	5	6
1.	Acquisition of land and building etc.		I	Government grants	9,28,100
		7,76,000	II	Contribution from:-	
i.	For roads and lanes	11,47,400	(a)	<u>Government departments</u>	
			i.	P.W.D.	10,74,000
ii.	For other purposes		ii.	Health department	1,65,000
			iii.	P.H.E.D.	76,700
II.	<u>Improvements:-</u>				
i.	Raising level	LS 1,00,000		6. Other Local Authorities	1,00,000
ii.	Forming Roads	5,13,000		i. K.S.F.B.	49,855
iii.	Culverts.	2,21,000		ii. K.S.R.T.C.	4,39,000
iv.	Drains	3,32,200	C,	Private persons (School purpose)	63,000
v.	Water supply	76,700			
vi.	Lighting	49,855	III.	Sale proceeds of sites and buildings	

Contd.....2.....

1	2	3	4 72/	5	6
vii. Latrines					
viii. Schools					
ix. Markets etc.					
x. Other works.		LS 50,000	i. Commercial ii. Residential		5,50,188
II. Compensation of injurious affection.		LS 50,000			
IV. <u>Miscellaneous</u>			IV. Amount debitable to:		
i. Cost of preparation of scheme including special survey &		LS 1,00,000	i. General Account-ordinary		
ii. Cost of arbitration etc.		LS 50,000	ii. The elementary Education funds of the Municipality.		
iii. Legal expenses		LS 50,000	iii. The Water Supply and drainage fund		
iv. Contingencies		LS 245	iv. Lighting Account		
			v Remunerative enterprises (Rent, rates, and taxes from Taxi stand bus stand etc. for the plan period)		
			vi. Any other Account		5,00,000
			v. Other items.		
			viii. betterment levy	LS	5,00,000
			Total		44,45,847

SCHEDULE - III

FORM NO. 3

List of new Streets and widening of existing streets (Under Rule 38(ii) of the Madras Town Planning Rules)

D.T.P. Scheme for Central area, Kasaragad Town (Revised)

Sl. No.	No. of streets for distinguishing letters	Situation	New streets of widening	Length of streets in mtrs.	Width of streets in mtrs.	Distance between building line (in mtrs.)	Width of metal-ing	Remarks
1.	Road A A	N H Bye pass (North east of the scheme)	New	74	30	39	-	Reservation
2.	Road B B	In between M.G. road and Jalsoor road (K.P.R. Road)	Widening	420	15	21	-	Acquisition
3.	Road C C	North western side of M.C.C. road (Beach road)	"	640	12	15	-	Reservation
4.	Road C1 C1	North Eastern side of M.C.C. road (Naik road)	"	620	12	15	-	Reservation
5.	Road C2 C2	In between road C1 C1 and road B B	"	124	12	15	-	Reservation & Acquisition
6.	Road C3 C3	Off take from Jalsoor road towards eastern side of the scheme (Chennad Ferry road)	"	290	12	15	-	Reservation & Acquisition
7.	Road C4 C4	Off take from Jalsoor road towards south of the scheme	New	290	12	15	-	Acquisition
8.	Road C5 C5	In between Jalsoor road and road C4 C4 (Temple road)	Widening	210	12	15	-	Reservation
9.	Road C6 C6	Off take from road C3 C3 towards east of the scheme (Koripody road)	"	180	13	15	-	"
10.	Road C7 C7	Off take from road C3 C3 towards east of the scheme	"	72	12	15	-	Acquisition

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1	2	3	4	5	6	7	8	9
11.	Road C8 C8	Fort road	Widening	670	12	15	-	Acquisition
12.	Road C9 C9	Pallam road	"	300	12	15	- &	Reservation
13.	Road C10 C10	Off take from road C5 C5 (Cul-dd-see road)	New	54	12	15	-	Acquisition
14.	Road D D	Between road CC and Road C9 C9 (Santha Durghamba road)	"	570	12	15	-	Reservation Acquisition
15.	Road D1 D1	Deeranatha Covil road	"	70	12	15	-	Reservation
16.	Road E E	Connecting road C C and road D D	"	396	7	10	-	Acquisition
17.	Road E1 E1	Connecting road C C and Road D D	Widening & New	210	7	10	-	Acquisition Reservation
18.	Road E2 E2	Connecting road C C and D D	New	320	7	10	-	Acquisition
19.	Road E3 E3	Off take from road D D towards western side of the scheme	"	156	7	10	-	"
20.	Road E4 E4	Off take from road C1 C1 towards Northern side of the scheme.	"	36	7	10	-	Reservation
21.	Road E5 E5	Between M.C.C, Road and road E8 E8	Widening	230	7	10	-	Acquisition
22.	Road E6 E6	Between Venktaramana Temple road and road E2 E2	New	38	7	10	-	"
23.	Road E7 E7	Off take from road C C towards North of scheme	Widening	56	7	10	-	Reservation.

Contd.....3.....

SCHEDULE IV

FORM NO.10

Land proposed to be Reserved under section 4(K)
(Under Rule 38 (iv) of Madras Town Planning Rules)
D.T.P.Scheme for Central area Kasaragod Town (Revised)

Sl. No.	Locality	Reference to marking on Map.	Approximate area in Hectare.	Purpose for which area is to be reserved.	Present use	Remarks
1.	North-eastern end of the scheme N.H.Bye pass road.	Burnt Seino colour wash	0.20	Road A A	Residential	Sy.Nos.130
2.	North-western side of M.C.C. road (Beach road)	"	0.19	Road C C	"	Sy.No.30p.,21p, 31,25p,28p, 42p.
3.	North eastern side of M.C.C. road (NAK road)	"	0.19	Road C1 C1	"	Sy.Nos.44p, 38p, 102p, 94p.
4.	In between road C1 C1 and road B B	"	0.06	Road C2 C2	"	Sy.No. 88p, 44p.
5.	Off take from Jalsoor road towards eastern side of the scheme.	"	0.03	Road C3 C3	"	Sy.Nos.132p, 4p, 85p, 130p.
6.	In between Jalsoor road and road C4 C4 (temple road)	"	0.15	Road C5 C5	"	Sy. Nos. 78p, 11
7.	Off take from road C8 C8 towards east of the scheme.	"	0.13	Road C6 C6	"	Sy.Nos. 77p. 74
8.	Fort road	"	0.05	Road C8 C8	"	Sy.Nos. 79.77p, 75p.
9.	Pallan road	"	0.10	Road C9 C9	"	Sy.Nos. 33p, 52 51p.
10.	Off take from road C5 C5 (Cul-de-sac) road	"	0.06	Road C10 C10	"	Sy. Nos. 77p.

Contd.....2.....

1	2	3	4	5	6	7
11	Deeranatha Covil road	Burnt Scine Colour Wash	0.07	Road D1 D1	Residential Sy. Nos. 231.	
12	In between road C C and Road C9 C9	"	0.17	Road D D	" Sy.Nos.31p, 32p, 40.38	
13	Connecting road C C and road D D	"	0.04	Road E1 E1	" Sy. Nos. 31p.	
14.	Off take from road C1 C1 towards northern side of the scheme	"	0.02	Road E4 E4	" Sy. Nos. 24p.	
15	Off take from road C C towards North PF the scheme	"	0.02	Road E7 E7	" Sy. Nos. 24p.	
16	South eastern end of road C1 C1 Red colour wash		1.85	Public & Semi Govt. public Hospital Kasaragod	Sy.Nos.87p, 89p,	
17	In between road C3 C3 and road C4 C4	"	3.15	" Public & semi public	Sy.Nos.35p.33.4p.3p. 1p	
18	Eastern side of road C3 C3	"	0.53	"	Sy.Nos. 132p.	
19	North of road B B	"	37.00	" Nursing home	Sy. Nos. 44p.	
20	In between B B and Jalsoor road	"	2.94	" B.F.M. High School	Sy. Nos. 45p. 47p.	
21	North western end of road C C	"	0.79	" Public & semi public	Sy. No. 21p.	
22	Northern side of road C9 C9	"	2.13	"	Sy.Nos.30p.41p.	
23	South of road C9 C9 and western side of M.C.C. road	"	0.75	"	Sy.Nos.51p.59p.	
24	South western side of road E5 E5	"	0.05	" Mosque	Sy. No. 72p.	
25	South eastern side of road C8 C8 (south of Nagarakkatu road)	"	0.37	" Public & semi public	Sy. No. 27p.	
26	North Western Side of road C C Violet colour wash		0.84	Industrial use Govt.glass conte	Sy. Nos. 21p.	

1	2	3	4	5	6	7
27	Between road E E and E3 E3	Green Colour wash	0.95	Parks & open space	Paddy field	Sy.No.33p.
28	South western end of road D D	"	0.03	"	Municipal land	Sy.No.39p.
29	North of road C3 C3	"	0.14	"	Paddy field	Sy.No.130p.
30	South east end of road C3 C3 (south eastern corner of the scheme)	"	2.00	"	Residential & Paddy field	Sy.No.27p.
31	Area on either side of beach	Yellow & Blue hatching	3.34	Mixed use	Residential	Sy.No.23p. 24 25p. 42p. 31 34p.
32	Area on the northern side of N.A.K. road	"	0.83	"	"	105p. 102p.
33	Area on the southern side of NAK road & Western side of I.C. Bakery road.	"	0.76	"	"	44p.
34	Area surrounded by I.C. Bakery road, N.A.K. road, K.P.R. road and Govt. Hospital compound.	"	1.68	"	"	88p.
35	Area on the western side of Govt. Hospital and Western side of Jalsoor road.	"	0.49	"	"	89p.
36	Area on the eastern side of Jalsoor road and on the north- eastern corner of the scheme	"	0.36	"	"	130p.
37	Area between Govt. High School and Chinmaya mission College	"	0.81	"	"	85p. 86p.
38	Area adjacent to the western boundary of the Govt. High School compound Kasaragod and eastern boundary of Jalsoor road	"	1.14	"	"	82p.

Contd.....4.....

1	2	3	4	5	6	7
39	Area adjacent to the eastern boundary of B.E.M. High School compound.	Yellow and blue hatching	0.96	Mixed use	Residential	46p.
40	Area around Mallikarjuna temple	"	0.83	"	"	41p.
41	Western side of M.C.C. road and on southern side of Polloom road and on either side of Railway gate road.	"	1.20	"	"	51p. 58p. 59p.
42	Area in between M.C.C. road & Fort road and adjacent to Railway gate road.	"	0.91	"	"	75p. 76p.
43	Area between Jalsoor road, K.P.R. road and M.C.C. road.	Blue colour wash	2.65	Commercial use	Residential I commercial	48p. 47p. 46p. 38p. 45p.
44	Area on the west of M.C.C. road and on the north of Venkitoramana temple road.	"	0.82	"	"	42p. 41p.
45	Area on the north of temple road and south of Jalsoor road	"	1.29	"	"	78p. of Kasaragod Village 1p. of Talangara Village.
46	Area on the eastern side of M.C.C. road & adjacent to the southern side of Jalsoor road.	"	3.33	"	"	77p. 73p. 79p. 76p.
47	Triangular portion in between temple road and fish market road	"	0.16	"	"	2(p) of Talangara Village.
48	Area on the northern side of Beach road	Yellow colour wash	0.46	Residential use	Residential	23(p).—

Contd.....5.....

1	2	3	4	5	6	7
49	Area inscribed by beach road on the north; M.C.C. road on the east Venkita Ramana temple road on the south and road E1 E1 on the west.	Yellow colour wash	4.35	Residential use	Residential	31p. 34(p).
50	Area surrounded by beach road on the north; M.C.C. road on the east; Venkita Ramana temple road on the south and Road E1 E1 on the west.	"	2.07	"	"	41(p). 42(p). 31(p)
51	Area on the north of road E3 E3 and Panduranga temple and on the western side of Mallikarjuna Temple and Venkita ramana temple.	"	1.61	"	"	40p. 38(p).
52	Area on either side of Pallam road	"	7.06	"	"	38(p). 52. 51(p) 58(p). 59(p).
53	Area on the southern side of railway gate road.	"	1.86	"	"	72(p). 73(p).
54	Area on the east of forthead, north of Nagarakatta road, and south of Madhur Viprasanna temple road.	"	6.46	"	"	74(p), 77(p), and 2(p) of Talangara Village.
55.	Area on the southern side of Nagarakatta road and on the eastern side of fort road.	"	0.35	"	"	27(p) of Talangara Village
56	Area adjacent to the northern and western boundary of Maadevi viprassanna temple.	"	1.03	"	"	62(p)
57	The bit of land on the western side of Municipal office and eastern side of Government High School.	"	0.36	"	"	3 (p)
58	Area on the east of Jalsoor road and north of Chemnad Ferry road	"	1.35	"	"	130 (p)
59	Area on the north of N.A.K. Road	"	0.36	Bus stand	Vacant	101(p), 102(p), 94(p)
60	Area on the norther side of Jalsoor road Dark Brown Colour Wash			Taxi stand		46(p), 41(p), 37(p), 33(p).

SCHEDULE - V

FORM NO. 9

Land proposed to be acquired for the Scheme - (Under Rule 38(iii) of the Madras Town Planning Rules).

Detailed Town Planning Scheme, for Central Area Kasaragod Town (Revised).

Propose for each to be acquired	Name of Village	Survey Nos. affected.		Discription of land	Name of owner	Boundaries of land				Extent to be taken		Remarks
		Sy. No.	Sub.Dn. No.			East	South	West	North	Hect.	Arc.	
1	2	3	4	5	6	7	8	9	10	11	12	13
Road B B	Kasaragod	44	14	Dry	--	88/6B	44/14	44/14	44/14	11.30		Part
		45	2	"	--	88/8	46/2	46/1	44/15	0.20		"
		88	15B	"	--	88/5	88/7	88/6B	88/6B	2.90		"
			8	"	--	88/9	88/8	88/8	88/8	1.30		"
			9	"	--	88/10	88/9	88/9	88/9	1.20		"
			10	"	--	88/10	87/2A	88/9	88/7	4.50		"
			5	"	--	88/5	88/7	88/6B	88/5	4.40		"
		87	27	"	--	87/2A	88/2A	87/2A	88/10	0.60		"
Road C1 C1		89	8	"	--	89/11	89/2	90/	90	0.60		"
Road C2 C2		44	11	"	--	91	89/11	89/2	91	2.00		"
			13	"	--	88/6A	44/14	44/13	44/12	0.40		"
			14	"	--	88/6A	44/14	44/14	44/13	0.40		"
Road C4 C4	Talangara	1	2	"	--	82/1	1/36	1/2	Road	2.00		"
			3B	"	--	1/7	1/6	1/3B	1/2	1.00		"
			6	"	--	1/6	1/5	1/6	1/3B	4.50		"
			5	"	--	1/14	2/6	1/5	1/6	4.50		"
		88	7	"	--	1/7	1/6	1/3B	82/1	2.50		"
	Kasaragod	82	1	"	--	82/1	1/7	1/2	81	2.50		"

Contd.....2.....

1	2	3	4	5	6	7	8	9	10	11	12	13
	Talangara	2	7	Dry	--	2/8	2/4	2/7	2/6		5.40	Part
			8	"	--	2/8	2/9A	2/7	2/6		1.75	"
			9B	"	--	2/9B	2/10	2/4	2/9A		1.00	"
			10	"	--	2/10	3B	2/14	2/9B		0.15	"
			9A	"	--	2/8	2/9B	2/4	2/7		0.15	"
Road C7 C7	Kasaragod	74	9B	"	--	74/11	74/93	75/3	74/9A		3.60	"
			11	"	--	74/7A	74/11	74/9B	74/7B		0.80	"
			8A	"	--	74/10B	74/7A	74/8A	74/8A		0.60	"
Road C8 C8		73	5	"	--	Road	73/5	73/5	73/3		1.40	"
		74	10	"	--	74/10	74/12	Road	Road		0.10	"
Road C8 C8	Kasaragod	74	12	"	--	74/12	Road	Road	74/10		1.50	"
		27	5	"	--	27/5	27/4	27/2	Road		3.20	"
Road D D		32	2A	"	--	32/2A	40/3A	32/2A	32/2A		3.20	"
Road E.E		34	8	"	--	34/8	34/5	34/8	34/4		2.00	"
			5	"	--	34/5	34/5	34/5	34/8		3.35	"
			6	"	--	34/6	33/2	34/5	34/6		0.70	"
			13	"	--	34/13	33/1	33/2	34/7		0.70	"
				"	--	31/12	33/1	34/7	34/13		0.20	"
		33	2	"	--	31/1	33/2	33/2	33/2		1.40	"
			1	"	--	32/2A	33/1	33/2	34/7.13		1.50	"
		32	2A	"	--	32/2A	32/2A	33/1	32/2A		1.10	"
		31	12	"	--	31/13A	33/1	34/13	31/12		0.70	"
			3A	"	--	32/2A	32/2A	31/12	31/13A		0.15	"

Contd.....3.....

1	2	3	4	5	6	7	8	9	10	11	12	13
Road E1 E1	Kasaragod	32	12C	Dry	--	32/3	32/2C	32/2B	32/2C		2.25	Port
			3	"	--	32/3	32/3	32/2C	31/16,17		1.00	"
Road E2 E2		32	2C	"	--	32/3	40/4A2	32/2B	32/2C		1.00	"
"			3	"	--	41/2	40/4B2	32/2C	32/3		5.70	"
"		41	2	"	--	41/2	41/3	32/3	41/3		1.40	"
"			3	"	--	41/3	41/3	40/4B2	41/2		0.10	"
"			1	"	--	41/1	41/2	41/1	42/12		4.75	"
"		42	12	"	--	41/1	41/1	41/12	42/13		0.50	"
"			13	"	--	42/15	42/12	42/13	42/6		1.00	"
"			14	"	--	42/14	42/13	42/14	42/6		2.40	"
"			7	"	--	42/6	42/14	42/7	42/4		0.10	"
"			6	"	--	42/6	42/14	42/7	42/4		1.70	"
"			4	"	--	42/4	42/6	42/4	28/2		2.50	"
"		28	2	"	--	28/2	42/4	42/3	28/1		0.60	"
Road E3 E3		33	3	"	--	33/5	33/1	33	33/3		2.00	"
"			5	"	--	38/3	33/5	33/3	33/5		4.20	"
"		38	3	"	--	38/5	38/3	38/5	33/5		2.60	"
"			4	"	--	38/11	38/4	38/3	38/5		1.25	"
"			11	"	--	38/1	38/11	38/4	38/5		1.70	"
Road E5 E5		72	2	"	--	72/5	72/2	72/1	75/2A		0.60	"
"			15	"	--	73/1	72/15	72/2	75/2A		0.30	"
"		73	1	"	--	73/9A	73/1	72/15	75/2A		4.50	"
"			9A	"	--	73/5	73/9A	73/1	75/2A		1.00	"
"			5	"	--	73/5	73/5	73/9A	75/2A		0.15	"

Contd.....4.....

/4/

1	2	3	4	5	6	7	8	9	10	11	12	1
Road E6 E6		75	2A	Dry	--	75/2A	75/2A	75/2A	75/2A		0.40	Par
		41	2	"	--	41/2	41/2	41/4	41/3		1.25	"
			4	"	--	41/4	41/4	41/3	41/4		1.70	"
M.C.C. Road	Kasaragod	75	2A	"	--	75/2A	75/4	71/1	71/1		1.80	"
	Village		4	"	--	75/2A	75/2A	71/1	75/2A		2.40	"
		72	1	"	--	72/1	72/3	71/1	75/2A		0.20	"
			3	"	--	72/3	72/4	71/1	72/1		0.15	"
			4	"	--	72/4	72/5	71/1	72/3		0.20	"
			5	"	--	72/5	72/6	71/1	72/4		0.25	"
			6	"	--	72/6	72/7	71/1	72/5		0.15	"
			7	"	--	72/7	72/8	71/1	72/6		0.15	"
			8	"	--	72/8	72/9	71/1	72/7		0.15	"
			9	"	--	72/9	72/10	71/1	72/8		0.10	"
			10	"	--	72/10	72/11	71/1	72/9		0.15	"
			11	"	--	72/11	72/12	71/1	72/10		0.15	"
			12	"	--	72/12	72/13	71/1	72/11		0.15	"
			13	"	--	72/14	72/1	71/1	72/12		0.20	"
		59	12	"	--	71/1	59/13	59/13	59/11		0.05	Full
			13	"	--	71/1	59/14	59/13	59/12		0.05	Part
			14	"	--	71/1	59/14	59/14	59/13		0.05	"
			15	"	--	71/1	59/16	59/15	59/14		0.05	"
			16	"	--	71/1	59/17	59/16	59/15		0.05	"
			17	"	--	71/1	59/25 & 71/1	59/17	59/27,26		0.50	"
			27	"	--	71/1	59/17	59/27	59/16		0.10	"
			26	"	--	71/1	59/17	59/26	59/17		0.10	"
			25	"	--	71/1	59/17	59/25	59/17		0.10	"

Contd.

.....5.....

1	2	3	4	5	6	7	8	9	10	11	12	13
		70	3	Dry	70/1	70/36	70/3A	70/1			1.00	Part
		39	4	"	--	49/1	49/1	49/4	39/1		1.80	"
		45	6A	"	--	45/6A	55/6B	49/4	45/2		0.70	"
			2	"	--	45/2	45/6A	49/1	45/1		0.50	"
			1	"	--	45/1	45/2	43	44/15		1.40	"
		44	13	"	--	44/13	44/14	43	43		1.40	"
			14	"	--	44/15	44/15	43	44/13		1.60	"
			1	"	--	44/2	44/3	27	104		0.30	Full
			2	"	--	44/2	44/42	44/1,3	4 104		0.20	Part
			3	"	--	44/2	44/4	27	44/1		0.25	Full
			4	"	--	44/2	44/5	27	44/3		0.25	"
			5	"	--	44/5	44/6	27	44/4		0.20	Part
			6	"	--	44/6	44/7	27	44/5		0.20	"
			8	"	--	44/8	44/9	27	44/7		0.20	"
			9	"	--	44/9	44/10	27	44/8		0.20	"
			10	"	--	44/10	43	27	44/9		0.30	"
			7	"	--	44/7	44/8	27	44/8		0.20	"
		48	34	"	--	48/35	80	48/34	48/33		0.56	"
			35	"	--	48/36	80	48/34	48/35		0.32	"
			36	"	--	48/38	80	48/35	48/36		1.32	"
Commercial	Kasaragod	44	13	"	--	43/13	44/14	44/13	44/12		25.00	"
			14	"	--	44/15	44/14	44/14	44/13		17.00	"
		77	6	"	--	77/7A1	77/5A1	77/1A	77/6		20.40	"
		1	2	"	--	1/2	1/3B	1/2	1/2		10.00	"
	Talangara		3B	"	--	1/3B	1/6	1/3B	1/2		4.70	"
			4A2	"	--	1/6	1/4A2	1/A2	1/3B		0.60	"
			6	"	--	1/6	1/5	1/4A2	1/3B		5.75	"

1	2	3	4	5	6	7	8	9	10	11	12	13
			7	Dry	1/8	1/13A	1/7	72/1			16.00	Part
			13A	"	--	1/13B	1/14	1/6 1/7			24.05	Full
Public & Semi public	Kasaragod	47	8	"	--	47/9	47/8	45/5B1			21.00	Part
		46	1	"	--	46/2	46/1	45/1	46/1		15.00	"
			2	"	--	88/8	46/2	46/1	46/15		11.53	"
		8	3	"	--	88/12.4	88/5	88/3	88/3		14.25	"
			12	"	--	88/4	88/3	88/3	88/32		1.20	"
			4	"	--	89/1A	88/4	88/13	88/4		13.60	"
			13	"	--	88/4	88/12	88/12	88/13		4.00	"
		89	1	"	--	89/11	89/1A	90	89/2		0.60	"
			11	"	--	89/11	89/13	89/1A	89/11		5.00	"
			3	"	--	89/3	89/8B	89/1A	89/11		9.60	"
			8B	"	--	89/8B	89/8A	89/1A	89/3		0.80	"
			8A	"	--	89/8A	89/1A	89/8A	89/8B		0.50	"
		59	12, 13, 14, 15, 16, 25, 26, 27			71	70/1, 59/29	59/19, 18	59/11		12.50	"
KSRTC Bus Station.		44	13	"	--	44/13	44/14	44/13	44/11		74.40	"
			14	"	--	44/14	44/14	44/14	44/13		39.00	"
Residential use.		41	1	"	--	44/1	41/2	32/3	42/11, 12		14.55	"
			2	"	--	41/2	41/2	32/3	41/1		0.15	"
		32	1	"	--	40/2	40/2	33/4	32/2A		9.60	Full
			2A	"	--	32/2A	40/2	33/2	32/2A		85.00	Part
			2C	"	--	32/3	32/2C	32/2B	32/2C		20.80	"
			3	"	--	31/3	32/3	32/2C	32/3		96.00	"
		33	1	"	--	32/2A	32/2	33/1	33/1		8.10	"
			2	"	--	32/2A	33/4	33/2	35/1		5.00	"
			4	"	--	33/4	33/4	33/4	33/1A		15.00	"
			5	"	--	38/5	33/5	33/1	33/4		28.80	"

//True Copy//