



Detailed Town Planning Scheme
for
ELAMKULAM EAST

DETAILED TOWN PLANNING SCHEME
for
ELAMKULAM EAST

REVISED

PREPARED BY THE
DEPT. OF TOWN PLANNING
KERALA STATE

Published by
GREATER COCHIN DEVELOPMENT AUTHORITY.

Detailed Town Planning Scheme for ELAMKULAM EAST

FOREWORD

The Elamkulam East Detailed Town Planning Scheme covers an extent of about 76.0 hectares and it is located on the Eastern side of Elamkulam Road Detailed Town Planning Scheme area. The boundaries of the scheme area are as follows.

North: Sy. Nos. 421, 424, 482, 507, 500 (P) and 503 (P) of Elamkulam village.

East : Canal

South: Tripunithura Road

West : Sy. Nos. 320, 321, 322, 397, 398, 399, 400, 402, 411 (P), 412, 413, 414, 415 and 416 of Elamkulam village.

OBJECTIVES

The Scheme envisages the planned development of the scheme area which is mostly low lying and paddy fields. A large extent of land lying to the west of this scheme area has already been brought under planning control in different Detailed Town Planning Schemes which are under different stages of implementation.

The Ernakulam Co-operative Housing Society has already taken steps to develop about ~~3~~^{12.90} hectares of land within the scheme area as part of their housing programme. Similarly, the Kerala State Housing Board also intends to develop ~~two~~^{3.694} sites in the scheme area as part of their Housing programme. The land available in between these sites, therefore, need to be developed by gudicious planning in an integrated manner to achieve the desired results.

The scheme area with an estimated future population of 10000-15000 is quite adequate for a neighbourhood. Therefore neighbourhood facilities such as shopping centres, High School, Play grounds, Parks etc. are proposed to be provided appropriate locations.

EXISTING FEATURES:

A stretch of the Ernakulam-Tripunithura Road and two link roads viz. the Fatima Road and Muttathil lane which take off from the former constitute the traffic artery system in the scheme area. The developed areas are mostly confined to the sides of these roads. The land around the junction of Fathima Road and Thrippunithura road has developed, of late, into a religious centre with a number of churches their Cemeteries etc. The Sewage treatment plant which is located on the Eastern boundary of the scheme area covers an extent of 3.35 Hectares.

PROPOSALS

The development proposals envisaged in this scheme are outlined below.

ROADS

A road 15M. wide (BB) originating from the Trippunithura road and linking up the northern portion of the scheme area and two East-West roads of same width as above and connecting the Elamkulam road and Fatima Road are the important new roads proposed in this scheme. The Trippunithura Road and the Fatima Road ^{are} also proposed to be widened as per the development plan.

In addition to the above, ^{the} two East-West roads (GG and FF) of width 10 M. and 15 M. respectively ^{are} proposed to connect the Fatima Road and the Road, BB. ^{6.27} An 8M. wide road adjacent to the road FF is being formed by the P. H. E. D. connecting the sewage treatment plant and the pumping station. This will function as a service road for laying sewer lines. An area of ~~9.59~~ ^{6.27} hectares is proposed to be acquired for forming roads.

RESIDENTIAL AREAS:

Areas which are predominantly residential and already developed are proposed to be retained as such. However lowlying and undeveloped contiguous areas which are suitable for residential colonies are proposed to be acquired for planned residential development. It is envisaged that in addition to G. C. D. A. the K. S. H. B. the Ernakulam Housing Society will also take up housing schemes in the area. An area of ~~25.64~~ ^{26.38} hectares is proposed to be acquired for residential development. ^{16.38 H is proposed to be developed by GCOA. out of which}

COMMERCIAL AREAS:

~~In addition to~~ The existing commercial areas an extent of 0.66 hectare is ^{has earned} proposed to be ~~acquired~~ for a commercial ^{purpose} complex at the junction of the Fatima Road and Trippunithura Road. As the neighbourhood centre in the Elamkulam road scheme is contiguous to the western boundary of this scheme area only an area of 0.65 hectare is proposed to be added for the neighbourhood shopping centre.

INDUSTRIAL AREA

~~As the scheme area is predominantly residential in character large industries are not proposed in the scheme area. However an area of 1.43 hectares is proposed to be acquired on the Trippunithura road on the eastern boundary of the scheme area for locating service industries.~~

PUBLIC USES:

An area of hectares is propose to be acquired for a high school near the proposed neighbourhood centre by the side of road B. B. Another area of 0.19 hectare is proposed to be acquired in the scheme area for a nursery school.

PARKS AND OPEN SPACES

The open spaces provided as part on the green strip together with the incidental open spaces within residential areas will meet the requirement for open spaces in the area.

DRAINAGES

As already stated above, a major portion of the area is low lying paddy fields. Filling up of these areas will naturally cause flooding up of the surrounding lower areas of existing dry land. To prevent this a proper drainage system is required. The two north-south drains available in the area are proposed to be retained with necessary improvements with a minimum width of 7 M.

LAND USE ANALYSIS

The proposed land use structure in the scheme area is shown in the following table.

PROPOSED LAND USE

Sl. No.	Land use	Area in Hectares	Percentage
1.	Residential	50.96 56.81	67.30 74.25
2.	Commercial	2.24 1.10	3.00 1.44
3.	Public and Semi public	7.38 7.13	9.00 9.38
4.	Industrial	1.48	1.92
5.4	Park and open space	2.77 2.51	3.90 3.30
6.5	Road	9.69 7.37	12.90 9.70
7.6	Canal	1.17 0.87	1.50 1.15
8.7	Sector centre	0.36 0.21	0.47 0.28
	Total	76.00	100.00

ACQUISITION OF LAND AND AFFECTED BUILDINGS

For implementation of the scheme an area of 42.62 hectares is proposed to be acquired. Number of buildings affected by the acquisition of land will be as follows.

1. Pucca	7 Nos.
2. Moderate	26 "
3. Kutcha	25 "
4. Hut	25 "
Total	83 Nos.

The affected families are proposed to be rehabilitated in the scheme area.

TABLE - 1
PROPOSED LAND USE ANALYSIS.

Sl. No.	Purpose	Reserved area in hectares	Additional area proposed to be acquired in hectare	Total of Col. 3 and 4	percentage to total	Remarks
1	2	3	4	5	6	7
1	Road	1.10 (existing)	7.47 6.27	8.57 7.37	11.28 9.70	
2	Public & Semipublic	4.93	2.20	7.13	9.38	
3	Commercial	1.50 0.44	1.30 0.66	2.80 1.10	3.80 1.45	
4	Parks and open space	5.58 Nil	1.06 2.51	6.64 2.51	8.74 3.30	
5	Residential	22.80 30.43	27.39 26.38	40.69 56.81	65.93 74.05	
6	Canal	0.58 (existing)	0.29 0.29	0.87	1.14	
7	Sector centre	—	0.21	0.21	0.28	
Total		86.08 37.48	80.92 38.52	76.00	100.00	

DRAFT SCHEME

THE DETAILED TOWN PLANNING SCHEME FOR ELAMKULAM EAST

TITLE

1. This scheme may be cited as the Detailed Town Planning Scheme for the Elamkulam East.

DEFINITION:

2. In this scheme unless there is anything repugnat in the subject or context.

- a) "Act" means the Town Planning Act (Act IV of 1108)
- b) "Municipal Act" means the Kerala Municipal Corporation Act 1961.
- c) "Development Authority" means the Greater Cochin Development Authority.
- d) "Secretary" means the Secretary, Greater Cochin Development Authority.
- e) "Chief Town Planner" means the Chief Town Planner to Government of Kerala.
- f) "Scheme" means the Detailed Town Planning Scheme for Elamkulam East.
- g) "Schedule" means a Schedule appended to the Scheme.
- h) "Map" means a Map annexed to the Scheme.
- i) "Street" includes roads, street and lanes.
- j) "Date of Scheme" means the date of notification of the Scheme in the Kerala Government Gazetter under Section 12 of the Act.
- k) "Rules" means the rules made under Section 41 of the Act.
- l) "Area" means the area to which the Scheme applies.
- m) "Government" means the Government of Kerala.
- n) "Arbitrator" means the arbitrator appointed for the scheme under section 26 of the Act.
- o) "Building line" means a line which is in the near of the street alignment and up to which the main wall of the building abutting on a street may lawfully extend and except as prescribed in the Kerala Municipal Building Rules in force.
- p) "Town Planner" means Town Planner of Kerala State Town Planning Service holding jurisdiction over the area.

RESPONSIBLE AUTHORITY

3. The Secretary 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.

Nothing in this clause shall be deemed to restrict or otherwise affect the powers of the development authority to claim or levy betterment contribution from the owner of any property not included within the area, which will come under purview of Sections 22, 23 and 24 of the Act Clause 21 (1) of the scheme.

OWNERSHIP AND EXTENT:

5. The ownership of all lands in the area with extent as per the registers maintained by the Development authority and/or Revenue Office as on the date of publication of the notification under section 8 of the Act is given Sch. 1.

ESTIMATE OF THE COST:

6. 1) A estimate of the total and net cost of the scheme is given in form No. 11 Sch. 11. The net cost is proposed to be financed as therein stated. The estimate is liable to such revision 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 Development Authority may determine and completed within a 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 on any works which under the scheme are to be executed by any authority, owner or other person as the responsible authority thinks necessary and expedient for the purpose of securing development of the area without delay and ensuring the efficient operation of the scheme.

STREETS:

7. 1) Subject to the provisions of the scheme all streets mentioned in Schedule III (form No. 8) shall be constructed by the responsible authority or other public agency authorised by Government on the lines shown in 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 Sch. III and shown in 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 two third of the entire cost of acquisition of lands and of metalling, surfacing, draining and lighting of the streets, may be recovered from the owners or occupiers of lands and buildings abutting the streets in such proportion as may be decided by the responsible authority.

- 3) 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 development authority shall levy only such portion of the betterment contribution payable under the scheme or it may forgo the contribution entirely.
- 4) 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 atleast 7m. width, provided that cul-de-sac not more than 200m. in length can be permitted with a width 5.5mts.
 - b) Every street intended to form the principal approach or means of access to any particular site but is not intended for use as a cart or carriage road shall be at least 3.6m. in width, provided that such site is considered suitable and approved by the responsible authority for building purposes and provided also that in the opinion of the responsible authority a street to be used as a cart of carriage way cannot be or need not be made in compliance with the requirements of sub clause.
- 5) The responsible authority may with the approval of the Chief Town Planner, undertake to carry out any private street work of widening of any existing private street (not included in the scheme) whether with the consent of owners or occupiers of buildings of 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 occupier according to the frontage of their respective lands or in such proportion as maybe settled by the responsible authority.
- 6) The responsible authority may not withstanding anything contained in sub clause (2) and (3) above, with the approval of the Chief Town Planner and subject to any agreement with the owners or occupiers as to the cost of construction, undertake to construct any new street within the area, when 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 construction, the streets, provided that if 50% of owners or occupiers of sites abutting on any new street have surrendered lands free of cost for the streets, and paid the cost construction, the responsible authority shall under take to construct the street without delay, and recover the balance from the remaining owners or occupiers.
- 7) 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 an street or land.

- 8) 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.

SUBMISSION OF LAYOUTPLANS:

- 9) 1) If any owner of land within the scheme area intends or proposes to layout a street, lane or pathway or subdivide utilise, lease or otherwise dispose of any land as a site or sites for building purposes, he shall, submit for the approval of the responsible authority a site or layout plan showing the land and the site 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 sites.
- 2) Save in such cases as the site or sites intended for building purposes may abut on any existing public street or on existing private street, the owner of the land shall layout and made the street or streets giving access to the site or sites, 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 purpose unless he has carried out or otherwise made arrangement 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 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.

APPROVAL OF LAYOUT PLANS:

10) 1) (a) No owner or other person shall layout a street, lane or pathway or sub-divide, utilise, sell lease or otherwise dispose off his land or portion or portions of the same as site or sites for building purposes until a site or portions of the same as site or layout plan or plans 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, line, or pathway or for sub dividing the lands.

b) The application for approval of a site or layout plan or plans 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 modification of the plan as he thinks fit or case 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 way alter or add to building without conforming in every particular with the requirements of the scheme, and unless he has applied for and obtained permission of the responsible authority under section 15 of the Act and in compliance with the requirements of sub clause 9 (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 15 of the Act for any site plan, or layout plan or plan of sub-division or for construction or reconstruction of a building in a site in the area, take into consideration the desirability of reconstitution or redistribution of boundaries of any land or plot or plots or site or sites under clause 18 of the scheme as he thinks fit and may impose any restrictions or conditions or pass such orders as may be necessary to secure such reconstitution or redistribution of boundaries of the land, plot or plots or site or sites. The restrictions or conditions imposed or the orders passed by the responsible authority shall be complied with by the owner or owners or the person or persons concerned and shall be enforceable.
- 4) Notwithstanding anything contained in the scheme the responsible authority may with the approval of the Chief Town Planner, prepare 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, subdivision of lands into sites for building purposes and the reservation of lands for community or public purposes shall be laid out and the same shall be read as part of the scheme, and shall be enforceable.
- 5) a) Subject to the provisions of section 15 of the Act every application for permission required to be obtained under clause 9 (2) (a) above, shall be submitted to the responsible authority in the form specified in the building rules made under section 222 of Municipal 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 building or buildings and also a specification or specifications in regard to the design materials, architecture, drainings, water supply, use of building and other details of construction.

- b) The responsible authority shall have power to impose reasonable restrictions and conditions while granting permission and to make reasonable modifications or alteration in the location, structural or architectural design or materials of the building or buildings as he thinks fit, or shall cause to be made such modifications alterations as the Chief Town Planner may consider necessary.

The restrictions and conditions as laid down by the responsible authority shall be complied with 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.

The responsible authority fail to give a reply or pass any orders within 3 months from the date of receipt of the application, the application shall be deemed to be sanctioned, if not otherwise inconsistent with the provisions of the Scheme.

RESERVATION OF LAND and ZONING:

- 11) a) A list of lands reserved for various purposes is given in schedule IV (form No. 10)

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

- b) The Development Authority may from time to time to meet the demand, declare any part of the area with the approval of the Chief Town Planner and subject to such conditions restrictions as he may think fit, to be reserved for such purpose prescribed under sub section (k) of section 3 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 development in respect of all lands within the scheme area shall conform to the zoning regulations given below (any use not specified other than agriculture and horticulture and religious use shall be prohibited).

1) RESIDENTIAL USE ZONE:

All residences, parks and playgrounds incidental to the residential use, nursery schools, neighbourhood shops not exceeding 8m² carpet area each, and community hall not exceeding 100m² carpet area shall be permitted in all areas zoned for residential use.

Provided that in addition to the above uses (i) professional offices libraries, reading rooms, clubs educational buildings

such as L. P. Schools small post offices and Telegraphic offices, hostals and boarding houses small service industries of non-obnoxious nature engaging not more than 3 workers with power installations upto 3 H. P. or 10 workers without power installation may be permitted in all areas zoned for residential use subject to the prior approval of the Town Planner having jurisdiction over the area.

- ii) Government offices of central, state or local bodies, hotels, public utility buildings such as water supply and electrical installation buildings and lodging houses and petrol filling stations small auto garages engaging not more than 5 workers and other non nuisance type or service industries engaging not more than 10 workers with power limited to 10H. or 20 workers without power and areas or building for religious uses shall also be permitted in all areas zoned for residential use with the prior permission of the Chief Town Planner.

2. COMMERCIAL USE ZONE

While sub and retail shops, professional offices, studies commercial offices, financial institutions, restaurants, hotels lodging houses Auditoria, Theatres, parks and open spaces, professional services, cinemas, hostels rooming houses reading rooms, libraries, clubs non nuisance type of service and light industries employing not more than 10 workers with power limited to 15 H P shall be permitted by the responsible authority in all areas zoned for commercial purposes.

Provided that in addition to the above, stacking yards, fire stations, taxi stands, cart stands, truck terminals and public convenience, printing presses and job printing workers shall be permitted by the responsible authority in selected areas within the commercial zone with the concurrence of the Town Planner.

Provided further that junk yards, garbage disposal yards public offices of local, state and central Government, public utility buildings such as water supply and electric installations, petrol filling stations, godowns, industrial uses of non nuisance character employing not more than 20 workers and power limited to 30 H. F. small residential buildings not exceeding 50 Sq. m. in plinth area, shall also be permitted by the responsible authority in areas zoned for commercial use, with the previous permission of the Chief Town Planner.

3. PUBLIC AND SEMI PUBLIC USE ZONE.

- i) All local, State and Central Government and Quasi Government offices social and cultural establishments, educational institutions including colleges, technical institutions auditoria, parks and open spaces incidental to the main use clinics dispensaries and related establishments, all public utility buildings in respect of water supply and electricity installations shall be permitted by the responsible authority in the area zoned for public and semi public use.
- ii) The following uses shall be permitted by the responsible authority with the approval of the Chief Town Planner.

Transmitting and wireless station sewage treatment plant, garbage dumps slaughter house, isolation hospital and residential uses incidental to the main uses coming under 10 (c) 3 (i) above.

- 4) Industrial zone: deleted
- 5) parks and Open spaces zone: deleted
- 6) Agricultural use zones: deleted
- d) No land which is under wet cultivation or which is low lying shall be deemed fit for buildings constructions unless its level is raised suitably above the level of adjoining streets of as may be approved by the responsible authority.
- e) Industrial zones: deleted
- f) 1) Coverage and F. A. R. for shops in commercial zone.
 - a) Maximum coverage 60%
 - b) Maximum Floor Area Ratio 200

Note: 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. The F. A. R. and coverage together shall regulate height of buildings. F. A. R. shall be calculated as follows:

$$\text{FAR} = \frac{\text{Total covered area on all floors} \times 1000}{\text{plot area}}$$

- 2) The layout of markets and/or shopping centres if any, shall be approved by the Chief Town Planner.
- 3) Every shop unit in the commercial zone shall have a carpet area of not less than 15 sq. m. with a width not less than 3. In the case of stalls in markets the carpet area of such stalls shall not be less than 5 sq. m. with a width not less than 2m.
- 4) In all cases a minimum front open space of 3m. or the prescribed building line whichever is more and 3m, width at rear shall be provided.
- 5) Access streets in commercial areas shall not be less than 12m. in width except in the case of cul-de-sac not exceeding 150m. in length for which the minimum width shall be 10m.
- 6) All stalls in public market shall be provided with a paved access-passage of not less than 2m. in width.
- 7) Fish and meat stalls shall be provided with a fly-proof enclosure and paved access passage and these stalls shall have a minimum width of 2.2m.
- 8) All commercial buildings exceeding 3 storeys in height shall be provided with automatic fire detection and fire extinguishing equipment and first aid kits on all floors and landings.

9) 1) **COVERAGE AND F. A. R. OF PUBLIC AND SEMI-PUBLIC ZONES**

Occupancy	Maximum permissible coverage	Maximum permissible F. A. R.
1. Educational	30%	150
2. Medical	25%	100
3. Assembly	40%	70
4. Governmental or semi-Public business	30%	150

2. The open spaces to be left free of construction in plots for public and semi public purposes shall be a minimum of 7.5m. in front, 7.5m. at near and 3m. on either side.

ACQUISITION OF LANDS:

11. Any land in the area required for the purpose of the scheme may be acquired by purchase, exchange or otherwise by the development authority or any time subject to the provisions of the Kerala Land Acquisition Act and without prejudice to the interest of the scheme.

DISPOSAL OF LAND:

12. The responsible authority may with the approval of the development authority dispose of any land belonging to the development authority or acquire under the scheme by sale, auction, exchange, lease or otherwise, subject to the rules framed for the purpose by the development authority and these rules shall be binding on the purchaser transferees, heirs, and assignee and their successors.

MINIMUM AREA OF DWELLING HOUSE AND BUILDINGS:

13) a) Minimum area of residential plots shall be as given below:-

	Area in sq.m	Minimum width in ms on road frontage.
For one family dwelling houses (single or double storeyed)	120	9
For each additional family and its' housing convenience.	add 50 sq m. in area of plot	9

Note: Dwelling house or hut means a house or a hut designed house or intended to be used wholly or principally for human habitation and for a single family only, together with out-houses, latrines and other similar appurtenances as are ordinarily used or intended to be used there with.

b) For godowns, ware houses, fuel depots and similar business premises it shall be open to the responsible authority to specify any suitable extent for each godowns, ware houses etc.

c) where a plot or site held in single ownership prior to the date of notification of the scheme under section 8 to 10 of the Act is less than the minimum prescribed in the sub

clause (a) above. the responsible authority shall decide whether in the interest of the scheme permission shall be given to build on such plots of site or sites by reconstitution or reorganisation of boundaries of plots. If the latter course is proposed, the matter shall be decided by the Arbitrator in accordance with the provision of the Rules.

- d) In the land proposed, to be acquired and developed for residential purposes, the average housing density shall not be less than 25 dwelling units/hectare.
- 14) 1) Every building site unless it abuts on an existing public street or on existing private street in conformity with the scheme shall be made to about to this full width in front on street laid down and made in accordance with the provisions of this scheme
- 2) The building line in respect of all streets shall be as shown in map No. DSN/2 and specified in sch. III.
- 3) Boundary walls or fences alone shall be erected in the space between the building line and the edge of the adjacent street.
- 4) No boundary wall or fence erected between the building line and edge of the adjacent street shall be on a greater height than 1.5m. measured from the level at the centre line of such street. Provided also where the level of the compound is higher than that of the road this height may be exceeded so as to have a height of 1m. above the level of the ground of the plot.
- 5) Open space requirement of a building shall be in conformity with the municipal building rules in force unless otherwise provided for in the scheme.
- 6) 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 (6mx3m) 18 sq. m. shall be provided for every
Lodging Establishments, tourist homes, and hotels with lodging accommodation.	4 guest room
Educational Institutions-	90 sq. m. carpet area of administrative office area and Public Service Area.
Medical Buildings	20 beds
Assembly	33 seats
Government or semi public buildings	90 sq. m. carpet area
Shops, Hotels & Restaurent	90 sq. m. upto 500 sq. m. and 200 sq. m. thereafter
Industrial	200 sq. m. carpet area.

- 7) The responsible authority in consultation with the Chief Town Planner shall have power to fix the height of storeys of the shops, business and commercial buildings and the ultimate height of the whole building or lien of buildings according to thier individual architectural detail may be incorporated in the design provided that the individual architectural requirement of any part shall be viewed in consideration of the general appearance.

PROHIBITION OF BUILDING IN UNHEALTHY SITES:

- 15) With a view to prevent continuation of water sources and channels, the responsible authority may to sanction any building within protions of the area, in the vicinity of which, in his opinion, erection of building would be objectionable.

DRAINAGE:

- 16) Sufficient means of effectual drainage and discharge of sewage shall be provided in every private street by the owners or occupiers of sites abutting thereof and every site and building shall be provided with suitable drains leading there from to the nearest street drain. All the sullage water shall be disposed of in such a way so 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 crated there by or allowed to flow into drains or channels after necessary treatment as required by the responsible authority.

HOUSING SCHEME:

- 17) a) Housing scheme may be under taken in comformity with the provisions of the scheme by the development authority or the development 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 Government.
- b) The sites of existing pucca and moderate dwelling houses with responsible appurtenant area may be exempted from acquisition of land as decided by the responsible authority.

RECONSTITUTION OF BOUNDARIES

18. a) Where necessary, boundries of sites or lands shall be reorganised and plots reconstituted in the manner prescribed in the Act (i) to suit the alignments of the proposed streets (ii) to provide frontage on streets (iii) to alter or improve the size and shape of any site or plot inorder to render it more suitable for building purposes, (i) to procure the transference of ownership of and or portion of land from one person to another.
- b) Propossals for reorganisation or alteration of boundaries of sites or lands of for reconstitutions of plots or sites in the area shall be made by 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 specifies 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 on public buildings shall be permitted within the area unless otherwise approved by the responsible authority.

CLAIM FOR COMPENSATION

20. Any person whose property is unjustly affected by any refusal to grant the permission applied for under section 15 of the Act and/or by making of the scheme shall if he wants to make a claim for the purpose under section 15 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 22 of the Act in respect of all properties which have increased or are likely to the scheme shall be made by the development authority to the arbitrator in accordance with the rules, within 36 months of 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 15 years.
- 2) Not with standing anything contained in the above sub clause the development authority may with the previous approval of the Government, agree with any owner to receive a fixed, payment either in a lumpsum or by instalments in lieu of the betterment contribution.

**POWER OF THE RESPONSIBLE
AUTHORITY TO MAKE AGREEMENTS:**

- 21, 22) Subject to the provision of section 35 of the Act, the responsible authority may make any agreement with any person or body in furtherance of carrying out of the scheme or any matter in connection there with provided that such agreement is not inconsistent with the scheme.

REGULATION OF SCHEME RULES.

- 22 23. 1) The responsible authority, may, if it thinks in any 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) Government in any particular case and subject to any condition as they may impose and in consultation with the Chief Town Planner dispense with modify any 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:

- 23 24. Notwithstanding anything contained in the scheme the responsible authority may without prejudice to the office operation of the Scheme.

1. Refer 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 carry out or execute any works or to fulfil obligation under the scheme.

PENALTY:

24. 25. Any person who commits or knowingly permits a breach of any of the provisions of the scheme or who neglects or fails to comply with any of the provisions of the scheme or any orders, conditions, proceedings, restrictions, limitations or terms made or imposed under in pursuance of any of the provisions of the scheme, the rules or the Act shall on conviction be punished in accordance with section 43 of the Act.

SCHEDULES

- 1 OWNERSHIP and EXTENT OF LAND INCLUDED IN THE SCHEME IN FORM No. 7.
- 2 ESTIMATE OF TOTAL and NET COST OF SCHEME IN FORM No. 11.
- 3 LIST OF NEW STREETS and WIDENING OF EXISTING STREETS IN FORM No. 8.
- 4 LAND PROPOSED TO BE RESERVED IN FORM No. 10.
- 5 LAND PROPOSED TO BE ACQUIRED IN FORM No. 9.

sd/-

D. RAVI.

~~K. JOSEPH ALEXANDER~~

Secretary

For and on Behalf of
The Greater Cochin Development Authority