

DETAILED TOWN PLANNING SCHEME FOR KOTTAYAM-KUMARAKOM
ROAD IN BETWEEN ILLICKAL BRIDGE AND AMBAKUZHY.

The Kottayam - Kumarakom road in between Illickal bridge and Ambakuzhy lies on the periphery of Kottayam town on north west side about 5 Km from the town centre. In the sanctioned Development plan for Kottayam town, Kottayam-Kumarakom road has a widening proposal of 18 meter. The developments on both sides of the roads are being controlled by the Kottayam Development Authority. Beyond the Development plan limit there is no control on both sides of road. This D.T.P scheme aims to overcome this defect.

The main intention of the scheme is to widen Kottayam-Kumarakom road to a width of 18 meter upto Ambakuzhy-Kumarakom lake resort and bird sanctuary is an international picnic spot which enhances the importance of this road. So this road widening has to be given priority. The length of the road is 1340 meter. An area of 14 hectares is delimited for the Detailed Town Planning Scheme in Thiruvavarppu Panchayath. Road development, junction improvement and orderly land development are given importance in the scheme.

Following are the purposes suggested in the scheme:-

- (a). Residential developments : An area of 11.60 hectare is reserved for residential developments.
- (b). Roads: The major component of this scheme is the widening of existing Kottayam-Kumarakom road from Illickal bridge to Ambakuzhy to a width of 18 meter. An area of 0.93 hectare is required for the widening purpose. Length of the road is 1340 meter.

Survey numbers included:-

Thiruvappu village - Block No.14

Sy.Nos: 438(P), 439(P), 440(P), 441(P), 442(P), 445(P),
446(P), 447(P), 448(P), 597(P), 598(P), 599(P), 600(P),
601(P), 602(P).

Boundary:-

East : Meenachil river

Sy.Nos. 558(P)

South : Sy.No.s. 558(P), 185(P), 186(P), 438(P)
439(P), 440(P), 441(P), 442(P), 445(P)
446(P)

West : Sy.Nos. 405(P), 410(P), 406(P)

North : Sy.Nos. 449(P), 593(P), 597(P), 559(P)
600(P), 598(P).

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THE SCHEME

- Title:** 1. This scheme may be called the detailed Town Planning Scheme for Kottayam-Kumarakom road in between Illickal bridge and Ambakuzhy.
- Definition:** 2. In this scheme unless there is anything repugnant in the subject or context.
- a). "Act" means the Town Planning Act, 1108 as amended.
- b). "Authority" means the Kottayam Development Authority.
- c). "Secretary" means the Secretary of the Kottayam Development Authority.
- d). "Chief Town Planner" means the Chief Town Planner to Government of Kerala.
- e). "Scheme" means the Detailed Town Planning Scheme for ~~Nagampadam Area~~. *Kottayam Kumarakom road in between Illickal bridge and Ambakuzhy*
- f). "Arbitrator" means the arbitrator appointed for the scheme under section 26 of the Act.
- g). "Town Planner" means head of the District Planning Unit.
- h). "Schedule" means a schedule appended to the scheme.
- i). "Map" means a map annexed to the scheme.
- j). "Street" includes roads, streets, lanes.
- k). "Date of scheme" means the date of notification of the scheme under section 12 of the Act in the Kerala Government Gazettee.
- l). "Rules" means the rules made under section 41 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 a street may lawfully extend any beyond which no portion of the

Responsible Authority.

3. The Kottayam Development Authority shall be the responsible authority for the purpose of the scheme and shall function as such for a period of 10 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 (dots marked in the map No.DSN/2).

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 under the purview of sections 22, 23 & 24 of the Act and clause 21(1) of the scheme.

Execution of the scheme.

5. 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 such time as the authority may determine and completed within a period of 10 years unless the Government for financial or other reasons order otherwise.

The responsible authority shall have power to specify any date or period within which the execution of any works shall be carried out by any authority, owner or other person as the responsible authority thinks necessary and expedient and for the purpose of securing the development of the area without delay and ensuring the efficient operation of the scheme.

Streets:

- 6.1 Subject to the provisions of the scheme all streets shall be constructed by the responsible authority on the lines shown in the map No.DSN/3 provided that rea

Chief Town Planner.

2. Any other private street that may be permitted in the 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 intended to be used as a cart or carriage road shall be of at least 7 meters width provided that cul-de-sac not more than 200 metres in length can be permitted with a width of 6.5 meter. Cul-de-sac intended for vehicle or traffic upto 90 metres length should have 4.5 metres minimum width and upto 200 meters length 5.5 metres minimum width.

- b). Every street intended to form the principal approach or means of access to any particular site intended for building purpose, but is not intended for use as a cart or carriage road shall be at least 3.5 metres 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 or carriage way cannot be or need not be made in compliance with the requirement of sub clause(s)

Footpath access upto 20 metres length should be 1.5 meters wide.

Footpath access upto 40 metres length should be 2.5 meter wide.

Footpath access upto 60 metre length should be 3.5 meter wide.

3. The responsible authority may undertake to carry out any private street work or widening of any existing private street (not included in the scheme) whether with the conser

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

4. The responsible authority may, notwithstanding any thing contained in sub clauses (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 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.
5. No person shall build any well or erect any fence or other construction or projection or make any encroachment in or over any land ~~make any~~ intended for use as a street or lane.
6. The responsible authority shall so far as the funds at his disposal may permit, provide the sufficient and satisfactory system of drains along the public streets in the area affected.

Submission 7.1). If any other owner of land within the area intends or of layout plans. proposes to layout a street, lane or pathway or sub divi

or layout plan showing the land and the site or sites intended or proposed for streets whether existing already or intended to be laid out and made by the owner for giving access to the site or sites.

ii) save in such cases as the site or sites intended for building purposes may abut on any existing public street or an existing private streets, the owner of the land shall layout and make the street or streets giving access to the site or sites and connecting with the existing street in compliance with the provisions of the scheme.

iii) 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 had carried out or otherwise made arrangements to carry out the street works in compliance with the provisions of the scheme.

iv) If the street or streets, have not been made as required by sub clauses (i), (ii) and (iii) 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.

v). For the purpose of adjusting, the boundary of any street the responsible authority may make an exchange of land forming part of any street that it may require, with or without paying or receiving any money for equality exchange or otherwise.

Approval of
layout plan.

8.1(a)

No owner or other person shall lay out a street, lane or pathway or ^{sub} ~~sub~~ divide, utilise, sell, lease or otherwise dispose of his land or portion or portions of the same site or sites for building purposes until a site 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 subdivision or for construction or reconstruction of a building in a site in the area, taken into consideration the desirability of reconstitution or redistribution of boundaries of any land or plot or plots or site or sites under clause 10 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 a layout plan for any portion of the area to determine the lines in which the detailed development of such area shall take place and the manner in which the streets, subdivisions of lands into sites for building purposes and the reservation of lands for commercial 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 sub clauses 2(a) above, shall be submitted to the responsible authority in the form specified in the

as circumstances may require and shall be accompanied by a site plan and of the proposed and existing building or buildings and also a specification or specifications in regard to the design, materials, architecture, drainage, 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, layout, structural or architectural 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 person concerned and shall be enforceable. If the responsible authority or as decided the Chief Town Planner shall be adopted by the applicant, owner or other person concerned and shall be enforceable. If the responsible authority fails to give a reply or pass any others within three months from the date of receipt of the application, the application shall be deemed to be sanctioned if not otherwise inconsistent with the provisions of the scheme.

6. The development of commercial area shall be governed by the following requirements.

intended for use as a cart or carriage way giving access to or through a commercial presence ⁱⁿ consisting of a continuous row of shop exceeding ten in number shall be not less than 12 meter except in the case of a cul-de-sac not exceeding 150 meter where the minimum width shall be 9 metres.

(b) The frontage of every commercial building abutting such street shall have a minimum width of 4.5 metres.

(c) For every commercial building abutting a commercial street the minimum set back from the street shall be 3 metres.

(d) In such a street no building intended for commercial use shall be located in a plot less than 60 sq.m in extent.

(e) No service garage or auto workshop building shall be located in such a street unless the site has a minimum area of 300 sq.m an average plot width not less than 12 metres.

(f) The layout of all new commercial areas shall be subject to the approval of responsible authority.

(g) For commercial areas, minimum area of off-street parking space of 18 sq.m shall be provided for 90 sq.metre of carpet area or fraction thereof. Buildings like commercial offices and banks having more than 250 sq.m plinth area shall be considered as public buildings in providing front set back that is they shall be provided with a front set back of 7.5 metre.

Reservation of land zoning.

(a) For the purpose of the scheme the streets or footpaths which may be approved or made in accordance with the provisions shall also be deemed to be included under lands reserved for the purpose of the scheme.

declare any part of the area with the approval of the Chief Town Planner 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 8 of the Act. Any part of the area so declared shall be included under lands reserved under the scheme and treated as such.

(c) Agriculture or horticulture may be permitted in the areas reserved under (a) and (b) above.

(d) Commercial activity will not be permitted except in areas specified for the same.

(e) Zoning regulation for residential zones:-

Uses permitted :

1. All types of residences, residential-Cum-Work-Power limited to 3 HP and workers upto 5, hostels and boarding houses, Night Shelters, Community Hall, Police Post, Guest houses, Convenience Shopping Centers, Medical Clinics, Dispensaries, Nursing home and Health Centers(20 bed) Professional Offices, Education building (Nursery, Primary, High School, Reserach institutions) Community Centres, Auditoriums, Religious premises, weekly market, Library, Gymnasium, Parks tot lots, plant nursery, Technical training center, Yoga center, Health clinics, Exhibition and Art galary, Clubs, Banks, Polic Stations, Taxi stand, Three Wheeler stands, Bus stand, Electrical distribution depot:, Water Pumping station, Post Offices, Hostels of non-commercial nature, Kindergartens, Public utilities and buildings except service and storage yards and all types of commercial building upto 3 floors on both sides of main road.

Uses restricted:-

of LPG Gas cylinder, burial grounds, restaurants, hotels, printing press, godown/ware housing, busdepots, cut work shops, cinema halls, market for retails goods, purpose or junior technical shops, transient camp, municipal, state and central Govt offices.

is prohibited:- Any other uses not specified in rules (i) and (ii)

Zoning regulation for public and semi-public use:-

uses permitted:- (i) Local, state and central Govt. administrative offices, public utilities and related building, existing religious building, schools.

uses prohibited:- Any ~~other~~ other uses not specified in rule (i) above.

work shops/garages with out,service station house hold industry with power limited to 10 HP and workers upto 20, bakeries and confectionaries,storage. (***)

Acquisition of
land.

10. Any land in the area required for the purpose of the scheme may be acquired by purchase, exchange or other wise by the Authority at any time subject to the provisions of the Kerala Land Acquisition Act and without prejudice to the interests of the scheme.
11. The responsible authority may dispose of any land belonging to the Authority or acquired under the scheme by sale, auction, exchange, lease or otherwise subject to rules framed for the purpose by the Authority and those rules shall be binding on the purchasers, transferees heirs, assignees and their successors.

Building
line.

12. The building line in respect of all the streets shall be as shown in map No.DSN/2. Apart from the above, all access lanes, streets, etc. existing in the scheme area will have a building line of 3 metres on either sides.

Boundary

- walls. 13(1). Boundary walls of fences alone shall be erected in the space between the building line and edge of the adjacent street except in shopping areas where no boundary wall or fence shall be erected.

- (2) No boundary wall or fence erected between the building line and the edge of the adjacent street, shall be of a greater height than 1.6 meter measured from the level at the centre line of such street. Provide also where the level of the compound is higher than that of the road this height may be exceeded so as to have a height of 1 meter above the

- Open space requirements 14. Open space requirements of a building shall be in conformity with the Kerala building rules in force unless otherwise provided for in the scheme.
- Off street parking 15. Minimum off street parking spaces for major 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.mt. shall be provided for every.
Theatre & Auditoriums.	40 seats of accommodation.
Commercial.	90 sq.mt. carpet area or fraction thereof.
Restaurants.	10 seats of accommodation.
Office buildings.	90 sq.mt. of office floor space.
Hotels.	4 guests rooms provided.
Multi family dwellings.	6 dwelling units.
Lodging without eating facilities for public.	6 guest rooms provided.
Sanitation and 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 thereon 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

previously been treated sanitarily in the manner required by the responsible authority.

**Reconstitution
of boundaries.**

17.(a). Where necessary, boundaries of sites or lands shall be redistributed and plots reconstituted in the manner prescribed in the Act(1) to suit the alignments of the proposed 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 or(iv) to procure the transfer of 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 ~~same~~ responsible authority as the case may be, to the Arbitrator in accordance with the rules at any time unless the arbitrator by notification specify any particular time or period when such proposals should be made to him.

Advertisement.18. No form of advertisement other than that of the tenderers 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.

Claims for compensation. 19. Any person whose property is injuriously affected by any refusal to grant the permission applied for under section 10 of the Act and or by making of the scheme shall, if he wants to make a claim for the purpose under the Act submit such claim within 12 months of the date of the scheme.

**Claim for
betterment.**

20.(1).Claim for betterment contribution under the act in respect of all properties which have increased or are likely to increase in value by making of scheme shall be made by the Authority to the Arbitrator in accordance

ANNEXURE-I

Type of non-obnoxious and non-nuisance type
of service or light industries .

1. Flour mills
2. Emboidery and lace manufacturing
3. Gold and Silver smithy
4. Watch, Pen and spectacles repairing.
5. Loundry, dry cleaning and dying
6. Photo and picture framing.
7. Manufacture and repair of musical instruments.
8. Automobile servicing(excluding repair)
9. Radio servicing and repairing
10. Cotton and Silk printing
11. Bakeries
12. Confectionaries.
13. Cold Storage.
14. Airated waters and fruit beverages.
15. Manufacture of tubacco products.
16. Garment making
17. Electro plaiting
18. Bamboo and cane products.
19. Sports goods
20. Card board 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. Padlocks
28. Sanitary fittings and other similar industries.

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Schedule III
Form No.8

Detailed Town Planning Scheme for Kottayam Kumarakom road between Illickal bridge and Ambakuzhy junction

List of New streets and widening of existing streets under rule 37(11) of the Travancore Town Planning Rules.

Name of street.	Situation.	New street Length or widening. in meters	Width of streets in meters.	Distance between building line in meters.	Width of metalling.	Rem
Road AA	Centre of the scheme	widening 1050	18	24	15	
Road A1A1	Off take from road A4 to east	widening 290	18	24	15	
Road BB	Off take from road AA to west.	widening 50	7	13	8	

Schedule

Detailed Town Planning scheme for Kottayam-Kumarakom road between Illickal bridge and Ambakuzhy junction
Land proposed to be reserved (under rule 37(iv) of the Travancore Town Planning rules.

No.	Location	Reference to the marking of map.	Approximate area in are.	Purpose for which area to be reserved.	Present use.	Remarks
	North side of road AA	Yellow	210.50	Residential.	Residential.	SY. Nos. 447(P), 448(P)
	East side of road AA	"	170.00	"	"	SY. Nos. 597(P), 599(P)
	South side of road AA	"	430.20	"	"	SY. Nos. 439(P), 440(P) 441(P), 442(P) 443(P) 445(P), 446(P)
	West side of road AA	"	66.00	"	"	SY. Nos. 438(P)
	Northside of road A1A1	"	101.75	"	"	SY. Nos. 599(P), 598(P) 600(P), 602(P)
	South side of road A1 A1		122.85	"	"	SY. Nos. 602(P), 601(P) 558(P)
			1038.45			
			1161.30			

2	3	4	5	6	7
Road widening	Flesh tint	9345	Road	Residential & Commercial	SY. Nos. 602 (P), 600 (P) 601 (P), 438 (P), 439 (P) 599 (P), 440 (P), 597 (P), 441 (P), 442 (P) 448 (P), 445 (P), 446 (P), 447 (P)
Existing roads.	Grey	106.75	Existing roads.	Existing roads.	SY. Nos. 447 (P), 441 (P) 448 (P), 442 (P), 439 (P) 438 (P), 599 (P), 606 (P) 602 (P).
Water bodies.	Light blue.	34.70	Water bodies	Water bodies	SY. No. 440 (P), 438 (P) 597 (P), 599 (P), 602 (P) 600 (P)
Public and Semi public.	Red.	3.80	Public and semi public	Public and semi public	SY. Nos. 597 (P), 601 (P)

Proposed
Public land use Analysis

Sl.NO.	Land use details.	Land to be acquired.	Land to be reserved in are.	% to total area .
1.	Residential		1161.30	82.93
2.	Road widening		93.45	6.68
3.	Existing roads.		106.75	7.63
4.	Water bodies		34.70	2.48
5.	Public and semi public		3.80	0.28
			14.00	100.00

KJ3069