

## DETAILED TOWN PLANNING SCHEME FOR MARKET AREA

### PUNALUR

#### INTRODUCTION

The Market Area is the most congested part in the Punalur Town. Roads in the Market area are narrow and there is obstructions to free and uninterrupted traffic. The area is characterised by the presence of mixed land uses and there is deterioration of the environment. Therefore, in order to control the haphazard growth of the market area, the Municipal Council notified the intention of preparing a Detailed Town Planning Scheme. The scheme covers an extent of 11 hectares and the following are the boundaries.

North : Sy. Nos. 480 and 491 on the northern side of the Quilon - Shencottah Railway line.

South : 50 metres south of the roads from Railway Gate to Municipal Office.

West : Land further west of Chammanthur road comprised in Sy. No. 469.

East : Survey Numbers 481, 482, 479, 476 and 475.

#### General characteristics of the Scheme area.

The scheme area is partly undulating. In addition to the Municipal market and Municipal bus stand, a number of Government offices are also located in the Scheme area. The Quilon - Shencottah Railway line is also passing through the scheme area.

#### Salient features of the scheme.

##### Roads.

Ring Road. A portion of the ring road proposed from Chemmanthoor to Bharanikavu road passes through the Scheme area. This will provide a direct access to the Market from the Quilon - Shencottah road. This will also open up new areas for development. Land to a width of 20 metres is proposed to be acquired for this purpose.

##### Railway Gate - Municipal Office Road.

This road section is at present having a varying width of 8 to 13 metres. This road is proposed to have a uniform width of 15 metres. For road widening a piece of land to a width of 5 metres has to be acquired from the opposite side of Market.

##### Link Road.

This is a new road connecting the ring road and the market area. This road passes through the eastern side of the market area. Land to a width of 12 metres is proposed to be acquired for this purpose.

##### Market area.

For the construction of the ring road a portion of the market compound has to be used. In lieu of the above, vacant land to an extent of 0.32 hectare is proposed to be acquired on the eastern side of the existing market. In this area, shop buildings are proposed to be constructed.

Cont

THE DETAILED TOWN PLANNING SCHEME FOR MARKET AREA

PUNALUR MUNICIPAL TOWN

SCHEME RULES

Title

1. This scheme may be cited as the Detailed Town Planning Scheme for the Marketing Area, Punalur Municipal Town.
2. In this scheme unless there is anything repugnant 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) "Municipality" means the Punalur Municipality.
  - d) "Municipal Commissioner" means the Municipal Commissioner Punalur Municipality.
  - e) "Chief Town Planner" means the Chief Town Planner to Government of Kerala.
  - f) "Scheme" means the Detailed Town Planning Scheme for Market Area, Punalur Municipal - Town.
  - 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 Schemes" means the date of notification of the scheme in the Kerala Government Gazette under Section 12 of the Act.
  - k) "Rules" means the rules made under the 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 rear of the street alignment and upto 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 Municipal Commissioner shall be the responsible authority for the purpose of the scheme and shall function as such for a period of 20 years from the date of the scheme unless the Government Order otherwise 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 Municipality 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 and Clause 21(1) of the Scheme.

3. Any other private street that may be permitted in the scheme area with 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 at least 7m. width, provided that cul-de-sac not more than 200m. in length can be permitted with a width of 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 3.5m. in width, provided that such site is considered suitable and approved by the responsible authority for building purposes and provided also that in 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 requirements of such clause (a)
4. 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 land fronting or abutting on such streets or by acquiring the land covered by the street, provided that expenses incurred shall be paid the owner or occupier according to the frontage of their respective lands or in such preparations as may be settled by the responsible authority.
5. The responsible authority may notwithstanding anything contained in sub clause (2) and (3) above, with the approval of the Chief Town Planner and subject to any agreement with the owners or occupiers as to the cost of construction, undertake to construct any new street within the area when the owners of the 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 per cent of owners or occupiers of sites 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.

Submission of layout plans:

8. 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 purposes unless he has carryout or otherwise made arrangements to carryout the street works in complains with the provisions of the scheme.
4. If the street or streets, have not been made as required by sub clauses (1, (3) 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:

- 9) 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 purpose until a site or portion of the same as site layout plan or plans of sub-division has been approved by the responsible authority, provided, that the of 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 subdividing the lands.
- b) The application for approval of a site or layout plan or plans of a 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 a 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 chuse. 9 (1)9a).

- c) The restrictions and conditions as laid down by the responsible authority or as decided by the Chief Town Planner shall be adopted by the owner or other person and shall be enforceable.

2. a) No owner or other person shall construct or reconstruct or in any way alter or add to a building without conforming in every particular with the requirements of the scheme; and unless has applied for an obtained permission of the responsible authority under section 5 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 in compatible with building.
- b) The responsible authority may for the purpose 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 re-constitution 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 restriction 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 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 or any portion of the area to determine the lines on which the detailed development of such area shall take place and the manner in which the streets sub-division of lands in the sites for building purposes and the reservation of lands for community or public purposes shall belayed out and the same shall be read as part of the scheme, and shall be enforceable.
5. a) Subject to the provision of section 15 of the Act Every applications for permission required to be obtained under clause 9 (2) (a) above, shall be submitted to the responsible authority in form specified in the building rules made under section 222 of Municipal Act 1960 with such variation 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 specifications or specifications in regard to the design materials, architecture, drainages, watersupply, 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 or alterations as the Chief Town Planner may consider necessary.

The restrictions and conditions as laid down by responsible authority shall be complied with 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 fails to give a reply or pass any orders within three months from the date of receipt of the application, the application shall be deemed to be sanctioned if not otherwise inconsistent with the provisions of the scheme.

Reservation of land and zoning:

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

For the purposes of the scheme the streets or lands which may be approved for 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 purpose of the scheme.

b) The Municipality 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 for such purpose prescribed 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, as nursery schools, neighbourhood shops not exceeding 8m carpet area shall be permitted in all areas zoned for residential use.

Provided that in addition to the above uses (1) professional offices libraries, reading rooms, clubs, educational buildings such as L.P. Schools, small post offices and Telegraphic offices, hostels and boarding houses small services 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 area 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 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 5 workers and other non nuisance type or service industries engaging not more than 10 workers with power limited 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 lited 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 yars, fire stations, taxi stands cart stands, truck terminals and public convenience, printing presses and job printing works shall be permitted by the responsible authority in selected are as within the commercial zone with the concurrence of the Town Planner.

Provided further that Junk yards, carbage disposal yards public offices of local, state and central Government, public utility building such an 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.P. 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 previous permission of the Chief Town Planner.

3. Public and Semi Public use zone.

1) 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.

2) 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 dups slaughter house, isolation hospital and residential uses incidental to the main coming under 10 (c) 3 (1) above.

4. Mixed use zone (Residential and Commercial)

- i) Uses permitted. All permitted uses specified under residential and commercial use Zones.
- ii) Uses permitted with the approval of Chief Town Planner.

All uses except industries in the residential and commercial zones permissible with the approval of Chief Town Planner. Non nuisance type service and small industries employing not more than 10 workers and installation with up to 10 Hp motor will also be permitted with the approval of Chief Town Planner.

5. Mixed use zone (Commercial and Public and semi public)

- i) Uses permitted: All permitted uses specified under commercial and public and semi public use zones.
- ii) Uses permitted with the approval of Chief Town Planner.  
All uses except industries in the commercial and public and semi public zones permissible with the approval of Chief Town Planner.

6. OPEN AIR THEATRE USE ZONE.

Uses permitted:- Parks, open spaces and maidans, play grounds, stadium.

ii) Use permitted with the approval of Chief Town Planner:-

Pavilion and grand stands, bath houses, public utilities temporary usage for fairs exhibitions circus, picnics.

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 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:-

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

- 2. The layout of markets and/or shopping centres if any, be approved by the Chief Town Planner.
- 3. Every shop unit in the commercial zones shall have a carpet area of not less than 15sq.m. with a width not less than 15sq.m. with a width not less than 3m. In the case if stalls in markets the carpet area of such stalls shall not be less than 5sq.m. with a width a width not less than 2 m.
- 4. In all cases a minimum front open space of 3m. or the prescribed building line whichever is more and 3 m. width at rear shall be provided.
- 5. Access streets in commercial areas shall not be less than 12M. in width except in the case cu-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 occupancy open spaces to be left free of construction in plots for public and semi public purposes shall be a minimum of 7.5 m. in front, 7.5 m. at rear and 3 m. 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 Municipality and these rules shall be binding on the purchaser transferees, heirs, and assignees and their successors.

Minimum area of Dwelling Houses and Buildings:

13. a. Minimum area of residential plots shall be as given below

	Area in sq. m.	Minimum width in mts. 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, warehouses, fuel depots and similar business premises it shall be open to their responsible authority to specify any suitable extent for each godowns, warehouses 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 subclause (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 provisions 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 abut to this full width in front on street laid down and made in accordance with the provisions of the 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 1 m. above the level of the ground of the plot.
  - 5) Open space requirements 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 (6x 3M) 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, Hotals and Restaurant	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 lion of buildings according to their individual architectural detail may be incorporated in the design provided that the individual architectural requirements of any part shall be viewed in consideration of the general appearance.

Prohibition of buildings in Unhealthy sites.

15. With a view to prevent contamination of water sources and channels, the responsible authority may refuse to sanction any building within portions of the area, in the vicinity of which, in his opinion, the 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 an adjacent streets. It may be used for watering gardens and compounds if no nuisance is created 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 undertaken in conformity with the provisions of the scheme by the development authority or the provisions of the scheme by the development authority may enter into contract with co-operative housing societies or other housing agencies, to take up housing scheme with the previous sanction of the Government.

b) The sites of existing pucca and moderate dwelling houses with reasonable appurtenant area may be exempted from acquisition of land as decided by the responsible authority.

Reconstitution of Boundaries.

18. a) Where necessary, boundaries of sites or lands shall be reorganised and plots reconstituted in the manner prescribed in the Act (1) 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 in order 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) Proposals for reorganisation or alteration of boundaries of sites or lands or for reconstitution 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 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 increase in value by the making of the scheme shall be made by the development authority to the arbitrator in accordance with the rules, within 36 months of the date of the scheme. The betterment contribution shall be levied, and recovered in accordance with the provisions of section 23 and 24 of the Act every year at 10% of the increase in value for a period of 16 years.

2. Notwithstanding anything contained in the above sub clause, the Municipality 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 agreement:

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

Regulation of Scheme Rules:

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 or 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.

24. Notwithstanding anything contained in the scheme the responsible authority may without prejudice to the efficient 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 to carry out or execute any works or to fulfil his obligation under the scheme.

Penalty:

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 other 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.

Sd/-  
For CHIEF TOWN PLANNER.

SCHEDULE - II  
DETAILED TOWN PLANNING SCHEME FOR MARKET AREA, PUNALUR.

Form No. 11

Estimate of cost of the scheme - Under Rule 38 of the Travancore Town Planning Rules.

Sl. No.	DEBITS	Sl. No.	CREDITS	Rs.
				5,00,000/-
1.	Acquisition land, building etc.	1.	Government Grants	
i.	For Roads and lane	2.	Contribution from	
ii.	For other purposes	a.	Government Departments	3,67,300/-
	11,48,400/-	i.	Public Works Department	30,000/-
	12,52,500/-	ii.	Public Health Engg. Department	6,86,600/-
2.	Improvement:	iii.	Revenue	
i.	Raising level	b.	Other Local Authorities	
ii.	Forming Roads	i.	Kerala State Electricity Board	15,000/-
iii.	Culverts			
iv.	Drains	3.	Sale Proceeds.	
v.	Water Supply and Drainage	i.	Acquired Building	75,500/-
vi.	Lighting	ii.	Site for residential Deveopment	7,05,000/-
vii.	Public and Semi Public	iii.	Commercial	8,00,000/-
viii.	Commercial			
ix.	Residential	4.	Accounts debitable to:	
	1,52,300/-	i.	Accounts Ordinary	---
	4,18,400/-	ii.	Water Works Department	---
	99,400/-	iii.	Electrical Department	---
	60,500/-	iv.	Any other Department	---
	30,000/-	5.	Other items	
	15,000/-	i.	Betterment levy	4,00,000/-
	35,200/-			
	24,000/-			
	24,300/-			
3.	Compensation for injuries affection.			
	1,00,000/-			
4.	Miscellaneous			
i.	Cost of preparation of Scheme including Special Survey			
ii.	Cost of arbitration etc.			
iii.	Legal Expense			
iv.	Contingencies			
	25,000/-			
	25,000/-			
	25,000/-			
	25,000/-			
	34,60,000/-			
			TOTAL :	35,79,400/-

SCHEDULE - III

DETAILED TOWN PLANNING SCHEME FOR THE MARKET AREA - PUNALUR TOWN

Form No. 8

LIST OF NEW STREETS AND WIDENING OF EXISTING STREETS

Name of Streets or distinguishing letters	Situation	New Street or Widening	Length of Streets in mts.	Width of Street in Meters	Distance between building line in mtrs.	Width of metalling in Mtrs.	Reservation/ Acquisition
AA.	Along east-west ends the Scheme area (Part of ring road)	New	460	20 m	29 m	14 m	Acquisition
BB.	Part of Shencottah-Punalur Road	Widening	470	15 m	21 m	7 m	Acquisition & Reservation
B1 B1	Off take from road AA towards South	"	95	15 m	21 m	7 m	Acquisition
B2 B2	Off take from road BB towards South	"	45	15 m	21 m	7 m	Reservation
B3 B3	Off take from AA towards North	New	12	15 m	21 m	7 m	Reservation
CC.	Road connecting roads AA & BB	New	140	12 m	15 m	7 m	Acquisition
DD.	Off take from road BB towards South	Widening	45	10 m	13 m	7 m	Acquisition

SCHEDULE - IV

DETAILED TOWN PLANNING SCHEME FOR LAND PROPOSED TO BE RESERVED FOR THE MARKET AREA - PUNALUR TOWN

Form No. 10

Sl. No.	Locality	Reference to marking on map.	Approximate area in Hectares	Purpose for which area is to be reserved	Present use	Remarks
1	2	3	4	5	6	7
1	Western side of Scheme area adjacent to road B1 B1	Red Colour	0.12	Public & Semi Public	Public & Semi Public	495/2P, 1P, 469 P.
2	Southern side of road BB and adjacent to Southern boundary.	"	0.32	"	"	Sy.Nos.473/6P, 2P, 475/6P.
3	In between roads B1 B1 and D D and Southern side of road BB	Blue Colour	0.24	Commercial	Commercial	493/9P, 8P, 10P, 493/3P.
4	Southern side of road BB and of eastern side of road B2 B2	"	0.43	"	Public & Commercial	473/3P, 12 & 4P, 5P, 7P, 2P.
5	Northern side of road BB and eastern side of road CC.	"	0.64	"	"	479/18P, 17, 16, 15P, 14P, 482/7P, 8P
6	Southern side of road AA and covered by roads CC and BB	"	2.64	"	Residential & Commercial	Sy.Nos.491/11P, 480/7P, 6P, 17P, 3, 1, 4, 2, 15, 479/18P, 19, 482/5P, 3P, 492/1P.
7	Western side of road B1 B1	Yellow wash with blue broad lines.	0.06	Mixed use (Residential & Commercial)	Residential Commercial	Sy. Nos. 495/3P, 2P, 469P.



1	2	3	4	5	6	7
8.	Eastern side of road B1 B1	Yellow wash with bluebroad lines.	0.28	Mixed use (Residential & Commercial)	Residential Commercial	Sy. Nos. 493/11P, 10P 8P, 7P.
9.	Northern side of the Railway line	Yellow	0.97	Residential	Vacant & Residential	Sy. Nos. 491/9P, 480/8P 6P, 5P, 11P, 13P, 16P 482/1P, 2p, 481/19P 28, 18P.
10.	Southern side of the Railway line and adjacent to road AA.	"	0.27	"	"	Sy. Nos. 482/2P, 481/14P, 13P, 12P.
11.	Southern side of road BB and in between roads B1 B1 and DD.	"	0.11	"	Residential	Sy. Nos. 493/8P, 6P, 3P, 7P.
12.	Southern side of road BB and eastern side of road B2 B2	"	0.12	"	"	Sy. Nos. 473/7P 475/6P, 8P, 9P.
13.	Southern side of road BB and adjacent to road DD.	Blackish brown	0.13	Taxi Stand	Commercial	Sy. Nos. 492/1P.
14.	Along east-west top ends of the Scheme.	Brownish Black.	0.70	Railway	Railway	Sy. Nos. 495/3P, 494/1P, 493/1P, 491/9P, 11p, 480/8P, 6P, 7P, 16P, 17P, 482/2P, 481/19P, 14P 15P, 13P, 18P, 9P, 12 P.
15.	Road B2 B2	Light brown Wash.	0.01	Road Widening.	Vacant	Sy. Nos. 473/2P.
16.	Road BB	"	0.02	"	Retail Commercial	Sy. Nos. 479/15P, 14P, 475/7P, 9P.

SCHEDULE - V.

Form No. 9

Land proposed to be acquired

Detailed Town Planning Scheme for the Market Area - Punalur.

Purpose for which to be acquired	Name of Village	Survey Numbers affected		Description of land	Name of owner	Boundaries of land				Extent to be taken				
		Sy. No.	Sub Divn. No.			East	South	West	North	Hect.	Ares	Remarks		
1	2	3	4	5	6	7	8	9	10	11	12	13		
Road AA	Punalur	481	11	Dry		481/11	481/11	481/13	481/11	0	1.92	Part		
			13	"		481/11	481/11	481/14	481/13	0	14.50	"		
			14	"		481/13	481/14	482/3	481/14	0	8.96	"		
		482	2	Wet		481/14	481/3	480/17	482/2	0	7.30	"		
			3	"		481/14	482/3	480/17	482/2	0	2.50	"		
		480	17	Dry		482/2	480/17	480/6	480/17	0	15.36	"		
			6	"		480/17	480/6	480/7,8	480/6	0	0.96	"		
			7	"		480/6	480/7	491/11	480/8	0	7.04	"		
			8	"		480/6	480/7	491/11	480/8	0	2.50	"		
			11	"		480/7	491/11	492/1	491/11	0	8.96	"		
		495	3	"		494/1	495/2	495/3	495/3	0	4.16	"		
			2	"		494/1	495/2	495/2	495/3	0	0.96	"		
													<u>75.12</u>	
		Road BB	Punalur	492	1	Dry		492/1	493	493	492/1	0	4.80	Part
11	"					494/1	492/11	494/1	492/1	0	1.60	"		
493	10			"		492/1	493/10	493/10	492/1	0	1.28	"		
	9			"		492/1	493/9	493/9	492/1	0	2.24	"		
493	2			"		492/1	493/2	493/3	492/1	0	0.96	"		
											<u>10.88</u>			

Contd...

1	2	3	4	5	6	7	8	9	10	11	12	13
ROAD BB	Punalur	493	11	Dry		493/11	493/11	494/1	493/11		0.56	Part
			10	"		493/10	493/10	493/8	494/1		1.00	"
			8	"		493/8	493/8	493/7	494/1		1.04	"
			7	"		493/7	493/7	494/1	494/1		0.12	"
		494	1	"		493/7	493/7	494/1	494/1		3.38	"
		470	1	"		470/2	470/2	469/2	470/1		0.12	"
			2	"		470/2	470/2	470/1	494/1		2.00	"
			26	"		470/26	470/13	469/1,2	469/2		13.20	"
			24	"		470/24	470/24	470/26	470/26		0.40	"
		469	1	"		470/26	470/26	469/1	469/1		7.73	"
		471	1	"		471/1	471/1	418/1	470/13		0.60	"
		470	13	"		470/13	471/1	470/26	470/26		0.56	"
		469	2	"		470/26	469/1	469/2	469/2		0.60	"
											<u>31.31</u>	
ROAD B1 B1		418	1	"		418/1	418/1	418/1	418/1,		7.85	
		469	1	Wet		418/1	418/1	469/1	469/1		1.20	"
		471	1	Dry		471/1	471/1	418	471/1		0.08	"
											<u>09.13</u>	
		407	7	Wet		407/7	407/7	407/2	407/7		0.24	Part
			2	"		407/7	407/2	407/4	407/2		15.00	"
			4	"		407/2	407/4	407/4	407/4		7.80	"
											<u>23.04</u>	
ROAD C1 C1		469	1	"		469/1	469/1	452/2	469/1		8.70	"
		452	2	"		469/2	419/1	452/1	452/2		6.00	"
											<u>14.70</u>	

1	2	3	4	5	6	7	8	9	10	11	12	13
Public and Semi Public	Punalur	418	1	Wet		418/1	418/1	418/1	418/1		10.36	Part
		407	4	"		407/2	407/4	407/4	418/1		37.40	"
			3	"		407/3	407/2	407/1	418/1		30.08	"
			2	"		407/2	407/4	407/4	407/3		3.57	"
											54.41	
Commercial		469	1	"		469/1	469/1	419/1	452/2		22.90	"
		419	1	"		469/1	419/1	419/1	452/2		15.84	"
			2	"		469/1	469/1	452/1	452/2		0.30	"
		469	2	"		470/26	470/26	468/8	469/2		19.00	"
		468	8	"		469/2	469/2	452/3	463/8		5.40	"
		469	1	"		469/1	469/1	452/3	469/2		28.39	"
		452	3	"		469/1,2	469/1	452/3	468/8		2.05	"
		470	26	Dry		470/26	470/26	469/2	469/2		0.20	"
											94.08	
Industrial		470	1	Dry		470/1	470/1	469/1	469/4		2.70	"
		469	4	Wet		495/1,2	470/1	469/3	495/4		48.12	"
			3	"		469/4	469/3	469/2	495/4		27.10	"
			2	"		469/3	469/2	469/2	469/3		5.42	"
		495	4	"		495/4	469/3	495/5	495/4,6		14.85	"
											98.19	
Bus Stand		469	1	"		470	418/1,	452/2	469/1		125.15	"
		418	1	Dry		471	418/1	418/1	469/1		1.25	"
		471	1	"		471/1	471/1	418/1	470/26		0.40	"
		470	26	"		470/26	471/1	469/1	470/26		0.68	"
											127.48	
Residential		419	1	Wet		419/1	420/21	419/1	452		46.00	"
		420	21	"		419/1	420/2	420/21	419/1		9.45	"
											55.45	

## DETAILED TOWN PLANNING SCHEME FOR CHEMMANTHUR AREA IN PUNALUR

In the Punalur town, activities are by and large confined to the central area stretching from the Municipal Market upto the K.S.R.T.C. bus stand. The other areas are mostly undeveloped and sparsely populated. In order to regulate further concentration of activities in the central area and to achieve a balanced growth of the town new developmental activities have to be proposed outside the core area. As the Chemmanthur area is not far away from the Central area and adequate land is available for development Chemmanthur has been chosen for development as a focal point. The detailed objectives of the scheme are:-

- (1) To acquire and develop adequate land for Trade and commercial activities, civic amenities, recreation etc.
- (2) To develop a hierarchical net work of roads to increase accessibility and traffic mobility.
- (3) To organise the land use structure and to control developmental activities by zoning regulation.

Keeping the above objectives in view, the Municipal Council notified the intention of preparing a detailed Town Planning Scheme for the Chemmanthur area. The scheme covers an extent of 21 Hectares and the boundaries are detailed below.

North : Quilon - Shencottah Railway line  
South : Sy.Nos.408/8, 408/18, 408/25, 408/27  
East : Land outside a 50 metre line drawn from the central line of railway station Chemmanthur road.  
West : Sy.Nos.408/8, 408/9, 407/4, 418/1, 420/2, 420/21, 419/1, 452/2, 452/3, 468/8, 468/7, 495/5

### General characteristics of the scheme area.

The scheme area covers both plane as well as undulating land. A large extent of land is constituted by paddy fields. The Quilon Shencottah road as well as metre gauge railway line pass through the scheme area. Except a few shop buildings scattered along the roads and sparsely populated residential buildings the area is undeveloped.

### Salient features of the Scheme

#### ROADS

Ring Road: The ring road starts from the western side of the proposed stadium and joins the Anchal road near the K.S.R.T.C. Bus stand. This road is proposed to have a width of 20 metres and this will serve as a by pass to the Quilon-Shenkottah road.

#### Quilon-Shenkottah road

This road section is proposed to be widened 20 metres upto the ring road and the portion further will have a width of 15 metres. The above width can be achieved by easing the curves and widening the bottleneck portions.

Contd.....2

Ownership and Extent:

5. The ownership of all lands in the area with extent as per the registers maintained by the Municipality and/or Revenue Office as on the date of Publication of the notification under section 8 of the Act is given in such 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. II. 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 municipality 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 thinks necessary and expedient for 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 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 many 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 preparation 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 or the streets, the Municipality shall levy only such portion of the betterment contribution payable under the scheme or it may forgo the contribution payable under the scheme or it may forgo the contribution entirely.

### Railway Station - Chemmanthur Road

This road section is currently having a width of 8-10 metres. In view of the activities proposed along this road, this is proposed to be widened to 15 metres.

### Municipal Bus stand

The existing Municipal bus stand does not have adequate space even to cater to the existing needs. Therefore the bus stand is proposed to be shifted to Chemmanthur. In order to construct the bus stand an area of 1.27 hectares is proposed to be acquired near Chemmanthur junction.

### Commercial areas

In order to control further concentration of activities in the core area of the town, future commercial development is proposed to be encouraged outside the core area. Based on this policy, two sites measuring 0.94 hectare are proposed to be acquired near the new Municipal bus stand.

### Industrial areas

The town is currently having a poor industrial base, One of the constraints in establishing industries is the non availability of suitable land at proper locations. Therefore in the scheme, it is proposed to acquire 0.98 hectare of land near the railway station for industrial development.

### Stadium

For the construction of a stadium, 4 hectares of land is proposed to be acquired in the town. Out of this 1.34 hectare falls in the Scheme area.

### Town Hall

At present there is no Town hall in the town. For the construction of a Town Hall 0.54 hectare is proposed to be acquired on the eastern side of the ring road.

### Park

In close proximity to the bus stand, town hall and stadium it is proposed to have a Municipal park. An area of 0.43 hectare is proposed to be acquired for this purpose.

### Mixed uses

In areas where there is mixed uses of commercial and residential the same uses will be permitted.

### Residential uses

In addition to the 0.55 hectare of land proposed to be acquired for rehabilitating the families affected by the scheme 3.70 hectare of land is reserved for residential uses.

Contd.....3

Land use structure

The proposed land use is shown in the following table.

TABLE - 1

PROPOSED LAND USE

Sl No	Land use	Area in hectares	Percentage to the total
1	Residential	4.25	20.23
2	Commercial	1.46	6.95
3	Public & Semi public	2.07	9.86
4	Industrial	0.98	4.68
5	Mixed uses (Commercial & Residential)	5.57	26.52
6	Transportation	4.73	22.52
7	Parks and playgrounds	1.77	8.43
8	Water bodies	0.17	0.81
	Total	21.00	100.00

From the above table it can be seen that a substantial area will be used for residential and commercial and transportation.

Rehabilitation of affected families and financial implications

It is proposed to rehabilitate the entire families whose houses or house sites will be acquired for the implementation of the scheme.

The scheme envisages an outlay of Rs.50.30 lakhs and a receipt of 53.93 lakhs.

Sd/-  
CHIEF TOWN PLANNER



THE DETAILED TOWN PLANNING SCHEME FOR CHEMMANTHUR AREA -  
PUNALUR MUNICIPAL TOWN

Title

1. This scheme may be cited as the Detailed Town Planning Scheme for the Chemmanthuz area - Punalur Municipal Town.
2. In this scheme unless there is anything repugnant 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) "Municipality" means the Punalur Municipality.
  - d) "Municipal Commissioner" means the Municipal Commissioner Punalur Municipality.
  - e) "Chief Town Planner" means the Chief Town Planner to Government of Kerala.
  - f) "Scheme" means the Detailed Town Planning Scheme for Chemmanthuz area - Punalur Municipal Town.
  - 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 Schemes" means the date of notification of the scheme in the Kerala Government Gazette under Section 12 of the Act.
  - ✓ k) "Rules" means the rules made under the 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 rear 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 Municipal Commissioner shall be the responsible authority for the purpose of the scheme and shall function as such for a period of 20 years from the date of the scheme unless the Government order otherwise.

Area of Scheme

4. The area to which the scheme applied 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 Municipality to claim or levy betterment contribution from the owner of any property not included within the area, which will come under purview of Section 22, 23 and 24 of the Act and 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 Municipality and/or Revenue Office as on the date of Publication of the notification under Section of the Act is given in 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.II. 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 municipality 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 thinks necessary and expedient for purpose of securing development of the area without delay an 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 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 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 preparation 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 or the streets, the Municipality shall levy only such portion of the betterment contribution payable under the scheme or it may forgo the 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 permission of the responsible authority and in conformity with the proposed development of the area shall comply with the following conditions unless otherside approved by the Chief Town Planner.

a) Every street serving a residential area at as car or carriage road shall be at least 7 m.width, provided that cul-de-sac **Not more** than 200m. in length can be permitted with a width of **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 3.5 m. in width, provided that such site is considered suitable and approved by the responsible authority for building purposes and provided also that in 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 requirements of such clause (a)
4. 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 land fronting or abutting on such streets, or by acquiring the land covered by the street, provided that, expenses incurred shall be paid the owner or occupier 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 (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 owners or occupiers of sites 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 an 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.

Submission of layout plans:

8. 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 landed 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 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, (3) 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:

- 9) 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 portion of the same as site 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 a street, lane, or pathway or for subdividing the lands.
  - b) The application for approval of a site or layout plan or plans of a 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 a 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.
- 2a) 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 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 in compatible 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.

Contd.....5

3. The responsible authority shall, before granting permission under Section 15 of the Act for any plan site plan or layout plan or plan of sub division or for construction or reconstruction or 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 restriction 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 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, sub division of lands for community or public purposes and the reservation of lands for 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 applications for permission required to be obtained under Clause 9 (2) (a) above, shall be submitted to the responsible authority in form specified in the building rules made under Section 222 of Municipal Act 1960 with such variation 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 specifications or specifications in regard to the design materials, architecture, drainages, 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 or alterations as the Chief Town Planner may consider necessary.  
The restrictions and conditions as laid down by responsible authority shall be complied with 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 fails to give a reply or pass any orders within three months from the date of receipt of the application, the application shall be deemed to be sanctioned if not otherwise inconsistent with the provisions of the scheme.

Reservation of land and zoning:

10. a) A list of lands reserved for various purposes is given in Schedule IV (forms No. 10). For the purposes of the scheme the streets or lands which may be approved for 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 purpose of the scheme.
- b) The Municipality 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 for such purpose prescribed 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 8m 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, hostels and boarding houses small services 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 area 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 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 5 workers and other non nuisance type or service industries engaging not more than 10 workers with power limited 10 HP. 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 leading rooms, libraries, clubs, non nuisance type of service and light industries employing not more than 10 workers with power lited to 15 H.P. shall be permitted by the responsible authority in all areas zoned for commercial purposes.

4 copy

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 works shall be permitted by the responsible authority in selected areas as within the commercial zone with the concurrence of the Town Planner.

Provided further that junk yards, garage disposal yards, public offices of local, state and Central Government, Public utility building 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.P. 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 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. Mixed use zone (Residential and Commercial)

- i) Uses permitted All permitted uses specified under residential and commercial use zones.
- ii) Uses permitted with the approval of Chief Town Planner  
All uses except industries in the residential and commercial zones permissible with the approval of Chief Town Planner. Non nuisance type service and small industries employing not more than 10 workers and installation with up to 10 HP motor will also be permitted with the approval of Chief Town Planner.

5. Mixed use zones (Commercial and Public and semi Public)

- i) Uses permitted: All permitted uses specified under commercial and public and semi public use zones.
- ii) Uses permitted with the approval of Chief Town Planner.  
All uses except industries in the commercial and public and semi public zones permissible with the approval of Chief Town Planner.

6. OPEN AIR THEATRE USE ZONE.

- i) Uses permitted:- Parks, open spaces and maidans, play grounds, stadium.
- ii) Use permitted with the approval of Chief Town Planner:-  
Pavilion and grand stands, bath houses, public utilities temporary usage for fairs exhibitions circus, picnics.

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 leve of adjoining streets 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:

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

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 15 sq.m. with a width not less than 3 m. in the case if stalls in markets the carpet area of such stalls shall not be less than 5 sq.m. with a width not less than 2 m.
4. In all cases a minimum front open space of 3 m. or the prescribed building line whichever is more and 3 m. width at rear shall be provided.
5. Access streets in commercial areas shall not be less than 12m. in width except in the case cu-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 2 m. 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 a tomatic 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 occupancy open spaces to be left free of construction in plots for public and semi public purposes shall be a minimum of 7.5 m. in front, 7.5 m. at rear and 3 m. 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 Municipality and these rules shall be binding on the purchaser transferres, heirs, and assignee and their successors.

Minimum area of Dwelling Houses and Buildings:

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

	Area in sq.m.	Minimum width in mts. 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:

- a) 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 without houses, latrines and other similar appurtenances as are ordinarily used or intended to be used there with.
  - b) For godowns, warehouses, fuel depots and similar business premises it shall be open to their responsible authority to specify any suitable extent for each godowns, warehouses 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 provisions of the rules.
- 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 abut to this full width in front on street laid down and made in accordance with the provisions of the 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 1.5 m. 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 1 m. above the level of the ground of the plot.
- 5) Open space requirements 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 of street parking spaces

Type of Use	One parking space of (6 x 3 M) 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 and Restaurant	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 <sup>line</sup> of buildings according to their 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.

Contd.....11

Prohibition of buildings in Unhealthy sites.

15. With a view to prevent contamination of water sources and channels, the responsible authority may refuse to sanction any building within portions of the area, in the vicinity of which in his opinion, the 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 to drain. All the sullage water shall be disposed of in such a way so to prevent it from running or too stagnating on adjacent streets. It may be used for watering gardens and compounds if no nuisance is created 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 undertaken in conformity with the provisions of the scheme by the development authority or the provisions of the scheme by the development authority may enter into contract with co-operative housing societies or other housing agencies, to take up housing scheme with the previous sanction of the Government.

b) The sites of existing pucca and moderate dwelling houses with reasonable appurtenant area may be exempted from acquisition of land as decided by the responsible authority.

Reconstitution of Boundaries.

18. a) Where necessary, boundaries 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 in order to render it more suitable for building purposes, (i) to procure the transfer of ownership of and or portion of land from one person to another.

b) Proposals for reorganisation or alteration of boundaries of sites or lands or for reconstitution 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 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 increase in value by the making of the scheme shall be made by the development authority to the arbitrator in accordance with the rules, within 36 months of the date of the scheme. The betterment contribution shall be levied and recovered in accordance with the provisions of section 23 and 24 of the Act every year at 10% of the increase in value for a period of 15 years.

2. Notwithstanding anything contained in the above sub clause, the Municipality 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 agreement:

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

Regulation of Scheme Rules:

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 or modify any of the requirements 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 efficient 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 to carry out or execute any works or to fulfil his obligation under the scheme.

Penalty:

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 other 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.

CHIEF TOWN PLANNER.

## LAND PROPOSED TO BE ACQUIRED

## DETAILED TOWN PLANNING SCHEME FOR CHEMMANTHUR AREA - PUNALUR.

Purpose for which to be acquired	Name of Village	Survey Numbers affected		Descri- ption of land	Name of Owner	Bond area of land				Extent to be taken			
		Sy. No.	Sub Divn. No.			East	South	West	North	Hect.	Area	remarks	
1	2	3	4	5	6	7	8	9	10	11	12	13	
Road AA	Punalur	408	26	Dry		406/4	406/4	408/27	408/26		0.24	Part	
			27	"		408/13	408/12	408/25	408/25		2.92	"	
			25	"		408/25	408/25	408/25	408/9		14.00	"	
			9	"		408/9	408/25	408/9	408/29		8.00	"	
		29	Wet		408/29	408/9	408/29	407/4		1.40	"		
		407	"	4		407/4	408/29	407/4	418/1		20.20	"	
		418	"	1		418/1	407/4	418/1	420/1		5.60	"	
		420	Dry	1		419/1	418/1	420/1	419/1		2.18	"	
		419	Wet	1		419/1	420/1	419/1	452		20.00	"	
												74.54	
Road A1A1		491	11	Dry		491/11	492/1	492/1	491/11		1.00	Part	
			492	"	1		492/11	492/1	493/11	491/11		2.80	"
			493	"	11		493/11	493/11	493/11	493/11		2.00	"
			494	"	1		494/1	494/1	495/2	495/2		0.45	"
			495	"	2		494/1	495/2	469/4	495/3		5.12	"
				"	3		495/3	495/2	495/4	495/3		2.88	"
				"	7		495/7	495/4	495/4	495/7		0.96	"
				"	4		495/3,7	469/4	495/4	495/7		9.60	"
			469	"	4		495/3	495/2	469/4	495/3		2.56	"
													27.37

1	2	3	4	5	6	7	8	9	10	11	12	13
Road B1B1	Punalur	495	2	Dry		494/1	495/2	495/2	495/3	0	1.28	Part
		494	1	"		493	493	494/1	494/1	0	0.96	"
		493	11	"		493/11	493/10	494/1	493/11	0	3.52	"
			10	"		493/10	493/8	494/1	493/1	0	0.64	"
											<u>6.40</u>	
Road B2 B2	Punalur	473	2	"		473/2	473/2	473/1	493/1	0	0.76	Part
		493	2	"		493/2	473/2	493/2	492/1	0	0.51	"
											<u>1.27</u>	
Road C C	Punalur	482	3	Wet		481/14	482/6	482/3	481/14	0	1.28	Part
			6	"		482/7	479/8	482/6	482/3	0	4.48	"
			7	"		482/7	479/18	482/6	481/14	0	3.70	"
		481	14	"		481/14	482/6	482/3	481/14	0	1.28	"
		479	18	"		479/18	473	479/19	482/6,7	0	3.20	"
		473	2	"		473/2	473/2	473/2	492/18	0	0.51	"
											<u>14.45</u>	
Road D D	Punalur	492	1	Dry		492/1	493/2,3	492/1	492/1	0	0.64	Part
		493	2	"		493/2	493/2	493/2	492/1	0	1.92	"
											<u>2.56</u>	
Residential	Punalur	481	15	"		481/k6	481/15	481/28	481/18	0	15.68	Full
			18	"		481/17	481/15	481/18	481/18	0	5.12	Part
			17	"		481/7	481/16	481/18	481/17	0	7.36	"
			16	"		481/12	481/13	481/15	481/17	0	15.68	Full
			12	"		481/9	481/12	481/16	481/7	0	3.84	Part
			9	"		481/9	481/9	481/12	481/7	0	5.12	"
			7	"		481	481/9	481/17	481/7	0	13.44	"
											<u>66.24</u>	



418	1	Wet	418/1	407/4	418/2	418/1	15.32	Part
407	2	"	418/1	407/4	418/2	418/1	3.12	"
408	4	"	407/4	408/1, 29	410, 419	418/1, 2	88.50	"
	9	"	408/29	408/9	408/1	407/4	3.00	"
	3	Dry	408/9	408/8	408/30	408/29	21.20	"
	25	"	408/8	408/8	408/30	408/9	2.25	"
			408/25	408/25	408/8	408/9	0.60	"

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133.99  
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Parks &  
Open Space

418	1	Wet	418/1	407/3	418/1	418/1	7.37	"
407	3	"	407/3	407/2	407/3	418/1	8.04	"
	2	"	407/2	407/2	407/2	407/3	19.38	"
	4	"	407/2	407/4	407/4	407/2	8.10	"

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42.89  
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