

**Detailed Town Planning Scheme**

**for**

**CENTRAL AREA NEDUMANGAD**

*Prepared by....*

**The Department of Town Planning  
Kerala State**

*Published by*

*the*

**NEDUMANGAD MUNICIPALITY**



# CONTENTS

INTRODUCTION

THE SCHEME

SCHEDULE

## DETAILED TOWN PLANNING SCHEME FOR CENTRAL AREA NEDUMANGAD

### BRIEF REPORT

Nedumangad is one among the four municipal towns in Thiruvananthapuram district and it is situated at a distance of 18 kms northeast of Thiruvananthapuram. This hill town is the headquarters of Nedumangad taluk and it is an important market centre. The T.S. road and the road to Ponnudi pass through this town.

The development activities of the town has been started by finalising the location of EEC market on the existing market, which includes in central area. The taluk cutchery, K.S.R.T.C Bus stand, Municipal office and all other taluk wise officers are also included in the central area of the town. The Valiyamala PSLV project is not away from the central area. The portion of TS road from Pathinonnamkallu to Pazhakutty, the town road from Pathinonnamkallu - market - bus stand - palayam - ware house junction and cutchery junction to kakkappura roads are the main traffic routes on the central area of the town. At present this roads are narrow having acute bends, carry the local and through traffic. There is no specified posting area for the market as well as other commercial areas in the town.

The concentration of development activities in the central area create problems in urban life like traffic congestions, haphazeral developments, mixed type land use and unhealthy conditions. It is in this context that a detailed town planning scheme for central area of Nedumangad was promulgated.

The municipality has decided to take a Detailed Town Planning Scheme for the central area covering an extent of about 90 hect. On the eastern side of Killi river in between pathinonnamkallu and Pazhakutty in this town. The scheme envisages proposals for the location for office cum commercial building, stadium, lorry parking, planned residential development etc.

The scheme area is about 90 hec area and the boundaries as follows.

#### **North**

Survey numbers : 275 of Anad village and 874(p), 878, 871, 869, 867, 868, 889, 890, 891, 898, 895, 945, 948, 949 of karippoor village.

#### **East**

Survey numbers : 951, 952, 955, 954(p), 958, 939 and 938 of Karippoor village and 1650, 1694, 1693, 1692, 1690, 1678 and 1677 of Nedumangad village.

#### **South**

Survey numbers : 1812, 1829, 1828, 1825, 1824, 1821, 1797, 1795, 1794 and 1790 of Nedumangad village

#### **West**

##### **Killi River**

The Survey numbers : 870, 874, 875 to 877, 879 to 888, 896, 897, 899 to 936, 937(p), 940 to 944,

953 and 954 of karippoor village and Survey numbers 909 to 936, 1679 to 1689, 1695 to 1789, 1796, 1797(p) 1822, 1823, 1826, 1827, 2417 to 2421, 2447, 2448, 2449(p), 2537, 2538, 2539(p) 2540(p) 2541 and 2542 of Nedumangad village are included in the scheme.

### Major Proposals

The main objective of the scheme is streamline developments with on the scheme area and to ensure adequate lands for various urban uses like public and semipublic, commercial, residential uses etc. with a good net work of roads. An extent of 2.22 hecets of land is proposed to be acquired for the establishment of public offices at Kallingal by forming a new 12 mts wide road. Mixed types of uses are proposed on the eastern side. an extent of 2.78 hecets of land at Melamcode is earmarked for planned residential area in order to facilitate the housing demand. For the purpose vacant land is to be developed with proper road access and drains, in which land pooling system can be applied. The land by the side of T.S road measuring 0.84 hecets near Pathinonnamkallu is earmarked for acquisition for mixed use. (commercial and public and semipublic).

The area surrounding koyikkal palace compound is proposed for and organized open space and it has to be conserved as historical and archeological monument. Two other areas at Kulavikonam and G.H.S Junction are proposed to be retained as parks and open space. It is also suggested to acquire an extent of 1.4 hecets of land by the side of T.S road near Pathinonnam kallu for the purpose of parking heavy vehicles in order to rescue the idle parking by the side of road, some land is also set apart for bus waiting and auto parking. Land to a depth of 20 meters by the side of Killi river is proposed to be retained as preventive measure from flood and construction free zone. In view of the traffic flow for each road a minimum width with building line is suggested based on the urban road standards care is taken to minimize acquisition of land.

3.07 Hectars of land at kallingal is proposed to be acquired for the public stadium.

(Sd/-)

Chief Town planner

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## DETAILED TOWN PLANNING SCHEME FOR CENTRAL AREA NEDUMANGAD

### PROPOSED LAND USE ANALYSIS

Sl.No.	Land Use	Reservation in Hects.	Acquisition in Hects.	Total in Hects	Percentage
1	Roads	4.13	1.53	12.85	14.28
	Existing	7.19			
2	Residential	26.23	-	26.23	29.15
3	Mixed Use (Residential & Commercial)	20.01	-	20.01	22.23
4	Mixed Use (Industrial & Commercial)	2.09	-	2.09	2.32
5	Mixed Use (Commercial & Public)	-	0.86	0.86	0.96
6	Commercial	2.65	-	2.65	2.94
7	Public & Semipublic	8.67	2.22	10.89	12.10
8	Parks & Open space	1.19	3.07	4.26	4.73
9	Planned Residential	3.20	-	3.20	3.56
10	BusStand	1.21	-	1.21	1.34
11	Bus Waiting Shed	-	0.04	0.04	0.04
12	Auto Parking	-	0.07	0.07	0.08
13	Lorry Parking	-	1.43	1.43	1.59
14	Car Parking	0.04	-	0.04	0.04
15	Green Strip	3.22	-	3.22	3.58
16	Water Courses	0.95	-	0.95	1.06
<b>Total</b>		<b>80.78</b>	<b>9.22</b>	<b>90.00</b>	<b>100.00</b>



## **DRAFT SCHEME**

### **THE DETAILED TOWN PLANNING SCHEME FOR CENTRAL AREA NEDUMANGAD**

#### **1. TITLE**

This scheme may be cited as the Detailed Town planning Scheme for Central Area Nedumangad.

#### **2. DEFINITIONS**

In this scheme, unless there is anything repugnant in the subject or context:

- a. "Act" means the Town Planning Act (Act IV of 1108) as amended.
- b. "Arbitrator" means the arbitrator appointed for the scheme under section 26 of the Act.
- c. "Authority" means the Nedumangad Municipality, formed under the Act.
- d. "Building Line" means a line which is beyond the street line and up to which the main wall of the building facing that street may lawfully extend except as prescribed in the Kerala Building Rules in force.
- e. "Chief Town Planner" means the Chief Town Planner to the Government of Kerala.
- f. "Date of Scheme" means the date of notification of the scheme under section 12 of the Act in the Kerala Government Gazette.
- g. "Government" means the government of Kerala
- h. "Map" means the map annexed to the scheme.
- i. "Municipal Act" means the Kerala Municipalities Act, 1960.
- j. "Rules" means the rules made under section 41 of the Act.
- k. "Schedule" means the Schedule appended to the scheme.
- l. "Scheme" means the Detailed Town-Planning Scheme for Central Area Nedumangad.
- m. "Secretary" means the Secretary of the Municipality
- n. "Street" includes roads, streets and lands.
- o. "Town Planner" means the Town Planner, Thiruvananthapuram, of the District office of the Department of Town Planning, Kerala.

#### **3. RESPONSIBLE AUTHORITY**

The Municipal Secretary shall be the Responsible Authority for the purpose of the scheme.

#### **4. AREA OF THE SCHEME.**

The area to which the scheme applies shall be that within the inner edge of the scheme boundary marked in the map.

Nothing in this clause shall be deemed to restrict or otherwise affect the powers of the Authority to claim if levy of betterment contribution from the owner of any property not included within the area, which will come under the purview of Sections 22 and 24 of the Act and Clause 19(1) of the scheme.

#### **5. OWNERSHIP AND EXTENT**

The ownership of land in the area with extent as per registers maintained in the Village and/or the revenue officers having jurisdiction in the area, as on the date of publication of the notification under section 8 of the Act, is given in schedule I.

#### **6. ESTIMATE OF THE COST**

1. An estimate of the total and net cost of the scheme is given in Form No. 11, schedule II. The net cost is proposed to be financed as therein stated. The estimate is liable to such revisions as the Responsible Authority may consider necessary.

2. The execution of any works which, under the scheme, are to be carried out by the Responsible Authority or by any other agency, may be undertaken, in such order and such time as the Nedumangad Municipality may determine.
3. The Responsible Authority shall have power to specify any date or period within which the execution of any works under the scheme are to be carried out by any authority, owner or other person as the Responsible Authority thinks necessary and expendent for the purpose of securing the development of the area without delay and ensuring the efficient operation of the scheme.

#### **7. STREETS**

1. Subject to the provisions of the scheme, all streets mentioned in schedule III (Form No.8) shall be constructed or caused to be constructed by the Responsible Authority on the lines shown in the map DSN/2 provided that reasonable modifications, in the alignment of streets or in the layout of any portion of the area, may be made by the Responsible authority with the approval of the Chief Town Planner.
2. The streets mentioned in Schedule III and shown in the 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 expandient for the safety or convenience of the public provided that two-third of the entire cost of acquisition of land and of metalling, surfacing, draining and lighting of the streets may be recovered from the owners or occupiers of land and buildings beatings the streets in such preparation as may be decided by the Responsible Authority. Provided, also, that whenever the owner has been required to pay or has paid the proportionate cost under the above provision or has been required to leave or has left land freely for the streets, the Authority shall levy only such portion of the betterment contribution payable under the scheme or it may forgo the contribution entirely.
3. Any other private street that may be permitted in the scheme area, with the permission of the Responsible Authority and in conformity with the proposed development of the area, shall comply with section 14, 5(a) of Kerala Building Rules, 1984 issued under the provision of Kerala Municipalities Act, unless otherwise approved by the Chief Town Planner.
4. The Responsible Authority may, with the consent of the Chief Town Planner, undertake to carry out any private street work or widening of any existing private street (not included in the scheme) either with the consent of owners or occupiers of buildings or land fronting or abutting on such streets, or by acquiring the land covered by the street, provide, that the expenses incurred shall be paid by the owners occupiers according to the frontage of their respective land or in such proportions as may be settled by the Responsible Authority.
5. The responsible Authority may not withstanding anything contained in sub-clause (2) and (3) above, with the approval of the Chief Town Planner and subject to any agreement with the owners or occupiers as to the cost of construction, undertake to construct any new street within the area when owners of the land, through which the street may pass, have surrendered land free of cost for the street and agreed to contribute to the cost of constructing the streets; provided that, if 50% of the owners or occupiers abutting on any new street have surrendered land free of cost for the streets and paid the cost of construction, the Responsible Authority shall undertake to construct the street without delay and recover the balance from the remaining owners or occupiers.
6. No person shall build any wall or erect any fence or other construction or projection or make any environment in or over any land intended for use as a street or lane.
7. The Responsible Authority shall, as far as the funds at this disposal permits, provide a sufficient and satisfactory system of drains along the public streets in the area affected.

#### **8. SUBMISSION OF LAYOUT PLANS**

1. If any owner of land within the area intends or proposes to layout a street, lane or pathway or sub-divide, utilise, lease or otherwise dispose of any land as a site or sites for building purposes, he shall submit, for the approval of the Responsible Authority, a site or layout plan

showing the land and the site or sites intended or proposed for building purposes and the street or the streets either existing already or intended to be laid out and made by the owners for giving access to the site or sites.

2. If the site or sites intended for building purposes abut on any existing public street or an existing private street, the owner of the land shall layout and make the street or streets giving access to the site or sites and connecting with an existing street in compliance with the provisions of the scheme.
3. The owner or the land shall not proceed to subdivide, utilize, sell, lease or otherwise dispose of the site or sites intended 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 under sub-clauses (1), (2) and (3) above the Responsible Authority may order the street works to be carried out or carry out the works himself in the manner prescribed in the scheme, in which case, the cost of such works will be recovered from the owner or occupier.
5. For the purpose of adjusting the boundary of any street, the Responsible Authority may, with the approval of the Chief Town Planner, make an exchange of land forming part of any street that it may require, with or without paying or receiving any money for equality of exchange or otherwise.

#### 9. APPROVAL OF LAYOUT PLANS

1. (a). No owner or other person shall layout street, lane or pathway or sub-divide, utilize, sell, lease or otherwise dispose of his land or portion or portions of the same as site or sites for building purposes until a site or layout plan or plan of subdivisions has been approved by the Responsible Authority, provided that the concurrence of the Chief Town planner is obtained for the layout plan or plans prepared for laying out of a street, lane or pathway or for subdividing the land.  
(b). The Application for approval of site or layout plan or plan of sub division shall be submitted to the Responsible Authority in the prescribed form. The Responsible authority may in the interest of the scheme impose reasonable restrictions and conditions and also insist on such modifications of the plan as he thinks fit or cause to be made such modifications of the plan as the Chief Town Planner may consider necessary according to Clause 9(1) (a).  
(c). The restrictions and conditions as laid down by the Responsible Authority or as decided by the Chief Town Planner shall be adopted by the owner or other person and shall be enforceable.
2. (a). No owner or other person shall construct or reconstruct or in any way alter or add to a building without enforcing, in every particular, with the requirements of the scheme and unless he has applied for and obtained permission of the Responsible Authority under Section 15 of the act and in compliance with the requirements of sub clause 5(a) below. No building shall be constructed or reconstructed in any land in which building is expressly for bidden or which is reserved in the scheme for any purpose incompatible with the 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 as may be necessary for carrying the scheme into effect.
3. The Responsible Authority shall, before granting permission under section 15 of the Act, for any site plan or layout plan or plan of sub-division or for construction or reconstruction of a building in a site in the area, take into consideration the desirability of reconstitution or redistribution of boundaries of any land or plot or plots or site or sites, under clause 17 of the scheme, as he thinks fit, and may impose any restrictions or conditions or pass such order as may be necessary to secure such reconstitution or redistribution of boundaries of the land, plot or plots or site or sites. The restrictions or conditions imposed or the orders passed by the Responsible Authority shall be complied with, by the owner or owners or the person or persons concerned and shall be enforceable.

4. Notwithstanding anything contained in the scheme the responsible authority may, with the approval of the Chief Town Planner, prepare layout plan for any portion of the area to determine the lines on which the detailed development of such area shall take place and the manner in which the streets, sub-division of land into sites for building purposes and the reservation of any land for public purposes shall be laid out and the same shall be read as part or 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-clause 2(a) above, shall be submitted to the Responsible Authority in the form specified in the Kerala Building Rules made under the provision of the Kerala Municipalities Act, 1960 with such variations as circumstances may require and shall be accompanied by a site plan and plans of each floor, elevation and section of the existing building or buildings and also a specification or specifications in regard to the design, materials, architecture, drainage, water supply, use of building and other details of building construction.

(b). The Responsible Authority shall have power to impose reasonable restrictions and conditions while granting permission and to make reasonable modifications or alterations in the location, structural design or materials of the building or buildings as he thinks fit or shall cause to be made such modifications or alterations as the Chief Town Planner may consider necessary. The restrictions and conditions, as laid down by the Reasonable Authority shall be complied with and the plans and specifications approved or modified or altered by the Responsible Authority or as decided by the Chief Town Planner shall be adopted by the applicant, owner or other persons concerned and shall be enforceable. If the Responsible Authority fails to give a reply or pass any orders within three months from the date of receipt of the application, the application shall be deemed to be sanctioned, if not otherwise inconsistent with the provisions of the scheme.

#### 10. RESERVATION OF LAND AND ZONING

1. A list of land reserved for streets and for other non-reside initial purposes is given in schedule IV (Form No. 10)

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

2. The Development Authority may, from time to time to meet the demand, declare any part of the area, with the approval of the Chief Town Planner or / and subject to such conditions and restrictions as he may think fit, to be reserved for commercial under sub-section (k) of Section 3 of the Act. Any part of the area so declared shall be included under land reserved under the scheme and treated as such.
3. All future developments in respect of land within the scheme area shall conform to the zoning regulations given below:

Provided that any uses not mentioned therein shall be permitted in any.

##### A. RESIDENTIAL USE ZONE

###### i. Uses Permitted.

All residences, community halls, clubs, parks and play grounds incidental to the residential uses dispensaries, public utility buildings such as water supply drainage and electrical installations of a minor nature and small service industries of non-nuisance character engaging not more than 3 workers with power limited to 3 H.P or 6 workers without power, convenient shops such as vegetable shops groceries, panshops etc., not exceeding 75 sq.MS. plinth area will be normally permitted.

###### ii. Uses restricted

The following shall be permitted by the Responsible Authority with the approval of the Chief Town Planner.

Minor educational buildings upto 250 M<sup>2</sup> plinth area, libraries, reading rooms, clinics and nursing homes upto 150 m<sup>2</sup> plinth area, shop building upto 150 Sq.M in plinth area, Police and Fire

Starions, Small Post Offices, Telegraph Offices, Hostels, Boarding houses, commercial offices petrol filling stations, small auto garages engaging not more than 5 workers and other non nuisance type service industries engaging not more than 10 workers with power limited to 10 HP to 20 workers without power and new areas or buildings for religious uses.

iii. Uses Prohibited

All other uses not mentioned above.

**B. COMMERCIAL ZONE**

i. Uses Permitted

Retail Shops, professional offices, studies, commercial offices, hostels, hotels, lodging houses restaurants, carstands, taxi stands, bus stops, clinics and nursing homes not exceeding 150 sq M in plinth area, dispensaries, non-nuisance type of service and small industries employing not more than 10 workers and installations not exceeding 15 H.P motors and existing residential uses will be permitted.

ii. Uses Restricted

The following uses shall be permitted by the Responsible Authority, with the approval of the Chief Town Planner.

Social Welfare institutions, libraries and Reading Rooms, Printing Press, Service Garages Industrial uses of non-nuisance character employing not more than 20 workers and power not exceeding 30 H.P. Petrol filling stations, areas and buildings for religious uses and small residential buildings not exceeding 100 M<sup>2</sup> in plinth area.

iii. Uses Prohibited

All other uses not mentioned above.

**C. PUBLIC AND SEMI PUBLIC USE ZONE**

i. Uses Permitted

Local, State and Central Government Offices and establishments, social and cultural establishments, community facilities including hospitals, nursing homes clinics, dispensaries, educational institutions etc., public utilities and related buildings will be normally permitted.

ii. Uses Restricted

The following uses shall be permitted by the Responsible Authority with the approval of the Chief Town Planner.

Residential uses incidental to uses coming under (i) above and religious uses.

iii. Uses Prohibited

All other uses not mentioned above

**D. PLANNED RESIDENTIAL ZONE**

All permitted and restricted uses coming under residential 20 m with a minimum street width of 5 m

**C. INDUSTRIAL ZONE**

i. Uses permitted

All types of light and service industries other than obnoxious and nuisance type employing not more than 20 works and power limited to 10, retail business incidental to the industries storage, stacking yards, workhouse and godowns of non-nuisance types and small offices incidental to industries shall be permitted by the Responsible Authority in all areas zoned for industrial uses.

ii. Uses restricted

Medium industries other than obnoxious and nuisance type with power up to 50 H.P small residences not exceeding 50m<sup>2</sup> in plinth area truck terminates shall be permitted by the Responsible Authority with the concurrence of the C.T.P

iii. Uses Prohibited

All other uses not mentioned above.

**F. MIXED USE ZONE (RESIDENTIAL AND COMMERCIAL)**

i. Uses permitted

All uses permitted under commercial and residential users, provided that commercial users will be permissible only in plots having access street width of a minimum of 5 meters.

ii. Uses Restricted

All the restricted uses under commercial and residential uses, subject to the provision noted in (i) above with the concurrence of the District Town Planner.

iii. Uses Prohibited

All other uses not mentioned above

**G. MIXED USE ZONE - COMMERCIAL AND PUBLIC & SEMI-PUBLIC**

i. Uses Permitted

All uses permitted under commercial and public or semipublic Zone.

ii. Uses Restricted

All uses restricted under commercial and public semi public zone with the concurrence of the CTP

iii. Uses Prohibited

All other uses not mentioned above

**H. MIXED USE ZONE COMMAND AND INDUSTRIES**

i. Uses Permitted

All types of uses permitted under command use zone and all types of light and service industries other than obnoxious and nuisance type employing not more than 20 works and power limited to 30 H.P, retail business incidental to industrial, storage, stacking yards, godowns of non-nuisance types and small offices incidental to industries shall be permitted by the Responsible Authority in all areas zonal for industrial use.

ii. Uses Restricted

All restricted uses under command zone and medium industries other than obnoxious and nuisance type with power up to 50 H.P, Small residence not exceed 50M<sup>2</sup> in plinth area, building for religious users and truck terminals shall be permitted by the Responsible Authority with the concurrence of the CTP

iii. Uses Prohibited

All other uses not mentioned above.

**H. TRANSPORT USE ZONE**

i. Uses Permitted

All uses connected with road transportation, bus terminals, parks areas for taxi, auto, lorry and essential repairs and service related to the above, convenient shops and offices incidental to the main use.

ii. Uses prohibited

Any other use not mentioned above

**I. PARKS AND OPEN SPACE ZONE**

i. Uses Permitted

Parks, open spaces and maidans, playgrounds, botanical gardens, stadium and open air theatre.

ii. Uses Restricted

Pavilions, Gymnasium, Aquarium, reading rooms, radio kiosks, social and cultural establishments, museum, cafetana, snabars, temporary usage for fair exhibition and circus shall be permitted by the Responsible Authority with the approval of the CTP

iii. Uses Prohibited

All other uses not mentioned above



### K. GREEN STRIP AND AGRICULTURAL ZONE

#### i. Uses Permitted

Area to be used only for agricultural purposes in order to retain as a green area

#### ii. Uses Restricted

Construction of retaining walls, drains, bunds, channels, public utility structures and the like with the concurrence of the District Town Planner.

#### iii. Use Prohibited

All other uses not mentioned above.

#### 4. COVERAGE AND F.A.R.

The coverage and F.A.R. value of building under different occupancies shall not exceed the maximum permissible values as stipulated in the Kerala Building Rules in force/stipulated below:

Sl. No.	Building uses of occupancy	Maximum Permissible coverage (%)	Maximum permissible F.A.R
1.	Residential	50	1.8
2.	Commercial	60	2.0
3.	Public and Semi-Public	30	1.5
4.	Industrial	40	1.2

Note: The coverage and F.A.R. as per the Detailed Town Planning Scheme will have to be adhered to in case the values differ from that of the Kerala Building Rules in force.

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

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

The term F.S.I. i.e., Floor space Index is synonymous with F.A.R. for as the scheme is concerned

### 11. ACQUISITION OF LAND

- Any land in the area required for the purpose of the scheme may be acquired by purchase, exchange or otherwise by the Authority at any time subject to the provisions of the Land Acquisition Act and without prejudice to the interests of the scheme.
- The Responsible Authority may take up acquisition of any land which may be found necessary in future and which is not included in the scheme within the land for acquisition, with the specific consent of the Chief Town Planner and the Government.

### 12. DISPOSAL OF LAND

The Responsible Authority may, with the approval of the Authority, dispose of any land belonging to the Authority or which was acquired under the scheme, by sale, action, 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.

### 13. CONSTRUCTIONS BY THE SIDE OF PUBLIC STREETS

- Every building site, unless it abuts on an existing public street or existing private street in conformity with the scheme, be made to abut to its full width in front on a street laid down and made in accordance with the provisions of this scheme.

- Boundary walls or fences alone shall be erected in the space between the building line and the edge of the adjacent street.
- No boundary wall or fence erected between the building line and edge of the adjacent street shall be of height greater than 2 m measured from the level or the centre line of each street.
- Open space requirements of a building shall be in conformity with the Kerala Building Rules in force.
- Minimum off-street parking space for motor vehicles shall be provided for various types of buildings as specified in the Kerala Building Rules, in force.

### 14. PROHIBITION OF BUILDINGS IN UNHEALTHY SITES

With a view to prevent contamination of water courses and channels due to the existence of burial grounds, sewage tanks and pumping stations, treatment plants, insanitary or low lying lands, or with a view to prevent constructions in flood prone areas or due to other environmental factors. The Responsible Authority may refuse to sanction any building within portions of the area, in the vicinity of which, in his opinion, the construction of building would be objectionable.

### 15. DRAINAGE

Sufficient means of effectual drainage and discharge of sewage shall be provided in every private street by the owners or occupiers of sites abutting there of and every site and building shall be provided with suitable drains leading therefrom 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 erected thereby or allowed to flow into drains or channels on it having previously been treated sanitarily in the manner required by the Responsible Authority.

### 16. HOUSING SCHEMES

- Housing schemes may be undertaken in conformity with the provisions of the scheme by the Authority or the Authority may enter into contract with co-operative housing societies or other housing agencies, to take up housing schemes with the previous sanction of the Chief Town Planner.
- The sites of existing pucca and moderate dwelling houses with up to 1000 sq. ft. area may be exempted from acquisition of land to a reasonable extent, as decided by the Responsible Authority.

### 17. RECONSTRUCTION OF BOUNDARIES

- Where necessary boundaries of sites or land shall be redistributed and plots reconstituted with the approval of the Chief Town Planner in the manner prescribed in the Act (i) to suit the 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 (iv) to procure the transference of ownership of land or portion of land from one person to another and (v) to ensure a planned development of the area.
- Proposals for redistribution or alteration of boundaries of sites or land or for reconstitution of plots of sites in the area shall be made, by the Responsible Authority and/or by the owners of land and/or buildings and the plan and the scheme thus made and approved by the Chief Town Planner shall be deemed to be part of the scheme and shall be enforceable.

### 18. ADVERTISEMENT

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

### 19. CLAIM FOR BETTERMENT

- 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 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 20 years.

2. Notwithstanding anything contained in the above subclause, the Authority may, with the previous approval of the Government agree with any owner to receive a fixed payment either in lumpsum or by installments in lieu of the betterment contribution.

## 20. POWER OF THE RESPONSIBLE AUTHORITY TO MAKE AGREEMENTS

Subject to the provisions of section 35 of the Act, the Responsible Authority may make an 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.

## 21. REGULATION OF SCHEME RULES

1. The Responsible Authority may, if he thinks in particular case and subject to any conditions he may impose, dispense with or modify, with the concurrence of the Chief Town Planner, of the requirements of the scheme other than the requirements made obligatory by any law provided that, it is satisfied that there are circumstances warranting such dispensation or modification.
2. The Government may in any particular case and subject to any condition as they may impose and in consultation with the Chief Town planner dispense with or modify any of the requirements of the scheme other than the requirements made obligatory by any law and their decision shall be final.

## 22. EXECUTION OF THE SCHEME

1. The Responsible Authority may, on the sanction of the scheme from Government, execute the scheme proposals in a phased manner. The Authority may co-ordinate with the Government departments and other agencies in the execution of the scheme proposals and may cause the cost of implementation of the scheme by various agencies to be included in the annual budget of these agencies on a priority criteria.
2. Pending sanction of the scheme by government, the Responsible Authority may, after publication of the scheme and approval by the Authority, take up priority projects and necessary land acquisition after obtaining action for the same from the Chief Town Planner and Secretary Government.
3. After sanctioning of the scheme by Government, the scheme will be in operation till such time the scheme is revoked or till another scheme is notified and published for the same area or part of the area included in this scheme.
4. After sanction of the scheme by Government, the Responsible authority may allow reasonable time to any owner or person to carry out or execute any works or to fulfil his obligations under the scheme.

## 23. PENALTY

Any person who commits or knowingly permits a breach of any of the provisions of the scheme or who neglects or fails to comply with any of the provisions of the scheme or any order, conditions, proceedings, restrictions, limitations or terms made or imposed under or pursuant of any or the provisions of the scheme, the rules or the Act shall, on conviction, be punished in accordance with the section 44 of the Act.

## SCHEDULE

- I. Ownership and extent of land included in the scheme in Form No. 7.
- II. Estimate cost of the scheme in Form No. 11

- III. List of new streets and widening of existing streets in Form No. 8
- IV. Land proposed to be reserved in Form No. 10
- V. Land proposed to be acquired for the scheme in Form No. 9

V/4/6/93

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## SCHEDULE II

### Detailed Town Planning Scheme for Central Area Nedumangad

Form No. 11

Sl.No.	Debit	Rs. in lakhs	Sl.No.	Credit	Rs. in lakhs
1.	Acquisition of land		1.	Government grant	5,75,00,00
i)	For roads	27,00,000	2.	Contribution from Govt.	
ii)	Parks and open space	15,00,000	i)	P.W.D	85,00,000
iii)	Lorry parking	7,00,000	ii)	Revenue Department	95,00,000
iv)	Auto parking	1,50,000	iii)	P.H.E.D	5,25,000
v)	Public & Commercial	4,00,000	iv)	K.S.E.B	5,25,000
2.	Improvement		3.	Sale proceeds	
i)	Raising	9,00,000	i)	Commercial plot	6,00,000
ii)	Formation of roads	8,50,00,000	ii)	Acquired buildings	2,00,000
iii)	Culverts	3,00,000	4.	Accets debitible	NILL
iv)	Drains	3,50,000	5.	Other items	
v)	Water supply & drainage	10,50,000	i)	Betterment levy	2,00,00,000
vi)	Electricity	10,50,000	LS		
vii)	Organised open space				
	(Parks)	5,00,000			
3.	Compensation of injuries				
	affections	2,00,000			
4.	Miscellaneous				
i)	Cost of preparation				
	including special survey	1,00,000			
ii)	Legal expenses	50,000			
iii)	Contingencies	50,000			
	Total	9,50,00,000		Total	9,73,50,000

# SCHEDULE - I

## DETAILED TOWN PLANNING SCHEME FOR CENTRAL AREA NEDUMANGAD

FORM NO. 7

### OWNERSHIP AND EXTENT OF LANDS

(Under Rule 37(i) of Travancore Town Planning Rules, 1113)

Name of Revenue Village	Municipal assessment No.	Survey No.	Sub Dn.No.	Extent				Name of Owner or Occupier	Pattaya No.	Whether the property is exempted from property tax under Municipal Act.	Description of land. Wet, Dry Inam or Poramboke	Present use.	Remarks. (A note in the type and nature of existing building like pukka, moderate cutcha or huts tiled or thatched)
				Acre	Cent	Sq.links	Hectare						
1	2	3	4	5	6	7	8	9	10	11	12	13	14
ariippoor		867	1	-	10	-	-	Govt. (porampoku)	-	-	Dry	Path	-
ariippoor		867	2	-	10	-	-	Govt. (Porampoku)	-	-	Dry	Path	-
ariippoor		867	3	-	14	-	-	Seetha Bai Krishnapurathu Veedu, Vadakkamkara Nedumangad.	3558	-	Dry	-	-
ariippoor		867	3	-	12	-	-	Vijaya Latha, Latha mandiram Melamcode, Nedumangad	9034	-	Dry	-	-
ariippoor		867	3	-	24	-	-	Raja Rathampillai, Thottumkara vee du	1628	-	Dry	-	-