BEACH D.T.P. SCHEME

KOZHIKODE

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G.O.M.S. 38/88. L.A.D.
25.3.1988

REPORT ON THE D.T.P. SCHEME FOR CALICUT BEACH AREA-REGARDING.

The Scheme extends from Bhut Road junction in the north to Telegraph Office road junction along Beach Road. The scheme is mainly recreational in nature. The scheme includes an area of 112.88 hectares.

The main features of the scheme are detailed below:-

(1) The Beach Road is proposed to be widened to 24m. from an average existing width of 12m. This is the width prescribed as per the Master plan for the city. All other proposals are on either side of this road. The widening is proposed mostly on the west side of the road, which is poramboke land Approximately 0.25 hectare of land is to be acquired on the eastren side of the road.

(2) Six roads are proposed to branch of from beach road towards eastern side of the scheme. The proposed width of the branch roads are 12m. and 18m. The total area to be acquired to widen these roads is nearly 0.27 heatare.

(3) On the west side of the Beach road a children's park, a public park, an aquarium, skating ring, swimming pool, parking spaces at 5 places and a bus terminal are proposed. The rest of area is proposed to be kept for a neat beach.

(4) Small Industry zone is provided on the eastren side of the Beach Road. This is a zone for mixed use, mainly for small industries, commerce and residences.

(5) Existing residential and public and semipublic areas are allowed to continue as such.

(6) The following building lines are proposed for the different roads.

24m. wide road	4.5m.
18m. wide road	3 m.
12m. wide road	3 m.

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DRAFT SCHEME

THE TOWN PLANNING SCHEME FOR WARD 13 OF CALICUT CITY

Title 1. This Scheme may be cited as the Detailed Town Planning Scheme for Calicut Beach Area.

Definitions. In this scheme unless there is anything repugnant in the subject or context:-

a) "Act" means the Madras Town Planning Act 1920.
b) "Municipal Act" means the Kerala Municipal Corporation Act 1961.
c) "Trust" means the Calicut Town Planning Trust formed under the Act.
d) "Executive Trustee" means the executive Trustee of Calicut Town Planning Trust.
e) "Chief Town Planner" means the Chief Town Planner to Government of Kerala.
f) "Scheme" means the Detailed Town Planning Scheme for ward 13 of Calicut City.
g) "Arbitrator" means the arbitrator appointed for the scheme under sec.27 of the Act.
h) "Schedules"means a Schedule append to the Scheme.
i) "Map" means a map annexed to the Scheme.
j) "Street" includes roads, street and lanes.
k) "Date of Scheme" means the date of notification of the scheme under Sub-Section 5 of Section 14 of the Act in the Kerala Government Gazette.
l) "Rules" means the rules made under Section 14 of the Act.
m) "Area" means the area to which the Scheme applies.
n) "Government" means the Government of Kerala.
o) "Building Line" means a line which is in the rear of the street alignment and which the main wall of the building abutting on a street may lawfully extend and beyond which no portion of the building may extend except as prescribed in the Kerala - Municipal Building rules in force.

Responsible authority. 3. The Executive Trustee 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 line marked in the map.

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

Owner-ship & extent.

5. The ownership of all lands in the area with extent as per the registers maintained in the Corporation and or the Revenue office as on the date of publication of the notification, under section 10/12 of the Act is given in Schedule I.

Estimate of the cost.

6. 1) An estimate of the total and net cost of the scheme is given in scedule 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 schemes are to be executed by the responsible authority or the council or any other agency may be undertaken in such order and at such time as the Trust 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 expedient of any works which under the Scheme are to be executed by any authority, owner or other person as the responsible authority thinks necessary and expedient for the purpose of securing the development of the area without delay and ensuring the efficient operation of the scheme.

Streets.

7. (i)Subject to the provisions of the scheme, all streets mentioned in the schedule - III(a) shall be constructed by the responsible authority on the lines shown in the map 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 street mentioned in Schedule III (b) and shown in Map (2 s.f.) shall be demarcated formed and constructed by the responsible authority

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in such manner as he thinks necessary for the proper development of the area or expedient for the safety or convenience of the public, provided that two third of the entire cost of acquisition of lands and of metalling, surfacing, draining and lighting of the streets may be recovered from the owners or occupiers of lands and buildings abutting the streets in such proportion as may be decided by the responsible authority.

Provided also that whenever the owner has been required to pay or has paid the proportionate cost under the above provision or has been required to leave or has left lands freely for the streets, the Trust shall leavy only such portion of the betterment contribution entirely.

3) Any other private street that may be permitted in the area with the permission of the responsible authority and in conformity with the proposed development of the area shall comply with the following conditions unless otherwise approved by the Chief Town Planner.

a) Every street intended to be used as a cart or carriage road shall be of at least 7 metres width, provided that cul-de-sacs not more than 200 metres in length can be permitted with a width of 5.5 metres.

b) Every street intended to form the principal approach or means of access to any particular site intended for building purposes but is not intended for use as a cart or carriage road shall be at least 3.5 metres in width, provided that such site is considered suitable and approved by the responsible authority for building purposes and provided also that in the opinion of the responsible authority a street to be used as a cart or carriage way cannot be or need not be made in compliance with the requirements of sub clause (a).

(4) The responsible authority may with the sanction 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) whether with the consent of owners or occupiers of buildings or lands fronting or abutting on such streets, or by acquiring the land covered by the street, provided that the expenses incurred shall be paid by the owner or occupiers according to the frontage of their respective lands or in such proportions as may be settled by the responsible authority.

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5) The responsible authority may, notwithstanding anything contained in sub clauses (2), (3), and above with the approval of the Chief Town Planner and subject to any agree= ment with the owners or occupiers as to the cost of construction, undertaken to construct any new street within the area, when the owners of the lands through which the street may pass, have surrendered lands free of cost for the street, and agreed to contribute the cost of constructing the streets, provided that if 50% of the owners or [illegible] building 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 lane.

7) The responsible authority, shall sofar as the funds at his disposal may permit provide a sufficient and satisfactory system of drains along the public street in the area affected.

Submission of layout plans.

8) (i) If any owner of land within the area intends or proposes to layout a street, lane or pathway or sub divide, sell, lease or otherwise dispose of any land as 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.

(ii) Save in such cases as the site or sites intended for building purposes may front, 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.

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(iii) The owner of the land shall not proceed to subdivide, 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.

(iv) If the street or streets have not been made as required by sub clause (i), (ii), and (iii) above the responsible authority may order the street works to be carried out or carry out the works himself in the manner prescribed by in the scheme in which case, the cost of such works will be recovered from the owner or occupier.

(v) For the purpose of adjusting the boundary of any street the responsible authority may 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 of his land or portion or portions of the same as site or sites for building purposes until s site or layout plan or plan of subdivision has been approved by responsible authority provided, that the concurrence of the Chief Town Planner is obtained for the layout plans 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 plan of a subdivision shall be submitted to the responsible authority in the prescribed form.

The responsible authority may in the interest of the schemes impose reasonable restrictions and conditions and also insist on such modification of the plan as he thinks fit or cause to be made such modifications of the plan as the Chief Town Planner may consider necessary according to clause 9(1)(a).

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(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 m way alter or add to a building without confirming in every particular with the requirements of the Scheme, and unless he has applied for and obtained permission of the responsible authority under Section 17 of the Act and in compliance with the requirements of 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 incompativle with building.

(b) The responsible authority may for the purpose of the Scheme demolish or cause to be demilished or alter or case to be altered any building in the area so far as may be necessary for carrying, the scheme into effect.

(3) The responsible authority shall, before granting permission under Section 17 of the Act for any site plan or layout plan or plan of subdivision or for construction or reconstruction of a building in a site in the area take into considerationthe desirability of reconstitution or redistribution of bounderies of any land or plot or plots or site or site under clause 18 of the scheme as he thinks fit and may impose any restrictions or conditions or pass such orders as may be necessary to secure such reconstitutions or redistributions of bounderies 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, & shall be enforceable

(4) Notwithstanding anything contained in the Scheme, the responsible authority may prepare a 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, subdivisions of lands into sites for building purposes and the reservation of any lands

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for communal or public purposes shall be laid out in consultation with the Chief Town Planner and the same shall be read as part of the scheme, and shall be enforceable.

(5) (a) subject to the provisions of the Section 17 of the Act every application for permission required to be obtained under Clause 2 (a) above, shall be submitted to the responsible authority in the form specified in the building rules made under Sec. 222 of Kerala Municipalities Act 1960 with such variations as circumstances may require and shall be accompanied by a site plan and plans of each floor, elevation and section of the existing building or buildings and also a specification or specifications in regard to the design, materials, architecture, drainage, water supply, use of building and other details of building constructions.

(b) The responsible authority shall have power to impose reasonable restrictions and conditions while grantingpermission and to make reasonable modification 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 the responsible authority shall be complied with and the plans and specifications approved or modified or altered by the responsible authority or as decided by the Chief Town Planner shall be adopted by the applicant, owner or other persons concerned and shall be enforceable. If the responsible authority fails to give a reply or pass any orders within 3 months from the date of receipt of the applications, the application shall be deemed to be sanctioned, if not otherwise inconsistent with the provisions of the scheme.

Reservation of land and zoning.

10 (a) A list of lands reserved for streets and other purposes is given in Schedule V.

For the purpose of the Scheme the streets or foot paths which may be approved ormade in accordance with the provisions of the Scheme which are not mentioned in Schedule V shall also be deemed to be included under lands reserved for the purpose of the Scheme.

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(b) The Trust may from time to time, to meet the demand, declare m 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 activity, housing or for such other purposes which can be prescribed under sub sections (k) of Section 4 of the Act. Any part of the area so declared shall be included under lands reserved under the Scheme and treated as such.

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

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

Note:-For the purpose of this sub clause "Shop" means a building designed for the purpose of carrying on retail trade not being a special industrial building or petroleum filling station and includes a light industrial building (Not being a factory or workshop within the meaning of the Indian Factories Act 1934) on the same promises and ordinarily incidential to the conduct of retail business thereon, a market or a hotel.

Business promises means a building designed for use as an office, theatre or for any business purposes but does not include a petroleum filling station, industrial building, factory or workshop.

(e) Factories, warehouses and industrial buildings shall be permitted only in the localities specified for the purpose provided that light industries of a non-offensive nature driven by electric motor up to 20 ~~mx~~ H.P. may be permitted with the approval of the Chief Town Planner in the area reserved for commercial activity.

(f) Light Industries of a non-offensive nature driven by electric motors upto 20 H.P. shall be permitted in areas reserved for small Industries. Such zones shall also permit commercial and residential activity.

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(g) In the lands shown as reserved under Schedule V, construction of buildings shall be absolutely prohibited. The lands in such localities may be used as parks, gardens or for agriculture, horticulture or other similar purposes.
(h) Except as otherwise provided in the Scheme, every part of the area shall be entirely utilised for residential purposes and uses incidental thereto only, provided that buildings for public and semi public uses may be permitted by the responsible authority with the concurrence of the Chief Town Planner.
(i) No land in the area which is under wet cultivation or which is low lying shall be fit for residential or other buildings construction unless its level is raised suitably above the level of the adjoining street, or as may be approved by the responsible authority.

11. Any land in the area required for the purpose of the Scheme may be acquired by purchase, exchange or otherwise by the Trust at any time subject to the provisions of the act and without prejudice to the interests of the Scheme.

The notifications of the Scheme under sub Sections 5 of the Section 18 of the Act in the Kerala Government Gazette shall in respect of any land mentioned in schedule VI operates as a declaration under Section 6 of land Acquisition act in force for the purposes of the Scheme.

12. The responsible authority may with the approval of the Trust dispose of any land belonging to the trust (Corporation) or acquired under the Scheme by sale, auction, exchange, lease, or otherwise, subject to rules framed for the purpose by the Trust and those rules shall be binding on the purchaser, transferee, heirs, assignee and their successors.

13. (a) Minimum plot sized for residential purposes is given below:-

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Conditions.	Area.	Minimum width in metre on road frontage.
For one family dwelling houses (single or double storied)	1.5 are .	9 m.

(b) Every site intended for commerical use shall be not less than 90 sq. m. in area and width 6.0m

(c) where a plot or site held in single ownership prior to the date of notification of the schedule under section 10 and 12 of the Act is less than the minimum prescribed in the sub clause (a) the responsible authority shall decide whether in the interest of the Scheme, permission shall be given to build on such plots or sites or whether the plot shall be incorporated in adjacent plots or site or sites by reconstitution or redistribution of boundaries of plots. If the later course is proposed the matter shall be decided by Arbitrator in accordance with the provision of rules.

(d) In the land proposed to be developed for residential purposes, the average gross density of the dwelling unit should be 55/ hectare of land.

14. (i) Every site for dwelling house or other building shall, unless it abuts on an existing public street or an existing private street in conformity with the provisions of this scheme be made to abut to its full width in front on a street laid down and made in accordance with the provisions of this scheme.

(ii) The building line in respect of all the streets shall be as shown in Map 2 D.S.N. 2 and specified in Schedule III.

(iii) Boundary walls or fences alone shall be erected in the space between the building line and the edge of the adjacent street.

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(iv) No boundary wall or fence erected between the building line and edge of the adjacent street shall be of a greater height than 1.5 m. measure 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.

(v) Open space requirements of a building shall be in conformity with the municipal building rules in force unless otherwise provided for in the scheme.

(vi) Minimum of street parking spaces for motor vehicles shall be provided for various types of buildings as per the following table.

Minimum off-street parking spaces.

Types of use.	One parking space of 18 sq. metres shall be provided for every
Theatres & Auditorium	20 seats of accommodation
Commercial	80 sq.m. carpet area or fraction thereof.
Office buildings.	90 sq.m. of office floor space.
Restaurants.	15 seats of accommodation.
Hotels.	4 Guest rooms provided.
Industrial buildings.	100 employees in industry.
Multi family dwellings.	6 dwelling units.
Lodging without eating facilities for public.	6 guest rooms provided.

(vii) The responsible authority in consultation with the Chief Town Planner shall have

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power to fix the height of the storeys of the (house) business and commercial building and the ultimate height of the whole building or line of buildings according to their individual architectural requirements and to insist that any other architectural details may be incorporated in the design provided that the individual architectural requirement of any part shall be viewed in consideration of the general appearance.

Prohibition of building in unhealthy sites.

15. With a view to prevent contamination of water sources and channels due to existence of burning grounds, sewage tanks and stations, power plants or insanitary or low-lying lands, the responsible authority may refuse to sanction any building within portions of 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 buildings 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 in from running on to or stagnating on adjacent streets. It may be used for watering gardens and compounds if no nuisance is created thereby or allowed to flow into drains or channels on it having previously been treated sanitarily in the manner required by the responsible authority.

Housing schemes

17. (a) Housing Schemes may be undertaken in conformity with the provisions of the scheme the trust or the trust may enter into contract with co-operative Housing Societies or other housing agencies, to take up housing schemes with the previous sanction of the Government.

(b) The owners of dwelling houses within the housing scheme area may be exempted fro acquisition of their lands appurtenant to a reasonable extent, as decided by the responsi authority.

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daries.

18. (a) Where necessary, boundaries of sites or lands shall be redistributed and plots reconstituted in the manner prescribed by 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, or (iv) to procure the transference of ownership of land or portion of land from one person to another.

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

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

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20. Any person whose property is injuriously affected by any refusal to grant the permission applied for under sec. 17 of the Act and or by making of the scheme shall be if he wants to make a claim for the purpose under sec. 20 of the Act submit such claim within 12 months of the dateof the Scheme.

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21. (1) Claims for betterment contribution under sec. 23 of the act in respect of all properties which have increased or are likely to increase in value by the making of the Scheme shall be made by the Trust 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 24 of the Act every year at 10% of the increase in value for a period of 20 years.

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(2) Not withstanding anything contained in the above sub clause, the Trust may with the privious approval of the Government, agree with any owner to receive a fixed payment either in a lump-sum or by instalments in lieu of the betterment contribution.

22. Subject to the provisions of section 36 of the Act the responsible authority may make any agreement with any person or body in furtherances 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 may in any particular case and subject to any condition as they may impose either suomoto or on appeal 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 map.

24. Notwithstanding any thing contained in the Scheme the responsible authority may without prejudice to the efficient operation of the scheme.

(1)Defer the execution of any or all works for a period of not more than two years from the date of the scheme unless otherwise permitted by the Government.

(2) Allow reasonable time to any owner or person to carry out or execute any works or to fulfil his obligations unless the Scheme.

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24. Any person who commits or knowingly permits a breach of any of the provisions of the Scheme or who neglects or fails to comply with any of the provisions of the Scheme or any orders, conditions, proceedings, restrictions, limitations or terms made or imposed under or in pursuance of any of the provisions of the scheme, the rules or the Act shall on conviction be punished in accordance with Section 44-B of the Act.

DETAILED TOWN PLANNING SCHEME FOR CALICUT BEACH AREA.

SCHEDULE 1.

OWNERSHIP AND EXTENT OF LAND

W. No.	S.No.	Sub. Div. No.	Extent Hectare	Are	NAME OF OWNER OR OCCUPIER	Description of land	Present use	Remarks
1	2	3	4	5	6	7	8	9
1	1		2	38.86	Government	Purampoke	Beach area	
	2		0	21.76	Government	- do -	Road	
	3		0	95.62	Kozhikode Municipal Council	Panela	-	
	4		0	22.48	Government	Purampoke	Road	
	5		1	15.64	Arangil Aacha	Garden	-	
	6		0	21.47	Ramadas sait s/o Janjad das sait	do	-	
	7		0	00.40	Mohammad Usaph sait	do	-	
	8		1	83.71	- do -	do	-	
	22		0	35.22	Government	Purampoke	Road	
	155		2	48.07	Ramadas sait s/o Haridas sait	Garden	-	
	156		0	19.72	Government	Purampoke	Industrial dept.	
	157		0	09.70	do	do	do	
	159		0	37.46	do	do	do	
	160		0	16.95	do	do	Road	
	161		1	46.58	do	do	Beach area	
	162		2	26.11	do	do	do	
	163		0	43.67	do	do	Road	

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1	2	3	4	5	6	7	8	9
1	164		0	19.31	Government	Purampoke	Industries Dept.	
	165		0	07.88	do	do	Industries dept.	
	167	1A	0	10.10	do	do	Government Industrial Estate.	
	"	1B	0	10.50	do	do	do	
	"	1C	0	10.50	do	do	do	
	"	$1D_1$	0	18.98	do	do	do	
	"	$1D_2$	0	13.32	do	do	do	
	"	1E	0	31.09	do	do	do	
	"	2	0	19.90	do	do	do	
	168		0	53.97	do	do	Industries dept.	
	179		0	42.15	do	do	do	
	180		0	31.64	do	do	do	
	181	1	1	18.74	do	do	Hydrogenation Factory.	
	181	2	0	00.73	do	do	Foot path.	
	182	1	0	68.06	do	do	Hydrogenation factory.	
	"	2	0	00.43	do	do	do	
	183		0	62.88	do	do	do	
	184							
	450		0	66.28	M.B.Muhammad Hassan sahib	Garden		
	452		0	12.46	Union Government Central wear housing corporation, New Delhi	do		
	454	1	1	30.05	do	do		

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1	2	3	4	5	6	7	8	9
1	454	2	0	91.20	Kutheya purayil Amach kunhi	Garden		
	455	1	0	31.26	Union Govt. Central wear housing corporation New Delhi	do		
		2A	0	05.13	Society of Jesint Roman Catholic education association	do		
		2B	1	30.03	Central Marine Fisheries Dept.	Purampoke		
	456	1	0	78.91	Government	do		
		2	0	07.97	do	do		
	460	1	0	66.10	do	do		
		2	0	18.38	do	do		
	461		0	70.03	do	do		
	462		2	55.26	do	do	Beach area	
	463		1	93.85	do	do	do	
	464	1	1	03.98	do	do	do	
	465	1	0	39.20	do	do	Fisheries Office	
		2	1	08.49	1) Thaiyil vettath Kolukutty Erady 2) Peroth Peravakutty	Garden		
	468		0	44.06	1)Sharikavu Devaswam Ooralan Charuveetil madathil [illegible] Nair 2) Appukutty Nair K.P.	do		
	469		0	09.50	Government	Purampoke	Ceasant land	
	470		0	21.08	1)Sharikavu Devaswam Ooralan Charuveethil madathil Kunhiraman 2)Appukutty Nair	Garden		
	471		0	27.14	-do-	do		

1	2	3	4	5	6	7	8	9
1	472		0	40.96	Vaniyan pudhukkudi thavazhy tharavattil Appu kurup.	Garden		
	473		0	26.49	-do-	do		
	474		0	14.96	-do-	do		
	475		1	03.06	Charukudy mattuvayil Korappan	do		
	476		0	06.88	Government	Purampoke	Vacant land	
	477		0	32.88	-do-	do	Canal	
	510		0	09.30	Valiyakath Abdu	Garden		
	511		0	09.30	Kambarath Paradesi	do		
	512		0	21.85	Kambarath Kadugan s/o Kannachan	do		
	513		0	04.05	Nambannur Narayanan Nair	do		
	514		0	75.67	-do-	do		
	517		0	09.30	Government	Purampoke	Lane	
	518		0	38.44	Vaniyam Pudhukudy Krishna kurup	Garden		
	519		0	43.71	-do-	do		
	520		0	64.34	-do-	do		
	521		0	27.52	-do-	do		
	522		0	23.06	-do-	do		
	523		0	15.78	-do-	do	Road	
	524		0	57.06	-do-	do		
	525		0	43.30	-do-	do		
	526							
	527		0	65.56	-do-	Purampoke		
	528		0	32.37	-do-	-do-	Road.	Contd...

1	2	3	4	5	6	7	8	9
1	529		0	31.57	Kozhikode Manavikrma Zamorin raja, Pudhiyakovilakath Padingharakattu Manavadhan alias Chariyattan Thamburan, Sreedavi alias Cheriya Thamburatty.	Garden		
	530		0	34.39	do	do		
	531		0	46.95	do	do		
	532		0	32.77	do	do		
	533		0	23.06	do	do		
	536		0	12.95	do	do		
	537		0	07.29	do	do		
	538		1	38.41	do	do		
	539		0	51.80	do	do		
	540		0	29.54	do	do		
	541		0	36.01	do	do		
	542		0	16.19	do	do		
	543		0	30.76	do	do		
	544		0	18.21	do	do		
	546		0	15.78	do	do		
	547		0	65.15	Vaniyam pudhukkudy Krishnakurup.	do		
3	1		0	84.99	Government	Purampoke		
	2		0	22.66	do	do		
	3		0	71.23	do	do		
	8		1	16.95	Ambadikovilakathu Valiyathamburatty	Un assessed		

Contd.....

1	2	3	4	5	6	7	8	9
3	9		0	22.85	Ambadikovilakathu Valiyathamburatty Pankinttakathu Eyyathumma.	Garden		
	10		0	13.76	do	do		
	11		0	05.26	Ambadikovilakathu Valiyathamburatty	Un assessed		
	12		0	05.26	1) do 2) Kottaparambathu Abdhurahman Haji	Garden		
	13		0	05.67	do	do		
	14		0	19.43	do	do		
	15		0	11.33	Ambadikovilakathu Valiyathamburatty Puthanpurayil Embichammod, Abdulla, Kadeesu umma	do		
	16		0	14.16	do	do		
	17		0	15.78	Ambadikovilakathu Vlaiyathamburatty Abdullkadhar, Ayisa umma.	do		
	18		0	23.47	Ambadikovilathu Valiyathamburatty, Kunnindhakathu, Mammed	do		
	56		0	21.04.	Government	Purampoke		
	57	1	0	03.24	Zamorin Choriyattan Raja, Choringatty Thamburatty	Garden		
		2	0	06.48	Calicut Corporation	do		
		3	0	02.43	Zamorin Raja, Choriyattan Raja, Choringatty Thamburatty	do		
		4	0	01.21	Calicut Corporation	do		
		5	0	04.45	Zamorin Raja, Choriyattan Raja, Choringatty Thamburatty	do		

Contd.....

1	2	3	4	5	6	7	8	9
3	57	6	0	02.02	Calicut Corporation	Garden		
	58	1	0	23.33	Calicut Corporation	Garden		
		2	0	01.21	Zamorian Raja, Cherayattan Raja, Kutty Cheringatty Thamburatty	do		
		3	0	02.43	do	do		
		4	0	01.62	do	do		
		5	0	06.07	do	do		
		6	0	03.61	do	do		
		7	0	11.33	do	do		
		8	0	04.86	Calicut Corporation	do		
		9	0	01.62	Zamorian Raja, Cherayattan Raja, Kutty Cheringatty Thamburatty.	do		
					do	do		
	59	1	0	02.02	Calicut Corporation	do		
		2	0	20.63	do	do		
		3	0	10.92	do	do		
		4	0	02.02	Pudiyakovilakathu Valiya Thamburatty.	do		
	60	1	0	12.10	Calicut Corporation	do		
		2	0	20.63	Pudiyakovilakathu Valiya Thamburatty	do		
		3	0	02.02	Calicut Corporation	do		
	61	1	0	12.10	Zamorian Raja, Cherayattan	do		

Contd....

1	2	3	4	5	6	7	8	9
3	61	2	0	03.64	Zamorian Raja, Cheriyattan Raja, Cheringatty Thamburatty.	Garden		
	62	1	0	08.49	Pudiyakovilakath Valiya Thamburatty	do		
		2	0	00.40	Calicut Corporation	do		
	63	1	0	00.32	Calicut Corporation	do		
		2	0	06.60	Ambadikovilakath Valiya Thamburatty	do		
		3	0	01.62	Calicut Corporation	do		
	64	1	0	08.06	Ambadikovilakath Valiya Thamburatty; Ammu, Madhavan, Ramutty,	do		
		2	0	29.61	Calicut Corporation	do		
	65	1	0	06.86	do	do		
		2	0	06.98	Ambadikovilakath Vliya Thamburatty, K.Unnalan.	do		
		3	0	00.16	Calicut Corporation	do		
	66	1	0	11.22	Vliya Thamburatty, Nambollan	do		
		2	0	16.86	Calicut Corporation	do		
	67	1	0	09.73	Ambadikovilakath Vliya Thamburatty, Govindhan.	do		
		2	0	14.60	Calicut Corporation	do		
		3	0	07.00	Ambadikovilakath Vliya Thamburatty, Govindhan Nair	do		
		4	0	09.94	Calicut Corporation	do		
		5	0	01.47	Ambadikovilakath Vliya Thamburatty, Govindhan Nair	do		

Contd....

1	2	3	4	5	6	7	8	9
						Purampoke		
3	68		0	02.42	Government	do		
	69		1	38.77	Government	do		
	70		0	19.93	do	do		
	71		1	38.81	do	do		
	72		0	25.80	do	Garden		
	73		0	21.04	Calicut Corporation	do		
	85		0	27.11	Kozhikode Manavikrama Zamorian Raja	do		
	86	1	0	03.64	do	do		
		2	0	00.40	Calicut Corporation			
		3	0	45.73	Kozhikode Manavikrama Zamorian Raja, Pudiyakovilakath Padingharakattu Cheriyattan Thamburan, KuttyCheringatty Thamburatty	do		
						do		
	87	1	0	11.73	Calicut Corporation	do		
		2	0	04.45	Calicut Corporation			
		3A	0	76.08	Kozhikode Manavikarama Zamorian Raja, Pudiyakovilakath Cheriyattan Thamburan, Kutty Cheringatty Thamburatty	do		
						do		
		3B	0	00.81	Calicut Corporation	Un assessed		
	88	1	0	01.61	do			
		2			Kizhaka kovilakath Valiya Thamburatty, Nalukuttyparambil Ambady Makan Unnalan, Kozhikode Manavikraman Zamorian Raja.	do	Govt.Oil Factory & Fisheries School.	
	89		0	31.97	Government	Purampoke		

1	2	3	4	5	6	7	8	9
3	90		0	15.38	Government	Purampoke		
	93		1	45.69	Kozhikode Manavikrama Zamorian Raja	do		
	94		0	05.67	do	do		
	95		0	71.63	Government	Purampoke		
					do	do	Port Sea shore.	
4	1	1A	1	38.00	Government	Purampokku	do	Police Dept.
		1B	0	03.23	do	do		
	2		0	27.52	do	do		
	3	1	0	19.53	Kozhikode Manavikrama Zamorian Raja, Pudiyakovilakath Padingharakattu Manavadhan Cheriyattan Thamburan, Kutty Cheringatty Thamburatty	do		
		2	0	00.40	Caliqut Corporation	Garden		
	6		0	05.67	English and Scotish Joint Co.operative Whole sale Company	P.Puncha. Garden		
	7		0	19.79	Kozhikode Manavikrama Zamorian Raja			
	17		0	06.07	Manavikrama Zamorian Raja, Kizhakovilakath Valiya Thamburatty, Vellayil puthan purayil Embichammed, Pisharikavu Devaswam Uralan Charuveett-il madathil Achuthan alias Appu Nair, Kunnath pilassery Appukutty Nair.	Un assessed.		

1	2	3	4	5	6	7	8	9
4	18		0	14.19	Kizhakovilakathu Valiya Thamburatty	Garden		
					A.P.Cherukandan	do		
	19		0	10.11	do			
	20		0	21.44	Kizhakovilakathu Velayudhan's Son Kochunni	do		
	21		0	06.26	Kizhakovilakathu Valiya Thamburatty	do		
	22		0	11.73	1) do	do		
					2) A.P.Cherukandan			
	23		0	01.62	Kizhakkvilakathu Valiya Thamburatty	do		
	24		0	02.43	do	do		
	25		0	04.45	do	do		
	26	1	0	05.26	do	do		
					Arayamveettil Neeli Madhavi	do		
		2	0	00.81	Calicut Corporation			
	27	1A	0	20.63	Kizhakovilakathu Valiya Thamburatty,	do		
					Arayamveettil Neeli Madhavi	do		
		2	0	90.81	Calicut Corporation	do		
	28	1	0	02.43	do	do		
		2	1	10.60	Kizhakovilakathu Valiya Thamburatty			
	43		0	05.26	do			
					Pisharikavu Devaswam Uralan Achuthan alias Appu Nair, Kunnathu pillasary; Appukutty Nair.	Un assessed		
	75		0	07.29	Kizhakovilakathu Valiya Thamburatty, Musiliyarakathu Mammu Abdulla	Garden.		

1	2	3	4	5	6	7	8	9
4	76		0	03.24	Kizhaka Kovilakathu Valiya Thamburatty, Musaliyarakathu Mammu, Abdulla.	Garden		
					do	do		
	77		0	08.49	do	do		
	78		0	78.51	Kizhaka Kovilakathu Valiya Thamburatty			
	79		0	04.45	do			
					Pisharikavu Devaswam Uralar Achuthan Alias Appu Nair and two others	Purampoke		
	80		0	08.49	Government	Gardendo		
	81	1	0	52.81	Government	Gardendo		
		2	0	81.75	do	do		
	82		0	90.24	do	do		
	83		0	29.95	do	do		
	84		0	84.58	do	do		
	85	1	0	68.80	Kizhaka Kovilakathu Valiya Thamburatty	Garden		
		2	0	02.43	Calicut Corporation	Calicutdo		
	86		0	01.21	Rassindakathu Kunhammed Koya	do		
		1A		44:11	Hannukayandahathu Ayissubi and 3 others	do		
See (x) Page No.15	120		0	00:81	Kozhikode Manavikraman Zamoiran Raja	do		
	121		0	09.30	Pannakkathu Avarakn koya Haji.	do		
	122	1	0	01.62	Government	Puramboko		
		2	0	38.04	do	do		
1			0	00.81	do	do		
	123		0	16.19	do	do		
	124		1	15.33	do	do		
	125	1						

1	2	3	4	5	6	7	8	9
4	125	2	0	00.60	Government	Purampoke		
		3	0	41.23	do	do		
	126		0	14.97	do	do		
	140		0	08.49	do	do		
	141		2	60.62	do	do		
	142		0	06.88	Calicut Corporation	Garden		
	143		0	14.16	Government	Purampoke	Govt.Hospital	
8	1	1	0	66.28	do	do	Beach area	
		2	0	07.74	do	do	do	
	2		0	27.52	do	do	Municipal Road	
	3		0	03.13	Calicut corporation	P.Puncha		
	4		0	24.63	Government	Purampoke	Municipal Road	
	6		0	57.03	Ambadikovilakathu Valiya Thamburatty	P.Puncha	[illegible]	
	7		0	24.13	do	do		
	12		0	00.31	Government	Purampoke		
	164		0	07.69	Government	do		
	165		0	02.73	Secretary cosmo Politian Club.	do		
	166		0	51.55	Government of India A.I.R.	do		
	167		0	82.89	Commomwealth Trust (Ltd)	P.Puncha		
	75		0	03.25	Government	Purampoke	Lane	
	76	1	0	00.51	Calicut Corporation	Garden		
		2	0	10.32	Ambadikovilakathu Valiya Thamburatty	do		

1	2	3	4	5	6	7	8	9
8	77	1	0	01.32	Calicut Corporation	Garden		
		2	0	65.77	Ambadikovilakathu Valiya Thamburatty	do		
	78		0	07.44	do	do		
	79		0	02.90	do	do		
	80		0	03.86	Government	Purampoke	Lane	
	81	1	0	00.22	Calicut Corporation	Garden		
		2	0	00.40	Ambadikovilakathu Valiya Thamburatty	do		
	82	1	0	00.24	Calicut Corporation	do		
		2	0	13.67	Ambadikovilakathu Valiya Thamburatty	do		
	83		0	04.63	do	do		
	84		0	25.46	Ambadikovilakam Pananghadan Sanku	do		
	85			[illegible]	do Puryayi Narayani	do		
	86	1	0	01.26	Calicut Corporation	do		
		2	0	08.69	Ambadikovilakathu Valiya Thamburatty	do		
	87		0	02.86	Calicut Corporation	Purampoke	Road	
	88		0	16.02	Government	do	Beach area	
	89	1	0	49.13	do	do	do	
		2	0	00.26	do	do	do	
	90		0	43.4[illegible]	do	do	Road	
	91		0	19.32	do			
	92		0	18.16	Kizhaka Kovilakathu Valiya Thamburatty, Talakchane Pramji Sait	Garden		
	93		0	06.61	Kattil veettil Avaran Koya Haji	do		
	94	1A	0	00.04	Calicut Corporation	P.Puncha		
		1B	0	00.41	Malikakkel Mamukoya	do		

1	2	3	4	5	6	7	8	9
8	94	2	0	34.04	Government	Purampoke		
	95		0	14.46	Ponmanichindakathu Kadeessabi	P.Puncha		
	96		0	18.38	Pizhaka Kovilakathu Valiya Thamburatty, Kattil Veettil Kadeessbi alias Imbichi Hajumma	Garden		
	97		0	03.28	Pakkunnil Abdurahiman kutty	do		
	98		0	27.07	Chairman Malabar Marketing Committee, Kozhikode	do		
	99		0	06.72	Government	Purampoke	Cannel	
	100	1	0	02.39	Calicut Corporation	Garden		
		2	1	03.94	Ambadi Kovilakathu Valiya Thamburatty	do		
	104		0	30.64	Honity Secretary, Malabar Club Government	Purampoke	Canal.	

4	92	18	0	00.40	Calicut Corporation	Garden		
		2	0	03.24	Kozhikode Manavikrama Zamorin Raja	Unassessed		

S C H E D U L E II

ESTIMATE COST OF SCHEME

DETAILED TOWN PLANNING SCHEME FOR CALICUT BEACH AREA.

Sl. No.	Debits.	Rs. in lakhs
	Acquisition of lands, buildings etc. For roads 0.62 hect at Rs.6 lakhs/hec.	3.72
	Total	3.72
1.	Improvements.	
	(1) Forming of Roads, Culverts etc.	
	(a) Road A.A	9.56
	Road B.B	0.09
	Road B1 B1	0.38
	Road C C	0.07
	Road D1 D1	0.20
	Road D2 D2	0.09
	(2) Water supply L.S.	(1.00)
	(3) Lighting L.S.	(1.00)
	(4) Sewerage and sewage L.S.	(8.00)
	Total	13.79

Sl. No.	Credits	Rs. in lakhs
i.	Government grants.	5.00
ii.	Contribution from	
	(a) Government Departments.	..
	P.W.D.	2.00
	(b) Other local authorities including Semi Govt. agencies.	
	(1) K.S.E.B.	1.00
	(2) Corporation of Calicut.	3.91
	(c) Private agencies.	
	Total	11.91
III	Sale proceeds of sites and buildings.	
IV	Amount debitable to	
V	Other items	
	Betterment levey.	0.00

Compensation for injurious affection

Miscellaneous.

(1) Cost of preparation of Scheme, including special survey.	0.10	
(2) Cost of Arbitration etc.	0.10	
(3) Leagal expenses.	0.10	
(4) Contingencies.	0.10	
Total	0.40	
Grand Total	17.91	

Grand Total 17.91

SCHEDULE III

Detailed Town Planning Scheme for Calicut Beach Area.

Form No.8

List of new streets and widening of existing streets.

No. of streets or distinguishing letters.	Situation	New street or widening	Length of streets in metres.	Width of street in metres.	Distance between building line in metres.	Width of metalling in metres.	Remar
1	2	3	4	5	6	7	8
Road AA.	Road along the middle of the scheme	widening	4630 m.	24 m.	33	14	To be the Mun Corpora
Road BB	Off take from AA towards east	"	90 m.	18	24	14	
" B1 B1	Off take from AA towards east	"	115	18	24	14	
" CC	"	"	90	15	21	7	
" DD	"	"	90	12	18	7	
" D1 D1	"	"	100	12	18	7	
" D2 D2	"	"	90	12	18	7	

SCHEDULE IV

Detailed Town planning scheme for Calicut beach area.

Form No. 10

[illegible] PROPOSED TOWN PLANNING SCHEME

lity	Reference to marking on map.	Approxi-mate area in Hectares.	Purpose for which area is to be reserved.	Present use	Remarks.
2	3	4	5	6	7
of Road AA	hatched violet	18.56	Industrial, commercial and allied activities	mixed use	Sy.Nos, 3, 450, 453, 454, 455, 456, 460, 465, 468, 469, 470, 471, 472, to 476, 510 to 513, 518 to 522, 529 to 533, 536 to 544, 546, 547, 3,8,9, 10, 57 to 67, 93, 95, 87, 88.
of road AA	Light Blue	1.58	Aquarium, Swimming pool etc.	puramboke	462, 463,
of Road AA	twice hatched brown.	0,80	Parking space	puramboke	161, 462, 526, 1, 82, 125
t of Road AA	hatched brown	0.41	Bus terminal	"	70
t of Road AA	Green	2.63	Parks & openspaces	"	162, 462
t of Road AA	hatched green	2.80	Children's park	"	1, 161
t of Road AA	hatched red	0.65	Public & Seminulic.	Commercial	85, 86
AA	Brown	4.42	Road widening	Puramboke	1, 101, 102, 462, 463, 524, 527, 526, 1 (ward No.3) 69, 71, 70, 1 (Ward No. 4)84, 122, 127, 125, 1 (Ward No.8) 89, 90
					3
ed CC	Brown	0.07	"		

S C H E D U L E - V.

DETAILED TOWN PLANNING SCHEME FOR CALICUT SELECT AREA - LAND PROPOSED TO BE ACQUIRED

PORT NO.9

Purpose for which land to be acquired.	Name of Village	Sy.Nos. affected Sy.No.	Sub div. No.	Description of land	Name of owner	Boundaries of land East	South	West	North	Extend to be taken Sq.feet.	Acres.	Remarks
1	2	3	4	5	6	7	8	9	10	11	12	13
Road AA	Ward No.4 Block No.1	3		Dry		3	6	2	73	0	0.77	Part
		6		"		6	7	2	3	0	0.20	"
		7		"		7	17	2	6	0	2.10	"
		18		"		18	19	2	17	0	2.10	"
		19		"		19	22	2	19	0	2.10	"
		22		"		22	25	2	19	0	2.04	"
		25		"		25	28	2	22	0	0.72	"
		28		"		28	43	2	25	0	0.02	
	Block No.2	77		"		77	78	80	43	0	1.80	
		78		"		78	79	80	77	0	8.50	
	Block No.3	85		"		85	84	83	79	0	6.00	"
	Block No. 4	123		"		122	122	124	119	0	2.50	Full
Road B B	Ward No.3 Block Nos.3	80		"		80	73	72	87	0	2.00	P
	Ward No. 4 Block No. 1	3		"		2	3	2	73	0	2.50	
Road Cl 1	Block3	99		"		94	119	83	92	0	3.60	"
	Block No. 4	120		"		128	121	122	119	0	1.30	Full
		122		"		120	122	122	119	0	1.90	Part
Road C C	Ward No. 1 Block No.1	5		"		5	5	2	4	0	0.77	"
											40.98	

1	2	3	4	5	6	7	8	9	10			
Road I I'	Ward No.1			"		183	184	163	183			
	Block No.5	183		"		450	450	461	184	0		
	Block II	450										
Road I1 D1	Ward No. 3			"		57	56	68	57	0	3.50	"
	Block No.2	57		"		95	95	72	56	0	3.50	
	Block 3	95										
Road D2 D2	Ward No.8			"		143	167	2	141	0	4.20	
	Block No. 1	167									56.00	