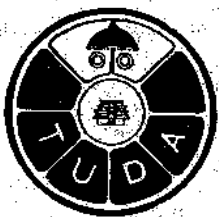


No.



TRICHUR
URBAN DEVELOPMENT AUTHORITY

TRICHUR

D.T.P. SCHEME FOR KANNAMKULANGARA EXTENSION (SOUTH-WEST)

o/c

GOVERNMENT OF KERALA
ABSTRACT

10305
19/11/95

Detailed Town Planning Scheme for Kannankulangara Extension
(South-West), Thrissur - Sanctioned - Orders issued.

LOCAL ADMINISTRATION (G) DEPARTMENT

G.O(Ms) No.136/98/LAD

Dated: Thiruvananthapuram, 23.8.98.

- Read:-
1. Letter No.A2/177/84/TUDA dated 12.5.95 from the Secretary, Thrissur Urban Development Authority.
 2. Letter No.C1/5922(3938/84)93 dated 11.8.95 from Chief Town Planner, Thiruvananthapuram.

O R D E R

The Chief Town Planner along with his letter read above has forwarded a detailed Town Planning Scheme for Kannankulangara Extension (South-West), Thrissur for Government sanction under section 12 of the Town Planning Act, 1198.

Government have examined the scheme, in detail and are pleased to accord sanction for the scheme under the said section.

A copy each of the scheme book and map approved by Government are forwarded to the Secretary, Thrissur Urban Development Authority. He will send copies of the plan report to the various departments and agencies responsible for the implementation of the scheme.

(By Order of the Governor)
S.M.VIJAYANAND
SECRETARY TO GOVERNMENT.

TO

The Secretary, Thrissur Urban Development Authority
(with scheme book & Map)

The Chief Town Planner, Thiruvananthapuram
(with Scheme Book & Map)

The Stock File/O.C.

Forwarded/By Order
baird
SECTION OFFICER.

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16/11/98

D.T.P. SCHEME FOR KANNAMKULANGARA EXTENSION (SOUTH-WEST)

Government of Kerala
 1998



Reg. No. KL/TV(N)

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GOVERNMENT OF KERALA
 Local Administration (G) Department

NOTIFICATION

G. O. (Ms.) No. 136/98/LAD.
 Dated, Thiruvananthapuram, 23rd June

S. R. O. No. 590/98—Under sub-section (5) of section 12 Town Planning (Act IV of 1108), the Government of Kerala notify that the Government have sanctioned the Detailed Town Scheme for Kannamkulangara Extension (South-West), Thrissur sub-section (3) of the said section. The Government Order sanctioning the Scheme is hereby published as required under sub-section (5) of the said section. The Scheme will be open for inspection of the office of the Thrissur Urban Development Authority, Thrissur, during office hours for a period of one month from the date of publication of the Notification in the Gazette.

By order of the Governor
S. M. VIJAYANANI
 Secretary to Government

C O N T E N T S

1. INTRODUCTION
2. THE SCHEME
3. SCHEDULES
4. MAP

D.T.P. Scheme for Kannankulangara - South West
Extension-Trichur

Aiming at a rational organisation of space commensurate with the development in the beautiful historical town of Trichur, a number of D.T.P. Schemes are being prepared for the priority development areas on the basis of the broad frame work of the Development Plan.

The implementation of the proposals of the D.T.P. Scheme for Kannankulangara area can be cited as a singular achievement of the citizen of Trichur. The implementation of the scheme is made possible because of the novel methods proposed jointly by the UDA and the Department of Town Planning.

This was the first of its kind tried in Kerala as an urban land development approach in making developed land available for various uses and permitting land owners to part take in the development and to enjoy the benefits. The D.T.P scheme for Kannankulangara extension is taken up with a view to organise development around the newly developing areas which is lying contiguous to Erattachira - Chettiangadi and Kannankulangara area. The main objective here is to help an organised development in this contiguous area and to help in forming the link roads.

The scheme area consisting of an extent of 15.0 hec. lies on the west of Kannankulangara D.T.P scheme area and has Iringalakuda road as the main connection of this area to the town centre. The existing land use is predominantly of residential in nature.

The Scheme proposes to retain the existing activities in this area. However 1.55 hectares of vacant land lying contiguous to the development area of Kannankulangara is proposed to be acquired for organised residential development. The stretch of Irinjalakuda road starting from Kokkalai is proposed to be widened to a width of 18.00 M and two new roads are proposed as connection for this area to the Kannankulangara scheme area to provide access to the residential areas and as a link road to Irinjalakuda road.

SCHEME AREA - 15 Hec.

SCHEME BOUNDARY:-

North:

TRICHUR VILLAGE -

Sy.No. 1058, 1057, 1079, 1077, 1083, 1086

EAST:- TRICHUR VILLAGE -

Sy.No. 1060, 1070, 1071, 1074(Part)

CHIYARAM VILLAGE:-

Sy.No. 150, 155, 157, 159

SOUTH:- CHIYARAM VILLAGE -

Sy.No. 160, 161

KOONKANCHERY VILLAGE

Sy.No. 44, 46, 459, 461

WEST:- KOONKANCHERY VILLAGE-

Sy.No. 5, 6, 7, 38, 37, ³⁹430(Part)

SCHEME - TRICHUR VILLAGE -

Sy.No. 1059, 1070, 1074(Part) 1076, 1075

CHIYYARAM VILLAGE-

Sy.No. 151, 152, 153, 154.

KOORKANCHERY VILLAGE -

Sy.No. 1, 2, 3, 4, 40, 41, 42, 43, 48, 418, 419, ~~470~~ 420
430(Part), 431, 455, 460.

TRICHUR URBAN DEVELOPMENT AUTHORITY

DRAFT SCHEME
THE DETAILED TOWN PLANNING SCHEME FOR KANNAMKULANGARA
EXTENSION (SOUTH- WEST)

TITLE: 1. This scheme may be cited as the Detailed Town Planning Scheme for Kannamkulangara extension (South-West).

DEFINITION:

2. In this scheme unless there is anything repugnant in the subject or context.
 - a) "Act" means the Town Planning Act (Act IV of 1963) as amended.
 - b) "Municipal Act" means the Kerala Municipalities Act, 1963.
 - c) "Authority" means the Trichur Urban Development Authority formed under the Act.
 - d) "Secretary" means the Secretary of the Trichur Urban Development Authority.
 - e) "Chief Town Planner" means the Chief Town Planner to Government of Kerala.
 - f) "Scheme" means the Detailed Town Planning Scheme for Kannamkulangara Extension (South-West), Trichur.
 - g) "Arbitrator" means the arbitrator appointed for the scheme under section 26 of the Act.
 - h) "Schedule" means the schedule appended 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 section 12 of the Act in the Kerala Government Gazette.
 - l) "Rules" means the rules made under section 41 of the Act.
 - m) "Government" means the Government of Kerala.

2) "building line" means a line which is in the rear of the street alignment and to which the main wall of the building abutting on a street may lawfully extend and beyond which no portion of the building may extend as prescribed in the Kerala Municipal Building Rules in force.

Responsible Authority.

3. The Secretary shall be the responsible authority for the purpose of the scheme and shall function as such till the revocation or otherwise of the schemes 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 the clauses shall be deemed to restrict or otherwise affect the powers of the ^{Authority} Council 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.

Ownership & Extent.

5. The Ownership of all lands in the area with extent as per the registers maintained in the Municipality and or the Revenue Office as on the date of publication, of the notification, under section 8(1) of the Act is given in schedule -1.

Estimate of the cost.

6. An estimate of the ~~total~~ and net cost of the scheme is given in Form No.11 sch. IV. 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 executed by the Responsible Authority or any other agency may be undertaken in such order and at such time as the Responsible Authority may determine and completed within the period of 20 years unless the Government for financial or other reasons orders otherwise.

3. The Responsible Authority shall have power to specify any date or period within which the execution of any works which under the scheme are to be executed by any authority, owner or other persons 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.

1. Subject to the provisions of the scheme, all streets mentioned in the schedule II (Form No. 9) shall be constructed by the Responsible Authority on the lines shown in the map DSN/3 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 II and shown in the map DSN/3 shall be demarcated, formed or arranged to be formed or constructed 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 metalling, surfacing, draining and lighting of the streets, may be recovered from the owners of occupiers of lands and buildings abutting the streets in such proportion as may be decided by the Responsible Authority.

BT
above.

.....

Provided also that whenever the owner has been required to pay or has paid the proportionate cost under the above provisions or has been required to leave or has left lands freely for the streets, the authority may 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 also comply with the section 14(5a) of Kerala Building Rules 1984 under Section 222 of Kerala Municipalities Act (1963), unless otherwise approved by the Chief Town Planner.
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 building on 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.
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 constructions, 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 streets and agreed to contribute the cost of constructing the streets provided that

if 50% the owners or occupiers abutting on any new street have surrendered lands free of cost for the streets, and paid the cost of construction, the Responsible Authority shall undertake to construct the street without delay, and recover the balance from the remaining owners or occupiers.

6. No person shall build any wall or erect any fence or other construction of projection or make any encroachment in or over any land intended for use as a street or lane.

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 effected.

Submission of layout plans.

a) If any owner of land within the ^{area} intends or proposes to layout a street, land 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) Save in such cases as the site or sites intended for building purposes may abut on the 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 streets 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) (2) (3) above, the Responsible Authority may order the street works to be carried out

(....6)

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 streets, 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 or exchange or otherwise.

Approval of layout plans.

- (1) a. No owner or other persons 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 a site or a layout plan or plan of sub-division has been approved by the Responsible Authority provided that the concurrence of the Chief Town Planner, is obtained for the layout plan or plans prepared for laying out of a street lane or pathway or for sub dividing the lands.
- b. The application for approval of a site or layout plan or plan of a sub division shall be submitted to the Responsible Authority in the prescribed form in the Kerala Building Rules.
- The Responsible Authority may in the interest of the schemes 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 restriction 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.

(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 he has applied for and obtained permission of the Responsible Authority under section 15 of the Act and in compliance with the requirements of Clause 5 (a) below. No building shall be constructed or reconstructed in any land in which building is expressly forbidden or which is reserved in the scheme for any purpose incompatible with building.

(b) The Responsible Authority may for the purpose of the Scheme demolish or cause to be demolished or alter or cause to be altered any building in the area so far as may be necessary for carryout the scheme into effect.

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 reconstruction or redistribution of boundaries of any land or plot or plots or sites under clause 18 of the scheme as he thinks fit and may impose any restrictions or conditions or pass such orders as may be necessary to secure such reconstitution or redistribution or boundaries of the lane, 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 Townplanner 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 streets, sub divisions of lands into sites for building purposes and the reservation of any lands for commercial or public purposes shall be laid out and the same shall be read as part of the scheme, and shall be enforceable.

5. a. Subject to the provisions of section 15 of the act, every application for permission required to be obtained under clause 2 (a) above, shall be submitted to the Responsible Authority in the form specified in the building rules made under Section 222 of Kerala Municipalities Act 1960 with such variations as circumstances may require. It shall be accompanied by a site plan and plans of each floor, elevation and section of the existing building or building and also 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 modification or alteration in the location, structural or design of materials of the building or buildings as he thinks fit, or small 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 the plans and specifications approved or modified or altered by the Responsible Authority or 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 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 lands reserved for the purpose of the scheme.

- (b) The Responsible 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 activity or for such other purpose which can be prescribed under sub section (k) of Section 3 of the Act, Any part of the area so declared shall be included under lands reserved treated as such.
- a. All future developments in respect of land within the scheme area shall conform to the zoning regulations given below. (Any uses not mentioned therein shall be prohibited).

1. Residential use Zone.

(1) Uses Permitted :- All residences, community halls, Clubs, parks and playgrounds incidental to the residential use, clinics, dispensaries, Public utility buildings such as water supply, drainage and electric installation of a minor nature, services industries of non-nuisance character engaging not more than 3 workers with power limited to 3H.P. or 6 workers without power, convenient shops, such as vegetable shop, groceries, panshops etc. 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, library reading room, Police and fire stations, small post offices, telegraph offices, hostels, boarding houses, commercial offices and other existing commercial uses petrol filling stations, small autogarages engaging not more than 5 workers and other non-nuisance type service industrial engaging not more than 10 workers with power limited to 10 H.P. or 20 workers without power and new areas or buildings for religious uses.

(iii) Uses Prohibited:- All other uses not mentioned above.

2. Public & Semi Public use zone.

(i) Uses permitted:-

Government establishments, social and cultural establishments, community facilities including clinics, dispensaries educational institutions etc. public utilities and related buildings.

(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 4 above and religious uses.

3. Industrial use zone:-

1. Uses permitted:- All types of light and service industries other than abnoxious and nuisance type employing not more than 20 workers and power limited to 30 H.P. retail business incidental to the industries, storage, stacking yards, warehouses and godowns of non-nuisance type, small offices incidental to industries shall be permitted by the responsible authority in all areas zoned for industrial uses.

(ii) Uses restricted:-

Small residences not exceeding to 50 sq.m. in Plinth area, truck terminals, junk yards, waste disposal plants shall be permitted by the responsible authority with the concurrence of Chief Town Planner.

(iii) Uses Prohibited:- All other uses not mentioned above.

4. (Mixed use zone).

Residential and Industrial uses.

a) 1. Used permitted:- All Types of uses permitted under residential and industrial uses.

(.....11)

Uses restricted :- All the restricted uses under residential and industrial area with the concurrence of C.T.P.

Uses Prohibited:- All other uses not mentioned above.

Green strip:-

1. Uses permitted:- Area to be used only for paddy cultivation or planting of trees in order to retain as green area.
2. Uses restricted:- Conversion of garden lands, for planting of cash crops without any structures.
3. Uses prohibited:- All other use not mentioned above.

Coverage and FAR of Mixed use zone.:-

1. Maximum coverages : 60 %.
2. 1. Maximum (FAR) in mixed zone will be 150.
II. Floor space index will be 1.5.

(d) Notes:- The maximum percentage of coverage shall limit the plinth area of a building. The floor area ratio or FAR value shall limit the total built up area on all floors. FAR shall be calculated as below.

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

$$\text{F.S.I.} = \frac{\text{Total covered area on all floors.}}{\text{Plot area.}}$$

Coverage and F.A.R./F.S.I for all types of buildings shall be as specified in Kerala Building Rules 1984 or that in force at the time of enforcement.

Acquisition of lands.

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

2. The responsible authority may take up acquisitions of any land which may be found necessary in future and which

(....12.)

is not included in the scheme with in the land for acquisition with the specific consent of the Chief Town Planner and Government.

Disposal of land.

12. The Responsible Authority may with the approval of the authority dispose off any land belonging to the authority or acquire under the scheme by sale, auction exchange lease, or otherwise subject to rules framed for the purpose by the authority and those rules shall binding on the purchaser, transfers, heirs, assignee and the successors.

13. (i) Every building site unless it abutts on an existing public street or an 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.

(ii) The building line in respect of all the streets shall be as shown in the scheme map and specified in schedule III of the scheme booklet.

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

(iv) No boundary wall or fence erected between the building line and edge of the adjacent street shall be of a greater height than 1.5m. measured from the level at the centre line of such street. Provided also where the level of the compound is higher than that of the road this height may be exceeded so as to have a height of 1m. above the level of the ground of the plot

(v) Open space requirements of a building shall be in conformity with the provisions of Kerala, Building Rules 1984 or that in force at the time of enforcement unless otherwise provided for in the scheme.

(vi) Minimum off street parking spaces for motor vehicle shall be provided for various types of buildings as per the Rule 20 of Kerala Building Rules 1984 or that in force at the time of enforcement.

(vii) The Responsible Authority in consultation with the Chief Town Planner shall have power to fix the height of the storeys of the shops, business and commercial buildings, 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 requirements of any part shall be viewed in consideration of the general appearance.

Prohibition of buildings in unhealthy sites 14. 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 area, in the vicinity of which in his opinion the creation of building would be objectionable.

Drainage 15. 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 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

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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.

16. a. Housing schemes may be undertaken in conformity with the provisions of the Scheme by the Authority or the Authority may enter into contract with Housing Societies or other housing agencies, to take up housing schemes with the previous sanction of the Government.
- b. The sites of existing pucca and moderate dwelling houses with appurtenant area may be exempted from acquisition of lands to a reasonable extent, as decided by the responsible authority.

17. a. where necessary, boundaries of sites or of boundaries of lands shall be redistributed and plots reconstituted in the manner prescribed in in the Act (I) to suit the alignment 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.
- (b). Proposals for redistribution or alteration of boundaries of sites or lands or for reconstitution of plots of 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 or by notification specified any particular time or period when such proposals should be made to him.

(.....15)

Advertisement. 18. ^{of} No form/advertisement other than the of the traders name and business exhibited on shapes or notice exhibited in public buildings shall be permitted within the area unless otherwise approved by the responsible authority.

Claim for 19. Any person whose property is injured Compensation. affected by any refusal to grant permission applied for under section 17 of the Act and or by making of the scheme shall if he wants to make a claim for the purpose under section 18 of the Act submit such claim within 12 months of the date of the scheme.

Claim for better-20 (1) Claims for betterment contribution ment. under section 22 of the Act in respect of all properties which have increased or among 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 sub clause, the council within the previous approval of the government, agree with any owner to receive a fixed payment either in a lumpsum or by instalments in lieu of the betterment contribution.

Power of the Responsible Authority to make agreements

21. Subject to the provisions of section 10 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

22. 1. The Responsible Authority, may if he thinks fit in a 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 he 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 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

23. a. Execution of the Scheme proposals. 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.

b. 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 sanction for the same from the Chief Town Planner and the Secretary to Government.

- f. After sanctioning of the scheme by Government, the scheme will be in operation till such time the scheme is revoked or another scheme is notified and published for the same area or part of the area included in this scheme.
- g. 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 fulfill his obligation under the scheme.

penalty 24. Any person who commits or knowingly permits a breach of any of the provision of the scheme or who neglects or fails to comply with any of the provisions of the scheme or any orders conditions proceedings, restrictions, limitation 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 44B of the Act.

SCHEDULE.

- Ownership and extent of land included in the scheme in form no.7.
- List of new streets and widening of existing streets in form no.8
- Lands proposed to be acquired for the scheme in form no.9
- Lands proposed to be reserved in form no.10
- Estimate of cost of the scheme in form no.11.


SECRETARY.