

Government of Kerala
1978

Reg. No. KL/TV/11



KERALA GAZETTE

EXTRAORDINARY

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GOVERNMENT OF KERALA

Local Administration and Social Welfare (G) Department

NOTIFICATION

G.O. MS. No. 186/78/LA&SWD. *Dated, Trivandrum, 27th July, 1978.*

S. R. O. No. 754/78.—Under sub-clause (b) of clause 1 of the Kovalam-Vizhinjam Area Development Scheme issued in G.O.MS. No. 150/78/LA&SWD. dated the 17th June, 1978 and published as S. R. O. No. 572/78 dated 17th June, 1978 in the Kerala Gazette Extraordinary No. 403 dated 19th June 1978, the Government of Kerala hereby announce that the said scheme shall be declared to have come into force with effect from 27th July, 1978.

By order of the Governor,
N. GOPALAKRISHNAN NAIR,
Special Secretary.

Explanatory Note

(This is not part of the notification but is intended to indicate its general purport).

Under clause 1(b) of the Kovalam-Vizhinjam Area Development Scheme, the scheme shall come into force with effect from a date to be announced later by Government. Government have now decided that the scheme shall come into force with effect from 27-7-1978. This notification is intended to implement the above decision of Government.

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Government of Kerala
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2010



Reg. No. രജി. നമ്പർ
KL/TV(N)/12/2009-2011

KERALA GAZETTE

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EXTRAORDINARY

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PUBLISHED BY AUTHORITY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്

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GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G. O. (Ms.) No. 31/2010/LSGD. Dated, Thiruvananthapuram, 19th February, 2010.

S. R. O. No. 169/2010.—WHEREAS, the Government have vide notification issued under G. O. (Ms.) No. 150/78/LA & SWD dated 17th June, 1978 and published as S. R. O. No. 572/78 in Kerala Gazette Extraordinary No. 403 dated 19th June, 1978 sanctioned the Kovalam-Vizhinjam Area Development Scheme under section 4 of the Travancore Town and Country Planning Act, 1120 and have come into force with effect from 27th July, 1978 as per notification issued as G. O. (Ms.) No. 186/78/LA & SWD dated 27th July, 1978 and published as S. R. O. No. 754/78 in Kerala Gazette Extraordinary No. 495 dated 27th July, 1978;

AND WHEREAS, it is required to vary the said scheme for the purpose of making the Zoning Regulations compatible to the present development scenario to the extent possible as an immediate measure, until the scheme is further varied after detailed studies;

Now, THEREFORE, in exercise of powers conferred by section 12 of the Travancore Town and Country Planning Act, 1120, the Government of Kerala hereby issue a notification varying the said Town Planning Scheme to the extent required, after incorporating modifications considering all objections and suggestions received on the draft of the notification, published vide G. O. (Ms.) No. 186/2009/LSGD dated, 25th September, 2009, in the Kerala Gazette Extraordinary No. 1853 dated 7th October, 2009 as required under section 12 of Travancore Town and Country Planning Act, 1120 read with rule 11 of Travancore Town and Country Planning Rules, 1935, namely:—

VARIATION

In the said Scheme—

(i) for the heading "8. Zoning and Reservation" and the entries thereunder the following shall be substituted, namely:—

"8. ZONING AND RESERVATION

- 1.0 All future developments shall be in conformity with provisions of the Kovalam-Vizhinjam Area Development Scheme. All future constructions within the planning area boundary prescribed in the Development Scheme shall also conform to Kerala Municipality Building Rules in force, the Coastal Zone Regulations and other Statutes applicable.
- 2.0 For the implementation and enforcement of the proposals, envisaged in the Development Scheme for the Area, areas have been zoned under

various uses such as Agricultural, Commercial, Public and Semi-public uses (lands reserved for the following purposes Viz., Civic centre, Sub centres, Industrial zone near Vizhinjam Harbour, Vizhinjam Harbour Development, Tourism Development, Camping and Recreation, Golf Course, Rehabilitation of persons displaced from development areas and Areas reserved for staff quarters are included under public and semi-public uses), Residential etc. Details regarding the nature of uses "Permitted", uses "Restricted" and uses "Prohibited" in each zone are given in the accompanying sheets.

- 3.0 "Uses permitted" in a zone cover the uses that can be normally accommodated in the relevant zone. In some cases it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for the particular use. Such cases have to be individually studied based on the performance characteristics and special locational factors. Such cases, which come under this category are classified as "Uses Restricted". "Uses Prohibited" enlists the various objectionable uses in each zone, which shall not be permitted under normal circumstances.
- 4.0 Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. They are essentially intended to help the competent authority in decisions regarding granting or refusal of planning permissions for land use conversions and construction of buildings/structures or any other matter specifically mentioned in these regulations.
- 5.0 Existing religious uses, agricultural uses and areas and/or structures of archaeological importance may be permitted to continue in all zones.

Sl. No.	Use Zone	Uses permitted	Uses restricted by the Secretary of the Local Self Government with the concurrence of		Uses prohibited
			Town Planner of the State Town Planning Service having jurisdiction over the area	Chief Town Planner	
(1)	(2)	(3)	(4)	(5)	(6)

6.0 Public and Semi Public uses—Schedules II (c1) to II (c6) give the particulars of land included in this zone

6(a) Civic Centre. (In this zone the coverage of constructions shall be limited to 40%, and the height of buildings shall not exceed 9.0m.)	Town hall, theatre, super market, shops, lodging houses, eating places, public utility buildings, local/State/Central Government offices, parks, play grounds and other entertainment facilities and recreational areas, residences total floor area up to 300 m ² , hostels, guest houses, night shelters, orphanage/old age home/dharmasala, banking/financial institutions, gymnasium/yoga centres, information centres, library and reading rooms, social welfare centres, convention centres, exhibition centres and art gallery, religious centres, clinics (OP), cottage industries, automobile workshops for light vehicles, transmission towers and wireless stations, parking plazas and other parking areas.	Educational institutions up to higher secondary level, printing press	Fuel filling stations, non- nuisance type service industries (Annexure I) engaging not more than 10 workers with power limited to 10 HP or 20 workers without power and areas or buildings for religious uses	Any other uses not specified in items in column (3), (4) and (5)
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6(b) Sub centres at Vellar and Vizhinjam. (In this zone the coverage of constructions shall be limited to 40%, and the height of buildings shall not exceed 9.0 m.)	Commercial uses like eating places, shopping centres, lodging facility, parking plazas and parking areas, bus stand, local/State/Central Government offices, tourist information offices, parks, playgrounds, amusement and entertainment facilities, recreational areas, residences total floor area up to 300 sq.m., gymnasium/yoga centres, public utility buildings, day care and creche, library and reading rooms, social welfare centres, convention centres,	Ashram/Mutt, printing presses, stacking yards, truck terminals	Fuel filling stations, and industrial uses of non- nuisance character (Annexure I) employing not more than 10 workers with power limited to 10 HP or 20 workers without power	Any other uses not specified in items in column (3), (4) and (5)
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exhibition centres and art gallery, religious centres, clinics (OP), cottage industries, automobile workshops for light vehicles, public utility buildings, transmission towers and wireless stations.

6(c) Tourism Development. (In this zone the coverage of constructions shall be limited to 30%, and the height of buildings shall not exceed 9.0 m.)	These areas are reserved for tourism developments. Tourist hotels, cottages, hostels and boarding houses, guest houses/ lodges, night shelters, tourist information offices, amusement and entertainment facilities, parks, playgrounds and other entertainment facilities and recreational areas, library and reading rooms, swimming pools, exhibition centres/art gallery, clinics (OP), residences total floor area up to 300 sq. m., restaurants/	Educational institutions up to higher secondary level	Fuel filling stations, religious centres	Any other uses not specified in items in column (3), (4) and (5)
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canteen, police post/station, fire post/station, telephone exchange, transmission towers and wireless stations and public utility buildings.

6(d) Area for Vizhinjam Fishing Harbour	Uses that are integral part of the development of the Fishing Harbour.	Nil	Nil	Any other uses not specified in items in column (3), (4) and (5)
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6(e) Industrial Zone (In this zone the coverage of constructions shall be limited to 40%, and the height of buildings shall not exceed 9.0 m.)	Cottage industries, service industries of non-nuisance type (See Annexure I), automobile showrooms, automobile workshops, automobile service stations (light and heavy vehicles), spray painting workshops, cold storage, ice factory, printing press, weigh bridge, storage up to 500 sq.m. non-hazardous, clinics (OP), residences with a total floor area up to 300 sq.m. shops/restaurants/hotels, hostels, professional/commercial	Nil	Fuel filling stations, religious centres	Any other uses not specified in items in column (3), (4) and (5)
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(1)	(2)	(3)	(4)	(5)	(6)
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offices, banking and financial institutions with a total floor area up to 300 sq.m. parking plazas and parking areas, transmission towers and wireless stations and public utility buildings.

6(f) Tourism Development, Camping and Recreation, Golf Course	(Uses that are integral part of the respective schemes and Residential buildings up to a total floor area of 300 sq.m. are permitted in these zones. The maximum coverage permitted is limited to 30% in all cases and height of building shall not exceed 9.0 m)	Nil	Nil	Any other uses not specified in items in column (3), (4) and (5)	∞
6(g) Area for Rehabilitation of persons displaced from development areas	Uses that are integral part of the scheme of rehabilitation of persons displaced from development areas and areas reserved for staff quarters and residential buildings	Nil	Nil	Any other uses not specified in items in column (3), (4) and (5)	

and areas reserved for staff quarters. up to a total floor area of 300 sq.m. are permitted in this zone.

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7(a) Agricultural Reservation:—Paddy Fields (The existing paddy fields coming outside the area earmarked for Tourism and Harbour development are proposed to be retained as paddy fields.)	Agriculture and allied activities, plant nursery, fish farm, seed farm, pump house, wells and irrigation ponds, storage of agricultural produces and seeds, green houses.	Transmission towers and wireless stations and public utility areas and buildings such as water supply, drainage and electric installations of a minor nature.	Nil	Any other uses not specified in items in column (3), (4) and (5).	
7(b) Agricultural Reservation [Including land as	Agriculture and allied activities, plant nursery, fish farm, seed farm, pump house, wells and irrigation ponds, storage of agricultural	Transmission towers and wireless stations and public utility areas and buildings such as water supply, drainage and	Milk processing plants, storage and processing of farm products, service and repair	Any other uses not specified in items in column (3), (4) and (5)	

(1)	(2)	(3)	(4)	(5)	(6)
	defined in Schedule II (a)] In this zone the coverage of constructions shall be limited to 30% and the height of buildings shall not exceed 9.0 m.	produces and seeds, green houses, vacation cottages/residence—Total floor area up to 300 sq.m., parks and playgrounds, Shops/offices— Total floor area up to 100 sq.m. cottage industries, automobile workshops for 2/3 wheelers, dairy and poultry farms.	electric installations of a minor nature.	of farm machinery, burial grounds and cremation grounds and religious uses.	
8.	Residential Zone I (Outer residential zone 1 and Inner residential zone 2A. are included under this zone) The maximum height of	All residential uses other than lodging houses run on a commercial basis, night shelters, orphanage/old age homes, ashram/mutts, day care and creche, library and reading rooms, community halls, social welfare centres, hostels and boarding houses, transit cottages, shops/professional offices,	Hospitals up to 20 beds, schools up to higher secondary level.	Fuel filling stations, religious centres.	Any other uses not specified in items in column (3), (4) and (5).
	buildings in this case shall not exceed 9.0 m.	restaurants—Total floor area up to 100 sq.m., cottage industries, small scale industries with an installed capacity of up to 10 HP (Annexure I), public and semi-public uses related to residential use, public utility areas and buildings serving the locality, clinics (out-patient), tot lots, parks, open air theatre, plant nursery, seed farms, pump house, wells and irrigation ponds, Government offices.			
9.	Residential Zone II (Outer residential zone 3 and Inner residential zone 2B are included under this zone) The maximum height of	Residences, lodging houses, night shelters, orphanages/old age homes, ashram/mutts, day care and creche, library and reading rooms, community halls, shops/professional offices/restaurants—Total floor area up to 100 sq.m., cottage industries, small scale industries with an installed	Nil	Fuel filling stations, Hospitals up to 20 beds, Religious centres.	Any other uses not specified in items in column (3), (4) and (5).

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(1)	(2)	(3)	(4)	(5)	(6)
	buildings in this case shall not exceed 9.0 m.	capacity of up to 25 HP (Annexure I), public and semi-public uses related to residential use, public utility areas and buildings serving the locality, clinics (out-patient), tot lots, parks, open air theatre, plant nursery, seed farms, pump house, wells and irrigation ponds, Government offices, transit cottages up to 300 m ² .			
10.	Commercial Zone—Land specified in Schedule II (b) shall be reserved for development for shops and business premises.	Wholesale and retail shops, offices, financial institutions, restaurants, hotels, residences—Floor area up to 300 sq.m., hostels, boarding houses, lodges, night shelters, libraries, clubs, auditorium/wedding halls, theatres, cinemas, clinics (outpatient), diagnostic centres, godowns/warehouse/storage of non-hazardous materials, printing presses, non-nuisance types of service and light industries employing not more than 20 workers with power limited to 30 HP, IT Software units, transmission towers, telecommunication towers and wireless stations, parks and open spaces, parking plazas, auto/taxi stands.	Places of worship, educational institutions and hospitals.	Fuel stations and public buildings.	Filling and utility Any other uses not specified in items in column (3), (4) and (5).
11.	Roads and Streets—Land defined in Schedule II (d) shall be reserved for development as roads and streets. No person shall erect or re-erect any building within such land.	Nil	Nil	Nil	Any other uses not specified in items in column (3), (4) and (5)

12. GENERAL PROVISIONS

The zoning regulation as per paragraph 6 to 11 shall be subject to the additional provisions or modifications contained in paragraph 12.1 to 12.5.

- 12.1 In lands to a depth of 100 metres in Residential, Commercial, Public and Semi Public and Industrial Zones on either sides of NH 47 uses permitted in Residential and Public and Semi Public Zones may also be permitted by the executive authority if such uses are not allowable otherwise in the Zoning Regulations. However, such uses may not be permitted in the residential zone if the area is substantially developed as a residential area.
- 12.2 In lands to a depth of 100 metres in Residential, Commercial, Public and Semi Public and Industrial zones on either sides of roads having an existing or proposed width of 12 metres or more, uses permitted in Residential and Public and Semi Public Zones may also be permitted by the executive authority if such uses are not allowable otherwise in the zoning regulations. However, such uses may not be permitted in the residential zone if the area is substantially developed as a residential area.
- Provided that if a plot of land extends beyond the 100 m. boundary mentioned in paragraph 12.1 and 12.2 above, mixed use permitted as above may be permitted for the entire plot if major portion i.e. More than 50% of the plot is within the 100 m. limit and the entire plot is in single ownership and deed. The 100 m. limit shall be measured from the central line of road.
- 12.3 In residential zones, if the area is substantially developed as residential, the zoning regulation spelt out in the scheme shall continue.
- 12.4 In residential zones, for hospitals, the following additional restrictions shall apply:
- For hospitals, the minimum extent of land shall be 0.20 hectare with coverage and Floor Area Ratio limited to 30% and 1.0 respectively.*
- 12.5 The provisions of the Detailed Town Planning Scheme if any will prevail over this scheme.
- 12.6 Regulation of constructions on the sides of new roads/roads proposed for widening as per the scheme shall be governed by the distance from the centerline of the road, unless otherwise specified in any Detailed Town Planning Schemes or any detailed road alignments approved by the Chief Town Planner.

- 12.7 All proposals for 'land to be acquired' in this scheme shall be treated as 'land to be reserved'. Uses shall be permitted/restricted/prohibited in these areas based on the respective zoning regulations of this scheme.
- 12.8 Restrictions regarding the plot size in the scheme area shall not be applicable";
- (ii) The following shall be added at the end as Annexure I of the Scheme, namely:—

"ANNEXURE I

TYPE OF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF SERVICE OR LIGHT INDUSTRIES PERMISSIBLE VIDE REGULATIONS 6 TO 10 ABOVE

1. Flour Mills.
2. Embroidery and lace manufacturing.
3. Gold and silver smithy.
4. Watch, pen and spectacles repairing.
5. Laundry, dry cleaning and dyeing.
6. Photo and picture framing.
7. Manufacture and repair of musical instruments.
8. Automobile servicing (excluding repair).
9. Radio and T. V. servicing and repairing.
10. Cotton and silk printing.
11. Bakeries.
12. Confectioneries.
13. Cold Storage.
14. Acrated waters and fruit beverages.
15. Manufacture of Tobacco products.
16. Garment making/Tailoring.

17. Electroplating.
18. Bamboo and cane products.
19. Sports goods.
20. Cardboard box and paper products.
21. Domestic electrical appliances.
22. Toy making.
23. Furniture without machinery.
24. Wooden electrical accessories.
25. Copper, brass and metal utensils.
26. Small foundries.
27. Padlocks.
28. Sanitary fittings and other similar industries."

(iii) For the entries under the marginal heading,—

"The developments in the notified area shall be subject to the following controls also:" the following shall be substituted, namely:—

1. Architectural control,—

- (a) The control of building height is one of the essential means of integrating construction in the natural environment. One effective way of establishing the limits of building height is to relate building height to the tree or vegetation line or to the highest point of land on the site. In any case the maximum height shall not exceed 9.0 metres.
- (b) The building construction materials used should be as far as possible local and indigenous to the area to reinforce the visitor's sense of place.
- (c) The most sensitive and critical design component of a building to the surrounding environment is its exterior colour. With respect of natural environment, the earth colours of olive green, golds, browns and beiges are the most favored in that they blend and complement both the building and its natural setting. White is a neutral colour which provides contrast, yet its not in conflict to nature. This colour scheme shall be insisted for all future constructions.

(d) *Colour continuity*.—The sameness of exterior facade and roof colour collectively give the buildings unity and attraction. This unity and colour continuity may be maintained in the different areas.

2. Outdoor advertising, signs and billboards should be prohibited within designated scenic corridors and principal tourist areas. The new Vellar road and the approach road to Kovalam Palace Hotel and Beach and the new proposed road to Lighthouse area are to be declared as scenic corridors.

3. Land to a width of 50 m. in depth will be reserved as open space on either side of Edayar Lake from Vellar to Edayar Island. Coastal Zone Regulations will also applicable in this area.

4. *Conservation and Heritage*.—The Vizhinjam Lighthouse precincts shall be conserved as such and for the temples of Parasurama, Brahma, Siva and Matsya together with adjacent land at Thiruvallom which is a centrally protected monument of National importance, the provisions of Ancient monuments and Archaeological Sites and Remains Act, 1958 and Rules thereunder shall be applicable. Accordingly 100 metres from this protected monument is prohibited area and further beyond 200 metres is regulated area for the purpose of construction/mining and other developmental activities".

By order of the Governor,

RAJESH KUMAR SINGH,
Secretary to Government.

Explanatory Note

(This does not form part of the notification, but is intended to indicate its general purport.)

The Government have decided to vary the Detailed Town Planning Scheme for Kovalam Vizhinjam Area, Thiruvananthapuram sanctioned vide G. O. (Ms.) No. 186/78/LA&SWD dated 27th July, 1978, published as S. R. O. No. 754/78 in the Kerala Gazette Extraordinary No. 495 dated 27th July, 1978 under section 12 of the Travancore Town and Country Planning Act, 1120.

This notification is intended to achieve the above object.