



GOVERNMENT OF KERALA

Abstract

Local Self Government Department - Development Plan for Paravoor Municipality - Final sanction accorded - Orders issued.

LOCAL SELF GOVERNMENT (RD) DEPARTMENT

GO (P) No. 248/2010/LSGD Dated, Thiruvananthapuram, 02 /11/2010

Read: 1. G.O.(Rt) No.23 /2004/LSGD dated Thiruvananthapuram 02/01/2004

2. Letter No.PTP-7193/08 dated 13/08/2010 of the Secretary, Paravoor Municipality.

3. Letter No.F/3133/2010 dated 20/08/2010 of the Chief Town Planner, Thiruvananthapuram.

ORDER

The Chief Town Planner along with the letter read above has forwarded the Development Plan for Paravoor Municipality as laid down under sub-section (2) of Section 12 of the Town Planning Act, 1108 (IV of 1108), for Government sanction.

Government have examined the scheme in detail and are pleased to accord final sanction for the Development Plan (General Town Planning Scheme) for Paravoor Municipality under sub-section (3) of Section 12 of the Town Planning Act 1108 (IV of 1108).

The Secretary, Paravoor Municipality shall send copies of the plan and report to various Departments and Agencies responsible for the implementation of the scheme.

By order of the Governor,
S.M.VIJAYANAND
Principal Secretary to Government.

To

1. The Secretary, Paravoor Municipality with a copy each of the approved report and maps.
2. The Chief Town Planner-with two copies each of the approved report and maps.

Forwarded/By Order

Alisha

Section Officer

TP & By TP
2/11/10

10/30
11030
6/11/10



അനുമതിനം 2
ZONING REGULATIONS

1. All future development shall be in conformity with the provisions of the Development Plan for Paravur Town.
2. For the implementation and enforcement of the proposal envisaged in this Development Plan areas have been zoned under various categories such as *residential, residential mixed, commercial, commercial cum residential mixed dry agricultural, tourism mixed, public and semi-public, industrial, traffic and transportation, parks and open spaces, paddy, special use zones etc* . Details regarding the nature of uses '*permitted*', uses '*restricted*' and uses '*prohibited*' in each zone are given in the accompanying sheets. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the scheme.
Uses '*permitted*' in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the secretary, Paravur municipality here in after referred to as the secretary. In some cases it may be possible to permit some other uses also, which are not likely to affect this quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special locational factors. Such cases which come under this category are classified as "*Uses Restricted*". Restricted – 1 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Senior Town Planner / Town Planner of the District office of the department of Town and Country Planning. Restricted – 2 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner of the Department of Town and Country Planning.

"*Used prohibited*" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.
3. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically mentioned in this scheme. They are essentially intended to help the competent authority in decisions regarding granting or refusal of permits for land development and construction of buildings/ structures.
4. If any portion of a zone is put to a "*Use Prohibited*" as stated in Para 2, before the sanctioning of the scheme, such use shall be termed as *non-conforming use*. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Chief Town Planner.
5. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all the zones and shall not constitute non conforming uses.
6. Regulation of constructions and land developments 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 the scheme or any detailed road alignment approved by the Chief Town Planner.

