

## Abstract

LOCAL ADMINISTRATION (G) DEPARTMENT

Trivandrum, dated, 20-11-1986.

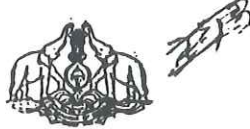
O R D E R

Government have examined the scheme in detail and are pleased to sanction the General Town Planning Scheme for Palghat Town under sub-section (3) of section 14 of the Madras Town Planning Act, 1920 (VII of 1920).

By Order of the Governor,

To

The Secretary, Palghat Development Authority, Palghat.  
The Municipal Commissioner, Palghat.  
The Chief Town Planner, Trivandrum.




**GOVERNMENT OF KERALA**  
**Local Administration (G) Department**  
**NOTIFICATION**

G.O.(MS)No.236/86/LAD.

Dated, Trivandrum, 20-11-1986.

S.R.O.No.                      .- Under sub-section (3) of section 14 of the Madras Town Planning Act, 1920 (VII of 1920), the Government of Kerala have sanctioned the General Town Planning Scheme for Palghat Town. The Government Order sanctioning the said scheme is hereby published as required under sub-section (5) of section 14 of the said Act. The scheme will be opened for inspection of the public at the office of the Palghat Development Authority, Palghat 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,



K. RAMACHANDRAN,  
Secretary to Government.

**Explanatory Note**

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

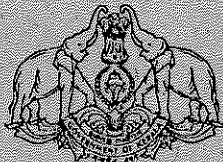
The Chief Town Planner has forwarded the General Town Planning Scheme (Development Plan) for Palghat Town Under section 14 of the Madras Town Planning Act, 1920. Government have examined this scheme in detail and are pleased to accord sanction to the scheme and notify the same as required under sub-section 5 of Section 14 of the said Act. This notification is intended to achieve the above purpose.



Palakkad. 1920

final. 1

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Government of Kerala  
ഭാരത സർക്കാർ  
2009



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

# KERALA GAZETTE

കേരള ഗസറ്റ്

EXTRAORDINARY

അസാധാരണ

PUBLISHED BY AUTHORITY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്

|                     |      |                    |              |
|---------------------|------|--------------------|--------------|
| Thiruvananthapuram, |      | 20th November 2009 | No. } 2160   |
| Friday              |      | 2009 നവംബർ 20      |              |
| തിരുവനന്തപുരം,      |      | 29th Karthika 1931 |              |
| വെള്ളി              |      | 1931 കർത്തികം 29   | നമ്പർ } 2160 |
| Vol. LIV            | } 54 |                    |              |
| വെളി 54             |      |                    |              |

## GOVERNMENT OF KERALA

Local Self Government (RD) Department

### NOTIFICATION

G. O. (Ms.) No. 210/09/LSGD: Dated, Thiruvananthapuram, 11th November, 2009.

**S. R. O. No. 970/2009.**—WHEREAS, the Government have, vide notification issued under G. O. (Ms.) No. 236/86/LAD dated 20th November, 1986 sanctioned the Development Plan (General Town Planning Scheme) for Palakkad Town under Section 14 of the Madras Town Planning Act, 1920 (Act VII of 1920);

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.

33/3998/2009/DTP.



Now, THEREFORE, in exercise of the powers conferred by clause (a) of sub-section (2) of section 15 of the Madras Town Planning Act, 1920 (Act VII of 1920), the Government of Kerala hereby vary 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 as G. O. (Ms.) No. 280/08/LSGD dated 25th October, 2008 and published in Kerala Gazette 46 dated 18th November, 2008 as required under clause (b) of sub-section (2) of section 15 of the Madras Town Planning Act, 1920 read with rule 72 of the Madras Town Planning Rules as indicated below, namely:—

### VARIATION

In the said Development Plan, in "Section VII" for the provision "Zoning Regulation" the following shall be substituted, namely:—

### SECTION VII

#### ZONING REGULATIONS

1. The implementation and enforcement of the Development Plan for Palakkad shall be in conformity with the zoning regulation prescribed hereunder. These regulations shall guide the granting or refusal of permission for land development. All future considerations within the boundary prescribed in the Development Plan for Palakkad shall prevail over the provisions of Kerala Municipal Building Rules in force.
2. For the implementation and enforcement of the proposal envisaged in the Development Plan for the town, areas have been zoned under various uses such as residential, commercial, industrial, public and semi-public,

etc. Details regarding the nature of uses 'permitted', uses 'restricted' and uses 'prohibited' in each zone are given below. In addition to the above, guidelines for regulating developments are also provided herein.

3. "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 a particular use. Such cases have to be individually studied based on their performance characteristics and special location 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. 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. Existing areas and structures of archeological importance, agricultural uses and religious uses may be permitted to continue in all zones and shall not constitute non-conforming uses.
6. In addition, based on the sub-section (m) and (n) of section 4 of Madras Town Planning Act, 1920 M.E., the regulation are also proposed to conserve the heritage character of the Kalpathy Area in Palakkad, with due regard to the historical significance and architectural character of the area.



| Sl. No. | Land use             | Uses permitted   | Uses restricted by the executive authority with the concurrence of  |  |   |
|---------|----------------------|--|---|--|---|
|         |                      |  | Town Planner of the State Town Planning Service having jurisdiction over the area   | Chief Town Planner   | Uses prohibited   |
| (1)     | (2)                  | (3)  | (4)   | (5)  | (6)   |
| 1       | Residential use Zone | All Residences, Residential Flats/Apartments, Residential Uses incidental to other Main Uses, Night shelters, Orphanages/Old Age Homes/Dharmasala, Residential Quarters, Farm Houses, Asramam/Madams, Retail Shops with total plinth area up to 100 m <sup>2</sup> , Professional Office with floor area limited up to 200 m <sup>2</sup> ATMs, Day Care and Creche, Nursery/Kinder Garten/ Primary School, Electric Sub-station, Clinics and nursing home (Out-patients only), Totlotsm, Parks, Open Air Theatre, Traffic Park, Police Station, | Commercial Office/ Establishment with total floor area limited to 200 m <sup>2</sup> , Banking and Financial Institutions with total floor area limited to 200 m <sup>2</sup> , Cyber Cafe, Restaurants/Canteen up to 100 m <sup>2</sup> , Beauty Parlour, Weighbridge, Cottage Industries of non-nuisance nature, Small Automobile workshop for 2/3 wheelers engaging not more than 5 workers, Printing Press, Information Technology, Hard Wares/Electronic Industries, Local, State  | Hostels and Boarding houses for Student/Women, Motels, Dormitory, Hotels, Fuel filling station, IT/Software Unit, Water treatment plants 5 Million Litres per Day and above, Bakeries and confectioneries up to 200 m <sup>2</sup> Godowns/Warehouses/Storages up to 100 m <sup>2</sup> , Automobile workshop with power limited up to 10 Horsepower. Service  | Any other uses not specified in items in column (3), (4) and (5). |
|         |                      | Fire Station, Public Utility Building, Library, Reading room, Play Ground, Plant Nursery, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Seed Farms, Pump Houses, Wells and Irrigation Ponds, Small Service Industries of Non nuisance Nature (see Annexure I) engaging not more than 5 workers with power limited to 3 Horsepower, Existing monuments of archeological importance.   | and Central Government Offices, Public Sector Offices, Postal and Telegraph Offices, General and Head Post Office, Telephone Exchange, Transmission Towers and Wireless Station, Social Welfare Centres, Swimming Pool, Community Hall, Cultural and Information Centres, Zoological and Botanical Gardens, Bird Sanctuary, Parking Plaza, Taxi/Jeep stand, Autorikshaw stand Smokehouse attached to Residential Buildings, Storage of Agricultural produces and Seeds, Green houses, Water Treatment plant below 5 Million Litres per Day. | industries engaging not more than 9 <sup>+</sup> workers with power limited to 10 Horsepower or 19 workers with out power. General Educational Institute, Specialized and Professional Institute. Research and Development Institutes, Hospitals up to 10 bed (with minimum plot area having 0.2 hectare and coverage and Floor Area Ratio limited to 30% and 1 respectively), Secondary/Higher Secondary Schools, Vocational Training Institute, Technical Training Centres/ Polytechnics, Diagnostic Centre, |   |



| (1)                   | (2)  | (3)   | (4)   | (5)  | (6)   |
|-----------------------|--|---|---|--|---|
| 2 Commercial use Zone | Retail shops, Wholesale shops, Professional offices/ Commercial offices, Establishments, Studios, Banking/ Financial Institutions, ATM's, Cybercafe, Restaurant/Canteen, Bakeries and Confectioneries, Theatre, Movie halls, Hotels, Motels, Lodging houses, Beauty Parlour, Formal Markets, Gymnasium/ Yoga Centres, Godowns/ Warehouses/Storage of non hazardous materials, Shopping Complex and Super Markets, Shopping malls/multiplex/Hyper market, Beer pubs/parlour,  | Ashramam/Madam, Staking yards, Automobile service stations (Light vehicles), Indoor Games Stadium, Gymnasium, Swimming pool, Exhibition Centre and Art galleries, Taxi/Jeep stand and Autorickshaw stand. | Radio and Television Stations, Museum, Dairy farms, Plant rooms incidental to existing houses.  | Fuel Filling Stations, Automobile service stations for heavy vehicles, Water treatments plants 5 Million Litres per Day and above, Industrial estate and Industrial parks, Medium and heavy industries, Courts, Civil defence and home guard, Forensic science laboratory, Jail and reformatory, Radio and Television Stations, Museum, Convention centre, | Any other uses not specified in items in column (3), (4) and (5). |
|                       |  |   |   |  |   |
|                       | Liquor bars, Automobile show rooms, Weigh bridges, Information Technology/ Software units, Cottage Industries, Automobile workshops, Cold storage, Service industries of non-nuisance nature (see Annexure I) engaging not more than 10 workers with power limited to and 15 Horsepower, Water treatment plants below 5 Million Litres per Day, Local State and Central Government Offices, Public Sector Offices, Day Care and Creche, Residences with total floor area limited up to 300 m <sup>2</sup> , Residential uses incidental to main use, Hostels and Boarding houses for students/women, Night shelters, Orphanages, Old age homes/Dharmasala, Guest Houses/Lodges, Farm Houses, Nursery/Kinder garten/Primary School, Community Halls, Cultural |   | Religious Centres, Hospital and Health Centre Inpatient (up to 100 beds), Outdoor Game Stadium, Zoological and Botanical gardens, Bird Sanctuary, Camping site, Bus terminal/Stand, Lorry stand, Railway Station, Airport, Container terminal, Junk Yards, Fish and meat processing centre, diary farm, Poultry farm, Piggery farm, Smoke houses. |  | 9   |
|                       |  |   |   |  |   |



and Information Centre, Public Utility Buildings, Electric Sub-station, Clinics (Out patient), Diagnostics Centres, Hospital and Health Centres-In patient (up to 10 beds), Totlots, Parks, Fairground, Open air Theatres, Traffic park, Play ground, Parking plaza, Plant nursery, Agriculture and horticulture, Fodder cultivation, Pastures and grazing grounds, Fish farms, Seed farms, Pump houses, Wells and irrigation ponds, Storage of agriculture products and seeds and Green houses. Non nuisance character service industries engaging not more than 9 workers with power limited to 30 Horsepower or 19 workers with out power, Printing press, Information Technology, Hardware/ Electronic industries, marble/granite/

storage/cutting cent, Police Posts, Police Station, Fire Post/Station, Postal and Telegraph Offices, General and head Post Office, Telephone exchange, Transmission towers and wireless station, Library and reading room, Social welfare centre, Auditorium, Wedding hall.

3 Industrial use Zone

All type of Industries other than obnoxious and nuisance type (Annexure II), Industrial Estates and Industrial Parks, Medium and Heavy Industries, Cottage industries, Automobile workshops, Automobile service stations, Spray painting workshops, Saw Mills, Cold Storage, Ice Factory, Service Industries, Non-Nuisance Character Service Industries, Printing Press, Water Treatment Plants, Information Technology, Hardware/Electronic Industries, Marble and Granite Storage/Cutting

Night Shelters, Orphanages/Old age Homes/Dharmasala, Guest Houses/Lodges, Residential Quarters, Professional Offices with floor area up to 200m<sup>2</sup>, Commercial Office/Establishment with floor area up to 200 m<sup>2</sup>, Banking and Financial Institutions, Restaurants/Canteen with floor area up to 200 m<sup>2</sup>, Primary School Vocational Training Centre, Technical Training Centre, Public Utility

Godowns/Warehouses/Storage with floor area up to 500 m<sup>2</sup> for non hazardous materials, Shopping Complex and Super markets with floor area up to 500 m<sup>2</sup>, fuel filling station, Research and Development Institutes, Jail and Reformatory, Radio and Television Stations, Museum, Exhibition centre and art gallery.

Any other uses not specified in items in Column (3), (4) and (5).



| (1) | (2) | (3)   | (4)   | (5)   | (6) |
|-----|-----|---|---|---|-----|
|     |     | Centers, Residences with total floor area up to 200 m <sup>2</sup> , Residential uses incidental to other Industrial use, ATMs, Cyber Cafe, Restaurant/Canteen with floor area up to 100 m <sup>2</sup> , Bakeries and Confectionaries, Gymnasium/Yoga Centres, Retail business and Wholesale business incidental to the industries, Godowns/ Warehouse/ Storage up to 100 m <sup>2</sup> for non hazardous materials, Automobile showroom, Weigh bridge, Information Technology/Software unit, Stacking yards, Transmission Towers and Wireless Station, Electric Substation, Clinics (Out patient), Diagnostic Centres, Tot-Lots, Parks, Open Air Theatre, Traffic Park, Play                     | Buildings, Storage of Agriculture produces and Seeds, Green Houses. | Hospitals Inpatient (up to 50 beds), Bus terminal/stand, Lorry stand, Railway Station, Airport, Container terminals, Cremation Ground/Crematorium, Burial Ground/Common-Vault, Slaughter House, Obnoxious and nuisance character industries, Storage of explosive and fire works, poultry farm, Piggery farm. |     |
|     |     | Ground, Parking plaza, Junk Yards, Minor Storage of Explosive and Fire Works, Gas Godowns, Saw Mills with Timber Yard, Fish and Meat Processing Centre, Dairy Farm, Smoke Houses, Dumping Yards, Sewage Treatment Plants, Plants Nursery, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Pump houses, Wells and Irrigation Ponds, Local, State and Central Government and Public Sector Offices, Day Care and Creche, Nursery/Kindergarten, Police Post, Police Station, Fire Post/Station, Post and Telegraph office, General and Head Post Office, Telephone Exchange, Library and Reading Room, Social Welfare Center, Taxi and Jeep Stand, Autorickshaw Stand. |   |   |     |



| (1) | (2)                             | (3)  | (4)   | (5)  | (6)   |
|-----|---------------------------------|--|---|--|---|
| 4   | Public and semi-public use Zone | Local, State and Central Government and Public Sector Offices, Day care and Creche, All educational institution, Research and Development institute, Courts, Police post/station, Civil defence and Home Guard, Forensic Science Laboratory, Jail and Reformatory, Fire post/station, Postal and Telegraph offices, General and Head Post office, Telephone Exchange, Radio - and Television Station, Transmission Towers and wireless station, Library and Reading room, Social Welfare Centre, Museum, Auditorium, Wedding hall, Indoor Games Stadium, Convention centre, Gymnasium, Swimming pool, Exhibition Centre and Art galleries, Community hall, Cultural and Information centre, Public utility building, | Nightshelters, Orphan-ages/Old age home/Dharmasala, Guest house, Ashram/Madam, Retail shops, Wholesale shops, Professional Office with total floor area up to 200 m <sup>2</sup> , Commercial Office/Establishment with total floor area up to 200 m <sup>2</sup> , Banking and Financial Institutions, Restaurant/Canteen with total floor area above 200 m <sup>2</sup> , Movie Hall, Automobile Show room, Weigh Bridge, Cottage Industries, Automobile workshops for 2/3 wheelers, Water treatment plant 5 Million Liters per day and above, Information Technology, Hardware/Electronic Industries, Car/Jeep stand, Auto rickshaw stand. | Professional Offices with total floor area up to 500 m <sup>2</sup> , Commercial office/establishment with total floor area up to 500 m <sup>2</sup> , Office Complex, Fuel filling Station, Zoological and Botanical garden, Bird sanctuary, Bus Terminal/stand, Lorry stand, Railway Station, Junk yards, Cremation grounds/Crematorium, Burial ground/ Common Vault, Slaughterhouse, Sewage treatment plants. | Any other uses not specified in items in Column (3), (4) and (5). |

12

Religious centre, Electric sub-station. All medical institutions, Totlots, Parks, Out door games stadium, Fair ground, Open air theatre, Traffic park, Ply ground, Parking plaza, Residences of floor area with total floor area up to 200 m<sup>2</sup> Residential uses incidental to the main use, ATMs, Cyber cafe, Restaurant/Canteen with total floor area up to 100 m<sup>2</sup>, Beauty parlour, Gymnasium/ yoga centre, non hazardous, Information Technology/ Software units, Water treatment plant below 5 Million Liters per day, Plant nursery, Agriculture and horticulture, Pastures and grazing ground, Fodder cultivation, Pump houses, wells and irrigation ponds.

13



| (1) | (2)                                   | (3)  | (4)   | (5)  | (6)   |
|-----|---------------------------------------|--|---|--|---|
| 5   | Parks and open spaces use zone        | Recreational uses, Totlots, Parks, Out Door Games Stadium, Fair Ground, Open Air Theatre, Traffic Park, Play Ground, Zoological and Botanical Garden, Bird Sanctuary, Camping Sites, Plant Nursery, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Pump Houses, Well and Irrigation Ponds, Green houses.  | ATMs, Yoga Centres, Water Treatment Plant below Million Liters per day, Auto Rickshaw/Taxi Stand. | Pavilions and grant stands, Radio and Television Station, Bath houses, Cyber Cafe, Indoor Games Stadium, Gymnasium, Swimming pool, Amusement Parks.  | Any other uses not specified in items in Column (3), (4) and (5). |
| 6   | Wet-Agriculture use/Paddy fields zone | Paddy fields, All kinds of Agriculture and Horticulture, Pastures and Grazing Yards, Fodder Cultivation, Fish and Seed Farm, Pump House, Well and Irrigation Ponds, Plant nursery Green houses.  | Totlots, Playground, Parks, Dairy and Poultry farms.  | Milk Processing plants, Service and repair of Farm machinery, Processing of farm produce.  | Any other uses not specified in items in Column (3), (4) and (5). |
| 7   | Hazardous use zone                    | Cremation grounds, Burial grounds and related constructions, Sewage treatment plants, Manure storage, existing agricultural areas, grazing grounds, and fodder cultivation, slaughter houses, meat packing.  | Auto Rickshaw Stand.  | Public buildings and Offices, incidental to the main use, incidental storage and warehousing and industrial effluent disposal yards.   | Any other uses not specified in items in Column (3), (4) and (5). |
| 8   | Sector center                         | Guest Houses/Lodges, Extension to existing Residential building, Residential building with total floor area up to 300 m <sup>2</sup> , Retail shops, Wholesale Shops, Hostels and Boarding Houses for Students/Women, Professional Offices with total floor area up to 200 m <sup>2</sup> , Commercial Offices/Establishment with total floor area up to 200 m <sup>2</sup> , Banking and Financial Institutions with total floor area up to 500 m <sup>2</sup> , ATMs, Cyber Cafe, Restaurant/Canteen with total floor area up to 500 m <sup>2</sup> , Beauty Parlours, Information Technology/Software Units, Cottage Industries, Service Industries of non-nuisance nature engaging not more than 3 workers with power limited to 3 Horsepower, Water Treatment Plants Below 5 Million Litres per day, Local, State and Central | Orphanage/Old age homes/Dharmasala, Ashram/Madam, Taxi/Jeep Stand, Auto-Rickshaw Stand.           | Shopping Complex and Super Market with total floor area above 1000m <sup>2</sup> , Shopping/Office Complex, Shopping Malls/Multiplex, Hyper Markets, Beer Pubs/parlours, Liquor Bars, Fuel Filling Stations, Light Vehicles, Service Industries engaging not more than 9 workers with power limited to 10 Horsepower or 9 workers with out power, Printing Press, Secondary/Higher Secondary School/ Vocational Training Institute, Technical Training | Any other uses not specified in items in Column (3), (4) and (5). |



Government Offices, Public Sector Offices, Post and Telegraph Offices, General and Head Post Offices, Telephone Exchange, Radio and Television Station, Transmission Towers and Wireless Station, Library and Reading Room, Social Welfare Centre, Museum, Auditorium/Wedding Halls, Indoor Games Stadium, Convention Centers, Gymnasium, Swimming Pool, Exhibition Centre and Art Galleries, Community Hall, Cultural and Information Centre, Public Utility Building, Religious Building, Electric Sub-Station, Clinics (Out Patient), Diagnostics Centres, Hospital and Health Centres, Research and Development Institutions, Courts, Police

centre, Polytechnic, General Education Institute, Information Technology Hardware/Electronic Industries, Specialized/Professional Education Institute, College/University, Religious Centre, Bus Stand/Terminal.

16

Post/Station, Civil Defence and Home Guard, Forensic Science lab, Jail and Reformatory, Fire Post/Station, Day care and Creche, Nursery Kinder Garten/Primary School, Totlots, Parks, Out Door Games Stadium, Fair Ground, Open Air Theatre, Traffic Park, Play Ground, Zoological and Botanical Gardens, Parking Plaza, Taxi/Jeep Stand, Plant Nursery, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Pump Houses, Well and Irrigation Ponds, Movie Hall, Motels, Hotels, Markets, Weigh bridge, automobile show room.

17

9 Transport use zone

All building and uses connected with transport and communication such as Bus Terminal/Lorry/Car/Jeep stand, Railway Station, Airports, Container Terminals, Auto Rickshaw stand,

Night Shelters, Police Post/Station, Fire Post/Station, Post and Telegram office, Telephone Exchange, Electric Sub-Station, Clinics (Out Patient).

Social Welfare Centre, Public Utility and related buildings, Fuel Filling Stations.

Any other uses not specified in items in Column (3), (4) and (5).



| (1) | (2) | (3) | (4) | (5) | (6) |
|-----|-----|-----|-----|-----|-----|
|-----|-----|-----|-----|-----|-----|

essential repair and service shops related to the transportation and communication use, Residential uses incidental to other main use, ATMs, Weigh Bridges, Water Treatment Plant below 5 Million Liters per Day, Transmission Towers and Wireless Station, Totlots, Parks, Parking Plaza, Traffic Park.

18

|  |  |  |  |  |
|--|--|--|--|--|
| 10 Mixed zone-<br>Residential<br>cum Comm-<br>ercial | Uses permitted as per 1(3) of zoning regulations and uses permitted as per 2(3) of zoning regulations. | Uses restricted as per 1(4) of zoning regulations and Uses restricted as per 2(4) of zoning regulations. | Uses restricted as per 1(5) of zoning regulations and Uses restricted as per 2(5) of zoning regulations. | Any other use not specified in items in Column (3), (4) and (5). |
|--|--|--|--|--|

|  |  |  |  |  |
|--|--|--|--|--|
| 11 Mixed zone-<br>Commercial<br>cum Industrial | Uses permitted as per 2(3) of zoning regulations and uses permitted as per 3(3) of zoning regulations. | Uses restricted as per 2(4) of zoning regulations and Uses restricted as per 3(4) of zoning regulations. | Uses restricted as per 2(5) of zoning regulations and Uses restricted as per 3(5) of zoning regulations. | Any other use not specified in items in Column (3), (4) and (5). |
|--|--|--|--|--|

|                             |  |  |  |   |
|-----------------------------|--|--|--|---|
| 12 Water Bodies<br>use zone | Fish Farms, Pump Houses, Wells and Irrigation Ponds. |  |  | Any other use not specified in the permitted zone of water bodies use zone. |
|-----------------------------|--|--|--|---|

19



### 13. Special Category Residential Building Area

The isolated pockets of paddy fields marked in the proposed land use map of Government sanctioned Development Plan for Palakkad as per G. O. (Ms.) No. 236/86/LAD dated 20-11-1986 which are not put to intensive agricultural use and the land lying vacant and undeveloped are proposed to be converted into residential land. This residential land is to be zoned as 'SPECIAL CATEGORY RESIDENTIAL AREA' with special attention given to drainage of the area, level of land filling open spaces etc. The following areas are suggested to be zoned as "SPECIAL CATEGORY RESIDENTIAL AREA".

1. Area on the Western side of Pattikkara-College Bye-pass Road.  
The Land abutting the Road to a depth of 70 metres is zoned for commercial use like Godown, Warehouses, Cinema Theatres, hotels, shops etc. The remaining area of the paddy fields in Block No. 38 and Block No. 41 (Part) of Ward 3 is brought under "SPECIAL CATEGORY RESIDENTIAL AREA".
2. The paddy fields on the eastern side of District Hospital in Block. Nos. 63 and 66 (Part) of Ward 5.
3. Paddy field on the eastern side of Civil Station in Block. Nos. 29 and 66 (Part) of Ward 5.
4. Paddy field on the eastern side of Telephone Exchange and western side of Palghat-Pollachi Railway line in Block 52 Ward 5.
5. Behind the Town Hall and the Palghat Development Authority Office in Block 49 (Part) of Ward 5.
6. Paddy field around Manjakulam in between Shoranur Road and Vithunni Street, Market Road and T. B. Road in Block Nos. 15 and 18 (Part) of Ward 4.
7. Paddy field on the Northern side of Shoranur road in Block 7 (Part) and 22 (Part) of Ward 4.
8. Paddy field behind the K. S. R. T. C. Bus Station in Block 43, ward 5.
9. Paddy field on the eastern side of the proposed 20 meters wide link road connecting the proposed Calicut-Coimbatore Bye pass road and existing Calicut-Coimbatore road in Block 70, Ward 2.
10. Paddy field in between Calicut-Coimbatore road in Kunnathurmedu in Block 74 and 79 of Ward 5.
11. Paddy field in Block Nos. 74, 75 and 31 of (Part) of Ward 2 on the southern and western side of proposed 30 metres. Calicut-Coimbatore Bye pass road.

### GENERAL GUIDELINES FOR PROCESSING OF APPLICATION FOR DEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSE IN THE SPECIAL CATEGORY RESIDENTIAL BUILDING AREAS ZONE IN PALAKKAD TOWN

The guideline is applicable only to areas as specified under 11 identified areas defined in the sub-section (13) of zoning regulation as SPECIAL CATEGORY RESIDENTIAL BUILDING AREA as earmarked in the proposed land use map of Government sanctioned Development Plan for Palakkad. These identified areas are isolated pockets of paddy fields in the town centre which are not put to intensive agricultural use and the land lying vacant and undeveloped, are proposed to be converted into residential purpose.

The development of land for residential purpose under the special category residential area zone is to be permitted only after getting concurrence from the District Town Planner and concurrence is to be considered only for individual residential building application along with the recommendations of a committee at Municipal level for processing and guiding the development.

A committee at Municipal level is to be constituted for processing and guiding the application for development of land for residential purpose in the 'SPECIAL CATEGORY RESIDENTIAL BUILDING AREA ZONE'. The committee shall consists of Palakkad Municipal Chairperson, Secretary of Municipality, Agricultural Officer of concerned area and Village Officer of concerned area. The Secretary of Municipality shall be the Convenor of the Committee. The final recommendations of the Committee shall be sent to the District Town Planner along with the application forms.

The Committee and District Town Planner shall consider the following aspects mentioned hereunder while processing the individual application for the residential building in these areas:

- (1) The Kerala Land Utilization order prevailing inforce and any other act which deals with the conservation of paddy field in Palakkad town shall be adhered.
- (2) Regulation of construction in the area specified under Special Category Residential Area Zone shall be Governed by the details shown in these guideline, unless otherwise specified in the General Town Planning Scheme or Detailed Town Planning Scheme or any scheme approved by Chief Town Planner to the Government.



- (3) The application shall be for single family residential building upto a total floor area of 200 m<sup>2</sup> and number of floors limited to two floors.
- (4) Only those applications in small plots upto 485 m<sup>2</sup> (12cents), which are registered prior to 25th October 2008 (Date of publication of the draft zoning regulation) shall be considered.
- (5) Provided that if the site still remains as paddy fields or suitable for paddy cultivation, the application of construction and land development from such sites need not be considered.
- (6) Provided also that, in the case of filled up paddy fields, it shall also be ascertained that paddy cultivation no longer exists and possible.
- (7) Unauthorized plot sub-division cannot be considered in this area.
- (8) The natural streams and rainwater drains shall be conserved as it is with out affecting any type of pollution or contamination from other sewerage systems and waste water drains.
- (9) The existing natural drainage system should be properly connected so as to enable rain water to flow easily from the nearby areas to main drains and canals and the proposed land development should not have any harmful effect to this system.
- (10) The development shall not be considered in constantly flood-affected areas seen in every rainy season which comes under the permanent inundation during the flood period.
- (11) The residential development and its sucking of natural ground water should not affect the existing paddy cultivation in the nearby area and the development should following the existing rules and regulations under Ground water Department and Mining and Geology Department prevailing under Palakkad town.
- (12) The development of building under this area should be limited to coverage of 50 percentage and FAR as land the proposed plot should have proper access width as described below:
  - (a) The residential building with a total plinth area up to 100 m<sup>2</sup> should have an access width of minimum 1.2 m.
  - (b) The residential building with a total plinth area up to 150 m<sup>2</sup> should have an access width of minimum 2.0 m.
  - (c) The residential building with a total plinth area up to 200 m<sup>2</sup> should have an access width of minimum 3.0 m.
- (13) The nearby area of proposed development should have electricity, water supply and other infrastructure facility.

14. Kalpathy area and Environs comprising of Sy. Nos. 1223 to 1246, 1269 to 1601, 1654, 1657 to 1685, 1688 to 1696, 1699, 1701 to 1726, 1727 to 1798, 1799 to 1834 in Village Palakkad II.

14.1. Notwithstanding anything contained in the zoning regulations of the scheme and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, comprised in survey numbers listed above, shall be allowed except with the prior written recommendation of the Art and Heritage Commission constituted by the Government under Rule 154 of the Kerala Municipality Building Rules, 1999 in order to conserve the heritage character of the Kalpathy Area and its environs:

Provided that, no area for buildings or objects, which in the opinion of the said commission have architectural, aesthetic, Archeological, cultural or historic value, will be allowed to change from the existing condition without the recommendations of the commission:

Provided also that new constructions and additions of alterations to existing buildings may be permitted in this area with the following additional regulations namely:—

- (i) The total number of story's including the existing if any shall not exceed two from the street level.
- (ii) The overall height of the construction including the existing up to the topmost point of the proposed construction shall not exceed 9 mts. and
- (iii) The architectural character of the facades of the construction shall be as per the advice of the commission:

Provided also that the use or reuse of any site or building shall be as per the recommendation of the commission.

14.2. The Local Self Government Institution concerned shall insist on any such recommendations of the commission.

14.3. The Art and Heritage Commission, if found necessary, may entrust the above regulatory aspects to a committee constituted for the purpose by the commission.



## GENERAL GUIDELINES

- (i) Land to a depth of 50 metres in residential zone and 100 metres in Commercial, Public and Semi Public and Industrial zones along the sides of roads having an existing width of 15 metres or more uses permitted in Commercial 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. The provisions of Detailed Town Planning Scheme if any, prevail over these regulations.
- (ii) Coverage and Floor Area Ratio of all constructions (even if otherwise mentioned anywhere in these guidelines) under restricted uses for which concurrence is granted in Residential zone, shall not exceed 75% of the coverage and Floor Area Ratio values prescribed in Kerala Municipality Building Rules, 1999. The additional Floor Area Ratio with fee as prescribed in the Kerala Municipality Building Rules, 1999 will not be applicable in such cases.
- (iii) 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 centreline of the road, unless otherwise specified in the General Town Planning Schemes or Detailed Town Planning Scheme or any detailed road alignment approved by the Chief Town Planner.
- (iv) Regarding the assessment of permissibility of uses classified under the category 'Restricted Uses', the Chief Town Planner may issue general guidelines from time to time and such guidelines shall be adhered to by the responsible authorities.
- (v) In areas zoned for paddy fields and other agricultural green space, applications for concurrence of single family residential buildings, up to a total floor area of 200 sq. m. shall be considered by the District Town Planner after considering the recommendation of the committee consisting of the following members, namely:—
  - (1) Municipal Chairman, Palakkad Municipality
  - (2) Secretary, Palakkad Municipality

(3) Agricultural Officer concerned

(4) Village Officer concerned

The Secretary, Palakkad Municipality shall be the Convener of the Committee.

The Committee shall consider the following aspects while recommending the applications:

- (a) The application shall be for single family residential buildings up to a total floor area of 200 sq. m.
- (b) Only those applications in plots, which were registered prior to 25th October, 2008 (Date of publication of the draft zoning regulations) as per the title deed shall be considered.
- (c) The applications shall be in accordance to the Paddy and Water Shed Conservation Act, 2008 in force.
- (d) KLU order earlier obtained earlier cannot be precondition for recommending the application.
- (e) The coverage shall limited to 50% and floor Area Ratio shall be 1.
- (f) Conditions 7 to 11 stipulated under 13, General guideline for processing applications under Special Category Residential Zone in Palakkad Town may also be applied under this case.

Provided that if the site still remains as paddy fields or suitable for paddy cultivation, the application of construction and land development from such sites need not be considered:

Provided also that, in the case of filled up paddy fields, it shall also be ascertained that paddy cultivation no longer exists and possible.



## ANNEXURE I

TYPE OF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF SERVICE  
OR LIGHT INDUSTRIES

permissible in Residential Zones

1. Flour Mills.
2. Embroidery and Lace manufacturing.
3. Gold and Silver smithy.
4. Watch, Pen and Spectacle repairing.
5. Laundry, Dry cleaning and dying.
6. Photo and Picture framing.
7. Manufacture and repair of musical instruments.
8. Automobile servicing (excluding repair).
9. Radio servicing and repairing.
10. Cotton and silk printing.
11. Bakeries.
12. Confectioneries.
13. Cold storage.
14. Aerated waters and fruit beverages.
15. Manufacture of tobacco products.
16. Garment making.
17. Electroplating.
18. Bamboo and cane products.
19. Sports goods.
20. Card-board 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. Padlock.
28. Sanitary fittings and other similar industries.

## ANNEXURE II

LIST OF OBNOXIOUS OR NUISANCE INDUSTRIES SUBJECT TO  
OBJECTIONABLE ODOURS, FUMES EFFLUENTS OR PROCESSORS  
TO BE LOCATED IN HAZARDOUS ZONES

(Grouped under Indian Standard Industrial Classification)

- I. Manufacture of Food Stuff :
  - (1) Slaughtering, preservation of meat and fish and canning of fish.
- II. Manufacture of Beverages :
  - (2) Production of distilled spirits, wines, liquor etc., from alcoholic malt, fruits and malts in distillery and brewery.
  - (3) Production of country liquor and indigenous liquor such as toddy, liquor from malwa, palm juice.
- III. Manufacture of Wood and Wooden Products :
  - (4) Sawing and planning of wood.
  - (5) Wood seasoning and creosoting.
  - (6) Manufacture of veneer and plywood.
  - (7) Paper, pulp and straw board.
- IV. Manufacture of Leather and Leather Products :
  - (8) Currying, tanning and finishing of hides and skins and preparation of finished leather.
- V. Manufacture of Rubber, Petroleum and Coal Products :
  - (9) Manufacture of tyres and tubes.
  - (10) Manufacture of industries and synthetic rubber.
  - (11) Reclamation of rubber.
  - (12) Production of petroleum, kerosene and other petroleum products in refineries.
  - (13) Production of coal tar and coke in coke oven.
- VI. Manufacture of Chemicals and Chemical Produces :
  - (14) Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric etc., acids) ammonia, chlorine and bleaching powder manufactures.
  - (15) Manufacture of dyes, paints, colours and varnishers, printing ink.
  - (16) Manufacture of fertilizers (specially from organic materials).
  - (17) Manufacture of disinfectants and insecticides.



- (18) Manufacture of ammunition, explosive and fire works.
- (19) Manufacture of matches.

VII. Manufacture of Non-Metallic Mineral Products other than Petroleum and Coal :

- (20) Manufacture of cement and cement products.
- (21) Manufacture of lime.
- (22) Manufacture of Plaster of Paris.

VIII. Manufacture of Basic Metals and their Products:

- (23) Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.
- (24) Manufacture including smelting, refining etc., of nonferrous metals and alloys in basic forms.
- (25) Manufacture of Armaments.

IX. Manufacture of machinery (other than transport) and electrical equipments:

- (26) Manufacture of all kinds of battery.

X. Miscellaneous items not covered above:

- (27) Incineration, reduction or dumping of offal, dead animal's garbage or refuse.
- (28) Manufacture of gelatin and glue.
- (29) Fat, tallow, grease or lard refining or manufacture.
- (30) Bone meal, bone grist and bone powder and other similar types of nuisance industries.

By order of the Governor,

S. M. VIJAYANAND,  
Principal Secretary to Government.

**Explanatory Note**

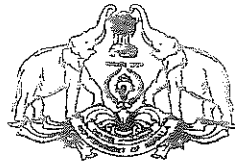
(This does not form part of the notification, but is intended to indicate its general purport.)

Government have decided to vary the Development Plan for Palakkad Town issued under section 14 of the Madras Town Planning Act, 1920 after issuing the draft of the proposal variation as required under clause (b) of sub-section (2) of section 15 of the said Act.

This notification is intended to achieve the above object.



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ment of Kerala  
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2013



Regn. No KERBIL/2012/45073  
dated 5-9-2012 with RNI  
Reg. No. രജി. നമ്പർ  
KLTV(N)/634/2012-14

# KERALA GAZETTE

കേരള ഗസറ്റ്

EXTRAORDINARY

അസാധാരണ

PUBLISHED BY AUTHORITY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്

|                     |  |                   |                      |
|---------------------|--|-------------------|----------------------|
| Thiruvananthapuram, |  | 2nd April 2013    | No. } 956<br>നമ്പർ } |
| Tuesday             |  | 2013 ഏപ്രിൽ 2     |                      |
| തിരുവനന്തപുരം,      |  | 12th Chaitra 1935 |                      |
| ചൊവ്വ               |  | 1935 ചൈത്രം 12    |                      |

GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

O. (Ms.) No. 132/2013/LSGD.

*Dated, Thiruvananthapuram, 30th March, 2013.*

S. R. O. No. 269/2013.—WHEREAS, the Government have vide notification issued under G. O. (Ms.) No. 236/86/LAD dated 20th November, 1986 sanctioned the Development Plan (General Town Planning Scheme) for Palakkad town under section 14 of the Madras Town Planning Act, 1920 (VII of 1920) and whereas the said scheme was varied vide notification issued under G. O. (Ms.) No. 210/09/LSGD dated 11th November, 2009, published as S.R.O. No. 970/2009 in the Kerala Gazette Extraordinary No. 2160 dated 20th November, 2009;

AND WHEREAS, it is required to further vary the Zoning Regulations of the said scheme for the purpose of removing the time limit for registering of the title deeds of plots proposed under sub-clause (b) of clause (a) in the Guide



NOW, THEREFORE, in exercise of powers conferred by clause (a) of sub-section (2) of section 15 of the Madras Town Planning Act, 1920 (Act VII of 1920), the Government of Kerala hereby varying the said Scheme to the extent required, since no objections and suggestions were received, after publishing the draft of the notification vide G. O. (Ms.) No. 127/2012/LSGD dated 15th May, 2012 and published as S.R.O. No. 367/2012 in the Kerala Gazette Extraordinary No. 1043 dated 22nd May, 2012, as required under clause (b) of sub-section (2) of section 15 of the Madras Town Planning Act, 1920, read with sub-rule (1) of rule 72 of the Madras Town Planning Rules, 1933.

#### VARIATION

In the said scheme, in "Section VII. Zoning Regulations", under the sub-heading "GENERAL GUIDELINES", in clause (v), sub-clause (b), namely "Only those applications in plots, which were registered prior to 25th October, 2008 (date of publication of the draft zoning regulations) as per the title deed, shall be considered", shall be omitted.

By order of the Governor,

V. S. SENTHIL,

*Principal Secretary to Government.*

#### Explanatory Note

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

Government have, as per G. O. (Ms.) No. 236/86/LAD dated 20th November, 1986 sanctioned the Development Plan (General Town Planning Scheme) for Palakkad Town. Since then, responsible authorities have been enforcing development regulations contained in this sanctioned scheme. Government have reviewed the implementation and enforcement of the scheme and decided to vary the scheme for the purpose of making the zoning regulations of the scheme compatible to the present development scenario. In this respect, Government have as per G. O. (Ms.) No. 127/2012/LSGD dated 15th May, 2012 published a draft of the proposal for variation of the scheme as required under clause (b) of sub-section (2) of section 15 of the Madras Town Planning Act, 1920. Now as required under clause (a) of sub-section (2) of section 15 of the Madras Town Planning Act, 1920, the final notification has to be issued in the Development Gazette for varying the said Development Plan.

This notification is intended to achieve the above object.



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Government of Kerala  
2016



Regn. No. KERBIL/2012/45073  
dated 5-9-2012 with RNI

Reg. No. KL/TV(N)/634/2015-17

കേരള ഗസറ്റ്  
KERALA GAZETTE

അസാധാരണ  
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്  
PUBLISHED BY AUTHORITY

|          |                               |   |           |
|----------|-------------------------------|---|-----------|
| വാല്യം 5 | തിരുവനന്തപുരം,<br>തിങ്കൾ      | 2016 ഫെബ്രുവരി 15<br>15th February 2016 | നമ്പർ     |
| Vol. V   | Thiruvananthapuram,<br>Monday | 1181 കുമാരം 2<br>2nd Kumbham 1191       | No. } 371 |
|          |                               | 1937 മാഗ്വാ 26<br>26th Magha 1937       |           |

GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G. O. (P) No. 5/2016/LSGD.

*Dated, Thiruvananthapuram, 6th February, 2016  
23rd Makaram, 1191*

S. R. O. No. 142/2016.—WHEREAS, the Government have, vide notification issued under G. O. (Ms.) No. 236/86/LAD, dated 20th November, 1986 and published as S. R. O. No. 92/87 in the Kerala Gazette No. 4 dated 27th January, 1987 sanctioned the Development Plan (General Town Planning Scheme) for Palghat Town under Section 14 of the Madras Town Planning Act, 1920 (Act VII of 1920);

PRINTED AND PUBLISHED BY THE SUPERINTENDENT OF GOVERNMENT PRESSES  
AT THE GOVERNMENT CENTRAL PRESS, THIRUVANANTHAPURAM, 2016.



AND WHEREAS, the Government have, vide notification issued under G.O. (Ms.) No. 210/09/LSGD, dated 11th November, 2009 and published as S.R.O. No. 970/2009 in the Kerala Gazette Extraordinary No. 2160 dated 20th November, 2009, sanctioned the variation of the said Development Plan to the extent required under clause (b) of sub-section (2) of Section 15 of the Madras Town Planning Act, 1920 (Act VII of 1920);

AND WHEREAS, the Government have further varied the zoning regulations of the said Development Plan to the extent required and sanctioned vide notification issued under G. O. (Ms.) No. 132/2013/LSGD, dated 30th March, 2013 and published as S.R.O. No. 269/2013 in the Kerala Gazette Extraordinary No. 956 dated 2nd April, 2013, under clause (b) of sub-section (2) of Section 15 of the Madras Town Planning Act, 1920 (Act VII of 1920), read with sub-rule (1) of rule 72 of the Madras Town Planning Rules, 1933;

AND WHEREAS, Government have promulgated the Kerala Town and Country Planning Ordinance, 2016 (4 of 2016) with effect from 23rd September, 2013 and vide sub-section (1) of section 113 of the Kerala Town and Country Planning Ordinance, 2016 (4 of 2016) the Madras Town Planning Act, 1920 (Act VII of 1920) stands repealed;

AND WHEREAS, vide clause (i) of sub-section (2) of section 113 of the Kerala Town and Country Planning Ordinance, 2016 (4 of 2016) the Development Plan for Palakkad Town is deemed to be a Master Plan sanctioned under the Kerala Town and Country Planning Ordinance, 2016.

AND WHEREAS, as it is required to further vary the Master Plan for Palakkad Town, for the purpose of making the zoning regulations compatible to the present development scenario to the extent possible as an immediate measure, until the plan is further varied after detailed studies, Government of Kerala vide notification No. 5110/RD2/2015/LSGD, dated 3rd June, 2015, have published a draft for variation of the said Master Plan in the Kerala Gazette Extraordinary No. 1328 dated 3rd June, 2015 and no objections or suggestions were received on the said draft variation.

NOW, THEREFORE, in exercise of the powers conferred by sub-section (3) of Section 50 of the Kerala Town and Country Planning Ordinance, 2016 (4 of 2016), the Government of Kerala hereby sanction and publish the variation of the Development Plan for Palakkad Town which is deemed to be a Master Plan sanctioned under clause (i) of sub-section (2) of Section 113 of the said Ordinance.

#### VARIATION

In "Section VII", 'Zoning Regulations' of the said Master Plan, in the 'Uses permitted' specified in column 3 against Sl. No. 9 "Transport Use Zone", after the words "Traffic Park", the words "Commercial Offices/ Establishments/Shops which are integral or essential part of a transport terminal may also be permitted provided that the maximum percentage of coverage permissible for the project as a whole shall be limited to 30 % and the floor area ratio shall be limited to 1" shall be added.

By order of the Governor,

A. P. M. MOHAMMED HANISII, IAS,  
Secretary to Government (Urban Affairs).

#### Explanatory Note

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

Government have decided to vary the Development Plan for Palakkad Town issued under sub-section (3) of section 50 of the Kerala Town and Country Planning Ordinance, 2016 (4 of 2016), after publishing the draft of the proposed variation in the prescribed manner under the proviso to sub-section (3) of section 50 of the Kerala Town and Country Planning Ordinance, 2015 (11 of 2015) and also on the expiry of the specified period.

The notification is intended to achieve the above object.