



GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G. O. (Ms.) No. 245/2010/LSGD. *Dated, Thiruvananthapuram, 1st November 2010.*

S. R. O. No. 1144/2010.—WHEREAS, the Government have issued in G. O. (Ms.) No. 19/1998/LAD dated 22nd January, 1998 and published as S. R. O. No. 330/98 in the Kerala Gazette Extraordinary No. 605 dated 20th April, 1998 sanctioned the Development Plan for Medical College Area, Kottayam under sub-section (3) of section 12 of the Town Planning Act 1108 (IV of 1108) ;

AND WHEREAS, changes in development patterns and priorities during the interim period together with other on going developments and requirements of the public necessitate variation of the said development plan for the purpose of making it compatible to the present development trend to the extent possible as an immediate measure, until the development plan is further varied after detailed studies ;

NOW, THEREFORE, in exercise of powers conferred by clause (a) of sub-section (2) of section 13 of the Town Planning Act 1108 (IV of 1108), the Government of Kerala hereby issue a notification varying the said Development

Plan 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. 181/2009/LSGD dated 19th September, 2009, Part I of the Kerala Gazette No. 40 dated 13th October, 2009 as required under clause (b) of sub-section (2) of section 13 of the Town Planning Act 1108 (IV of 1108), read with rule 71 of the Town Planning Rules, 1113,—

AMENDMENT

In exercise of the powers conferred by sub-section (2) of section 13 of the Town Planning Act 1108 (IV of 1108), the Government of Kerala hereby vary the Development Plan for Medical College Area, Kottayam sanctioned under sub-section (3) of section 12 of the said Act issued as Notification in G. O. (Ms.) No. 19/1998/LAD dated 22nd January, 1998 and published as S. R. O. No. 330/1998 in the Kerala Gazette Extraordinary No. 605 dated 20th April, 1998 to the extent as indicated below namely:—

VARIATION

In the said scheme, for “ZONING REGULATIONS”, the following shall be substituted, namely:—

“Zoning Regulations

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

various uses such as Residential, Commercial, Residential Mixed, Medical College Campus Area, Public and Semi-public zone other than Medical College Campus Area, Low lying zone, Small Industrial zone, Transportation zone and Water body. 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, areas and structures of archaeological importance and agricultural uses may be permitted to continue in all zones.
- 6.0 The constructions and land developments shall conform to the provisions contained in the Kerala Conservation of Paddy Land and Wet Land Act, 2008 (28 of 2008).

No.	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 and Country Planning Department Service having jurisdic- tion over the area	Chief Town Planner	
(1)	(2)	(3)	(4)	(5)	(6)
6.0	Residential Zone	All Residences including Residential flats/Apartments, ATMs, orphanages/old age homes/night shelters/dharmasala, ashram/mutts, professional offices and studios of the residents, shops/commercial offices/restaurants/canteen with total floor area limited to 100 sq.m., Gymnasium/Yoga centres, Information Technology/Software units, Cottage Industries, day care and creches, nursery/kinder-garten/primary schools, library and reading rooms, social welfare centres with	Hostels, boarding houses, rest houses, lodges, buildings for religious uses, Dispensaries, printing press, local/state/central/public sector offices, service industries of a non-nuisance nature (Annexure V) engaging not more than 10 workers with power limited to 10 HP or 20 workers without power, Transmis- sion towers and wireless stations, parking plaza, taxi/jEEP/auto rickshaw stand and smokehouse attached to	Other educational and research institutions, fuel filling stations, Solid Waste and Sewage Treatment plant for the local community, Water Treatment Plants above 5 million litres per day.	Any other uses not mentioned in columns (3), (4) and (5)

total floor area upto 100 sq.m., clinics (out patient), community halls up to 150 sq.m., clubs, Tot lots/parks and playgrounds incidental to the residential uses, Plant Nurseries, fire stations, public utility buildings such as water supply, drainage, Water Treatment Plants below 5 million litres per day and electric installations of a minor nature and small service industries of a non-nuisance nature (Annexure V) engaging not more than 3 workers with power limited to 3 HP or 6 workers without power.

a residential building Banking and financial institutions up to 200 sq.m., diagnostic centres, weigh bridge, Automobile work shop for 2/3 wheelers with power up to 20 HP, Markets, Schools up to higher secondary/ vocational training institute, technical training centre, Auditorium/ Wedding Halls/Community Halls/up to 300 sq.m. of floor area.

7.0 Commercial Zone

Retail and wholesale shops, professional offices, commercial offices, Markets, Banking/ Financial institutions, Shopping Complex, Shopping Malls, Multiplex, Hyper

Fuel filling stations, residences above 300 sq.m., ashram/mutts, and stacking yards.

Industrial uses of non-nuisance character (Annexure V) employing not more than 20 workers and not

Any other uses not mentioned in columns (3), (4) and (5)

(1)	(2)	(3)	(4)	(5)	(6)
		Markets, Super Markets, Banking and Financial Institutions, clinics (OP), diagnostic centers, Local/ State/Central Government or public sector offices, social and cultural establishments, auditorium/wedding halls, cinema houses, hostels, hotels, lodging houses, Guest houses, orphanage/ old age home/Dharmasala, restaurants, Indoor Games Stadium, parking plazas/taxi/ auto rickshaw stand, weigh bridges, bus stands, parks and open spaces, Informa- tion Technology Software units, IT Hardware/ Electronic Industries, Educational institutions except College/University, Go downs/Ware Houses for the Storage of Non Hazardous type materials,		exceeding 30 H.P., areas and buildings for religious uses.	

service industries of a non-nuisance nature (Annexure V) engaging not more than 10 workers with power limited to 10 HP or 20 workers without power, printing presses, existing residential uses, residential buildings of total floor area up to 300 sq.m. public utility areas and buildings, transmission towers and wireless stations.

8.0 Medical College campus area	All developments that form an integral part of the Medical College Campus Development.	Any other uses not mentioned in columns (3), (4) and (5)	7
9.0 Public and semi public zone other than Medical College Campus area	Local/State/Central Government and public sector offices, social and cultural establishments, community halls, religious buildings, educational institutions, hospitals, clinics and diagnostic centres, public utility areas and	Fuel filling stations, transport terminals, cremation Grounds/burial grounds and related constructions, Convention Centre.	Any other uses not mentioned in columns (3), (4) and (5)

(1)	(2)	(3)	(4)	(5)	(6)
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related buildings, existing commercial and residential buildings, cinema houses, transmitting and wireless stations, Library and reading rooms, ATMs, Canteen up to 100 sq.m., Daycare and Creche, Social Welfare Centres, Exhibition Centres and Art Gallery, Tot Lots/ Play Grounds/Parks and residential uses incidental to the above uses.

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10.0 Low Lying Zone

Agriculture and Horticulture, fish farms, seed farms, pump houses, wells and irrigation ponds, Public utility areas and buildings of a minor nature, Transmission towers and Wireless stations.

Public utility areas and buildings of a minor nature, Transmission towers and Wireless stations.

Milk processing plants, storage and processing of farm products produced in the area, service and repair of farm machinery, parks/open recreational areas, burial grounds and cremation grounds and religious uses with total floor area upto 300 sq.m.

Any other uses not mentioned in columns (3), (4) and (5)

12.0 Water Bodies	The existing water bodies shall be retained as such. Water landings, pump houses are permitted uses.			Any other uses not mentioned in columns (3), (4) and (5)
13.0 Small Industrial Zone	<p>Cottage Industries, Automobile workshops and Automobile Service Stations, Saw Mills, Industries of non-nuisance nature (See Annexure V), Printing Press, Marble and Granite Storage/Cutting Centres, Shops/professional offices/banking and financial offices/restaurants up to 100 sq.m., Information Technology Software units, hotels, godowns/warehouse/Storage of non hazardous materials, stacking yards, automobile showrooms, weigh bridge.</p> <p>Residences floor area up to 300 sq.m., daycare and creche, social welfare centres, residential uses</p>	Government or Public sector offices, educational institutions up to higher secondary level, lodges.	<p>Areas and buildings for religious uses, Fuel filling stations, Cremation Ground/Crematorium, Burial Ground/Common Vault, Slaughter Houses, minor storage of explosive and fire works, gas godowns, dumping yards, sewage treatment plants.</p>	Any other uses not mentioned in columns (3), (4) and (5)

(1)	(2)	(3)	(4)	(5)	(6)
		incidental to industrial uses, hostels and boarding houses.			
		Public utility areas and buildings, transmission towers and wireless stations, clinics (out patient), parks and playgrounds.			
14.0 Transportation Zone		Transport terminals such as bus terminals/autorickshaw stand/taxi stand/jeep stand and essential incidental uses connected with above uses, parking plaza, public utility buildings of minor nature.			Any other uses not mentioned in columns (3), (4) and (5)

15. General Provisions

The zoning regulations as per paragraph 6 to 14 shall be subject to the additional provisions or modifications contained in paragraph 15.1 to 15.4.

- 15.1 Subject to zoning regulations of the respective use zones, more than one uses may be combined in a building, provided that the total floor area of such a building shall not exceed the maximum floor area permitted for any of such use premises in that use zone.
- 15.2 For the purpose of these regulations, floor area means the total floor area of the building on all floors.
- 15.3 In land, to a depth of 50 metres on either side from the central line of roads having an existing width of 7 metres or more in residential zone is deemed to be under Residential Mixed Zone.
- 15.4 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 centre line of the road, unless otherwise specified in any detailed Town Planning Schemes or any detailed road alignments approved by the Chief Town Planner.

- c. After ANNEXURE-4, following annexure shall be added as ANNEXURE-V,—

"ANNEXURE-V

Type of non-obnoxious and non-nuisance type of service
or light industries vide regulation 6.1, 6.2, 7.1, 12.1 etc.

1. Apparel making.
2. Assembly of air coolers, conditioners.
3. Assembly of bicycles, baby carriage and other small non-motorised vehicles.
4. Atta-chakkies.
5. Bakery products, biscuit confectionery.
6. Bamboo and cane products (only dry operations).

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7. Block making for printing
8. Cardboard or corrugated box and paper products (Paper or pulp manufacturing excluded).
9. Carpet weaving.
10. Chilling plants and cold storage.
11. Cotton and woolen hosiery.
12. Electronic equipment, electrical goods.
13. Fountain pen making.
14. Garments stitching, tailoring.
15. Gold and Silver smithy.
16. Gold and Silver thread sari works.
17. Ground nut decorticating (Dry).
18. Ice-cream or Ice making.
19. Insulation and other coated papers (Paper or pulp manufacturing excluded).
20. Jobbing and machining.
21. Leather footwear and leather products excluding tanning and hide processing.
22. Light Engineering.
23. Manufacture of formulated synthetic detergent products.
24. Manufacture of soaps involving process without generation of trade effluent (saponification of fats and fatty acids only).
25. Medical and surgical instruments.
26. Manufacture of mineralised water.
27. Musical instruments manufacturing.
28. Oil ginning/expelling (no hydrogenation/refining)
29. Manufacture of Optical-frames.

30. Paint (by mixing process only).
31. Manufacture of Paper pins and U-clips.
32. Plastic and P. V. C. Processed goods.
33. Power looms/handlooms (without dyeing and bleaching).
34. Printing press.
35. Radio assembling.
36. Rice millers.
37. Manufacture of Rope (cotton and plastic)
38. Rubber goods industry.
39. Scientific and mathematical instruments.
40. Shoelace manufacturing.
41. Sports goods manufacturing
42. Steeping and processing of grains.
43. Thermometer making.
44. Toys making.
45. Spice grinding operation.
46. Polythene, Plastic and P. V. C. goods through injection/extrusion moulding.
47. Furniture without machinery.
48. Electro plating.
49. Gold and Silver smithing.
50. Rubber goods industry (Micro and Tiny units only)"

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 accorded sanction under sub-section (3) of section 12 of the Town Planning Act, 1108 to the Development Plan for Medical College area, Kottayam vide G. O. (Ms.) No. 19/1998/LAD dated 22nd January, 1998 and published as S. R. O. No. 330/98 in the Kerala Gazette Extraordinary No. 605 dated 20th March, 1998. Later considering the overall planning and development interests of the area, Government have decided to vary the Development plan for Medical College area after issuing the draft of the proposed variations as required under clause (b) of sub-section (2) of section 13 of the said Act.

This notification is intended to achieve the above object.

Kerala Gazette No. 24 dated 14th June 2011.

PART I



GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G. O. (Ms.) No. 92/2011/LSGD. *Dated, Thiruvananthapuram, 19th May 2011.*

WHEREAS, the Government have in G.O. (Ms.) No. 19/1998/LAD dated 22nd January, 1998 and published as S.R.O. No. 330/98 in the Kerala Gazette Extraordinary No. 605 dated 20th April, 1998 sanctioned the Development Plan for Medical College area, Kottayam under sub-section (3) of section 12 of the Town Planning Act 1108 (IV of 1108) and subsequently varied vide G.O.(Ms.) No. 245/2010/LSGD dated 1st November, 2010 and published as S.R.O. No. 1144/2010 in the Kerala Gazette No. 48 dated 7th December, 2010.

AND WHEREAS it is required to further vary the said scheme for the purpose of making the zoning regulations compatible to the present development scenario until the scheme is further varied after detailed studies.

NOW, THEREFORE, in exercise of the powers conferred by clause (b) of the sub-section (2) of section 13 of the Town Planning Act, 1108 (IV of 1108), the Government of Kerala hereby propose to issue a notification varying the said Town Planning Scheme to the extent required, a draft of which is appended as required by sub-rule (1) of rule 71 of the Travancore Town Planning Rules.

Notice is hereby given that the said Draft will be taken up for consideration within sixty days from the date of publication and any person interested in the scheme may submit in writing his objections and suggestions, if any, thereon within the said date. Any person concerned with or affected by the notification shall submit his objection or suggestion, if any, in writing to the District Town Planner, Kottayam [on behalf of Secretary to Government, Local Self Government (RD) Department, Secretariat Annex, Thiruvananthapuram] on or before the date specified above.

G-29/2011/DTP.

AMENDMENT

In exercise of the powers conferred by sub-section (2) of section 13 of the Town Planning Act, 1108 (IV of 1108), the Government of Kerala hereby vary the Development Plan for Medical College area, Kottayam sanctioned under sub-section (2) of section 12 of the said Act, issued as notification in G.O.(Ms.) No. 19/1998/LAD dated 22nd January, 1998 and subsequently varied by notification in G.O. (Ms.) No. 245/2010/LSGD dated 1st November, 2010 and published as S.R.O. No. 1144/2010 in the Kerala Gazette No. 48 dated 7th December, 2010.

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In the said scheme, "ZONING REGULATIONS" shall be varied as follows:—

- (i) The para number corresponding to the text "The constructions and land development shall conform to the provisions contained in the Kerala Conservation of Paddy Land and Wet Land Act, 2008 (28 of 2008)" shall be renumbered as 5A.
- (ii) After para 10.0 LOW LYING ZONE, the following shall be inserted.

<i>Uses restricted by the Secretary of the Local self Government with the concurrence of:</i>					
No.	Zone	Uses Permitted	Town Planner	Chief	Uses Prohibited
			of the State Town and Country Planning Department Service having Jurisdiction over the area	Town Planner	
(1)	(2)	(3)	(4)	(5)	(6)
11.0	Residential mixed zone	All uses given under uses permitted (Column 3) & uses restricted (Column 4) of the Residential Use Zone; All uses given under uses permitted (Column 3) in the Commercial Use Zone	..	Higher order educational and research institutions, fuel filling stations	All other uses not mentioned in permitted uses and restricted uses

- (iii) In para 6.0, under column (4) the text "Automobile works shop for 2/3 wheelers" and the text "Transmission Towers and Wireless Stations" shall be replaced with the text "Automobile work shop for 2/3 wheelers and Light Motor Vehicles" and the text "Transmission Towers, Telecommunication Towers and Wireless Stations respectively".
- (iv) In para 7.0, in column (3) the text "Transmission Towers and Wireless Stations" shall be replaced with the text "Transmission Towers, Telecommunication Towers and Wireless Stations.
- (v) In para 9.0, in column (3) the text "Transmitting and wireless stations" shall be replaced with the text "Transmission Towers", Telecommunication Towers and wireless stations.
- (vi) In para 10.0, in column (3) and in column (A) the text "Transmission Towers and wireless stations" shall be replaced with the text Transmission Towers, Telecommunication Towers and wireless stations and the text "Public Utility Areas and buildings of minor nature" in column (3) shall be deleted.
- (vii) In para 13.0, in column (3) the text "Transmission Towers and wireless stations" shall be replaced with the text "Transmission Towers, Telecommunication Towers and wireless stations".

By order of the Governor,

S. M. VIJAYANAND,
Additional Chief Secretary to Government.
