



GOVERNMENT OF KERALA

Local Administration (G) Department

NOTIFICATION

G. O. (Ms.) No. 103/91/LAD. *Thiruvananthapuram, 20th March 1991.*

S. R. O. No. 712/91.—Under sub-section (3) of section 12 of the Town Planning Act, 1108 and under section 14 of Madras Town Planning Act, 1920, (for Fort Kochi area), Government of Kerala have sanctioned the structure Plan (General Town Planning Scheme) for the Central City of Kochi. The Government order sanctioning the said scheme is hereby published as required by sub-section (5) of the said sections. The scheme will be opened to inspection of the public at the office of the Greater Kochi Development Authority, Kochi, during office hours for a period of one month from the date of publication of this notification in the Gazette.

By order of the Governor,
PHILIPOSE THOMAS,
Secretary to Government.

Explanatory Note

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

The Secretary, Greater Kochi Development Authority has forwarded draft structure plan (General Town Planning Scheme) for the Central City of Kochi for sanction under section 12 of the Town Planning Act, 1108 and section 14 of the Madras Town Planning Act, 1920 (for Fort Kochi area). The Chief Town Planner has recommended the scheme for sanction. Government have examined the scheme in detail and are pleased to sanction the scheme and notify the same as required under sub-section 5 of the said section.

The notification is intended to achieve the above object.



GOVERNMENT OF KERALA

Abstract

STRUCTURE PLAN (GENERAL TOWN PLANNING SCHEME) FOR THE
CENTRAL CITY OF KOCHI—ERNAKULAM DISTRICT—
SANCTIONED—ORDERS ISSUED

LOCAL ADMINISTRATION (G) DEPARTMENT

G. O. (Ms.) No. 103/91/LAD.

Thiruvananthapuram, 20th March 1991

- Read : 1. Letter No. 13107/PLB2/84/GCDA dated 6-10-1989 from the Secretary, Greater Kochi Development Authority, Kochi.
2. Letter No. C1-7310 (2884)/86 dated 12-9-1990 from the Chief Town Planner, Thiruvananthapuram.

ORDER

The Chief Town Planner, Thiruvananthapuram has forwarded along with his letter read as second paper above, a structure plan (General Town Planning Scheme) for the Central City of Kochi for Government sanction as laid down under sub-section 2 of section 12 of the Town Planning Act, 1108 and under section 14 of Madras Town Planning Act, 1920 (Madras Act VII of 1920) Fort Kochi area.

Government have examined the scheme in detail and are pleased to accord sanction to the scheme.

A copy of the scheme book and map as approved by the Government is forwarded to the Chief Town Planner, Thiruvananthapuram and to the Secretary, Greater Kochi Development Authority, Kochi. The Secretary, Greater Kochi Development Authority will send copies of the plan and report to the various departments and agencies responsible for the implementation of the scheme.

By order of the Governor,

PHILIPOSE THOMAS,

Secretary to Government.

To

The Chief Town Planner, Thiruvananthapuram.

The Secretary, Greater Kochi Development Authority, Kochi.



KERALA GAZETTE

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EXTRAORDINARY

അസാധാരണ

PUBLISHED BY AUTHORITY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്

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GOVERNMENT OF KERALA

Local Self Government Department

NOTIFICATION

G. O. (Ms.) No. 143/07/LSGD. *Dated, Thiruvananthapuram, 31st May, 2007.*

WHEREAS, the Government have sanctioned the Structure Plan (General Town Planning Scheme) for Central City of Kochi under sub-section (2) of section 12 of the Town Planning Act 1108 ME (IV of 1108) and section 14 of the Madras Town Planning Act 1920. (Madras Act VIII. of 1920) vide G. O. (Ms.) 103/91/LAD dated 20th March 1991 and subsequently varied vide G. O. (Ms.) 79/99/LAD dated 13th April 1999;

AND WHEREAS, it is required to further vary 'Part IV, Zoning and Sub-division Regulations' of the scheme for the purpose of making the zoning regulations compatible to the present development scenario and heritage conservation priorities to the extent possible as an immediate measure, until the scheme is further varied after detailed studies.

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Now, THEREFORE, in exercise of powers conferred by sub-section (2) (a) of section 13 of the Town Planning Act 1108 ME (IV of 1108) and sub-section (2) (a) of section 15 of the Madras Town Planning Act 1920 (Madras Act VIII of 1920), 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. 10/07/LSGD dated 8th January 2007 in Kerala Gazette Extraordinary No. 36 dated 8th January 2007 under sub-section (2) (b) of section 13 of the Town Planning Act 1108 ME (IV of 1108) and sub-section (2) (b) of section 15 of the Madras Town Planning Act 1920 (Madras Act VIII of 1920) and as required by Rule 71 of the Town Planning Rules 1113 ME and Rule 72 of the Rules under the Madras Town Planning Act 1920.

ORDER

In exercise of the powers conferred by sub-section (2) of section 13 of the Town Planning Act 1108 ME (IV of 1108) and sub-section (2) of section 15 of the Madras Town Planning Act 1920 (Madras Act VIII of 1920), the Government of Kerala hereby further vary the Structure Plan (General Town Planning Scheme) for Central City of Kochi sanctioned under sub-section (2) of section 12 of the Town Planning Act 1108 ME (IV of 1108) and section 14 of the Madras Town Planning Act 1920 (Madras Act VIII of 1920) in G. O. (Ms.) 103/91/LAD dated 20th March 1991 and subsequently varied vide G.O. (Ms.) 79/99/LAD dated 13-4-1999, to the extent as indicated below, namely:—

VARIATION

In the said scheme, for "Part IV, Zoning and Subdivision Regulations" following shall be substituted, namely:—

"PART IV

ZONING AND SUBDIVISION REGULATIONS

This part of the Plan document presents a comprehensive set of Zoning and Subdivision Regulations aimed towards ensuring the urban development in accordance with the plan proposals. These regulations are framed within the spirit and content of the Town Planning Act, 1108 (Act IV of 1108 ME) and Madras Town Planning Act, 1920 (Act VIII of 1920) as amended from time

to time by the Government. The application of these regulations will prevail over the provisions of the Kerala Municipality Building Rules in force. The provisions of the Coastal Zone Regulations will be applicable for the Coastal Regulations Zone notified under Environment (Protection) Act.

These regulations and the planning parameters form a tool for effective Plan Implementation.

4.1 Nature of Regulations

The Implementation and enforcement of development plan shall be in accordance with the Zoning and Subdivision Regulations herein prescribed.

For the purpose of these regulations, a general land utilization pattern consisting of water sheet, agricultural use and developed land with specified uses have been prescribed for the gross Central City area.

The regulations specify uses that are permissible, uses that may be permitted on appeal to the competent authority (the Senior Town Planner, Ernakulam or the Chief Town Planner as the case may be) and uses that are prohibited entirely in different planning areas designated as use Zones. Eight major group of use zones have been identified for the developed area of the Central City in this plan, viz:—

1. Residential
2. Commercial
3. Industrial
4. Public and semi public
5. Grounds and public open spaces (Park and Play Grounds)
6. Transportation
7. Conservation Zone
8. CBD

For the purpose of these regulations,—

- (i) 'Conservation Zone' means the area indicated in the proposed land use map of this scheme in grid pattern, alternatively coloured green and blue and with area notation 'H' in these regulations;
- (ii) 'CBD' means the area indicated in the proposed land use map of this scheme in grid pattern, alternatively coloured red and blue; and
- (iii) For other use zones, the areas included are as per the notation indicated in the legend of the proposed land use map of this scheme.

Each of these use zones has specific regulations. Further density zoning has been prescribed for residential areas.

Zoning regulations have to be enforced for effecting the plan proposals and guiding the built-form, uses and densities in different planning areas of the Central City. But these regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. These regulations are essentially intended to help in taking decision regarding granting or refusal of planning permissions for land use conversions and construction of buildings.

The planning parameters have also been evolved to guide the preparation of D. T. P. Schemes and development projects.

4.2 Pattern of Land Utilization

The three major categories of uses prescribed in land utilization pattern are given in Table 4.1.

TABLE No. 4.1

CATEGORIES OF USES IN THE LAND UTILISATION PATTERN

Sl. No.	Categories of uses	Area Notations in the land use plan
1	Water sheet	W
2	Agricultural use	Ag.
3	Developed Land	R75, R150, R300, R450, C1, C2, M1, M2, M3, P1, P2, G, T, H and C.B.D.

In order to preserve the essential characteristics of these categories or land utilization pattern, use regulations for the area under water sheet and area under agricultural use have been prescribed as given in Table No. 4.2.

TABLE No. 4.2

PRESCRIBED USES IN DIFFERENT CATEGORIES OF LAND UTILISATION PATTERN

Sl. No.	Categories of uses	Use Regulations
(1)	(2)	(3)
1	Water sheet (W)	(i) <i>Uses permitted</i> 1. Fishing with light crafts. 2. Movement and landing of all types of crafts within speed limits prescribed by competent authority.

(1)	(2)	(3)
		3. Withdrawal of water for domestic use of individual households. 4. Aquatic recreational uses such as swimming, bathing, skiing, rowing, yachting and water sports. 5. Discharge of storm water and natural drainage.
		(ii) <i>Uses permitted on Appeal to competent authority</i> 6. Fishing with stake nets and Chinese nets. 7. Movements of logs and barges. 8. Withdrawal of water for agricultural and non-agricultural uses on large scale. 9. Collecting shells, gravels and other minerals from bed of watercourse. 10. Dredging, Excavating, filling, bunding and altering the watercourse. 11. Special recreational uses such as boat houses, floating restaurants etc., water sports such as motor boat racing. 12. Harbour and Port structures. 13. Any other use as specified by Central or State Government.
		(iii) <i>Uses Prohibited</i> All uses not specifically permitted in item No. (i) and (ii).
2	Agricultural	(i) <i>Uses permitted</i> 1. Agriculture 2. Horticulture and other types of cultivation including social forestry. 3. Pisciculture. 4. Salt farming 5. Fish bunds. 6. Dairy.

(1)	(2)	(3)
		7. Poultry farming.
		8. Farmhouses and buildings accessory to the above uses.
		9. Storage, processing and sale of farm products in the property where produced.
		10. Creation of botanical gardens, zoological parks, bird sanctuary etc.
		11. Ponds and pools for agricultural, domestic and recreational purposes.
		12. Cottage industries and such other traditional trades and occupation, which use agricultural produce not causing nuisance.
		13. Individual residential building for the owner, not exceeding a total built up area of 300 sq.m.
		14. Retail shops or other uses incidental to the residential use having a built up area not more than 200 sq.m.

(ii) *Uses Permitted on appeal to competent authority*

1. Place of worship, Schools, libraries, Educational and Cultural buildings.
2. Servicing and repairing of farm machineries and sale of agricultural supplies.
3. Milk chilling centres.
4. Public utility buildings like water supply and electrical installations, sewage treatment plant etc.
5. Removal of gravel, clay, sand or stone and filling for the development of site.
6. Brick kiln and removal of clay for the purpose of brick making.

(1)	(2)	(3)
		7. Quarrying of minerals and stones.
		8. Setting up of center for organized entertainment and commercial purposes.
		9. Service industries and community shops as given in Appendix 1
	(iii)	<i>Uses prohibited</i> All uses not specifically permitted in item No. (i) and (ii).

Note:—Item Nos. 6, 7, 8, 9, 12, 13 and 14 in Table 4.2.2 (i) and all items in Table 4.2.2. (ii) shall not be permitted in paddy fields.

The categories of use zones and use regulations for the different use Zones under developed land are given in Table Nos. 4.3 and 4.4 to 4.11.

4.3 Establishment of Use Zones

The proposed land use plan shows the division of developed land into various use zones as designated in Table No. 4.3.

TABLE No. 4.3

USE ZONES UNDER DEVELOPED LAND DESIGNATED IN THE PLAN

Sl. No.	Major group	Notation	Sub group	Use zone Index
(1)	(2)	(3)	(4)	(5)
	Residential	R		
1			(i) Low Density Residential (L)	R75
2			(ii) Medium Density Residential (M)	R150
3			(iii) High Density Residential (H)	R300
4			(iv) Very High Density Residential (HH)	R450
	Commercial	C		
5			(i) Retail shopping	C1
6			(ii) General commercial, business and wholesale	C2

(1)	(2)	(3)	(4)	(5)
	Industrial	M		
7		(i)	Service industries and small scale manufacturing	M1
8		(ii)	Medium scale manufacturing	M2
9		(iii)	Large scale manufacturing	M3
	Public and semi public	P		
10		(i)	Education, Health, Civic, Cultural and Entertainment	P1
11		(ii)	Utility Installations	P2
12		(iii)	Unclassified uses	P3
	Grounds and Public open spaces	G		
13		(i)	City level major park	G1
14		(ii)	Local parks and grounds	G2
	Transportation	T		
15			Transport and allied uses	T
	Conservation Zone	H		
16			Heritage and conservation area	H
	Central Business District	CBD		
17			CBD in Ernakulam	CBD 1
18			CBD in Mattancherry-Fort Kochi	CBD2

The land use plan identifies the above 18 categories of use zones. However all the area for retail shopping (C1), service industries (M1), community institution under public use (P1) and local parks and grounds (G2) are not shown in the plan. These needs can be incorporated only when D. T. P. schemes are taken up. Hence such uses may be permitted by local authorities with the concurrence of Senior Town Planner or the district office of the Town & Country Planning Department till D. T. P. Schemes are prepared.

4.4 Use Regulations in Residential Use Zone

Use regulations for residential zones (R75, R150, R300 and R450) are shown in Table No. 4.4.

TABLE No. 4.4

USE REGULATIONS IN RESIDENTIAL USE ZONES

Sl. No.	Use Zone Index	Use regulations
(1)	(2)	(3)
1	R75	(i) <i>Uses Permitted</i>
2	R150	1. Residential buildings consisting of one or two family dwellings, apartment houses, lodging or rooming houses and dormitories as defined in N.B.C. within the density limitations earmarked for each use zone.
3	R300	
4	R450	
		2. Community shops, bunk shop clearly incidental to residential use having a built up area not more than 300 sq.m.
		3. Professional offices or Customary home occupation and cottage industries not involving the use or installation of any machinery driven by power of any kind and which do not create noise, vibration, smoke, dust or other nuisance.
		4. Educational institution essentially serving the needs of residential community such as Nurseries, Kindergartens and schools offering general education etc.
		5. Health institutions essentially serving the needs of residential community such as dispensaries, clinics, Nursing homes of less than 10 Nos. beds etc.
		6. Community facilities such as community hall, places of worship, libraries, clubs etc.
		7. Utility installations essentially serving the needs of residential community such as post offices, police station, telephone exchange, Electric sub-station etc.

(1)	(2)	(3)
		8. Parks and grounds, plant nurseries incidental to the community needs.
(ii)	<i>Uses permitted on appeal to the Competent Authority</i>	
	1.	Hotels included in the residential category in NBC.
	2.	Retail shops and business institutions having area more than 300 sq.m., petrol filling station etc.
	3.	Service industries, light manufacturing and customary home occupation and cottage industries involving the use of power machinery provided that such activities do not create smoke, vibration or other nuisance or hazard and employing not more than 20 persons.
	4.	Educational institution offering courses other than general education.
	5.	Health institution with inpatient facilities of more than 10 beds.
	6.	Public institution such as Administrative Offices.
	7.	Community facilities such as places of public worship or religious assembly not of a local character.
	8.	Utility installations other than Mobile Towers not essentially incidental to residential use.
	9.	Play grounds and other recreational spaces not incidental to the local community needs.
(iii)	<i>Uses prohibited</i>	
	All uses not specifically permitted under section (i) and (ii) above.	

4.5 Use Regulations in Commercial Use Zones

Use regulations for commercial use zones (C1 & C2) are shown in Table No. 4.5 below:

* TABLE No. 4.5

USE REGULATIONS IN COMMERCIAL USE ZONES		
Sl. No.	Use Zone Index	Use regulations
(1)	(2)	(3)
5	C1 & C2	(i) <i>Uses Permitted</i>
		1. All shops, warehousing and covered storage, service uses like barbers, tailors, laundry and dry cleaners shops etc., meat, fish and fruit markets, restaurants, hotels, Banks and business offices, commercial schools.
		2. Individual residential buildings, lodging of rooming houses, apartment houses, dormitories and hotels, as defined in NBC.
		3. Work-cum-trade activities and service industries not creating nuisance or hazard.
		4. Public entertainment places, Parks, grounds and play fields.
		5. Service garages, service industries and light manufacturing not employing more than 20 persons.
		6. Educational institutions such as schools, colleges, technical and commercial institution etc.
		7. Health institutions like nursing houses, Hospitals etc. with inpatient facilities of less than 100 beds.
		8. Civic, cultural and entertainment facilities of all types.
		9. Bus terminals, taxi stands, scooter stands etc.

(1)	(2)	(3)
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(ii) *Uses permissible on Appeal to the Competent Authority*

1. Petrol filling stations, coal, wood or timber yards and such other trades requiring storage of hazardous and bulky materials and special handling.
2. Community buildings such as place of worship and community halls.
3. Junk yards, bulk storage and disposal of scrap metal and other materials such as petroleum products, chemicals etc. which cause nuisance and hazard.
4. Light and medium scale manufacturing employing less than 50 persons.
5. Special category of educational institutions such as sanatoria, schools for the handicapped.
6. Hospitals of inpatient facilities of more than 100 beds.
7. Custodial and penal institutions such as jails, prisons, mental sanatoria and reformations.
8. Truck terminals.
9. Public utility installations.

(iii) *Uses prohibited*

All uses not specifically permitted in section No. (i) and (ii).

4.6 Use Regulations in Industrial Use Zones

The use regulations for the industrial use zones (M1, M2 and M3) are shown in Table No. 4.6.

TABLE No. 4.6
USE REGULATIONS IN INDUSTRIAL USE ZONES

Sl. No.	Use Zone Index	Use regulations
(1)	(2)	(3)
6	M1	(i) <i>Uses Permitted</i>
		<ol style="list-style-type: none"> 1. Service industries and light manufacturing specified in Appendix 1 and 2 employing not more than 100 persons or using power of not more than 100 HP and which would not cause excessive, obnoxious, injurious or hazardous noise, vibration, smoke gas fumes, odour, dust effluent or other objectionable conditions. 2. Residential buildings for the workers and watch and ward staff sufficiently segregated from the manufacturing activity. 3. Retail shopping and commercial offices incidental to the activity of the use zone. 4. Public and semi public buildings incidental to the activities of the use zone and dependant community needs. 5. Parks and grounds incidental to the need of the use zone. 6. Individual residential building for the owner, not exceeding a total built up area of 300 sq.m. 7. Commercial buildings not exceeding a total built area of 200 sq.m.

(1)	(2)	(3)
		(ii) <i>Uses permitted on Appeal to the Competent Authority</i>
		1. Service industries and light manufacturing specified in Appendix 1 and 2 employing more than 100 persons or with power exceeding 100 HP or those which involve excessive, obnoxious, injurious, hazardous or objectionable conditions.
		2. Petrol filling stations, junk yards, storage and disposal of petroleum, timber, coal, explosives and such inflammable and dangerous materials.
		3. Nursing homes, with inpatient facilities of less than 10 beds.
		4. Recreational facilities.
		5. Public utility installation.
		6. Bus and truck terminals.
		(iii) <i>Uses Prohibited</i>
		All uses not specifically covered under section (i) and (ii) above.
7	M2	(i) <i>Uses Permitted</i>
		1. All uses permitted under use zone M1.
		2. Medium scale manufacturing as listed in Appendix 3 employing less than 250 persons and using power of less than 500 HP and which do not cause excessive, obnoxious, injurious, and hazardous or objectionable conditions.
		3. Roofed storage and sale of goods and related commercial, and business offices incidental to the manufacturing activity of the use zone.
		4. Public utility installations such as electrical substation incidental to the manufacturing and allied activities of the use zone.

(1)	(2)	(3)
		(ii) <i>Uses permitted on appeal to competent authority</i>
		1. All uses allowed with special appeal in use zone M1.
		2. Medium scale manufacturing as listed in Appendix 3 employing more than 250 persons or power of more than 500 HP or those which involve excessive, obnoxious, injurious, hazardous, objectionable conditions or other pollutants.
		(iii) <i>Uses prohibited</i>
		All uses not specifically permitted in section No. (i) and (ii) above.
8	M3	(i) <i>Uses permitted</i>
		1. All uses permitted under use zone M2.
		2. Large scale manufacturing as listed in Appendix 4, employing less than 500 persons or power of less than 1000 HP or those which do not cause excessive pollutants, nuisance, hazards of safety risks in the plant and in the surroundings.
		(ii) <i>Uses permitted on appeal to competent authority</i>
		1. All uses permitted with special appeal under use zone M2.
		2. Large scale manufacturing, employing more than 500 persons or using power of more than 1000 HP or those involving pollutants, nuisance, hazards or other risks to the plant and the environs.
		(iii) <i>Uses prohibited</i>
		All uses not specifically permitted under section (i) and (ii) above.

4.7 Use Regulations in Public and semi public use zone

The use regulations for the three categories P1, P2 and P3 of the Public and semi public use zone are shown in Table No. 4.7 below:

TABLE No. 4.7

USE REGULATIONS IN PUBLIC AND SEMI PUBLIC USE ZONES

Sl. No.	Use Zone Index	Use regulations
(1)	(2)	(3)
9.	P1 & P2	<p>(i) <i>Uses Permitted</i></p> <ol style="list-style-type: none"> 1. Educational institutions of all types and research establishments. 2. Health institutions of all types except special institutions such as sanatoria, mental hospitals, and hospitals exclusively dealing with contagious diseases. 3. Local, State and Central Government offices, Social and cultural institutions including Municipal and community facilities. 4. Institutions for entertainment not running on a commercial basis. 5. Residence, hostels and other types of accommodation incidental to the permitted uses as above. 6. Shops, Canteen and restaurants incidental to the permitted uses as above. 7. Service industries, workshops and other uses such as Tailor, Barber, Laundry etc. incidental to the uses. 8. Parks and open spaces. 9. Individual residential building for the owner, not exceeding a total built up area of 300 sq.m. 10. Commercial buildings not exceeding a total built up area of 200 sq.m. 11. Utility Institutions such as telephone exchange, electric substations, water works etc. which does not create nuisance or hazard.

(1)	(2)	(3)
		<ol style="list-style-type: none"> 12. Traffic terminals. 13. Commercial establishments incidental to the traffic terminals. 14. Garages and workshop incidental to the uses (11) and (12) above. 15. Place of worship.
		<p>(ii) <i>Uses permitted on appeal to competent authority</i></p> <ol style="list-style-type: none"> 1. Special health institutions like sanatoria, mental hospitals, and veterinary hospitals, exclusive hospitals for contagious diseases. 2. Utility installations such as sewage treatment plant waste disposal schemes, incinerators, which create nuisance or hazard.
		<p>(iii) <i>Uses prohibited</i></p> <p>All uses not specifically mentioned under section No. (i) and (ii) above.</p>
10	P3	<p>(i) <i>Uses permitted</i></p> <ol style="list-style-type: none"> 1. All unclassified uses involving security such as defence uses. 2. Activities incidental to the uses (1) above.
		<p>(ii) <i>Uses permitted on appeal to the competent authority</i></p> <p>Installation of public utility services and traffic terminals not incidental to above use but has a public importance.</p>
		<p>(iii) <i>Uses prohibited</i></p> <p>All other uses not specifically mentioned under section (i) and (ii) above.</p>

4.8 Use Regulations for grounds and public open spaces

The use regulations for the two categories G1 and G2 of the grounds and public open spaces use zone are shown in Table No. 4.8 below:

TABLE No. 4.8

USE REGULATIONS IN GROUNDS AND PUBLIC OPEN SPACES USE ZONES

Sl. No.	Use Zone Index	Use regulations
(1)	(2)	(3)
11	G1 & G2	<p>(i) <i>Uses Permitted</i></p> <ol style="list-style-type: none"> 1. Parks, Nurseries, Botanical garden, ponds and lakes, Zoological parks and bird sanctuaries essentially planned for the preservation of flora and fauna and accessible to the public. 2. Dwellings for the watch and ward staff and other essential personals incidental to the above use. 3. Guesthouses, and observatory towers. 4. Stalls, canteen and booths incidental to above uses and catering to the public. 5. Service workshops and other uses incidental to the uses (1). 6. Public institution such as libraries, clubs, toy centres etc. incidental to above and of public interest. 7. Public utility service incidental to above use and of public interest. 8. Low density residential developments up to 300 sq. m. and allied commercial uses having a built up area upto 200 sq.m. 9. All public and semi public recreational uses including playgrounds, parks, exhibition and fair grounds, parking, special recreational areas like picnic spots, aquarium, waterfronts, areas of civic interest and open-air theatres. 10. Special areas of historical and archeological importance.

(1)	(2)	(3)
		<p>(ii) <i>Uses permitted on appeal to competent authority</i></p> <ol style="list-style-type: none"> 1. Cottages and hotels of tourism interest. 2. Archeological Museum etc. 3. Public utility services which do not cause nuisance or hazard. 4. Burial grounds and cremation grounds. <p>(iii) <i>Uses prohibited</i></p> <p>All uses not specifically mentioned in Section No. (i) and (ii) above.</p>

4.9 Use Regulations for Transportation and Communication zone

The use regulations for the Transportation and Communication zone are shown in Table No. 4.9 below:

TABLE No. 4.9

USE REGULATIONS IN TRANSPORTATION AND COMMUNICATION ZONE

Sl. No.	Use Zone Index	Use regulation
(1)	(2)	(3)
12	T	<p>(i) <i>Uses Permitted</i></p> <ol style="list-style-type: none"> 1. Parking Plaza, Bus terminal/stand, Lorry stand, Taxi/Jeep/Autorickshaw stand, Railway station, Airports, Harbours, Ports, Container terminal, Boat jetty. 2. Shops incidental to main use not exceeding 300 sq.m., automobile workshops, garages, service stations etc. incidental to main use. 3. Residential uses incidental to main uses. 4. ATMs, weigh bridge. 5. Transmission towers and wireless stations. 6. Tot lots, parks and open spaces.

(1)	(2)	(3)
	(ii)	<i>Uses permitted on appeal to competent authority</i>
	1.	Night shelters, Commercial uses of built up area more than 300 sq.m.
	2.	Automobile fuel filling stations, storage of hazardous and non-hazardous materials etc. incidental to transport terminals.
	(iii)	<i>Uses prohibited</i>
		All uses not specifically mentioned in Section No. (i) and (ii) above.

4.10 Use Regulations for conservation zone

The use regulation for the conservation zone are shown in Table No. 4.10 below:

TABLE No. 4.10

USE REGULATIONS IN CONSERVATION ZONE

Sl. No.	Use Zone Index	Use regulations
(1)	(2)	(3)
13	H	Notwithstanding anything contained in the zoning regulations of the scheme and subject to modifications as prescribed hereunder, no development, re-development, 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 this area 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 area: Provided that, no area or 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:

(1)	(2)	(3)
		Provided also that the use or reuse of any site or building shall be as per the recommendations of the commission:
		Provided also that the local body shall ensure the conformity with all other applicable statutes.
		The Art and Heritage Commission, if found necessary, may entrust the above regulatory aspects to committee(s) constituted for the purpose by the commission.

4.11 Use Regulations for CBD zone

The use regulations for the CBD zones (CBD 1 & CBD 2) are as shown in Table No. 4.11-A and 4.11-B below:

(a) CBD in Ernakulam (CBD 1)

Boundaries of CBD 1

North:—Northern side of Banerji Road up to a depth of 30 mts. from its central line.

East:—Eastern side of Chittoor Road to a depth of 30 mts.

South:—Southern edge of Ravipuram Temple Road.

West:—Backwaters.

TABLE No. 4.11-A

USE REGULATIONS IN CBD.1

Sl. No.	Use zone Index	Use regulation
(1)	(2)	(3)
14	CBD 1	(i) <i>Use Permitted</i>
		1. All uses permitted under residential use zone.
		2. All uses permitted under commercial use zone.

(1)	(2)	(3)
		<p>3. Local, State and Central Government offices, Institutions of entertainment, utility installations such as electric sub stations, telephone exchange etc.</p> <p>4. Parks, botanical gardens, aquarium, bird sanctuaries, exhibition grounds, libraries and clubs.</p> <p>5. Service industries and light manufacturing and customary home occupation engaging not more than 10 workers with power limited to 10 H.P. or not more than 20 workers without power, provided such activities do not create smoke, vibration or other nuisance or hazard.</p>
		(ii) <i>Uses permitted on appeal to competent authority</i>
		<p>1. Institutions of higher education and hospitals.</p> <p>2. Service industries and light manufacturing specified in Appendix 1 and 2, engaging not more than 20 workers with power limited to 10 H.P. or not more than 30 workers without power provided such activities do not create smoke, vibration or other nuisance or hazard.</p> <p>3. Wholesale business establishments, petrol filling stations, parcel booking offices, truck terminals, storages and godowns, provided those buildings have the required set backs and parking facilities as provided in KMBR for the relevant use.</p>
		(iii) <i>Uses prohibited</i>
		All uses not specifically permitted under Section (i) and (ii) above.

Provided that the planning parameters stipulated under Annexure-B shall also be applicable to this zone.

(b) *CBD in Fort Kochi-Mattancherry (CBD 2)*

TABLE NO. 4.11-B
USE REGULATIONS IN CBD 2

Sl. No.	Use zone Index	Use regulation
(1)	(2)	(3)
14	CBD 2	<p>(i) <i>Use Permitted</i></p> <p>1. All uses permitted under residential use zone.</p> <p>2. All uses permitted under commercial use zone.</p> <p>(ii) <i>Uses prohibited</i></p> <p>All uses not specifically permitted under Section (i) above.</p>

Provided that the planning parameters stipulated under Annexure-B shall also be applicable to this zone.

4.12 **Planning Parameters of the Use categories and land use zones**

Unless otherwise specified elsewhere in these regulations, planning parameters prescribed for the Use categories and land use zones of the proposed land use plan of the scheme shall be applicable as tabulated in Annexure C & D.

4.13 **Other Special Provisions**

Provided that the above regulations specified under 4.2 (except Water sheet) to 4.8 shall be applicable with the modifications prescribed hereunder:

- (i) All uses permitted in the residential and commercial use zones may also be permitted on either side of roads having existing or proposed width of 12 metres or more to a depth of 75 metres from the boundary of the road.
- (ii) For NH-47 By-pass from southern boundary of Central City to Edappally By-pass Junction and for NH-47 from Edappally By-pass Junction to northern boundary of central city, all uses permitted in residential and commercial use zones may also be permitted on either side of road up to a depth of 250 metres from road boundary.
- (iii) For the following roads, all uses permitted in the residential and commercial use zones may also be permitted on either side of road up to a depth of 150 metres from the boundary of the road.

1. Ernakulam-Vaikom Road from Vyttila to southern boundary of central city.
 2. Road from Palarivattom By-pass Junction/Pipeline Junction to eastern boundary of Central City
 3. NH-17 from Edappally By-pass Junction to northern boundary of central city.
 4. Sea Port—Air Port Road (From Karingachira Junction at Thiruvankulam Panchayath to northern boundary of central city).
 5. Refinery Road (From S.N. Junction at Trippunithura to eastern boundary of central city).
- (iv) The Maximum permissible F.A.R. and coverage for buildings under residential and commercial occupancies (as defined in building rules in force) shall be 2.50 and 50% respectively in the areas prescribed under (i), (ii) and (iii) above:
- Provided that, if a plot of land extends beyond this boundary, mixed use permitted as above may be permitted for the entire plot, but the above higher F.A.R. prescribed shall be applicable only to that portion lying within the boundaries prescribed under (i), (ii) and (iii) above.
- (v) 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 the General Town Planning Schemes or Detailed Town Planning Schemes or any detailed road alignments approved by the Chief Town Planner. The provisions of Detailed Town Planning Schemes or Area Development Plans if any will prevail over these regulations.
- (vi) ATMs shall be treated as permitted use in all zones and Cyber cafes and Telecommunication towers shall be treated as permitted uses in all zones except residential zone.
- (vii) Considering the industrial growth in Eloor Grama Panchayat, non-hazardous, non-polluting industries and allied activities shall be permitted with the concurrence of competent authority in residential and agricultural zone, if the surrounding developments are similar.
- (viii) Competent authority of appeals for permits in all zones shall be the Senior Town Planner of District office of Town and Country Planning Department for plot area up to 0.5 Ha. and building up to 500 sq.m. area; and the Chief

Town Planner for plot area exceeding 0.5 Ha. and building area exceeding 500 sq.m.

- (ix) Large Scale development proposals in an area not less than 2 Ha., exceeding an investment of Rs. 50 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in Agricultural and Developed land use zones, subject to the recommendation of a committee to be constituted by the Government for this purpose, under the Chairmanship of the Secretary, Local Self Government Department, consisting of the Chief Town Planner of Kerala State Town and Country Planning Department, Secretary, GCDA, Senior Town Planner, District office of the Kerala State Town and Country Planning Department, Ernakulam and the Secretary of the local body concerned, and satisfying the following conditions:
- The developer shall produce Project-cum-Feasibility Report and Environmental Impact Assessment Report, if required, of the project to the convener of the committee, 15 days in advance of the committee meeting.
 - The developer shall produce before the committee all required clearances from the State and Central Government agencies concerned.
 - Adequate provision shall be made for supporting infrastructure such as water supply, sewerage, solid waste management etc. Separate sewage treatment plant and solid waste management measures shall be provided and maintained by the developer at his cost.
 - Adequate MoU between the developer and the Secretary of the local body concerned shall be undertaken to bring this into effect.
 - Maximum F.A.R. shall be 2 and minimum access width shall be 12 m.
 - The project shall be completed within a period of 3 years if not specified otherwise.

The Senior Town Planner, Ernakulam District shall be the convener of the committee.

ANNEXURE A

CLASSIFICATION OF INDUSTRIES BASED ON THEIR SUITABILITY FOR THE PROPOSED ZONING

Several classifications of industries are in vogue in different countries. These classifications are meant to serve specific purpose and are not quite suitable for zoning of industrial land use. It has, therefore, been thought fit to divide the industrial establishments into 5 categories as given below:

Type of industries and their definitions

Category	Type of Industries	Definitions
(1)	(2)	(3)
I	Service Industries and Light Industries of service type <i>See</i> Appendix 1	Service industries are those, which cater to the immediate needs of the community and are mainly concerned with repair, maintenance, servicing and/or job work. They can also include light industries on a mini scale.
II	Light Industries or small scale Industries <i>See</i> Appendix 2	Light industries are defined as those, which do not employ more than 100 workers and not use more than 100 HP except in the case of foundries and smithies.
III	Medium Industries <i>See</i> Appendix 3	Medium Industries are those which employ more than 100 workers, but not exceeding 500 workers.
IV	Heavy Industries <i>See</i> Appendix 4	Such industries are highly capital intensive and also land-extensive in character. They generally function as self-contained and independent units.
V	(a) Obnoxious and Hazardous Industries <i>See</i> Appendix 5	These are industries, which are associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious fumes, effluents, explosives, inflammable material etc. and other hazards to the health or safety of the community.
	(b) Extractive Industries	These are industries connected with excavation of land such as brick kilns, quarries, stone crushing, lime kilns, refractories etc.

Illustrative list of Industries

Lists of industries of the different categories mentioned above have been attached. Every attempt has been made to make each list as exhaustive as possible but it is desirable to treat these as illustrative lists only. The classification should not be taken too rigidly; it would be desirable to treat the groupings as somewhat flexible, particularly in marginal cases. Each individual case will have to be studied on its own merits for purposes of location in an appropriate zone, keeping in view its function requirements, its performance characteristics and its compatibility with other industries.

APPENDIX I

LIST OF "SERVICE" INDUSTRIES

1. Atta chakkies
2. Rice hullers
3. Groundnut decorticating, cashew nut processing and dal manufacturing
4. Printing (including lithography) and book binding
5. Rubber stamps
6. Embroidery and lace manufacturing, shawl repairing
7. Tailoring
8. Hay cutting
9. Gold and silver smithy
10. Electroplating, mica plating and repairing
11. Watch repairing, pen and spectacles repairing
12. Black smithies
13. Laundry, dry cleaning and dyeing
14. Photo and picture framing
15. Apparel (cap making, hat and turban making etc.)
16. Musical instruments manufacturing and repairing
17. Photographs and printing including signboard painting
18. General jobbing and machining
19. Metal polishing
20. Tin smithy and repairing of utensils
21. Vulcanizing and tyre re-treading

22. Shoe repairing and manufacturing
23. Automobile scooter and cycle repairing and servicing
24. Radio servicing and repairing, cotton and silk printing.

LIST OF LIGHT INDUSTRIES ON A MINI SCALE AND OF A SERVICE TYPE

1. Small bakeries (including biscuit-making)
2. Confectionaries (including lozenges, toffee, candies etc.)
3. Ice-cream, ice etc.
4. Coldstorage (small scale)
5. Aerated waters and fruit beverages
6. Dal manufacturing, groundnut decorticating etc.
7. Manufacturing of beedi and tobacco products
8. Wedding (narrow fabrics), embroidery and lace manufacturing, shawl repairing
9. Tailoring and garment making
10. Apparel making (cap making, hat and turban making etc.)
11. Cotton and woolen hosiery
12. Handloom weaving
13. Shoelace manufacturing
14. Cotton and silk cordages (thread and threat-ball making)
15. Gold and silver thread and 'zari' work
16. Gold and silver smithy (including making of jewellery and ornaments)
17. Leather footwear, repairing and manufacturing
18. Velvet embroidered shoes
19. Electroplating, mica plating and engraving
20. Watch repairing, pen and spectacles repairing
21. Laundry, dry cleaning and dyeing
22. Photo and picture framing
23. Manufacture of mirror and photo frames
24. Musical instruments, manufacturing and repairing
25. Photographs and printing including signboard painting
26. General jobbing and machining

27. Metal polishing
28. Radio servicing and repairing
29. Umbrella assembly
30. Sports goods
31. Bamboo and cane products
32. Leather goods (other than footwear)
33. Cardboard box and paper products including cartons
34. Stationery items
35. Scientific and mathematical instruments (simple types)
36. Survey and drawing instruments
37. Furniture making (wooden and steel)
38. Domestic electrical appliances
39. Optical lense grinding
40. Rubber stamps
41. Manufacture of steel trunks and suit cases
42. Paper pins and gem clips
43. Metal polishing
44. Radio assembling and manufacture of radio parts (small scale)
45. Electric lamp shades, fixtures etc.
46. Automobile, scooter and cycle servicing and repairing
47. Brushes and brooms
48. Rings and eyelets
49. Travel goods of canvas and water proof materials
50. Laboratory porcelain and dental porcelain
51. Toy making
52. Fruit and vegetable canning and preservation
53. Cork products
54. Block making for printing
55. Fountain pens
56. Plastic goods
57. Wood carving
58. Ivory carving

59. Surgical instruments
60. Optical frames
61. Rope making (vegetable fibre)
62. Surgical gauges and bandages
63. Wooden packing cases and boxes
64. Creamery (butter, ghee, cheese)
65. Edible oils (non-hydrogenated)
66. Wooden electrical accessories
67. Arts and crafts
68. Toilet soap making
69. Sorting gum arabic
70. Spectacles
71. Basket making
72. Glass cutting, decorating and engraving.

APPENDIX 2

LIST OF SMALL INDUSTRIES

1. Washing soap
2. Aluminium utensils
3. Copper, brass/bell metal utensils
4. Cycle parts and accessories
5. Torches (flashlights)
6. Steel slates
7. Tin products (including containers tin buttons and tin printing)
8. Oil stoves and pressure lamps
9. Tricycles and prams
10. Buttons (all kinds)
11. Hair oils and cosmetics
12. Electric motors (fractional horse power)
13. Zip fasteners
14. Shoe grindery

15. Animal shoe nails
16. Wax polishes and wax products
17. Precipitated chalk
18. Upholstery springs and other springs
19. Hoofs and box strapping
20. Die and tool room shop
21. Small foundries (ferrous and non-ferrous)
22. Sprayers (hand and foot)
23. Watch and clock parts
24. Chalk crayons and artists colours
25. Builders hardware
26. Drugs and medicines
27. Sewing machines (assembly)
28. Sanitary fittings
29. Wire nails, panel pins and wood screws
30. Machine screws, bolts, nuts, rivets
31. Hand tools
32. Measuring tapes (metallic and non-metallic)
33. Writing and marking inks
34. Wooden industrial goods
35. Padlocks and pressed locks
36. Plastic jigs and fixtures
37. Glass cutting, etching and polishing
38. Scientific glass instruments
39. Costume jewellery and novelties
40. Decorated glassware
41. Steel wire products
42. Blower fans
43. Television parts
44. Electrical condensers (paper)
45. Optical instruments
46. Buckets and metal containers

47. Animal feed
48. Manufacture of miscellaneous food products such as baking powder, flavouring essence, edible silver paper etc.
49. Carpet and duree weaving
50. Paper coating and glazing
51. Cleaning and polishing preparations
52. Phenyl and insecticides (not obnoxious in character)
53. Sheet metal works
54. Metal stamping, coating and engraving
55. Laboratory re-agents
56. Flood lights, reflectors and studio equipments
57. Auto transformers
58. Essential oils and aromatic oils
59. Clinical Thermometers
60. Torch bulbs and automobile bulbs
61. Gramophone parts
62. Storage batteries and accessories
63. Wire netting
64. Vacuum flasks
65. Saw milling
66. Umbrella ribs
67. Aluminium wares
68. Collapsible gates
69. Railings and grills
70. Expanded metals
71. Toys and other similar products
72. Power looms
73. Oil seeds crushing (non-edible)
74. Lawn movers
75. Hand pumps
76. Electrical equipments for auto cycles and motor cycles

77. Bakelite electrical accessories
78. Automobile leaf springs
79. Furniture and wood working
80. Metal small wares
81. Dummy rifles
82. Wood wool
83. Agricultural implement (small scale)
84. Fibres from banana stalk and pineapple leaves
85. Rolling shutters
86. Toilet soaps
87. Lead pencils
88. Cutlery (including kitchen and table cutlery).

N. B.—Manufacturing units exceeding the limits in respect of employment, site area and horsepower prescribed for this category of industries should be allotted to the "extensive industry" zone.

APPENDIX 3

LIST OF MEDIUM INDUSTRIES

The following list includes industries, which employ more than 100 workers and require more than 0.8 hectares (2 acres) of site area. In the case of units in these industries, which employ less than 100 workers and also require less than 0.8 hectares (2 acres) of site area, it will be appropriate to treat them as light industries for purpose of zoning.

1. Chains and gears
2. Automobile parts
3. Concrete pipes
4. Electric fans
5. Refrigerators and air conditioners
6. Water proof textiles
7. Weighing and measuring machines
8. Steel joinery
9. Machine tools

10. Plaster and plaster board
11. Wire drawing
12. Mica and micanite
13. Paints, varnishes and lacquers, (non-obnoxious)
14. Typewriters and parts
15. Hurricane lanterns
16. Veneer and plywood
17. Razor blades
18. Sewing machines
19. Edible oils and fats (medium scale)
20. Agricultural implements (large scale)
21. Flour Mills
22. Re-rolling mills
23. Rubber goods (molded and dipped)
24. Plastic products (large scale)
25. Iron and steel forging (mechanical)
26. Pressure die castings
27. Electric motors (more than 1 HP)
28. Bicycle manufacturing
29. Fume pipe
30. Centrifugal pumps and small turbines
31. Matches
32. Vitreous enameling
33. Hot tinning
34. Asbestos and cement products
35. Glucose manufacturing
36. Printing machinery and parts
37. Lead pencil
38. Industrial leather goods
39. Industrial precision instruments
40. Small tools
41. Electrical precision instruments
42. Printing ink

43. Cigarettes
44. Starch
45. Manufacture of wooden structurals
46. Silk reeling, spinning and weaving
47. Paving and roofing materials
48. Drugs and medicines
49. Glass products
50. Electric wires and cables
51. Steel doors and windows
52. Motor cycles and scooters
53. Timber seasoning
54. Hollow concrete blocks
55. Mosaic tiles
56. Pork products
57. Crockery
58. Fish products
59. Manufacture of salt

APPENDIX 4

LIST OF HEAVY AND LARGE SCALE INDUSTRIES

1. Heavy structural steel fabrication
2. G. I. malleable pipe fittings
3. Heavy diesel engines
4. Sugar (large scale)
5. Vegetable oils (hydrogenated)
6. Large textile mills
7. Blast furnaces, steel works and rolling mills
8. Primary and secondary smelting refining of non ferrous metals and alloys
9. Automobile and coach building
10. Manufacture of aircraft frames and aero engine
11. Special industrial machinery
12. Sluice gates and gearings

13. Cranes and hoists
14. Steel pipes and tubes
15. Wire ropes
16. Steel chains (conveyors, shipping)
17. Electrical steel sheets and stampings
18. Heavy steam engines
19. Power driven pumps and pumping equipments
20. Tractors and heavy agricultural machinery
21. Metal working machinery
22. Electrical generating transmission, distribution and industrial apparatus
23. Rail-road equipment
24. Industrial trucks, trailers, stackers etc.
25. Earth moving machinery
26. Conveyors and conveying equipment
27. Heavy iron and steel forgings
28. Foundries (heavy)
29. Other primary metal industries (e.g. Cold rolled sheets, alloy, steel etc.)
30. Turbines
31. Shipyards
32. Rayon production
33. Nylon production
34. Jute spinning and weaving
35. Cement
36. Asbestos cement, sheets and pipes
37. Manufacture of locomotives—Electric, diesel and steam
38. Country crafts and hulls for mechanized fishing boats
39. Fermented beverages
40. Pressure cookers and ranges
41. Duplicating machine
42. Packing machinery and equipment
43. Chemical plant
44. Printing machinery
45. Paper and pulp machinery
46. Textile machinery
47. Sugar machinery
48. Ball and roller bearing.

APPENDIX 5

LIST OF OBNOXIOUS AND HAZARDOUS INDUSTRIES

Sl. No.	Industrial groups	Noxious characteristic
(1)	(2)	(3)
Chemical Industry		
1. Inorganic manufacturing industries		
(i)	Acids:—Suphuric acid, Nitric Acid, acid (Glacial), Picric acid, Hydrochloric acid, Bosphoric acid, Battery Acid, Benzoic acid, Carbolic acid, Chlorosulphonic acid etc.	Fire hazard, Offensive fumes, and smoke
(ii)	Alkalies:—Caustic soda, Caustic potash, Soda ash etc.	Fore hazard, corrosive substance
(iii)	Production of minerals salts which involves use of acids	
(iv)	Carbon disulphide, Ultra marine blue, chlorine, Hydrogen	Risk of fire, dust and fumes
2. Organic manufacturing industries		
(i)	Dies and dye stuff intermediate manufacture	Waste water is acidic
(ii)	Synthetic plastics like polyethylene, P. V. C., Resin, Nylon	Distillates from reaction vessels, fire risk also
(iii)	Synthetic rubber	Liquid influents with unpleasant smell
(iv)	Synthetic detergents	Unpleasant smell and risk of fire
(v)	Insecticide, Fungicides and pesticides	Unpleasant smell and dust, fire hazards
(vi)	Phenols and related industries based on coal tar distillation	Risk of fire
(vii)	Organic solvents, Chlorinated minerals methanol, Aldehyde and methylated spirits	Fire hazard, unpleasant smell

(1)	(2)	(3)
(viii)	Manufacture of compressed "permanent" liquefied and dissolved gases	Risk of fire
(ix)	Acetyl ides, Pyridines, Lodoform, Choloroform, B-Nepthol etc.	Risk of fire, smell
3. Miscellaneous		
	Electro-Thermal industries such as manufacture of Calcium carbide, Phosphorous, Aluminium dust, Paste and powder, Copper, Zinc etc.	Risk of fire
I. Poisons		
	Amonium Sulphocyanide, Arsenic and its compounds, Barium acetate, Barium bromide, Barium carbonate, Barium cyanide, Barium ethyl-sulphate, Barium acetate, Cinnabar, Copper sulphocyanide, Ferrocyanide, Hydrocyanic acid, Potassium cyanide, Prussiate of potash, Pyrogallie acid, Silver cyanide etc.	Contamination if stored on same floor as or on floors above food stuffs (fire hazard in any case)
Manufacture of Cellulosic products		
	Rayon fibre, waste products, Rayophane paper etc. Celulose nitrate, Celluloid articles, scrap solution.	Risk of fire
	Paints, Enamels, Colours, Varnish (other than litho varnish) and varnish removers of all kinds, turpentine and turpentine substitutes	Risk of fire and smell
	Matches	Fire hazard
	Printing Ink	Fore hazard
	Industrial alcohol	Unpleasant
	Manufacture of newsprint	Unpleasant smell, enormous quantities of contaminated waste water, fire hazard

(1)	(2)	(3)
II. Petroleum products		
1.	Crude oil refining, processing and cracking, petroleum jelly, petroleum ether, Naphtha cracking including gas cracking for any	Inflammable fumes and noise
2.	Carbon black manufacture & blacks of all kinds	Fire hazard
3.	Petroleum coke usage for Graphite production	Fire hazard
4.	Lubricating and fuel oils and illuminating oils and other oils such as Schist oil, Shale oil etc.	Fire hazard
III. Rubber Industry		
	Reclamation of rubber and production of tyres, rubber solutions containing mineral naphtha rubber waste	Unpleasant smell, dust and fire
IV. Metallurgical Industries with the following operations		
1.	Sintering, smelting	Noise, dust, smoke and risk of fire
2.	Blast furnaces	
3.	Recasting of ore sulphate oxides or mixtures	
V. Manufacture of Radio Active Elements such as		
	Thorium, Radium and similar isotopes and recovery of rare earth	Radiation hazard
VI. Paper and paper products		
	Large scale paper, pulp and board manufacture	Unpleasant smell, large quantities of contaminated waste water

(1)	(2)	(3)
VII. Leather & other Animal products		
1. Leather tanning		Obnoxious smell
2. Glue and gelatine manufacture from bones and flesh		Obnoxious smell
3. Bone crist, bone meal, bone powder or storage of bones in the open		Obnoxious smell
4. Glandular extractions		Obnoxious smell
5. Animal and fish oils		Risk of fire
VIII. Manufacture of Explosive Ammunition		
1. All types of explosives or their ingredients such as fire works of all kinds, bon-bons, gun cotton, gun powder, flares, flash powders, rockets		Fire explosion hazards
2. Industrial gelatine, Nitroglycerine and fulminate		Risk of fire
IX. Manufacture of Cement and Refractories		
1. Portland cement		Dust
2. Refractories		Smoke and solid waste
3. Enameling vitrous		Smoke and furnace
4. Glass furnaces of 3 tonne capacity and above		Fire
5. Mechanical stone-crushing		Dust slurry noise
X. Fertilisers		
Nitrogenous and phosphatic fertilizer manufacturing on a large scale except mixing of fertilizers for compounding		Fire, noise, atmosphere pollution due to noxious gases and dust
XI. Heavy engineering and forging shops		
Using steam and power hammers and heavy metal forgings		Noise, vibration and smoke
XII. Wood and wood products		
Distillation of wood		Readily ignitable, obnoxious gases

(1)	(2)	(3)
XIII. Textiles		
1. Oils sheets and water proof clothing		Fire Hazard
2. Wool spinning		Wool washing liquor containing certain impurities
3. Clean rags (not including clean textile cutting), oily and greasy rags		Fire Hazard
4. Flax yarn and other fiber		Fire Hazard
5. Textile finishing, bleaching and dyeing		Waste water containing acids etc.
XIV. Foods		
1. Vegetables oils		Noise, unpleasant smell
2. Abattoris		Waste water with obnoxious smell
3. Alcohol distilleries and breweries and potable spirits		Oxygen causing unpleasant smell, noise fire hazard
4. Sugar refining		Unpleasant smell, fire hazard
XV. Transport		
Manufacture of aircraft locomotives, tractors etc.		Smoke and noise

ANNEXURE B

PLANNING PARAMETERS FOR C. B. D.

The maximum Floor Area Ratio and the maximum coverage permissible in specific areas are furnished below:—

- On the western side of Shanmughom Road, included under the Cochin Marine Drive Scheme, all buildings to satisfy the Development Controls exercised by the Greater Cochin Development Authority for the Cochin Marine Drive Scheme.
- For buildings within the block (area) bounded by Press Club Road, Market Road, Shanmughom Road and Banerji Road:

Maximum F. A. R.	: 1.50
Maximum Coverage	: 60%

3. For buildings abutting Park Avenue from KTDC Junction upto Durbar Hall Road junction to a depth of 45 Mts. on the eastern side of Park Avenue from its Central Line and upto the eastern boundary of the Cochin Marine Scheme (Ref. Map):

Maximum F. A. R. : 1.50
Maximum Coverage : 30%

Note:—Only public uses will be permitted in this zone.

4. For buildings abutting Chittoor Road (From Banerji Road Junction to Ravipuram Temple Road Junction), Convent Road (From Market Road Junction to Chittoor Road Junction), Hospital Road (From Park Avenue Junction to Chittoor Road Junction), T. D. Road (From Banerji Road Junction to Hospital Road Junction) and Durbar Hall Road (From Park Avenue Junction to Chittoor Road Junction) to a depth of 30 M. from the central line of these roads, on either sides:

Maximum F. A. R. : 1.50
Maximum Coverage : 60%

5. For buildings abutting either side of Banerji Road, to a depth of 30 M. from its Centre line, and M. G. Road, to a depth of 45 M. from its central line on either side:

Maximum F. A. R. : 2
Maximum Coverage : 50%

6. For buildings coming within other areas in C. B. D. not specifically mentioned above:

- (a) Maximum F. A. R. : 2 and
Maximum coverage : 60% provided the width of the access Road to the building is 10 M. and above.
- (b) Maximum F. A. R. : 1.50 and
Maximum coverage : 60% if the access road width is less than 7M.
- (c) Maximum F. A. R. : 1.25 and
Maximum coverage : 50% if the access road width is less than 7M.
- (d) Maximum F. A. R. : 1 and
Maximum coverage : 50% if the road width is less than 5 M. However, if the access road only width is less than 5 M., only residential uses will be permitted.

Note:—The specific use restrictions mentioned under planning parameters are to be applied over and above the general use regulations mentioned.

Where the buildings abut two roads, the maximum F. A. R. and coverage can be the higher of the values of F. A. R. and coverage fixed for the two roads.

ANNEXURE C

SPECIAL REGULATION FOR AGRICULTURAL USE CATEGORY & RESIDENTIAL USES ZONES

Unless otherwise specified anywhere in these regulations; the following shall apply:

Planning parameters	Agricultural	Residential Use Zones			
	Ag.	R-75	R-150	R-300	R-450
1. Maximum plot coverage	50%	60%	60%	60%	60%
2. Maximum Floor Area Ratio	1.50	2.0	2.0	2.0	2.0

ANNEXURE D

SPECIAL REGULATION FOR RESIDENTIAL USE ZONES

Planning parameters	Commercial	Industrial	Public and Semi Public	
	C1 & C2	M1 & M2	M3	P1 & P2
1. Maximum Floor Area Ratio	2.0	2.0	1.25	2.0"

By order of the Governor,

T. K. JOSE,
Secretary to Government,
Local Self Government Department.

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കേരള സർക്കാർ
Government of Kerala
2014



Regn. No. KERBIL/2012/45073
dated 5-9-2012 with RNI
Reg. No. KI/TV(N)/634/2012-14

കേരള ഗസറ്റ്
KERALA GAZETTE

അസാധാരണം
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
PUBLISHED BY AUTHORITY

വാല്യം 3 Vol. III	തിരുവനന്തപുരം, വ്യാഴം Thiruvananthapuram, Thursday	2014 ഫെബ്രുവരി 13 13th February 2014	നമ്പർ No.	491
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GOVERNMENT OF KERALA
Local Self Government Department
NOTIFICATION

G. O. (Ms.) No. 34/2014/LSGD. Dated, Thiruvananthapuram, 10th February, 2014.

S. R. O. No. 113/2014.—WHEREAS, the Government have sanctioned Structure Plan (General Town Planning Scheme) for Central City of Kochi under sub-section (2) of section 12 of the Town Planning Act, 1108 ME (IV of 1108) and section 14 of the Madras Town Planning Act, 1920 (Madras Act VII of 1920) vide G. O. (Ms.) No. 103/91/LAD dated 20th March, 1991 and subsequently varied vide G. O. (Ms.) No. 79/99/LAD dated 13th April, 1999 and G. O. (Ms.) No. 143/07/LSGD dated 31st May, 2007;

AND WHEREAS, Government have decided to further vary 'Part IV, Zoning and Sub Division Regulations' of the scheme for the purpose of making the Floor Area Ratio Values of Kerala Municipality Building Rules, 1999 and the Kerala Panchayat Building Rules, 2011, as the case may be, applicable to the scheme area of the Structure Plan for Central City of Kochi;

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AND WHEREAS, in exercise of powers conferred by clause (a) of sub-section (2) of section 13 of the Town Planning Act, 1108 ME (IV of 1108) and clause (a) of sub-section (2) of section 15 of the Madras Town Planning Act, 1920 (Madras Act VII of 1920) the Government of Kerala have published draft notification varying the said General Town Planning Scheme to the extent required, as required under sub-rule (1) of Rule 71 of the Town Planning Rules, 1113 ME and sub-rule (1) of Rule 72 of the Madras Town Planning Rules, 1933 and considered objections and suggestions received thereon;

AND WHEREAS, the Kerala Town and Country Planning Ordinance, 2013 was promulgated by the Governor of Kerala on the 20th day of September, 2013 repealing the Town Planning Act, 1108 ME (IV of 1108 ME) and the Madras Town Planning Act, 1920 (Madras Act VII of 1920) and under section 42 of the Kerala Town and Country Planning Ordinance, 2013, prior to the commencement of this Ordinance any General Town Planning Scheme for an area including Master Plan or Development Plan or Detailed Town Planning Scheme has been published under the Town Planning Act, in force, such General Town Planning Scheme or Detailed Town Planning Scheme shall be deemed to be a Master plan or Detailed Town Planning Scheme published under this Ordinance;

AND WHEREAS, the draft notification published for part variation of this plan on 27th May, 2013 shall consequently be deemed to be a draft notification published under sub-section (4) of section 29 of the said Ordinance;

NOW, THEREFORE, in exercise of the powers conferred by sub-section (8) of section 29 of the Kerala Town and Country Planning Ordinance, 2013, Government of Kerala hereby further vary the Structure plan (Master plan) for Central City of Kochi to the extent as indicated below, namely:—

VARIATION

In Part IV, Zoning and Sub Division Regulations of the said Plan, the values of maximum permissible Floor Area Ratio (F.A.R.), wherever specified, shall be substituted with the values of maximum permissible Floor Area Ratio (F.A.R.) for the respective occupancies as per the Building Rules in force in the area.

By order of the Governor,

JAMES VARGHESE,
Principal Secretary to Government.

Explanatory Note

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

Government have sanctioned the Structure Plan (General Town Planning Scheme) for Central City of Kochi under sub-section (2) of section 12 of the Town Planning Act, 1108 ME and section 14 of the Madras Town Planning Act, 1920 vide G. O. (Ms.) No. 103/91/LAD dated 20th March, 1991 and subsequently varied vide G. O. (Ms.) No. 79/99/LAD dated 13th April, 1999 and G. O. (Ms.) No. 143/07/LSGD dated 31st May, 2007. Government have decided to further vary 'Part IV, Zoning and Sub Division Regulations' of the scheme for the purpose of making the F.A.R. values of Kerala Municipality Building Rules, 1999 and the Kerala Panchayat Building Rules, 2011 as the case may be, applicable in the scheme area of the Structure Plan for Central City of Kochi, until the scheme is further varied after detailed studies.

Government have issued draft notification published vide G. O. (Ms.) No. 197/2013/LSGD dated 27th May, 2013 for varying the said General Town Planning Scheme and considered objections and suggestions received thereon.

Consequent to the promulgation of the Kerala Town and Country Planning Ordinance, 2013, the draft proposal for variation originally published by the Government was processed. The Government have decided to accord sanction for the same and to vary the said plan accordingly.

The 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
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കേരള ഗസറ്റ്
KERALA GAZETTE

അസാധാരണം
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
PUBLISHED BY AUTHORITY

വാല്യം 5 } Vol. V }	തിരുവനന്തപുരം, വെള്ളി Thiruvananthapuram, Friday	2016 മേയ് 27 27th May 2016	നമ്പർ } No. }	1004
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GOVERNMENT OF KERALA
Local Self Government (RD) Department
NOTIFICATION

G. O. (Ms.) No. 63/2016/LSGD.

*Dated, Thiruvananthapuram, 21st May, 2016
7th Idavam, 1191.*

S. R. O. No. 394/2016.—WHEREAS, the Government have sanctioned the Structure Plan (General Town Planning Scheme) for the Central City of Kochi under sub-section (2) of Section 12 of the Town Planning Act, 1108 ME (Act IV of 1108 ME) and Section 14 of the Madras Town Planning Act, 1920 (Madras Act VII of 1920) vide G. O. (Ms.) No. 103/91/LAD dated 20th March, 1991 and published as S.R.O. No. 712/91 in the Kerala Gazette Extraordinary No. 18 dated 30th April, 1991 and have subsequently incorporated variations in the said Plan vide G.O. (Ms.) No. 79/99/LAD dated 13th April, 1999 and published as S.R.O. No. 342/99

in the Kerala Gazette Extraordinary No. 766 dated 13th April, 1999 and thereafter vide G. O. (Ms.) No. 143/07/LSGD dated 31st May, 2007 and published in the Kerala Gazette Extraordinary No. 1004 dated 1st June, 2007 and vide G. O. (Ms.) No. 34/2014/LSGD dated 10th February, 2014 and published as S.R.O. No. 113/2014 in the Kerala Gazette Extraordinary No. 491 dated 13th February, 2014;

AND WHEREAS, the Town Planning Act, 1108 ME (Act IV of 1108 ME) and the Madras Town Planning Act, 1920 (Madras Act VII of 1920) were repealed with effect on and from the commencement of the Kerala Town and Country Planning Act, 2016 (9 of 2016) and the Structure Plan for Central City of Kochi is deemed to be a Master Plan sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016) under clause (ii) of sub-section (2) of Section 113 of the said Act;

AND WHEREAS, it is required to vary the Structure Plan (Master Plan) for Central City of Kochi for the purpose of bringing in more clarity in some of the provisions of the said Plan to make them compatible with the present development scenario to the extent possible as an immediate measure, until the Master Plan is further varied after detailed review;

NOW, THEREFORE, in exercise of the powers conferred by sub-section (3) of Section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016) the Government of Kerala hereby issue a notification varying the said Master Plan to the extent required, and having received no objections and suggestions on the draft which was published as Notification No. 3066/RD2/2015/LSGD dated 3rd December, 2015 in the Kerala Gazette Extraordinary No. 2718 dated 4th December, 2015 as required by the proviso to sub-section (3) of Section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016).

ORDER

In exercise of the powers conferred by sub-section (3) of Section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala hereby vary the Structure Plan (General Town Planning Scheme) for the Central City of Kochi, which is deemed to be a

Master Plan sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016) under clause (ii) of sub-section (2) of Section 113 of the said Act, to the extent as indicated below, namely:—

VARIATION

In the said Plan, in “Part IV, ZONING AND SUB-DIVISION REGULATIONS”,—

(1) In Clause 4.13 Other Special provisions,—

(i) For item 3 of sub-clause (iii) the following shall be substituted, namely:—

“3. NH-17 from Edappally By-Pass Junction to northern boundary of the central city along the present alignment.”

(ii) after item 5 of sub-clause (iii), the following item shall be inserted, namely:—

“6. Info Park Expressway from Sea Port-Air Port road to the boundary of Info Park (SEZ):

Provided that the Government may, in consultation with the Chief Town Planner concerned of the Department of Town and Country Planning, by order, extend provisions as per sub-clause (iii) above to any other road, formed with a width of 22m. minimum in the Structure Plan area.”

(iii) after sub-clause (ix), the following sub-clause shall be inserted, namely:—

“(x) The proposal in this Plan for formation of NH-17, with 45m. width and 6m. building line, will henceforth be applicable to the present alignment of NH-17. For those stretches of the proposed alignment of this road, where the NH had been formed in the deviated alignment, the proposal for formation of NH-17 with 45m. width and 6m. building line and the reservation of land for the said purpose are hereby dispensed with and henceforth ‘Use Regulations’ as per TABLE No. 4.4 under clause 4.4 shall be applicable for such land except for land under roads.”

(2) after ‘ANNEXURE-D’ the following ‘ANNEXURE’, shall be added, namely:—

"ANNEXURE E

**SPECIAL USE REGULATIONS FOR THE LAND ASSIGNED
BY THE STATE GOVERNMENT TO KOCHI
METRO RAIL LIMITED**

The use regulations for the land assigned by the State Government, by order, to Kochi Metro Rail Limited (KMRL) in Thrikkakara Municipal limits and bearing Re-survey Numbers 305/1, 310/1, 310/5 of Block No. 8 and Re-survey Numbers 305/1, 311/1 of Block No. 9 of Vazhakkala Village of Kanayannur Taluk are as shown in the TABLE given below:

TABLE
USE REGULATION

(i) Uses Permitted

1. All uses permitted under residential use zone.
2. All uses permitted under commercial use zone.
3. Local, State and Central Government Offices, Institutions of entertainment, utility installations such as electric sub-stations, telephone exchange etc.
4. Parks, botanical gardens, aquarium, bird sanctuaries, exhibition grounds, libraries and clubs.
5. Service industries and light manufacturing and customary home occupation engaging not more than 10 workers with power limited to 10 H.P. or not more than 20 workers without power, provided such activities do not create smoke, vibration or other nuisance or hazard.

(ii) Uses permitted on appeal to competent authority

1. Institutions of higher education and hospitals.
2. Service Industries and light manufacturing specified in Appendix 1 and 2, engaging not more than 20 workers with power limited to 10 H.P. or not more than 30 workers without power provided such activities do not create smoke, vibration or other nuisance or hazard.

3. Wholesale business establishments, petrol filling stations, parcel booking offices, truck terminals, storages and godowns.

(iii) Uses prohibited

All uses not specifically permitted under (i) and (ii) above.

By order of the Governor,

A. P. M. MOHAMMED HANISH,
Secretary to Government.

Explanatory Note

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

The Structure Plan for Central City of Kochi is deemed to be a Master Plan sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016) under clause (ii) of sub-section (2) of Section 113 of the said Act.

The NH-17 has been formed in a deviated alignment from that proposed in the Structure Plan. Government have decided to incorporate this change in the Plan. Government have also decided to permit mixed use of residential and commercial along the sides of a newly formed major roads on a case to case basis considering the development potentials.

As per G.O.(Ms.) No. 91/13/RD dated 12th March, 2013 Government have decided to assign part of the 33 acres of PWD land at Kakkanad in Ernakulam bearing Re-survey No. 305/1, 310/1, 310/5 of Block No. 8 and Re-survey No. 305/1, 311/1 of Block No. 9 of Vazhakkala Village of Kanayannur Taluk and situated within the Thrikkakara Municipal limits to the Kochi Metro Rail Limited (KMRL). The present Zoning and Sub-division Regulations of the Structure Plan (Master Plan) for Central City of Kochi does not permit mixed developments of residential and commercial as envisaged by the Kochi Metro Rail Limited in the said land. Government have considered the matter and decided to make the use regulations for the said land compatible to the requirements of Kochi Metro Rail Limited to put the land to mixed use of residential and commercial.

The notification is intended to achieve the above object.