



കേരള ഗസറ്റ് KERALA GAZETTE

അസാധാരണം EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
PUBLISHED BY AUTHORITY

വാല്യം 12
Vol. XII

തിരുവനന്തപുരം,
വ്യാഴം
Thiruvananthapuram,
Thursday

2023 മാർച്ച് 16
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No. 963

GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G.O.(Ms)No. 65/2023/LSGD

S. R. O. No. 368/2023

Dated, Thiruvananthapuram, 6th March, 2023
22nd Kumbham, 1198.

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 (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 then 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, as per sub-section (1) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016) the Town Planning Act, 1108 ME (IV of 1108 ME) and the Madras Town Planning Act, 1920 (Madras Act VII of 1920) stands repealed;

AND WHEREAS, as per clause (ii) of sub-section (2) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the sanctioned Structural Plan (General Town Planning Scheme) for the Central City of Kochi is deemed to be a Master Plan sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016);

AND WHEREAS, the Government, as per notification issued under G.O.(Ms.)No.63/2016/LSGD. dated 21st May, 2016 and published as S.R.O. No.394/2016 in the Kerala Gazette Extraordinary No.1004 dated 27th May, 2016, sanctioned the variation of the said Master Plan;

AND WHEREAS, it is required further to vary the Master Plan for the Central City of Kochi for the purpose of bringing more clarity in certain provisions of clause 4.13 of the Zoning and Sub-Division Regulations of the said plan to make them compatible with the present development scenario to the extent possible as an immediate measure, until the plan is further varied after detailed studies;

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, after considering the objections and suggestions received on the draft issued as notification No. 91/RD2/2021/LSGD. dated 1st October, 2021 and published in the Kerala Gazette Extraordinary No. 2887 dated 4th October, 2021, as required under the proviso to sub-section (3) of section 50 of the said Act.

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, sanctioned as per notification issued under 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 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 said plan, in “PART IV, ZONING AND SUB-DIVISION REGULATIONS”,-

1. in clause 4.13 Other Special Provisions,-

(i) In sub-clause (ii) after the words “road boundary” the words “along the present alignment in which the road has been formed” shall be inserted;

(ii) after sub-clause (x) the following sub-clauses shall be inserted, namely:-

“(xi) The proposal in this plan for the formation of NH-47 with 45 m width and 6m building line will henceforth be applicable to the present alignment of the NH-47 formed. For those stretches where NH had been formed in deviation to the alignment proposed in the plan, reservation of land for the formation of NH47 with 45m width and 6m building line is hereby dispensed with and henceforth Use Regulations as per Table No. 4.4 and Table No. 4.5 under clause 4.4 and 4.5 shall be applicable for such land except for land under roads.

(xii) Road stretch from Manorama Junction to Petta Junction in the Panampilly Nagar – Karimugal road proposal in this plan shall be omitted and the reservation of land for the said purpose is hereby dispensed with. In such land,

- for the portion of the land passing through residential zone, Use Regulations as per Table No.4.4 under clause 4.4 shall be applicable.
- for the portion of the land passing through Agriculture use zone, Use Regulations as per Sl.No.2 in Table No.4.2 under clause 4.2 shall be applicable.
- for the portion of the land passing through Water Body, Use Regulations for Water Sheet (W) as per Sl.No.1 in TABLE No.4.2 under clause 4.2 shall be applicable.

(xiii) Considering the present development scenario in the Grounds and Public Open Spaces Use Zone near to Karukappilly Junction at Kaloor, the said zone shall be treated as



Residential use zone and Use Regulations in residential use zones as per Table No.4.4 under clause 4.4, shall be applicable to this zone.”

By order of the Governor,
DR. SHARMILA MARY JOSEPH,
Principal Secretary to Government.

Explanatory Note

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

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 (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 then 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.

As per sub-section (1) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Town Planning Act, 1108 ME (IV of 1108 ME) and the Madras Town Planning Act, 1920 (Madras Act VII of 1920) stands repealed. As per clause (ii) of sub-section (2) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016) the sanctioned Structure Plan (General Town Planning Scheme) for the Central City of Kochi is deemed to be a Master Plan sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016). The Government vide notification issued under G.O. (Ms.) No. 63/2016/LSGD. dated 21st May, 2016 and published as S.R.O. No. 394/2016 in the Kerala Gazette Extraordinary No. 1004 dated 27th May, 2016, have sanctioned the variation of the said Master Plan.



In order to bring more clarity in certain provisions of the Zoning and Sub-Division Regulations to make them compatible with the present development scenario, the Government have decided further to vary the said plan and issued a draft notification No. 91/RD2/2021/LSGD. dated 1st October, 2021 and published in the Kerala Gazette Extraordinary No. 2887 dated 04th October, 2021. Now the Government have decided to vary the above said plan accordingly, after considering all the objections and suggestions received thereon.

The notification is intended to achieve the above object.

