

PART I

GOVERNMENT OF KERALA

Local Administration and Social Welfare (G) Department

NOTIFICATION

G. O. MS.No. 99/76/LA & SWD. *Dated, Trivandrum 27th April 1976.*

S. R. O. No. 539/76.—Whereas the Government have in G. O. Rt. 921/71/LAD dated 21-6-1971 sanctioned the General Town Planning Scheme for Trivandrum City under section 12 of the Town Planning Act, 1108 (IV of 1108); and

Whereas the land use zoning envisaged in the sanctioned master plan has to be enforced ; and

Whereas it is essential to have zoning regulations incorporated in the plan clarifying the provisions regarding each type of land use ;

Now, therefore, in exercise of the powers conferred by subsection (2) of section 13 of the Town Planning Act, 1108 (IV of 1108) the Government of Kerala hereby vary the said Town Planning Scheme to the extent required, the same having been previously published as required by sub-rule (1) of rule 71 of the Town Planning Rules, 1113, namely:—

In the chapter on Interim proposals in the said General Town Planning Scheme (Development Plan) for Trivandrum City [the proposed land uses referred to in the legend in Map P3 shall be read and enforced in conjunction with the zoning regulations herewith appended as Appendix C to the said Scheme.

By order of the Governor,
S. KRISHNA KUMAR,
Additional Secretary.

Explanatory Note

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

The Government have in G. O. Rt. 921/71/LAD dated 21-6-1971 sanctioned the General Town Planning Scheme (Development Plan) for Trivandrum City under section 12 of the Town Planning Act, 1108 (IV of 1108). But zoning regulations clarifying the provisions regarding each type of land use were not incorporated in the sanctioned Town Planning Scheme. In order to facilitate the enforcement of the land use zoning envisaged in the sanctioned Town Planning Scheme, it is essential to have zoning regulations incorporated in the said scheme by varying the same under section (2) of section 13 of the Town Planning Act, 1108 (IV of 1108). This notification is intended to achieve the above object.

G. 873

Appendix 'C'
ZONING REGULATIONS

- 1.0 All future developments shall be in conformity with the provisions of the development plan.
- 2.0 For the implementation and enforcement of the proposals envisaged in the Development Plan for the town, areas have been zoned under various uses such as residential, commercial, industrial, public and semi-public, etc. Details regarding the nature of uses "permitted", uses "restricted" and uses "prohibited" in each zone are given 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 a particular use. Such cases have to be individually studied based on their performance characteristics and special locational factors. Such cases which come under this category are classified as "Uses Restricted". "Uses prohibited" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.

4.0 *Non-conforming use :*

If any portion of a use zone is put to a "Use prohibited" as stated in para 3, before the sanctioning of the development plan, such use shall be termed as "non-conforming". A non-conforming use may be allowed to continue in its existing location for a specified period (from the date of sanction of these regulations) depending upon its environmental influence. Before the expiry of this period the non-conforming use shall be shifted from such premises.

- 5.0 Existing areas and structures of archeological importance, agricultural use and religious uses may be permitted to continue in all zones and shall not constitute non-conforming uses.

6.0 **Residential zones**

6.1 *Uses permitted (I) :*

All residences, professional offices and studies of the residents community halls, clubs, parks and playgrounds incidental to the residential uses, public utility buildings such as water supply, drainage and electric installation of a minor nature and small service industries of a non-nuisance nature (See Annexure I) engaging not more than 3 workers with power limited to 3 HP. or 6 workers without power. Convenience shops such as vegetable shops, groceries, panshops, etc. may also be permitted.

Remarks.

6.2 Uses restricted :

- i. Minor educational buildings, police and fire stations, small post offices, telegraph offices, hostels, boarding houses and commercial offices

Usage of items coming under column (i) shall be restricted by the executive authority with the concurrence of the Town Planner of the State Town Planning Service having jurisdiction over the area.

- ii. Petrol filling stations, small auto-garages engaging not more than 5 workers and other non-nuisance type service industries engaging not more than 10 workers with power limited to 10 HP. or 20 workers without power and areas or buildings for religious uses

Usage of items coming under column (ii) shall be restricted by the executive authority with the concurrence of the Chief Town Planner to Government

6.3 Uses prohibited (3) :

Any other use not specified in rows 1 and 2.

6.4 Time limit for non-conforming uses :

Hazardous use	..	2 years
Industrial use	..	5 years
All other uses	..	7 years

7.0 Industrial zone :**7.1 Uses permitted (1) :**

All types of industries other than abnoxious and nuisance type industries (See Annexure II) retail business and wholesale business incidental to the industries storages and godowns, public and semi public offices incidental to the industrial use and warehousing.

7.2 Uses restricted (2) :

- i. Residences incidental to industrial use and all types of small residences not exceeding 50 sq. m. of plinth area, bus and truck terminals, junkyards, landing places and stacking yards

Uses of items coming under column (i) shall be restricted by the executive authority with the concurrence of the Town Planner of the State Town Planning Service having jurisdiction over the area.

- ii. Petrol filling stations, obnoxious and nuisance type industries minor storage of explosives and fire works
- Usage of items coming under column (ii) shall be restricted by the executive authority with the concurrence of the Chief Town Planner to Government.
- 7.3 Uses prohibited (3) :**
Any other use not specified in rows (1) and (2).
- 7.4 Time limit for non-conforming uses :**
- | | | |
|---------------|----|----------|
| Hazardous use | .. | 3 years |
| Other uses | .. | 10 years |
- 8.0 Mercantile or Commercial zone :**
- 8.1 Uses permitted (1) :**
Retail and wholesale shops, godowns and warehouses, professional offices, studios, commercial offices, theatres, cinemas, hostels, hotels, lodging houses, restaurants, cart stand, taxi stand, bus stands, parks and open spaces non-nuisance type of service and light industries employing not more than 10 workers and using 15 H.P. motors, existing residential uses and all existing uses normally permitted in public and semi public use zone.
- 8.2 Uses restricted (2) :**
- i. Social Welfare Institutions, printing presses, service garages, truck terminals
- Use of items coming under column (i) shall be restricted by the executive authority with the concurrence of the Town Planner of the State Town Planning Service having jurisdiction over the area.
- ii. Industrial uses of non-nuisance character employing not more than 20 workers and HP. not exceeding 30, petrol filling stations and areas and building for religious uses and small residential buildings not exceeding 50 sq. m. in plinth area
- Usage of items coming under column (ii) shall be restricted by the executive authority with the concurrence of the Chief Town Planner to Government.

8.3 *Uses prohibited (3) :*

Junkyards, storage of materials causing dust, objectionable odours and fumes etc. and any other use not specified in rows (1) and (2).

8.4 *Time limit for non-conforming uses :*

Hazardous uses	..	3 years
Industrial uses	..	5 years
Other uses	..	10 years

9.0 **Public and semi public zone :**

9.1 *Uses permitted (1) :*

Local, State and Central Government Offices, Social and Cultural establishments, community facilities including hospitals, clinics, educational institutions, etc., public utilities and related buildings and religious buildings.

9.2 *Uses restricted :*

- (1) Residential uses incidental to uses permitted, transmitting and wireless stations

Usages to be restricted by the executive authority with concurrence of the Town Planner of the State Town Planning Service having jurisdiction over the area.

- (2) Cremation grounds, burial grounds and related constructions, sewage treatment plants, gorbage dumps, night soil depots and slaughter houses

Usage to be restricted by the executive authority with concurrence of the Chief Town Planner to Government

9.3 *Uses prohibited (3) :*

Any other use not specified in columns 1 and 2.

9.4 *Time limit for non-conforming uses:*

Hazardous use	..	2 years
Industrial use	..	5 years

10.0 **Parks and open spaces zone :**

10.1 *Uses permitted (1) :*

Parks, Open spaces and Maidans, Playgrounds, Botanical gardens, Stadia, Swimming pools, Open air theatre existing cemeteries and existing religious uses

10.2 Uses restricted (2) :

Pavillions and Grand-stands, bath houses, Gymnasium, Aquarium, Reading rooms, Radio kiosks and social and cultural establishments

Usage to be restricted by the executive authority with concurrence of the Town Planner of the State Town Planning Service having jurisdiction over the area.

10.3 Uses prohibited (3) :

Any other use not specified in rows (1) and (2).

10.4 Time limit for non-conforming uses :

Hazardous	..	2 years
Industrial use	..	5 years

11.0 Green strip or Agricultural reservation:**11.1 Uses permitted (1) :**

Paddy fields, all land put to agricultural uses, pastures, grazing grounds, fodder cultivation, brick kilns, dobikhana and removal of clay/gravel up to a depth of 1 m. below the level of land surrounding the agricultural area and existing religious uses.

11.2 Uses restricted (2) :

i. Farm houses, dairy and poultry farms and public utility and service areas

Usage of items in column (i) to be restricted by the executive authority with concurrence of the Town Planner of the State Town Planning Service having jurisdiction over the area.

ii. Milk processing plants, storage and processing of farm products, service and repair of farm machinery, burial grounds and cremation grounds and religious uses

Usage of items in column (ii) shall be restricted by the executive authority with the concurrence of the Chief Town Planner to Government.

11.3 Uses prohibited (3) :

Any other use not specified in rows (1) and (2).

- 11.4 *Time limit for non-conforming uses :*
 Hazardous use .. 5 years
- 12.0 **Transport and Communication zone:**
- 12.1 *Uses permitted (1) :*
 All buildings and uses connected with transport and communication such as bus terminals, railway stations, air ports, water landings, ports and harbour, transmitting and wireless stations, etc., and essential repair and service shops related to the above and transportation routes.
- 12.2 *Uses prohibited (2) :*
 Any other use not specified above in (1).
- 12.3 *Time limit for non-conforming uses :*
 Hazardous use .. 2 years
- 13.0 **Restricted zone :**
 Defence installations, such as Army camps, stores, defence air ports, naval ports, etc. Industries producing defence equipments, defence research stations and other similar institutions which Government may declare as out of bounds for public.

Annexure I

Type of non-obnoxious and non-nuisance type of service or light industries permissible in Residential zones, vide regulation 6.1.

1. Flower Mills
2. Embroidery and Lace manufacturing
3. Gold and Silver Smithy
4. Watch, pen and spectacles repairing
5. Laundry, dry cleaning and dyeing
6. Photo and picture framing
7. Manufacture and repair of musical instruments
8. Automobile servicing (excluding repair)
9. Radio servicing and repairing
10. Cotton and silk printing
11. Bakeries
12. Confectioneries
13. Cold storage
14. Aerated waters and fruit beverages
15. Manufacture of tobacco products

16. Garment making
17. Electroplating
18. Bamboo and cane products
19. Sports goods
20. Card-board box and paper products
21. Domestic electrical appliances
22. Toy making
23. Furniture without machinery
24. Wooden electrical accessories
25. Copper, brass and metal utensils
26. Small foundries
27. Padlocks
28. Sanitary fittings and other similar industries

Annexure II

List of obnoxious or nuisance industries subject to objectionable odours, fumes, effluents or processes to be located in hazardous zones (grouped under Indian Standard Industrial Classification), vide regulations 7.1, 7.2 and 13.2.

- I. **Manufacture of food stuffs :**
 1. Slaughtering, preservation of meat and fish and canning of fish
- II. **Manufacture of Beverages :**
 2. Production of distilled spirits, wines, liquor etc., from alcoholic malt, fruits and malts in distillery and brewery
 3. Production of country liquor and indigenous liquor such as toddy, liquor from mahua, palm juice.
- III. **Manufacture of wood and wooden products :**
 4. Sawing and planing of wood
 5. Wood seasoning and creosoting
 6. Manufacture of veneer and plywood
 7. Paper, pulp and straw board
- IV. **Manufacture of leather and leather products :**
 8. Carrying, tanning and finishing of hides and skins and preparation of finished leather
- V. **Manufacture of rubber, petroleum and coal products :**
 9. Manufacture of tyres and tubes
 10. Manufacture of industrial and synthetic rubber
 11. Reclamation of rubber
 12. Production of petroleum, kerosene and other petroleum products in refineries
 13. Production of coaltar and coke in coke oven

VI. Manufacture of chemicals and chemical products :

14. Manufacture of basic industrial chemicals such as acids, alkalis and their salts not elsewhere specified (specially sulphurous, sulphuric, nitric, hydrochloride etc., acids) ammonia, chlorine and bleaching powder manufactures.
15. Manufacture of dyes, paints, colours and varnishes, printing ink etc.
16. Manufacture of fertilizers (specially from organic materials)
17. Manufacture of disinfectants and insecticides
18. Manufacture of ammunition; explosives and fire works
19. Manufacture of matches

VII. Manufacture of non-metallic mineral products other than petroleum and coal :

20. Manufacture of cement and cement products
21. Manufacture of lime
22. Manufacture of plaster of paris

VIII. Manufactures of basic metals and their products :

23. Manufacture of iron and steel including smelting, refining rolling and conversion into basic forms
24. Manufacture including smelting, refining etc., of non-ferrous metals and alloys in basic forms
25. Manufacture of armaments

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

26. Manufacture of all kinds of battery

X. Miscellaneous items not covered above :

27. Incineration, reduction or dumping of offal, dead animals garbage or refuse
28. Manufacture of gelatine and glue
29. Fat, tallow, grease or lard refining or manufacture
30. Bone meal, bone grist and bone powder, and
31. Other similar types of nuisance industries.