



കേരള ഗസറ്റ് KERALA GAZETTE

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Thiruvananthapuram,
Friday

2024 നവംബർ 29
29th November 2024
1200 വൃശ്ചികം 14
14th Vrischikam 1200
1946 അഗ്രഹായണം 8
8th Agrahayana 1946

നമ്പർ
No. 3823

GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G.O. (Ms) No. 160/2024/LSGD.

Dated, Thiruvananthapuram, 17th November, 2024

S. R. O. No. 1105/2024

2nd Vrischikam, 1200.

WHEREAS, the Government have sanctioned the Detailed Town Planning Scheme for Varkala Central Area under sub-section (3) of section 12 of the Town Planning Act, 1108 (IV of 1108) as per Order issued under G.O. (P) No. 37/91/LAD. dated 19th January 1991;

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Country Planning Act, 2016 (9 of 2016), the Town Planning Act, 1108 ME (IV of 1108) stands repealed;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 Detailed Town Planning Scheme for Varkala Central Area is deemed to be a Detailed Town Planning Scheme sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016);

AND WHEREAS, it is required to vary the said scheme for the purpose of making the land use zones compatible to the present development scenario to the extent possible as an immediate measure until the scheme is varied after detailed studies;

AND WHEREAS, the Varkala Municipal Council as per council resolution No. 2 dated 2nd December, 2021 has requested the Government to vary the said scheme;

AND WHEREAS, the Government of Kerala as per notification issued as LSGD-RD2/10/2022-LSGD. dated 15th February, 2023 and published in the Kerala Gazette Extraordinary No. 691 dated 27th February, 2023 have published a draft for variation of the said Master Plan inviting objections and suggestions from any person or authority concerned with or affected thereby;

NOW, THEREFORE, in exercise of 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 scheme to the extent required, since no objections and suggestions were received on the draft issued as notification No. LSGD-RD2/10/2022-LSGD dated 15th February 2023 and published in the Kerala Gazette Extraordinary No. 691 dated 27th February 2023 as required by 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 Detailed Town Planning Scheme for Varkala Central Area sanctioned as per Order



issued under G.O.(P) No. 37/91/LAD. dated 19th January, 1991 which is deemed to be a Detailed Town Planning Scheme sanctioned under clause (ii) of sub-section (2) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), to the extent as indicated below, namely:-

VARIATION

In the said scheme,-

- I. Under the heading “The Detailed Town Planning for Central Area Varkala - Varkala Municipal Town” for paragraphs 1 to 4 “TITLE, Responsible Authority, Area of the scheme” the following shall be substituted, namely:-

“1. Title

This scheme may be called the Detailed Town Planning Scheme for Varkala Central Area.

2. Definitions

In this Scheme,

(a) “Act” means the Kerala Town and Country Planning Act, 2016 (9 of 2016);

(b) “Area” means the area to which the scheme applies;

(c) “Building Line” means the line which is in the rear of the street alignment and upto which the main wall of the building abutting on a street may lawfully extend, subject to satisfying the provisions of the Kerala Municipality Building Rules in force;

(d) “Council” means the Council of Varkala Municipality;

(e) “Chief Town Planner” means the Chief Town Planner to Government of Kerala;

(f) “Date of the Scheme” means the date of publication of the notice in Form-XIII in the Official Gazette intimating the fact of sanction of the variation of the scheme under the provisions of the Act and the rules made there under;

(g) “Government” means the Government of Kerala;

(h) “Map” means a map annexed to the scheme;

(i) “Municipality” means the Varkala Municipality;

(j) “Rules” means rules made under sub-section (1) of section 112 of the Kerala Town and Country Planning Act, 2016 (9 of 2016);



(k) “Schedule” means a schedule appended to the scheme;

(l) “Scheme” means the Detailed Town Planning Scheme for Varkala Central Area;

(m) “Street” includes roads, streets and lanes;

(n) “Town Planner” means Town Planner of Kerala State Town Planning service having jurisdiction over the area.

3. Responsible Authority

Responsible Authority for the purpose of the Detailed Town Planning Scheme shall be the “Secretary, Varkala Municipality”.

4. Area of the Scheme

The area to which the scheme apply shall be that within the inner edge of the boundary lines (dot and dash) marked in the map.

Nothing in this clause shall be deemed to restrict or otherwise affect the powers of Municipality to claim or levy development charges or user fee from the owner of any property not included within the area which will come under the purview of section 83 and 85 of the Act.”;

II. paragraph 5 “Ownership and Extent” shall be omitted;

III. for paragraph 6 “Estimate of the Cost” the following paragraph shall be substituted, namely:-

“6. Estimate of Cost:

(1) An estimate of the total and net cost of the scheme is given in Form No.VI, Schedule II. In the case of this scheme, as only land reservations are proposed taking account of the future requirements, the estimated cost is mentioned as Nil. The estimate is liable to such revision as the responsible authority may consider necessary.

(2) The execution of any works, which under the scheme are to be executed by the responsible authority or any agency may be undertaken in such order at such time as the municipality may determine.

(3) The responsible authority shall have power to specify any date or period within which the execution on any works which under the scheme are to be executed



by any authority if it thinks necessary and essential for the purpose of securing development of the area without delay in ensuring the efficient operation of the scheme.”;

IV. for paragraph 7 “STREETS” the following paragraph shall be substituted, namely:-

“7. Streets

1) Subject to the provisions of the scheme, all new streets or widening of streets mentioned in schedule III of the scheme shall be materialised by the responsible authority or other public agency authorised by Government on the lines shown in map, provided that reasonable modifications in the alignment of streets may be made by the responsible authority with the approval of the District Town Planner.

2) No person shall build any wall or erect any fence or other construction on projection or make any encroachment in or over any land intended for use as a street or land.

3) The responsible authority, shall so far as the funds at his disposal may permit, provide a sufficient and satisfactory system of drains along the public streets in the area affected.”;

V. paragraphs 8 and 9 “Submission of layout plans, Approval of Layout Plans” shall be omitted;

VI. for paragraph 10 “Reservation of land and zoning” the following paragraph shall be substituted, namely:-

“10. ZONING REGULATIONS

General Guidelines

A. The Government may, if it thinks in any particular case and subject to any condition as it may impose, dispense with or modify, with the concurrence of the Chief Town Planner concerned of the Local Self Government Department Planning, any of the requirements of the Detailed Town Planning Scheme, other than the requirements made obligatory by any other law, provided that it is satisfied that there are circumstances warranting such dispensation or modification.



- B. The Government shall have the power to issue clarifications in respect of technical interpretation, if any, required on any of the provision in the Detailed Town Planning Scheme in consultation with the Chief Town Planner concerned of the Local Self Government Department (Planning).
- C. Any use not specified in the 'uses permitted' or 'uses restricted' category of a particular use zone, but which is of similar nature to any use permitted or restricted in that particular use zone can be considered by the responsible authority, with the concurrence of the Town Planner.
- D. Development restrictions, if any, imposed because of other Acts/Rules/Notifications in such lands shall also be applicable.
- E. Construction and/or land development, if any, in paddy lands and wet lands, shall be in conformity with the Kerala Conservation of Paddy Land and Wet land Act, 2008 (28 of 2008) in force in the State.
- F. Telecommunication towers and mobile towers are permissible in all zones.
- G. Parking facilities including parking plazas and multi-level car parking facilities are permissible in all zones.
- H. All proposals for 'land to be acquired' in this scheme shall be treated as 'land to be reserved'. Uses shall be permitted/restricted/prohibited in these areas based on the respective zoning regulations of this scheme.
- I. Multiplex Complexes as defined in Kerala Municipality Building Rules in force may be permitted in all zones other than 'Park and Open Space' and 'Land for Bus Stand and Taxi Stand' with the concurrence of Chief Town Planner.
- J. All constructions and land developments shall be in conformity to Kerala Municipality Building Rules in force.
- K. All future development in respect of all lands within the scheme areas shall conform to the zoning regulations given below:

1. Residential zone

[i] *Uses Permitted*



All Residences including apartments, hostels, boarding houses, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Residential Quarters, Creche, Day care centers, Nursery Schools, Kindergarten, Anganwadis, Primary – Upper primary schools up to higher secondary schools, Extension of existing educational institutions, all other educational buildings with total built up area not exceeding 1,000 square meter, Religious uses, Parks, Turfs, playgrounds and sports complexes providing services to the neighbourhood. Health institutions essentially serving the needs of residential community such as dispensaries, clinics (OP), Diagnostic centers, etc.

Government offices of Central, State or Local bodies.

Shops, professional offices, banks and other financial institutions, restaurants, hotels-
Built up area upto 1000 square meter.

Coir and Cottage Industries, Service Industries of non-nuisance Nature (See Annexure-I),
with built up area upto 500 square meter.

Automobile workshops for two/three wheelers – Built up area up to 500 Square meter
(Provided that the access road has a width of 5 meter minimum).

Assembly halls, Auditorium, Wedding halls, Community halls, Social welfare centres,
Exhibition halls, Libraries, Gymnasium, Conference halls – Built up area upto 1000
Square meter.

Public utility buildings, services and allied constructions (waste management facilities,
water supply, Drainage and Electrical Institutions).

[ii] Uses Permitted with the approval of the Town Planner

Shops, professional offices, banks and other financial institutions, restaurants, hotels-
Built up area above 1000 square meter.

Assembly halls, Auditorium, Wedding halls, Community halls, Ashram, Mutt, Madrasa,
Social and cultural institutions and establishments, museums, clubs, Exhibition halls,
Libraries, Gymnasium, Conference halls-Built up area above 1000 square meter.

Sewage treatment plants

Fuel filling stations, gas godowns

[iii] Uses prohibited



Any other use not specified in (i) and (ii) above

2. Commercial use zone

[i] *Uses Permitted*

Wholesale and retail shops, professional offices, commercial offices, financial institutions, restaurants, hotels, lodging houses, auditoriums, theatres, cinema halls, hotels, libraries, clubs, professional services, Gymnasium, Yoga centers, community halls, social welfare centres, Public utility buildings, services and allied constructions, waste management facilities and places, water supply, Drainage and Electrical Institutions.

Parks and play grounds, Government offices of Central, State or Local bodies

Coir and Cottage Industries, Service industries of non-nuisance Nature (See Annexure-I), with built up area upto 500 square meter.

[ii] *Uses Permitted with the approval of the Town Planner*

Stocking yards, godowns, taxi stands, truck terminals, Fuel filling stations, gas godowns, Cremation grounds, burial grounds and related constructions, Service Industries of non-nuisance Nature (See Annexure-I), with built up area above 500 Square meter, sewage treatment plants, and slaughter houses.

[iii] *Uses prohibited*

Any other use not specified in (i) and (ii) above.

3. Public semi-public zone

[i] *Uses Permitted*

Social and cultural establishments, community halls, social welfare centres, community facilities including hospitals, clinics, educational institutions etc, Public utilities and related buildings, Waste management units/places, Religious uses, Parks and play grounds, Government offices of Central, State or Local bodies.

[ii] *Uses Permitted with the approval of the Town Planner*

Stocking yards, godowns, taxi stands, truck terminals, Fuel filling stations, gas godowns, Cremation grounds, burial grounds and related constructions, Sewage treatment plants and slaughter houses.

[iii] *Uses prohibited*



Any other use not specified in (i) and (ii).

4. Mixed Residential and Commercial Use Zone

[i] *Uses permitted*

All permitted uses specified under residential, commercial and public semi public use zones and Parking facilities like parking plazas and multi-level car parking facilities.

[ii] *Uses Permitted with the approval of the Town Planner*

All uses permitted with the approval of the Town Planner under residential, commercial and public semi-public use zones.

[iii] *Uses prohibited*

Any other use not specified in (i) and (ii) above.

5. Parks and open space zone

[i] *Uses permitted*

Parks, open spaces and maidans, play grounds, Botanical gardens, studio, swimming pools, open air theatre, existing cemeteries and existing religious uses.

[ii] *Uses Permitted with the approval of the Town Planner*

Pavilions and Grand-stands, bath houses, Gymnasium, Aquarium, Reading room, Information Kiosks and Social and cultural establishment.

[iii] *Uses prohibited*

Any other use not specified in (i) and (ii) above.

6. Land for Bus stand and Taxi stand

[i] *Uses permitted*

All building and uses connected with transport and communication like Bus terminals, taxi stand and other auxiliary uses such as commercial spaces, offices etc., Parks, Government offices of Central, State or Local bodies.

[ii] *Uses prohibited*

Any other use not specified in (i) and (ii) above.”;

VII. paragraphs 11 to 13 “Acquisition of lands, Disposal of Land, Minimum area of Dwelling Houses and Buildings” shall be omitted;

VIII. for paragraph 14 and the entries thereunder the following Paragraph shall be substituted, namely:-



“14. Building line: The building line in respect of all streets in schedule III shall be minimum 3 meter subject to satisfying open space/yard requirements as per Kerala Municipality Building Rules in force.”;

IX. paragraphs 15 to 20 “Prohibition of building in Unhealthy sites, DRAINAGE, Housing scheme, Re-constitution of Boundaries, Advertisement, Claim for compensation” shall be omitted;

X. for paragraph 21 “Claim for betterment” the following paragraph shall be substituted, namely:-

“21. Development Charges and User fee: The Municipality may levy and collect Development charges or User fee for any developments carried out in the scheme area; or services or amenities provided in the scheme area, as per section 83 and 85 of the Act and rules, if any, made under section 112 of the Act.”;

XI. for paragraph 22 “Power of the Responsible authority to make agreement” the following paragraph shall be substituted, namely:-

“22. Power of the Responsible Authority to make agreement: Subject to the provisions of the relevant acts, the Responsible Authority may make any agreement with any person or body in furtherance of carrying out of the scheme or any matter in connection therewith provided that such agreement is not inconsistent with the scheme.”;

XII. paragraph 24 “Time of execution of the Scheme” shall be omitted;

XIII. for paragraph 25 “PENALTY” the following paragraph shall be substituted, namely:-

“25. Penalty: Any person who commits or knowingly permits a breach of any of the provisions of the Scheme or who neglects or fails to comply with any of the provisions of the Scheme or any orders, conditions, proceedings, restrictions, limitation or terms made or imposed under or in pursuance of any of the provisions of the Scheme, the rules, or the Act shall on conviction be punished in accordance with section 68 and 103 of the Act.”;

XIV. after paragraph 25 under the heading, “SCHEDULES”,



- (a) Item I shall be omitted;
- (b) in item II, for the words, symbol and figures “Form No.11” the word, symbol and numerals “FORM – VI” shall be substituted;
- (c) in item III, for the words, symbol and figures “Form No. 8” the word, symbol and numerals “FORM – III” shall be substituted;
- (d) in item IV, for the words, symbol and figures “Form No.10” the word, symbol and numerals “FORM – V” shall be substituted;
- (e) in item V, for the word, symbol and figure “form No.9” the word, symbol and numerals “FORM – IV” shall be substituted;

XV. SCHEDULE - I shall be omitted;

XVI. for SCHEDULE - II the following SCHEDULE shall be substituted, namely:-

“SCHEDULE - II

FORM-VI

DETAILED TOWN PLANNING SCHEME FOR VARKALA CENTRAL AREA

ESTIMATE OF THE COST OF THE SCHEME

[See rule 7(a) (x) of the Kerala Town and Country Planning (Preparation and Sanctioning of the Detailed Town Planning Scheme) Rules, 2021

DEBITS			CREDITS		
Sl. No.	Item	Rough cost	Sl. No.	Item	Anticipated
01	Acquisition of land, buildings etc.,		01	Grants, own funds, contributions etc.	
02	Cost of preparation of layout plans, building plans and other relevant drawings, specifications, detailed survey etc. if any.		02	Sale proceeds of site and buildings	
03	Carrying out Improvements/works as per the proposals		03	Amounts debitable to:	



04	Other items		04	Other items	
	TOTAL	NIL		TOTAL	NIL

.” ;

XVII. for SCHEDULE - III the following SCHEDULE shall be substituted, namely:-



“SCHEDULE III

FORM - III

DETAILED TOWN PLANNING SCHEME FOR VARKALA CENTRAL AREA

LIST OF NEW STREETS AND PROPOSED WIDENING OF EXISTING STREETS

[See rule 7(a) (vii) of the Kerala Town and Country Planning (Preparation and Sanctioning of the Detailed Town Planning Scheme) Rules, 2021]

Name of the street as per the Detailed Town Planning Scheme Map	Description of the Street	Whether New street or Widening of street	Length of Street (m)	Proposed Width of Street (Right of way) (m)	Distance to the building line from the proposed street boundary (m)	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Road A-A	Road from A1-A1 towards Varkala temple to the west boundary	Partly widening	535.00	20.00	26.00	Reservation
Road A1-A1	Adjacent to Railway in North-South direction	Widening	1250.00	20.00	26.00	Reservation
Road A2-A2	Near Varkala junction connecting to road C1-C1	New	236.00	20.00	26.00	Reservation



	towards East					
Road A3-A3	South East end of the scheme	Partly widening	285.00	20.00	26.00	Reservation
Road B-B	Road along North-South direction at the western side of the scheme	Partly widening	945.00	16.00	22.00	Reservation
Road B2-B2	Road along East-West direction connecting road A1A1 and road BB	New	372.00	16.00	22.00	Reservation
Road C-C	Connecting road BB and towards west end of the scheme boundary	Widening	100.00	15.00	21.00	Reservation
Road C1-C1	Connecting road A3-A3 and towards North end of the scheme boundary	New Street	1,090	15.00	21.00	Reservation
Road D-D	Road along East-West direction connecting road A1A1 and road BB	Widening	520.00	12.00	18.00	Reservation
Road D1-D1	Connecting road B-B and towards west end of the scheme boundary	Widening	73.00	12.00	18.00	Reservation
Road E-E	Connecting road E1-E1 and	Partly widening	150.00	7.00	13.00	Reservation



	road B2B2 towards west					
Road E1-E1	Connecting road E2-E2 and road B2B2 towards north	New and Partly widening	240.00	7.00	13.00	Reservation
Road E2-E2	Connecting road DD and road A1A1 towards North	New and Partly widening	273.00	7.00	13.00	Reservation

XVIII. for SCHEDULE - IV the following SCHEDULE shall be substituted, namely:-

“SCHEDULE IV
FORM-V

DETAILED TOWN PLANNING SCHEME FOR VARKALA CENTRAL AREA

LIST OF LAND PROPOSED TO BE RESERVED FOR THE DETAILED TOWN PLANNING SCHEME

[See rule 7 (a) (ix) of the Kerala Town and Country Planning (Preparation and Sanctioning of the Detailed Town Planning Scheme) Rules, 2021]

Sl.No.	Locality	Reference marking on the Scheme Map	Purpose for which area is to be reserved	Approximate area (sq.m.)	Remarks
(1)	(2)	(3)	(4)	(5)	(6)
1	Road from A1-A1 towards Varkala temple to the west boundary	Orange colour	Road A-A	475	2196(P), 2189(P), 2197(P), 2200(P)
		Orange colour with black and white	”	1233	2211(P), 2204(P)



		lines			
2	Adjacent to Railway in North-South direction	Orange colour	Road A1-A1	5220	2156(P), 2776(P), 2705(P), 2704(P), 2159(P), 2703(P), 2199(P), 2198(P), 2200(P), 2201(P)
		Orange colour with black and white lines	”	2837	2174(P), 2175(P), 2268(P), 2176(P), 2269(P), 2273(P), 2276(P), 2271(P), 2270(P), 2269(P), 2613(P), 2640(P)
3	Near Varkala junction connecting to road C1-C1 toward East	Orange colour with black and white lines	Road A2-A2	5824	2641(P), 2640(P), 2619(P), 2613(P)
4	South East end of the scheme	Orange colour with black and white lines	Road A3-A3	1691	2640(P), 2641(P)
5	Road along North-South direction at the western side of the scheme	Orange colour	Road B-B	7500	2152(P), 1160(P), 1075(P), 2182(P), 1074(P), 2183(P), 2185(P), 2186(P), 2190(P), 2196(P)
		Orange colour with	”	240	2152(P)



		black and white lines			
6	Road along East-West direction connecting road A1A1 & road BB	Orange colour with black and white lines	Road B2-B2	6105	2152(P), 2167(P), 2168(P), 2166(P), 2154(P), 2157(P), 2156(P)
7	Connecting road BB and towards west end of the scheme boundary	Orange colour	Road C-C	1270	2183(P), 2185(P)
8	Connecting road A3-A3 and towards North end of the scheme boundary	Orange colour	Road C1-C1	15690	2718(P), 2706(P), 2709(P), 2708(P), 2701(P), 2702(P), 2675(P), 2672(P), 2645(P), 2671(P), 2647(P), 2648(P), 2641(P)
9	Road along East-West direction connecting road A1A1 and road BB	Orange colour	Road D-D	407	2186(P), 2181(P), 2185(P), 2183(P)
		Orange colour with black and white lines	”	2987	2174(P), 2175(P), 2173(P), 2177(P), 2178(P), 2187(P), 2186(P), 2181(P), 2180(P)
10	Connecting road B-B and towards west end of the scheme boundary	Orange colour	Road D1-D1	1250	1161(P), 1160(P)
11	Connecting road E1-E1 and road	Orange colour	Road E-E	508	2166(P), 2170(P), 2171(P),



	B2B2 towards west				2168(P)
12	Connecting road E2-E2 and road B2B2 towards north	Orange colour	Road E1-E1	147	2158(P), 2165(P), 2154(P)
		Orange colour with black and white lines	”	939	2171(P), 2172(P)
13	Connecting road DD and road A1A1 towards North	Orange colour	Road E2-E2	352	2158(P), 2163(P), 2161(P)
		Orange colour with black and white lines	”	854	2172(P), 2173(P)
				54,675	
14	Eastern side road E2E2 (Municipal Auditorium)	Red colour	Public & semi public	4700	2161(P), 2162(P), 2159(P)
15	South of road DD	”	”	4700	2177(P)
				9,400	
16	In between road E1E1& road E2E2	Blue colour	Commercial	600	2157(P)
17	In between road DD & road AA	”	”	17300	2175(P), 2176(P), 2198(P), 2200(P)
18	Eastern side of road A1A1	”	”	11000	2644(P), 2199(P), 2643(P),



					2640(P), 2613(P), 2269(P)
19	Southern side of road AA	”	”	9700	2204(P), 2202(P), 2203(P)
20	Eastern side of road A3A3	”	”	4000	2640(P)
21	Western side of road A1A1	Blue colour with black lines	Commercial	4992	2175(P), 2176(P), 2177(P)
22	Western side of road A1A1 near Varkala junction	”	”	3316	2202(P), 2268(P)
				50,908	
23	North of road B2B2	Yellow and blue colour	Mixed use (Residential and Commercial)	33200	2150(F), 2149(P), 2155(P), 2157(P), 2154(P), 2153(P), 2167(P)
24	North of road EE	”	”	10000	2166(P), 2165(P), 2154(P)
25	In between road E1E1 and road E2E2	”	”	11600	2158(P), 2164(P)
26	Eastern side of road E2E2	”	”	8200	2160(F), 2161(P), 2162(P), 2163(P)
27	North of road AA	”	”	24800	2190(P), 2189(P), 2197(P)
28	South of road AA	”	”	15100	2214(P), 2213(P), 2211(P), 2204(P)
				1,02,900	
29	North of road B2B2	Green colour	Parks and open	2800	2149(P), 2148(P), 2155(P)



			space		
30	In between road E1E1 and road E2E2	”	”	1800	2157(P), 2158(P), 2156(P)
31	Near Varkala junction	”	”	800	2201(P), 2640(P), 2619(P)
				5400	
32	Eastern side of road A1A1 (North Scheme boundary)	Dark brown colour	Railway	59400	2156(P), 2777(P), 2776(P), 2705(P), 2704(P), 2703(P), 2199(P), 2644(P), 2643(P), 2642(P), 2640(P), 2619(P), 2613(P), 2159(P)
33	North & South of road B2B2	Light brown colour	Bus stand	9600	2154(P)
34	North & South of road B2B2	Maroon colour with white and black lines	Taxi stand	1872	2157(P)
35	North of road D1D1 (NW end of the scheme)	Yellow colour	Residential	20000	1161(P), 2152(P)
36	South of road D1D1	”	”	15600	1160(P), 1075(P), 1076(P), 1074(P), 2182(P), 2183(P)
37	North of road B2B2	”	”	14000	2151(F), 2153(P), 2167(P), 2152(P)
38	In between road BB and road	”	”	60000	2168(P), 2152(P), 2177(P),



	E2E2				2170(P), 2169(P), 2181(P), 2182(P), 2180(P), 2187(P), 2178(P), 2164(P), 2166(P), 2171(P), 2172(P), 2179(P), 2184(P)
39	West of road E2E2	Yellow colour with black lines	”	15712	2179(P), 2178(P), 2172(P), 2171(P)
40	East of road E2E2	Yellow colour	”	17000	2163(P), 2162(P), 2172(P), 2173(P), 2174(P)
41	Western side of road C1C1	Yellow colour	Residential	88800	2705(P), 2704(P), 2775(F), 2706(P), 2707(F), 2708(P), 2701(P), 2675(P), 2673(F), 2645(P), 2647(P), 2646(F), 2642(P), 2648(P), 2641(P), 2640(P), 2672(P), 2776(P), 2777(P)
42	Eastern side of road C1C1	”	”	114100	2718(P), 2709(P), 2701(P), 2700(P), 2702(P), 2676(F), 2675(P), 2672(P), 2677(F), 2671(P), 2670(F), 2647(P),



					2649(F), 2648(P), 2650(F), 2641(P), 2645(P)
43	Western side of road A3A3	”	”	21100	2641(P), 2640(P)
44	Eastern side of road A3A3 (SE end of the scheme)	”	”	6000	2640(P), 2641(P)
45	South of road A1A1 (South end of the scheme)	”	”	15000	2273(P), 2276(P), 2269(P), 2271(P), 2270(P), 2267(P), 2268(P)
46	Connecting road A2A2 (East end of the scheme)	”	”	6000	2613(P), 2276(P)
47	In between road DD and road AA	”	”	104400	2185(P), 2186(P), 2190(P), 2187(P), 2188(F), 2177(P), 2189(P), 2197(P), 2200(P), 2198(P), 2176(P), 2175(P)
48	In between road CC & road BB (SW end of the scheme)	”	”	18000	2183(P), 2185(P), 2186(P), 2190(P), 2196(P), 2214(P)
				5,86,584	”;

XIX. for SCHEDULE - V the following SCHEDULE shall be substituted, namely:-



“SCHEDULE – V

FORM-IV

DETAILED TOWN PLANNING SCHEME FOR VARKALA CENTRAL AREA

LIST OF LAND PROPOSED TO BE ACQUIRED FOR THE DETAILED TOWN PLANNING SCHEME

[See rule 7 (a) (viii) of the Kerala Town and Country Planning (Preparation and Sanctioning of the Detailed Town Planning Scheme) Rules, 2021]

Purpose for which land to be acquired	Reference to marking on the Detailed Town Planning Scheme Map	Mode of acquisition of land proposed/ suggested	Details of land included			Extent of land to be acquired (in hectares/sq.metre s)	Brief description of the buildings, structures etc., within the land	Remarks
			Name of Village (s)	Block number and revenue ward numbers/name of desham included (wherever applicable)	Survey/Resurvey numbers			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
NIL								



XX. The following shall be added at the end as ANNEXURE of the scheme, namely:-

“ ANNEXURE

List of non-obnoxious and non-nuisance type of industries

- 1 Assembly of air coolers/conditioners, repairing and servicing
- 2 Assembly of bicycles, baby carriages and other small non motorizing vehicles
- 3 Bailing (hydraulic press) of waste papers
- 4 Bio -fertilizer and bio-pesticides without using inorganic chemicals
- 5 Biscuits trays etc from rolled Polyvinyl Chloride sheet (using automatic vacuum forming machines)
- 6 Blending and packing of tea
- 7 Block making of printing without foundry (excluding wooden block making)
- 8 Chalk making from plaster of paris only casting without boilers etc., (sun drying/electrical oven)
- 9 Compressed oxygen gas from crude liquid oxygen (without use of any solvents and by maintaining pressure and temperature only for separation of other gases)
- 10 Cotton and woollen hosiers making (Dry process only without any dyeing/washing operation)
- 11 Diesel pump repairing and servicing (complete mechanical dry process)
- 12 Electric lamp (bulb) and Compact Fluorescent Lamp manufacturing by assembling only
- 13 Electrical and electronic item assembling (completely dry process)
- 14 Engineering and fabrication units (dry process without any heat treatment/metal surface finishing operations/painting)
- 15 Flavoured betel nuts production/grinding (completely dry mechanical operations)
- 16 Fly ash bricks/block manufacturing
- 17 Fountain pen manufacturing by assembling only
- 18 Glass ampules and vials making from glass tubes
- 19 Glass putty and sealant (by mixing with machine only)
- 20 Ground nut decorticating
- 21 Handloom/carpet weaving (without dyeing and bleaching operation)
- 22 Leather cutting and stitching (more than 10 machine and using motor)



- 23 Manufacturing of coir items from coconut husks
- 24 Manufacturing of metal caps containers etc
- 25 Manufacturing of shoe brush and wire brush
- 26 Medical oxygen
- 27 Organic and inorganic nutrients (by physical mixing)
- 28 Organic manure (manual mixing)
- 29 Packing of powdered milk
- 30 Paper pins and u clips
- 31 Repairing of electric motors and generators (dry mechanical process)
- 32 Rope (plastic and cotton)
- 33 Scientific and mathematical instrument manufacturing
- 34 Solar module non-conventional energy apparatus manufacturing unit
- 35 Solar power generation through solar photovoltaic cell, wind power and mini hydel power (less than 25 MW)
- 36 Surgical and medical products assembling only (not involving effluent/emission generating processes)
- 37 Aluminium utensils from aluminium circles by pressing only (dry mechanical operation)
- 38 Ayurvedic and homeopathic medicines (without boiler)
- 39 Bakery/confectionery/sweets products
- 40 Bi-axially oriented Polypropylene film along with metalizing operations
- 41 Biomass briquettes (sun drying) without using toxic hazardous wastes
- 42 Blending of melamine resins and different powder, additives by physical mixing
- 43 Brass and bell metal utensils manufacturing from circles (dry mechanical operation without re-rolling facility)
- 44 Candy
- 45 Cardboard or corrugated box and paper products (excluding paper or pulp manufacturing and without using boilers)
- 46 Carpentry and wooden furniture manufacturing (excluding saw mill) with the help of electrical (motorized) machines such as electrical wood planner, steel saw cutting circular blade, etc.
- 47 Cement products (without using asbestos/boiler/steam curing) like pipe, pillar, Jafri, well ring, block/tiles etc. (should be done in closed covered shed to control fugitive emissions)



- 48 Ceramic colour manufacturing by mixing and blending only (not using boiler and waste water recycling process)
- 49 Chilling plant, cold storage and ice making
- 50 Coke briquetting (sun drying)
- 51 Cotton spinning and weaving (small scale)
- 52 Dal Mills
- 53 Decoration of ceramic cups and plates by electric furnace
- 54 Digital printing on Polyvinyl Chloride clothes
- 55 Facility of handing, storage and transportation of food grains in bulk
- 56 Flour mills (dry process)
- 57 Glass, ceramic, earthen potteries, tile and tile manufacturing using electrical kiln or not involving fossil fuel kiln
- 58 Glue from starch (physical mixing) with gas/electrically operated oven/boiler.
- 59 Gold and silver smithy (purification with acid smelting operation and sulphuric acid polishing operation) (using less or equal to 1 litre of sulphuric acid/nitric acid per month)
- 60 Heat treatment with any of the new technology like ultrasound probe, induction hardening, ionization beam, gas carburizing etc.
- 61 Insulation and other coated papers (excluding paper or pipe manufacturing)
- 62 Leather foot wear and leather products (excluding tanning and hide processing except cottage scale)
- 63 Lubricating oil, greases or petroleum based products (only blending at normal temperature)
- 64 Manufacturing of pasted veneers using gas fired boiler or thermic fluid heater and by sun drying
- 65 Oil mill Ghani and extraction (no hydrogenation/refining)
- 66 Packing materials manufacturing from non-asbestos fibre, vegetable fibre yarn
- 67 Phenyl/toilet cleaner formulation and bottling
- 68 Polythene and plastic processed products manufacturing (virgin plastic)
- 69 Poultry, Hatchery and Piggery
- 70 Power looms (without dye and bleaching)
- 71 Puffed rice (muri) (using gas or electrical heating system)
- 72 Pulverization of bamboo and scrap wood
- 73 Ready mix cement concrete



- 74 Reprocessing of waste cotton
- 75 Rice mill (Rice hullers only)
- 76 Rolling mill (gas fired) and cold rolling mill
- 77 Rubber goods industry (with gas operated baby boiler)
- 78 Saw mills
- 79 Soap manufacturing (hand made without steam boiling/boiler)
- 80 Spice grinding (>20 HP motor)
- 81 Steel furniture without spray painting
- 82 Steeping and processing of grains
- 83 Tyres and tube retreating (without boilers)
- 84 Chilling plant and ice making without using ammonia
- 85 CO2 recovery
- 86 Distilled water (without boiler) with electricity as source of heat
- 87 Manufacturing of optical lenses (using electrical furnace)
- 88 Mineralized water
- 89 Tamarind powder manufacturing
- 90 Cutting, sizing and polishing of marble stone
- 91 Emery powder (fine dust of sand) manufacturing
- 92 Fly ash export, transport and disposal facilities
- 93 Mineral stack yard/Railway sidings
- 94 Oil and gas transportation pipeline
- 95 Seasoning of wood in steam heated chamber
- 96 Synthetic detergent formulation
- 97 Tea processing (with boiler)
- 98 Food and food processing including fruits and vegetable processing
- 99 Jute processing without dyeing
- 100 Synthetic detergents and soaps (excluding formulation)
- 101 Cotton spinning and weaving (medium and large scale)
- 102 Almirah, Grill Manufacturing (Dry Mechanical Process)
- 103 Automobile servicing, repairing and painting (excluding only fuel dispensing)
- 104 Ayurvedic and homeopathic medicine
- 105 Dairy and dairy products
- 106 Fermentation industry including manufacture of yeast, beer, distillation of alcohol
(Extra Neutral Alcohol)



- 107 Ice cream
- 108 Industry or processes involving foundry operations
- 109 Modular wooden furniture from particle board, Medium Density Fibre board, swan timber etc, Ceiling tiles/partition board from saw dust, wood chips etc., and other agricultural waste using synthetic adhesive resin, wooden box making (With boiler)
- 110 Non-alcoholic beverages (soft drink) and bottling of alcohol/non-alcoholic products
- 111 Paint blending and mixing (Ball mill)
- 112 Printing press
- 113 Cashew nut processing
- 114 Coffee seed processing

Note: Uses of similar nature which are not included in the list may be permitted with the concurrence of the Town Planner.”.

XXI. In Part map, the alignment of Road B1-B1 and part of Road A2-A2 is modified as Road C1C1.

By order of the Governor,
Dr. Sharmila Mary Joseph,
Principal Secretary to Government.

Explanatory Note

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

The Government as per order issued under G.O.(P) No.37/91/LAD. dated 19th January, 1991 have sanctioned the Detailed Town Planning Scheme for Varkala Central Area under sub-section (3) of section 12 of the Town Planning Act, 1108 (IV of 1108). 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) 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 Detailed Town Planning Scheme for Varkala Central Area is deemed to be a Detailed Town Planning Scheme sanctioned under the said Act.

The Varkala Municipal Council as per council resolution No. 2 dated 2nd December, 2021 has requested the Government to vary the said Scheme. Hence the Government decided to vary the said scheme for Varkala Central Area under sub-section (3) of section 50 of the above Act and issued a draft Notification No. LSGD-RD2/10/2022/LSGD dated 15th February 2023 and published in the Kerala Gazette Extraordinary No. 691 dated 27th February 2023 inviting objections/suggestions thereby. Since no objections and suggestions were received on the said draft notification, the Government have decided to issue final notification for variation of the said scheme.

The notification is intended to achieve the above object.

