

## DEVELOPMENT PLAN FOR KOLLAM 2011 A.D

[Prepared by Department of Town and Country Planning,  
Government of Kerala]

### GOVERNMENT OF KERALA

#### Abstract

Local Self Government Department – Development Plan for Kollam – Final sanction accorded – Orders issued.

#### LOCAL SELF GOVERNMENT (RD) DEPARTMENT

GO (Ms) No. 69/2010/LSGD

Dated, Thiruvananthapuram, 06/04/2010

Read : 1. G.O. (Rt) No. 1076/09/LSGD dated Thiruvananthapuram 7/5/2009

2. Letter No. PW 10/20009/09 dated 6/5/09 of the Secretary, Kollam Municipal Corporation.

3. Letter No. F/10896/09 dated 31/3/2010 of the Chief Town Planner, Thiruvananthapuram

#### ORDER

The Development Plan currently in force in Kollam Corporation area has been sanctioned in 1986. Considering the socio-economic and other changes of Kollam town, the Development authority in 1993 requested the Chief Town Planner to revise the Development Plan to meet the present requirements. Accordingly the Chief Town Planner has prepared a draft revised development plan and Government have accorded sanction as per the G.O read as 1st paper to publish the same by the Kollam Corporation. After considering the objections and suggestions the Secretary, Kollam Municipal Corporation has forwarded along with his letter read as second paper above, the revised Development Plan for Kollam as laid down under sub-section (2) of section 12 of the Town Planning Act 1108 (IV of 1108), for Government sanction. The Chief Town Planner has also requested Government to accord sanction to the revised plan as per letter read as 3rd paper.

Government have examined the scheme in detail and are pleased to accord final sanction for the Development Plan (General Town Planning Scheme) for Kollam under subsection (3) of Section 12 of the Town Planning Act 1108 (IV of 1108).

The Secretary Kollam Municipal Corporation shall send copies of the plan and report to various Departments and Agencies responsible for the implementation of the scheme.

By Order of the Governor,

To

1. The Secretary, Kollam Municipal Corporation with a copy each of the approved report and maps.
2. The Chief Town Planner – with a copy each of the approved report and maps.

Forwarded/By Order

Sd/-

Section Officer



## **Part-V**

### **ZONING REGULATIONS**

- 1.0 All future developments shall be in conformity with provisions of the Development Plan. All future constructions within the planning area boundary prescribed in the Development Plan shall also conform to Kerala Municipality Building Rules in force and building line prescribed in Annexure III of these regulations.
- 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 the particular use; provided such cases have to be individually studied based on the performance, characteristics and special locational factors, under the "Uses Restricted" category. Such cases which come under this category are classified as "Uses Restricted". "Uses Prohibited" enlist the various objectionable uses in each zone which shall not be permitted under normal circumstances.
- 4.0 Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. They are essentially intended to help the competent authority in decisions regarding granting or refusal of planning permissions for land use conversions and construction of buildings/structures or any other matter specifically mentioned in these regulations. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the executive authority, provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the executive authority with the concurrence of the Chief Town Planner.
- 5.0 Existing areas and structures of archeological importance, agricultural uses and religious uses may be permitted to continue in all zones.
- 6.0 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 center line of the road, unless otherwise specified in any Detailed Town Planning Schemes or detailed road alignments approved by the Chief Town Planner.

<i>Land Use</i>	<i>Uses permitted</i>	<i>Uses restricted by the Secretary of the Local Government with the concurrence of</i>		<i>Uses Prohibited</i>
		<i>Town Planner of the State Town Planning Service having jurisdiction over the area</i>	<i>Chief Town Planner</i>	
(1) (2)	(3)	(4)	(5)	(6)
<b>6. Residential Zone</b>	All residences, Professional offices and studios of the residents not exceeding 100 sq.m. floor area, clinics (out patient), Community halls, clubs, Parks and Play grounds incidental to the residential uses, Public utility buildings such as water supply, drainage and electric installations of a minor nature and small service industries of a nonnuisance nature (see Annexure I) engaging not more than 3 workers with power limited to 3 H.P or 6 workers without power, shops floor area up to 100 sq.m. Library/reading rooms, minor education buildings up to Primary School, all Government Offices	Hostels, boarding houses, commercial offices, educational institutions up to higher secondary level	Other educational and research institutions, Fuel 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 H.P. or 20 workers without power transmission towers, tele-communication towers and wireless stations and areas or buildings for religious uses	Any Other Use not specified in column (3), (4) and (5).
<b>7. Mercantile or Commercial Zone</b>	Retail and wholesale shops, godowns and ware houses, professional offices, studios, commercial offices, clinics (OP), diagnostic centres, police post/station, fire post/station, post and telegraph office, community halls, library and reading rooms, auditorium/wedding halls, theatres, cinemas, hostels, hostels, lodging houses, restaurants, parking plazas/taxi/jeep/auto rickshaw/cart stand, bus stands, parks and open spaces, transmission towers and wireless stations, non-nuisance type of service and light industries employing not more than 10 workers and using power up to 15 H.P.	Residences exceeding 300 sq. m. of floor area, social welfare institutions, printing presses, service garages, stacking yards, truck terminals and all uses permitted in public and semi public use zone	Fuel filling stations and areas and buildings for religious uses	Junk yards, storage of materials causing dust, objectionable odours and fumes etc. and any other use not specified in columns (3), (4) and (5).
<b>8. Industrial Zone – Major Industries</b>	All types of Industries other than obnoxious and nuisance type industries (See appendix- II), Retail business and wholesale business incidental to industries. Storage godowns, warehouses, public and semi-public offices incidental to the industrial use, residences incidental to	Existing residential houses, Guest House, Truck terminal, Taxi, Autorickshaw stand, Junk yards, Stacking	Fuel filling stations, Obnoxious and nuisance type industries, Minor storage of explosives and fire works.	Usage of items coming under column (ii) shall be permitted by the Ex.Authority



(1) (2)	(3)	(4)	(5)	(6)
	industrial use, transmission towers, tele-communication towers and wireless stations, public utility areas and buildings, Fire Station, Park and Open Spaces, Hotels, Canteen	yards, Professional Offices, Studios, Reading room, Lodging houses.		with the concurrence of the Chief Town Planner.
<b>9. Industrial Zone-Minor Industries</b>	All types of industries other than obnoxious and nuisance type industries (See Annexure II), retail business and wholesale business incidental to the industries, storage and godowns, public and semi-public offices incidental to the industrial use and warehousing, residences incidental to industrial use, transmission towers, telecommunication towers and wireless stations, public utility areas and buildings	Residence not exceeding 300 sq.m. of floor area, transport terminals landing places, junk yards, stacking yards, shops/professional offices/banking and financial institutions/ restaurants and canteen-floor area up to 200 sq.m.	Residences exceeding 300 sq.m. of floor area, Fuel filling stations, obnoxious and nuisance type industries, minor storage of explosive and fire works, cremation ground/crematorium/burial ground/common vault	Any other use not specified in column (3), (4), (5)
<b>10. Mixed Use Zone</b>	Permitted, restricted and prohibited uses are as for Residential and Commercial Zones			
<b>11. Public and Semi-public zone</b>	Local, State and Central Government Offices, social and cultural establishments, auditorium/wedding halls, community facilities including hospital, clinics educational institutions etc. public utilities and related building and religious buildings, transmission towers, telecommunication towers and wireless stations, residential uses incidental to uses permitted such as residential quarters/guest house/ hostel.		Cremation grounds, burial grounds and related constructions, sewage treatment plants garbage dumps and slaughter houses	Any other use not specified in column (3) and (5)
<b>12. Parks and open spaces zone</b>	Parks, open spaces and maidans, play grounds, botanical gardens, stadium, swimming pools, open air theatres, existing cemeteries and existing religious uses.	Pavilions and Grand stands, bath houses, gymnasium, aquarium, reading rooms, radio kiosks and social and cultural establishments.		Any other use not specified in column (3) and (4)
<b>13. Green strip or Agricultural reservation</b>	Paddy fields, all land put to agricultural uses, pastures, grazing grounds, fodder cultivation, brick kilns, dhobi khans and removal of clay /gravel up to a depth of 1m. below the level of land surrounding the agricultural area and existing religious uses.	Dairy and poultry farms, single family residential buildings of floor area upto 300 sq.m. in areas which are substantially built up with lawful residential buildings on the date of this notification and public utility and service areas.	Milk processing plants, storage and processing of farm products, service and repair of farm machinery, burial grounds/cremation grounds and religious uses.	Notwithstanding anything contained in column (3), (4), and (5) green strip/agricultural reservation zone contiguous to the Vattakkal shall be retained a construction free zone.



(1) (2)	(3)	(4)	(5)	(6)
<b>14. Transport and communication Zone</b>	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., fuel filling stations, essential repairs and service stations related to the above and transportation routes, public utilities and related buildings.			Any other use not specified in column (3) and (4)

**Note:** Uses permitted in residential, commercial and public and semi-public zones may also be permitted by the executive authority, if such uses are not allowable otherwise in the zoning regulations:

- i. in land to a depth of 50 metres in residential zone and 100 metres in Commercial, Public and Semi-Public and Industrial zones on either sides of roads having an existing or proposed width of 15 metres or more.
- ii. in land to a depth of 100 metres in residential zone and 200 metres in Commercial, Public and Semi-Public and Industrial zones on either sides of roads having an existing or proposed width of 18 metres or more
- iii. in land to a depth of 200 metres in residential zone on other sides of roads having proposed width of 25 metres or more In the case of contiguous plots under single ownership, that extends beyond the depth so specified in i and ii above, such uses may be permitted for the entire plot depth, provided that the plots have a minimum frontage of 25 metre on such roads. Provided also that hospitals may be permitted in residential zones only in plots having a minimum extent of 0.20 Hectare after road widening, if any, and limiting the maximum permissible coverage and FAR in such plots to 30% and 1.0 respectively.

#### Annexure I

#### Type of non-obnoxious and non-nuisance type of service or light industries permissible in Residential zones, vide regulation 7

1. Flour Mills
2. Embroidery and Lace manufacturing
3. Gold and silver smithy
4. Watch, pen and Spectacle repairing
5. Laundry, dry cleaning and dying
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/tailoring
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. Padlock
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 the Hazardous Zone (Grouped under Indian Standard Industrial Classification) Vide Regulations 9 & 10**

1. Manufacture of food stuff.
2. Slaughtering Preservation of meat, fish and cleaning fish.
3. Manufacture of Beverages.
4. Production of distilled spirits, wines, liquor etc. from alcoholic malt fruits and malts in distillery and brewery.
5. Production of country liquor and indigenous liquor such as toddy, liquor from mahua, palm juice.
6. Manufacture of wood and wooden products.
7. Sawing and planing of wood.
8. Wood seasoning and creosoting.
9. Manufacture of veneer and plywood.
10. Paper pulp and straw board.
11. Manufacture of leather and leather products.
12. Curing, tanning and finishing of hides and skins and preparation of finished leather.
13. Manufacture of Rubber, Petroleum and Coal products.
14. Manufacture of tyres and tubes.
15. Manufacture of Industrial and Synthetic rubber.
16. Reclamation of rubber.



17. Production of petroleum, kerosene and other petroleum products in Refineries.
18. Production of chemicals and chemical products.
19. Manufacture of chemicals and chemical products
20. Manufacture of basic industrial chemicals such as acids, alkalies and their salts not elsewhere specified (specially sulphurous, sulphuric nitric, hydrochloric etc. acids) ammonia, chlorine and bleaching powder manufactures.
21. Manufacture of dyes, paints, colours and varnishes, printing ink etc.
22. Manufacture of fertilizers (specially from organic materials)
23. Manufacture of disinfectants and insecticides.
24. Manufacture of Ammunition, explosives and fire works.
25. Manufacture of matches.
26. Manufacture of non-metallic mineral products other than petroleum and coal.
27. Manufacture of cement and cement products.
28. Manufacture of lime.
29. Manufacture of Plaster of Paris.
30. Manufacture of Basic metals and their products
31. Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.
32. Manufacture including smelting, refining etc. of non-ferrous metals and alloys in basic forms.
33. Manufacture of armaments.
34. Manufacture of machinery (other than transport) and electrical equipment.
35. Manufacture of all kinds of battery.
36. Miscellaneous item not covered above.
37. Incineration, reduction or dumping of offal, dead animals, garbage or refuse.
38. Manufacture of gelatin and glue.
39. Fat, tallow, grease or lard refining or manufacture.
40. Bone meal, bones grist and bone powder, and
41. Other similar types of nuisance industries.

### ANNEXURE III

#### Building lines for construction of building abutting major roads Building line

1.	N.H. Bye-pass	:	4.5 m.
2.	25m. wide road	:	4.5 m.
3.	20m. wide road	:	3.0 m.
4.	18m. wide road	:	3.0 m.
5.	15m. wide road	:	3.0 m.
6.	12m. wide road	:	3.0

TABLE II

**25M.**

1. Kollam (Chinnakkada) – Ernakulam
2. Kollam (Railway Station) – Thiruvananthapuram
3. Kollam – Shencotta

**20M.**

1. Kollam (Chinnakkada) – Kannanalloor
2. High School junction – Thrikkadavoor
3. Chinnakkada – Beach (Beach road)
4. Taluk Office – Kadappakkada via. Asramam
5. Kadappaklada – Kappalandimukku
6. S.N.College – Karbala

**18M.**

1. D.S.P. Office – Mulankadakom via. Thekkecutchery
2. Pallimukku – Earvipuram
3. Thekkecutchery – Civil Station
4. D.S.P. Office – Kochuplamoodu

**15M.**

1. Eravipuram – Sakthikulangara (Coastal road)
2. Ayathil – Pallimukku via. Mulluvila
3. Polayahodu – Kachikadavu
4. Altharamoodu – Thankasserai
5. Mundalumoodu – Thirumullavaram
6. Ramankulangara – Maruthady
7. Chinnakkada – Sharma junction via. Asramam
8. Kallumthazham – Kuttichira
9. Mangad – Erappanchal
10. Vallikkeezhu – Mammoottilkadavu
11. Ramankulangara – Erattukadavu
12. Mammoottilkadavu – Kangathumukku
13. Chinnakkada – Thekkecutchery (Vadayattucotta road)
14. Chinnakkad – Maharani Market (Payikkada road)
15. High School junction – Kotamukku
16. Taluk Office – Sudhi theatre (Dist. Hospital road)



**12M.**

1. S.N. College – Mundakkal
2. Congress Bhavan – Mundakkal
3. Kochuplamoodu – Thumbara
4. Thumbara – Amruthakulam
5. Pulimoodu – Puthennada via. Chayakkada junction
6. Amruthakulam – Veliyilkulangara
7. Madannada – Attukalkadavu
8. Bharanikavu – Pazhayattinkuzhy via. Chakarikada
9. Veliyildulangara – Alumoodu
10. Puthennada – Eravipuram Vadakkumbhagom
11. Sivaji junction – Mangad via. Uliyakovil
12. Nair's Hospital – Uliyakovil
13. Randamkutty – Uliyakovil
14. Randamkutty – Kadappal
15. Ammannada – Polayathodu
16. Kallumthazham – Puliyathumukku
17. Puliyathumukku – Pallimukku
18. Ammannada – Medayilmukku via. N.S. junction
19. Madannada – Kalavedi junction
20. Palathara – Thattamala H.S.junction
21. Mulluvila – Pazhayattinkuzhy
22. Karicode – Mangalathu junction via. Kuttichira
23. Anchukallummoodu – Kaval junction
24. Ottakkalmoodu – Sarpakuzhy
25. Vishnathukavu – Cheemaramukku
26. Ramankulangara – Konnelmukku
27. Elangathu junction – Ozhukkuthodu
28. Konnelmukku – Koller junction
29. Gopikkada – cheppallimukku
30. Vallikkezhu – Vasupilla junction
31. Maniyathu junction – Suriyanthodi
32. Karangiya junction - Mariyalayam