



# കേരള ഗസറ്റ് KERALA GAZETTE

## അസാധാരണം EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്  
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നമ്പർ  
No. 2559

GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G.O.(Ms) No. 99/2024/LSGD  
S. R. O. No. 684/2024

Dated, Thiruvananthapuram, 1<sup>st</sup> August, 2024  
17<sup>th</sup> Karkadakam, 1199.

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 20<sup>th</sup> March, 1991 and published as S.R.O. No. 712/91 in the Kerala Gazette No.18 dated 30<sup>th</sup> April, 1991 and have subsequently incorporated variations in the said plan vide G.O.(Ms.) No.79/99/LAD. dated 13<sup>th</sup> April, 1999 and published as S.R.O. No. 342/99 in the Kerala Gazette Extraordinary No.766 dated 13<sup>th</sup> April, 1999 and thereafter vide G.O.(Ms.) No. 143/07/LSGD. dated 31<sup>st</sup> May, 2007 and published in the Kerala Gazette Extraordinary No.1004 dated 1<sup>st</sup> June, 2007 and then vide G.O.(Ms.) No. 34/2014/LSGD. dated 10<sup>th</sup> February, 2014 and published as S.R.O. No. 113/2014 in the Kerala Gazette Extraordinary No.491 dated 13<sup>th</sup> 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the Town Planning Act, 1108 ME (IV of 1108 ME) and the Madras Town Planning Act, 1920 (Madras Act VII of 1920) stands repealed;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 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);

AND WHEREAS, the Government, as per notifications issued under G.O.(Ms.) No.63/2016/LSGD. dated 21<sup>st</sup> May, 2016 and published as S.R.O. No. 394/2016 in the Kerala Gazette Extraordinary No.1004 dated 27<sup>th</sup> May, 2016 and G.O. (Ms.) No. 65/2023/LSGD. dated 6<sup>th</sup> March, 2023 and published as S.R.O. No. 368/2023 in the Kerala Gazette Extraordinary No. 963 dated 16<sup>th</sup> March, 2023 have sanctioned the subsequent variations of the said Master Plan;

AND WHEREAS, it is required further to vary the said Master Plan for the Central City of Kochi for the purpose of bringing in more clarity in certain provisions of the Zoning and Sub-Division Regulations of the said plan to make it 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, as no objections/ suggestions were received on the draft issued as per notification No. 189/RD2/2023/LSGD. dated 6<sup>th</sup> November, 2023 and published in the Kerala Gazette Extraordinary No. 3702 dated 17<sup>th</sup> November 2023, 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 20<sup>th</sup> March, 1991 and published as S.R.O. No.712/91 in the Kerala Gazette No.18 dated 30<sup>th</sup> 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 the said plan, in “PART–IV, ZONING AND SUB-DIVISION REGULATIONS”, in Clause 4.13 Other Special Provisions,-

(i) in sub-clause (vi), the words “except residential zone” shall be omitted;

(ii) after sub-clause (xiii), the following sub-clauses shall be added, namely:-

“(xiv) The provisions with respect to coverage as per, Kerala Municipality Building Rules, 2019/Kerala Panchayat Building Rules, 2019 shall be applicable to residential buildings upto 150 sq. m. built up area in the entire Structure Plan area, where ever such residential buildings are permitted or permitted on appeal as per the zoning regulations.

(xv) The new road proposal of Kochi-Vadavucode road from NH Bye pass to eastern boundary of Central City, 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 in Residential use zones’ 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 Bodies, Use Regulations for Water sheet (W) as per Sl. No. 1 in Table No. 4.2 under clause 4.2 shall be applicable.



- For the portion of the land passing through Transportation and Communication zone, Use Regulations as per Sl. No. 12 in Table No. 4.9 under clause 4.9 shall be applicable.”.

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 20<sup>th</sup> March, 1991 and published as S.R.O. No. 712/91 in the Kerala Gazette No.18 dated 30<sup>th</sup> April, 1991 and have subsequently incorporated variations in the said plan vide G.O. (Ms.) No.79/99/LAD. dated 13<sup>th</sup> April, 1999 and published as S.R.O. No. 342/99 in the Kerala Gazette Extraordinary No.766 dated 13<sup>th</sup> April, 1999 and thereafter vide G.O.(Ms.) No. 143/07/LSGD. dated 31<sup>st</sup> May, 2007 and published in the Kerala Gazette Extraordinary No.1004 dated 1<sup>st</sup> June, 2007 and then vide G.O. (Ms.) No. 34/2014/LSGD. dated 10<sup>th</sup> February, 2014 and published as S.R.O. No. 113/2014 in the Kerala Gazette Extraordinary No. 491 dated 13<sup>th</sup> 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 notifications issued under G.O.(Ms.) No.63/2016/LSGD. dated 21<sup>st</sup> May, 2016 and published as S.R.O. No. 394/2016 in the Kerala Gazette Extraordinary No.1004 dated 27<sup>th</sup> May, 2016 and G.O. (Ms.) No. 65/2023/LSGD. dated 6<sup>th</sup> March, 2023 and published as S.R.O. No. 368/2023 in the



Kerala Gazette Extraordinary No. 963 dated 16<sup>th</sup> March, 2023 have sanctioned the subsequent variations of the said Master Plan.

In order to bring more clarity in certain provisions of the Zoning and Sub-Division Regulations of the said plan to make it compatible with the present development scenario, the Government have decided further to vary the said plan and issued a draft notification No. 189/RD2/2023/LSGD. dated 6<sup>th</sup> November, 2023 and published in the Kerala Gazette Extraordinary No. 3702 dated 17<sup>th</sup> November, 2023 inviting objections or suggestions from persons or authority concerned with or affected thereby. Since no objections or suggestions were received on the said draft notification the Government have decided to vary the above said plan accordingly.

The notification is intended to achieve the above object.

