

Erattachira

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Government of Kerala
കേരള സർക്കാർ
2009



Reg. No. 2009/12
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KERALA GAZETTE

കേരള ഗസറ്റ്

EXTRAORDINARY

*അസാധാരണ

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GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G. O. (Ms.) No. 246/09/LSGD. Dated, Thiruvananthapuram, 14th December, 2009.

S. R. O. No. 1080/2009 - WHEREAS, the Government have, vide notification issued under G. O. (Ms.) No. 208/90/LAD dated 11th December, 1990 sanctioned the Detailed Town Planning Scheme for Erattachira-Chettiangadi Area, Thrissur under sub-section (3) of Section 12 of the Town Planning Act, 1108 (IV of 1108).

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33/4368/2009/DTP

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

NOW, THEREFORE, in exercise of the powers conferred by sub-section (2) (a) of section 13 of the Town Planning Act, 1108 (IV of 1108), the Government of Kerala hereby issue a notification varying the said Town Planning Scheme to the extent required, after a draft of which was published vide G.O. (Ms.) No. 105/09/LSGD dated 10th June, 2009 in Part I of Kerala Gazette No. 27 dated 7th July, 2009 as required under sub-section (2) (b) of section 13 of the Town Planning Act, 1108 (IV of 1108), read with rule 71 of the Town Planning Rules, 1113 ME—

AMENDMENT

In exercise of the powers conferred by sub-section (2) of section 13 of the Town Planning Act, 1108 (IV of 1108), the Government of Kerala hereby vary the Detailed Town Planning Scheme for Erattachira-Chettiangadi Area, Thrissur, sanctioned under sub-section (3) of section 12 of the said Act issued as notification in G.O. (Ms.) No. 208/90/LAD dated 11th December, 1990 and published as S.R.O. No. 294/91 in Part I Section IV of the Kerala Gazette No. 8 dated 19th February, 1991 to the extent as indicated below, namely:—

VARIATION

In the said Scheme for 'Reservation of Land and Zoning' and the entries thereunder the following shall be substituted, namely:—

"Zoning Regulations

1. All future developments shall be in conformity with the provisions of the Detailed Town Planning Scheme for Erattachira-Chettiangadi Area, Thrissur.

2. For the implementation and enforcement of the proposals envisaged in the Detailed Town Planning Scheme, the scheme 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 below. In addition to the above, guidelines for regulating developments are also provided herein.
3. "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 spatial 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. 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.
5. Existing areas and structures of archaeological importance and religious uses may be permitted to continue in all zones.

Uses restricted by the Secretary of the Local Government with the concurrence of

<i>Sl. No.</i>	<i>Land use</i>	<i>Uses permitted</i>	<i>Town-Planner of the State Town Planning Service having jurisdiction over the area</i>	<i>Chief Town Planner</i>	<i>Uses prohibited</i>
(1)	(2)	(3)	(4)	(5)	(6)
1	Residential use Zone	<p>All Residences, Residential Flats/Apartments/Quarters, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Day Care/Creche, Nursery School, Kinder Garten, Primary School, Parks and Play Grounds incidental to Residential use, Water Treatment Plant below 5 million Litres per day.</p> <p>Use Premises limited to total floor area 100 sq.m.</p> <p>Retail Shops, Professional offices, Banking and Financial Institutions, AFMs, Gymnasium/Yoga Centres.</p>	<p>Ashram/Mutt, Hostels and Boarding Houses, Professional Offices, Banking and Financial Institutions, Libraries and Reading Rooms, Clubs, Swimming Pools, Places of Worship, Post and Telegraph Offices, Smoke House attached to a Residential Building, Autorikshaw Stand, Other Public Utility Areas and Buildings essentially serving the need of the local community, Automobile Workshops for 2/3 Wheelers, Four Wheeler, Light Commercial Vehicle, Transmission Towers and Wireless Station.</p>	<p>Government Offices of Central, State or Local Bodies, Lodging Houses, Fuel Filling Stations, Small Auto Garages engaging not more than 5 workers and other non-nuisance type of Service Industries engaging not more than 15 workers with power limited to 10 HP or 20 workers without power Sewage Treatment Plant below 2 Million Liters per day.</p>	<p>Any other uses not specified in items in column (3), (4) and (5).</p>
2	Commercial use Zone	<p>Community Halls, Clinics (outpatient), Cottage Industries, Service Industries of non-nuisance nature (see Annexure I) with number of workers limited 3 and power limited to 5 HP or 10 workers without power.</p> <p>Use premises limited to total floor area 300 sq.m.</p> <p>Police Post/Station, Fire Post/Station, Post and Telegraph, Library and Reading Rooms, Social Welfare Centre and Tot Lots</p>	<p>Out Door Games Stadium, Places of Worship, Smoke House, Other Public Utility Areas and Buildings, Truck Terminals, Public Conveyance, Residential Buildings above 200 sq.m. but not exceeding 300 sq.m. of floor area.</p>	<p>Fuel filling Stations, Container Terminals, Hospitals and Health Centre above 50 beds, Junk Yards, Garbage Disposal Yards, Dairy Farm and Poultry Farm, Piggery Farm.</p>	<p>Any other uses not specified in items in columns (3), (4) and (5).</p>

(1)	(2)	(3)	(4)	(5)	(6)
		Theatres, Markets, Godowns/Warehouses/Storage of non-hazardous materials, Stacking Yards, IT Software Units, Parks and Open Spaces, Fair Ground and Open air Theatre.		Fish and Meat Processing Centre, Small Residential Buildings exceeding 300 sq.m. in floor area and upto 500 sq.m. floor area.	
		Residential Building upto 200 sq.m. floor area (Plotted), Night Shelters, Orphanages, Old age Homes, Dharmasala, Hostels, Lodges, Rooming Houses, Guest House, Ashram/Mutt, Libraries/Reading Rooms, Clubs, Social Welfare Centre, Museums, Swimming Pools, Auditorium/Wedding Halls/Community Halls, Convention Centre, Cottage Industries, Automobile		Industrial use of non-nuisance nature, employing not more than 20 workers and power limited to 30 HP, Multi Level Parking and Sewage Treatment Plant.	
		Service Stations/Workshop, Cold Storage, Service Industries on non-nuisance nature and Light Industries (See Annexure 1) with number of workers limited to 10 with power limited to 30 HP or 20 workers without power, Weigh Bridge, Printing Press, IT Hardware, Electronic Industries, Government or Public Sector Offices, Expansion of existing Educational Institutions, Public Utility Areas and Buildings run by Government, Transmission Towers and Wireless Station, Clinics/Hospitals upto 50 beds, Transport Terminals, Auto/Taxi/Jeep Stand, Parking Plaza and Plant Nursery.			
3 - Public and Semi Public use Zone		All Local, State and Central Government and Quasi Government Offices, Social and Cultural Establishments, Educational Institutions including Colleges, Technical Institutions,	Fuel Filling Station, Wedding Halls/Community Halls upto 500 sq.m. of floor area,	Fuel Filling Station, Wedding Halls, Community Halls above 500 sq.m. of floor area.	Any other uses not specified in items in columns (3), (4) and (5).
			Transmission Towers and Wireless Station, Convention Centres,	Sewage Treatment	

(1)	(2)	(3)	(4)	(5)	(6)
		<p>Auditorium, Clinics, Dispensaries, Hospitals and Related Establishments, Civil Defence and Home Guard, Library and Reading Rooms, Social Welfare Centre, Museum, Indoor Game Stadium, Swimming Pools, Exhibition Centres and Art Gallery, All Public Utility Buildings, Places of Worship, Residential Use incidental to the Main Use, Ashram/Murt, Retail Shops/ Restaurants/Canteen upto 100 sq. m. of floor area, ATMs, Water Treatment Plant below 5 Million Litres per day, Tot Lots/Parks and Open Space/Play Grounds, Open air Theatre, Zoological and Botanical Gardens/Birds Sanctuary, Camping Sites</p>	<p>Out-door Game Stadium, Parking Plazas, Autorikshaw/Taxi/Jeep Stand, Automobile Workshop for 2/3 wheelers and Four Wheelers-Light Vehicles, Residential Buildings upto 200 sq.m. floor area.</p>	<p>Plant, Garbage dumps, Slaughter House, Isolation Hospital, Bus Terminal/Stand, Cremation Ground, Crematorium/Burial Ground/Common Vault, Residential Buildings above 200 sq.m and upto 300 sq.m. floor area.</p>	

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Industrial use Zone

<p>All types of Industries other than Obnoxious and Nuisance Type (Annexure I and II), Retail and Wholesale Business incidental to the Industries, Storage/Stacking Yards/Warehouses/ Godowns of non- nuisance and non-inflammable materials, Small Offices incidental to the Industries.</p>	<p>Residences not exceeding 250 sq.m. of floor area, Residential use incidental to main use, Transmission Towers and Wireless Station.</p>	<p>Fuel Filling Station, Obnoxious and non-nuisance type of Industries, Storage of Explosives and Fire Works, Gas Godowns, Saw Mills with Timber Yards, Fish Meat Processing Centre, Slaughter House, Junk Yards, Waste Disposal Plant, dumping Yards, Sewerage Treatment Plants, Cremation Ground, Burial Ground/Common Vault.</p>	<p>Any other uses not specified in items in column (3), (4) and (5).</p>
<p>Automobile Workshop and Automobile Service Station, Spray Painting Workshop, Saw Mills, Ice Factory, Cold Storage, Printing Press, Water Treatment Plant, Marble and Granite Storage/Cutting Centre, Weigh Bridge, Industrial Estate and Industrial Park.</p>		<p>Residential Buildings exceeding 250 sq.m. of floor area and upto 400 sq. m. of floor area, Hospitals upto 50 beds.</p>	
<p>Retail shops/Banks upto 100 sq.m. of floor area, ATM, Restaurants/Canteen, Bakeries and Confectionaries, IT Software Units etc. of floor area 100 sq.m., Government or Public Sector Office incidental to Industrial use, Public Utility areas and</p>			

(1)	(2)	(3)	(4)	(5)	(6)
		Buildings, Tot Lots, Parks and Play Ground attached to incidental Residential Use, Parking Plaza, Taxi/Jeep/Autorikshaw. Stand incidental to Industrial use, Container Terminals/Truck Terminals with minimum access width 12 m., Green House, Storage of Agricultural Produces and Seeds.			
5 Park and open spaces zone	Play Grounds, Open Space and Maidans, Tot Lots, Zoological and Botanical Gardens/Birds Sanctuary and Public Utility Buildings.	Clubs, Open-air Theatre, Pavilions, Fair Grounds, Camping Sites, ATM, Autorikshaw/Taxi/Jeep Stand and Social and Cultural Establishments	Parking Plaza, Incidental Uses with total area limited to 100 sq.m. namely Residential Buildings, Retail Shops, Restaurants and Canteen, Transmission Towers and Wireless Station.	Any other uses not specified in items in columns (3), (4) and (5).	10
6 Transport Terminals (A) Bus stand	Bus Stand, Passenger Waiting Halls, Ticket Booth, Comfort Station, Taxi and Private Parking, Commercial Units and Offices incidental to main use (minimum access width required is 12m.)	Transmission Towers and Wireless Station, Parking Plazas, Multilevel Parking. Any use incidental to the permitted use such as Retail shops, Restaurants, Canteen, ATM, Lodge, Night Shelters, Guest Houses, Public Utility areas etc., which integral part of Transport	Buildings allied to the main uses. Commercial Offices, Fuel Filling Station and Service Stations.	Any other uses not specified in items in columns (3), (4) and (5).	
(B) Lorry stand	Parking Space for Trucks, Carts and Tempo, Rest Rooms, Comfort Station, Small Automobile, Repair Shops incidental to main use (minimum access width required is 12m.)				
7 Mixed Zone (Residential and Commercial)	All types of uses permissible under Commercial and Residential Use Zones except Wholesale Commercial Use Godowns, Markets, Stacking Yards and Movie Halls.	All other restricted uses under Residential Use Zone and Commercial Use Zones in column (4) except Truck Terminal.	Fuel Filling Station Non Nuisance type of Service and small Scale Industries employing not more than 20 workers and installation of power up to 30 HP.	Any other uses not specified in items in columns (3), (4) and (5).	11

(1)	(2)	(3)	(4)	(5)	(6)
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8 Mixed Zone (Commercial and Industrial)	<p>All types of uses permissible under Commercial except Wholesale Commercial uses.</p> <p>Spray Painting Workshops, Saw Mills, Ice Factory, Water Treatment Plant, Marble and Granite Cutting/Storage Centres, Automobile Showroom.</p> <p>Residential use incidental to the Industrial use.</p> <p>Day Care and Creche, Technical Training Centres/Polytechnic, Places of worships, Tot Lots, Container Terminal</p>	<p>Indoor/Outdoor Game Stadium, Smoke House, Other Public Utility Areas and Buildings Truck Terminals and Public Convenience.</p>	<p>Proper access facility should be available for all non residential uses.</p>	<p>All Restricted Uses Prescribed under commercial uses Zone in column (5).</p> <p>Industrial Estate and Industrial Parks, Medium and Heavy Industries, Cremation Ground/Crematorium, Burial Ground/ Common Vault, Slaughter House, Minor Storage of Explosives and Fire works, Gas</p>	<p>Any other uses not specified in items in Columns (3), (4) and (5).</p>
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9 Mixed Zone (Commercial and Transportation)	<p>(minimum access width required is 12m.), Storage of Agricultural Produces and Seeds.</p> <p>All types of Uses permissible under Commercial and Transportation Use Zones.</p>	<p>All Restricted Uses prescribed under Commercial and Transportation Uses Zone in column (4).</p>	<p>Godowns, Saw Mills with Timber Yards, Fish/Meat Processing Centre and Smoke House.</p>	<p>All Restricted Uses prescribed under Commercial and Transportation Uses Zone in column (5).</p>	<p>Any other uses not specified in items in columns (3), (4) and (5).</p>
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GENERAL GUIDELINES

- I. For constructions, reconstructions, additions or alternations of buildings in Commercial Zones and Mixed Zones:-
 - (i) The maximum permissible coverage shall be 60% or as stipulated in the Kerala Municipality Building Rules, whichever is minimum.
 - (ii) The maximum permissible Floor Area Ratio shall be 2.0 or as stipulated in the Kerala Municipality Building Rules, whichever is minimum.
- II. The layout of Markets and/or Shopping Centres, if any shall be approved by the Chief Town Planner.
- III. Every shop unit in the Commercial Zone shall have a carpet area of not less than 15 Sq.m. with a width not less than 3 m. In the case of stalls in Markets the carpet area of such stalls shall not be less than 5 Sq.m. with a width not less than 2m.
- IV. All stalls in public market shall be provided with a paved access passage of not less than 2 m.in width.
- V. Regarding the assessment of permissibility of uses classified under the category "Restricted Uses", the Chief Town Planner may if required issue general guidelines from time to time and such guidelines shall be adhered to by the responsible authorities.

ANNEXURE I

TYPE OF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF SERVICE OR LIGHT INDUSTRIES PERMISSIBLE IN RESIDENTIAL ZONES

1. Production of Copra.
2. Processing of Arecanut.
3. Rice and Flour Mills.
4. Production of rice, flour etc. by hand pounding.
5. Processing of cardamom, ginger, pepper etc.
6. Production of Khandsari from sugar cane.
7. Carrying and preservation of fruits and production of Jam, Jelly etc.
8. Processing and preservation of Cashew nuts.
9. Bakeries.
10. Production of Dairy Products.
11. Oil Mills (Vegetables).
12. Extraction of oil by ghani.
13. Manufacture of Hydrogenated oil.
14. Manufacture of "aval" (Beaten rice) appalam.
15. Production of Vinegar.
16. Manufacture of soda, water, lemonade etc.
17. Manufacture of Ice.
18. Manufacture of Ice cream.
19. Processing, packing and distribution of Tea.
20. Processing, grinding, packing and distribution of Coffee.
21. Manufacture of Syrup.
22. Manufacture of Beedi.
23. Manufacture of Cigar.
24. Manufacture of Tobacco snuff.
25. Manufacture of chewing Tobacco.
26. Cotton ginning, cleaning, pressing etc.

27. Cotton spinning other than in Mills.
28. Cotton spinning and weaving in Mills.
29. Dyeing and Bleaching of cotton.
30. Cotton weaving in powerlooms.
31. Handloom Weaving.
32. Khadi Weaving in Handloom.
33. Printing of Cotton Textiles.
34. Manufacture of Cotton thread, Rope Twine etc.
35. Jute Spinning.
36. Manufacture of jute products including repairing of gunny bags.
37. Weaving of silk by handloom.
38. Manufacture of hosiery goods.
39. Making of embroidery products.
40. Tailoring.
41. Manufacture of Quilts and Mattresses.
42. Manufacture of Coir and Coir products.
43. Manufacture and assembling of umbrellas and production of spare parts of Umbrellas.
44. Repairing of umbrellas.
45. Manufacture of wooden furniture and fixtures.
46. Manufacture of structural wooden goods such as doors, beams etc.
47. Manufacture of wooden industrial goods such as parts of handloom, ambarcharka, bobbirs etc.
48. Manufacture of wooden utensils, photo frames, toys, etc. and photo framing.
49. Cane industry including baskets, weaving etc.
50. Manufacture of miscellaneous wooden articles such as sticks, sandals, rulers etc.
51. Manufacture of paper board and paper by hand.
52. Making of paper boxes, bags, envelopes etc.
53. Printing and publishing of newspapers and periodicals.

54. Printing and publishing of books.
55. Miscellaneous printing works including type cutting, book binding.
56. Manufacture and repairing of leather shoes and chappals.
57. Manufacture of leather products such as suitcase, bag etc.
58. Vulcanising and repairing of tyres and tubes.
59. Manufacture of rubber gloves.
60. Manufacture of Rubber products such as rubbersheets, nipples and rubber shoes including smoke-rubber.
61. Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.
62. Manufacture of agarbathi and other cosmetics.
63. Manufacture of plastic products such as name plates etc.
64. Manufacture of lemongrass oil, candles etc.
65. Manufacture of cement products such as well-keros, tube, closets etc.
66. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
67. Manufacture of stonewares.
68. Manufacture of stone images.
69. Manufacture of chinawares and crockery.
70. Manufacture of large containers of chinaware.
71. Manufacture of glass and glass products.
72. Manufacture of clay models.
73. Manufacture of iron and steel furniture.
74. Manufacture and repairing of brass and bell metal products.
75. Manufacture of Aluminium utensils and other products.
76. Manufacture of Tin cans and copper vessels.
77. Electroplating, timplating, welding etc.
78. Manufacture of Agricultural implements, screws etc. (Blacksmith and foundry).
79. Manufacturing, assembling and repairing of machinery such as water pumps, oil mill chuck etc.
80. Manufacture of small machine tools and machine parts.

81. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
82. Manufacture of electrical machinery and repairing of electric motors, armature windings etc.
83. Manufacture and repairing of electric fans.
84. Charging and repairing of batteries.
85. Repairing of Radios, Microphones etc.
86. Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
87. Body building of motor vehicles.
88. Manufacture and repairing of motor engine parts and accessories.
89. Servicing and repairing of motor vehicle.
90. Manufacture of cycles, parts and accessories.
91. Manufacture and repair of boats and barges.
92. Manufacture and repairing of animal-drawn and hand drawn vehicles.
93. Repairing of photographic equipments, spectacles etc.
94. Manufacturing of medical instruments.
95. Repairing of watches and clocks.
96. Manufacture of Jewellery.
97. Manufacture, repair and tuning of musical instruments.
98. Manufacture of sports goods, balloons etc.
99. Ivory, carving and ivory works.
100. Miscellaneous industries.

ANNEXURE II

LIST OF OBNOXIOUS OR NUISANCE INDUSTRIES SUBJECT TO
OBJECTIONABLE ODOURS, FUMES EFFLUENTS OR PROCESSORS
TO BE LOCATED IN HAZARDOUS ZONES
(Grouped under Indian Standard Industrial Classification)

I. *Manufacture of Food Stuff*

- (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 Textiles*

- (4) Dyeing and bleaching of cotton.

IV. *Manufacture of Wood and Wooden Products*

- (5) Sawing and planing of wood.
- (6) Wood seasoning and creosoting.
- (7) Manufacture of veneer and plywood.
- (8) Paper, pulp and straw board.

V. *Manufacture of Leather and Leather Products*

- (9) Currying, tanning and finishing of hides and skins and preparation of finished leather.

VI. *Manufacture of Rubber, Petroleum and Coal Products*

- (10) Manufacture of tyres and tubes.
- (11) Manufacture of industrial and synthetic rubber.
- (12) Reclamation of rubber.
- (13) Production of petroleum, kerosene and other petroleum products in refineries.
- (14) Production of Chemicals and Chemical Products.

VII. *Manufacture of Chemicals and Chemical Products*

- (15) Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric etc., acids) ammonia, chlorine and bleaching powder manufactures.

- (16) Manufacture of dyes, paints, colours and varnishes, printing ink.
 - (17) Manufacture of fertilizers (specially from organic materials).
 - (18) Manufacture of disinfectants and insecticides.
 - (19) Manufacture of ammunition, explosive and fire works.
 - (20) Manufacture of matches.
- VIII. *Manufacture of Non-metallic Mineral Products other than Petroleum and Coal*
- (21) Manufacture of cement and cement products.
 - (22) Manufacture of lime.
 - (23) Manufacture of Plaster of Paris.
- IX. *Manufacture of Basic Metals and their Products*
- (24) Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.
 - (25) Manufacture including smelting, refining etc., of nonferrous metals and alloys in basic forms.
 - (26) Manufacture of Armaments.
- X. *Manufacture of machinery (other than transport) and electrical equipments*
- (27) Manufacture of all kinds of battery.
- XI. *Miscellaneous items not covered above*
- (28) Incineration, reduction or dumping of offal, dead animal's garbage or refuse.
 - (29) Manufacture of gelatin and glue.
 - (30) Fat, tallow, grease or lard refining of manufacture.
 - (31) Bone meal, bone grist and bone powder.
 - (32) Manufacture of cashew nut shell oil.
 - (33) Other similar types of nuisance industries.

By order of the Governor,

RAJESH KUMAR SINGH,
Secretary to Government.

Explanatory Note

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

The Government have decided to revise the Detailed Town Planning Scheme for Erattachira-Chettiangadi Area, Thrissur in Thrissur District sanctioned vide G.O. (Ms.) No. 208/90/LAD dated 11th December, 1990 and published as S.R.O. No. 294/91 in part I, section IV of the Kerala Gazette No. 8 dated 19th February, 1991 under section 13 of the Town Planning Act, 1108 (IV of 1108) for the purpose of making the zoning regulations compatible to the present development scenario.

This notification is intended to achieve the above object.