



GOVERNMENT OF KERALA

Abstract

Local Self Government Department - Detailed Town Planning Scheme for Municipal Bus Stand and Surroundings, Kalpetta - Published on 12-05-1997- Interim Development Order under Section 63(4) of the Kerala Town and Country Planning Act, 2016 (Act No. 9 of 2016) - Orders issued.

LOCAL SELF GOVERNMENT (RD) DEPARTMENT

G.O. (MS) No.51/2020/LSGD

Dated, Thiruvananthapuram 01/03/2020

- Read:-
1. The Kerala Town & Country Planning Act, 2016 (Act No.9 of 2016)
 2. Gazette Notification No.P.W (T.P) 3626/94(1), dated: 12-05-1997
 3. G.O (Ms.) No.560/2015/LSGD dated: 25/02/2015
 4. G.O. (M.S) No. 2679/2015/LSGD dated: 03-09-2015.
 5. Departmental review meeting held on 17.10.2017.
 6. Resolution No. 16 dated 30-01-2019 of the Municipal Council of Kalpetta.
 7. Minutes of the meeting of the Special Committee held on 22.02.2019
 8. Resolution No. 11(1) dated: 19-07-2019 of the Municipal Council of Kalpetta.
 9. Letter NoF2/E2/6841/10 (1) dated: 10-12-2019 of the Chief Town Planner (Planning)

ORDER

1. As per the Gazette notification read as second paper above the Detailed Town Planning Scheme for Municipal Bus Stand and Surroundings, Kalpetta was published on 12-05-1997.
2. The Detailed Town Planning Scheme for Municipal Bus Stand and Surroundings, Kalpetta is deemed to be a Detailed Town Planning Scheme published under Sub-section 2 (i) of Section 113 of the Kerala Town and Country Planning Act, 2016 (Act No. 9 of 2016).
3. In the review meeting held as read 5th above, it was decided to prepare new set of Zoning Regulations for the Detailed Town Planning Scheme for Municipal Bus Stand and Surroundings, Kalpetta. As per the orders Read as 3rd and 4th above, it was decided to

prepare new set of Zoning Regulations and to recommend Government to issue the same as Interim Development Order.

4. The Kalpetta Municipality conducted a quick review of the Scheme and decided to modify the published Detailed Town Planning Scheme for Municipal Bus Stand and Surroundings, Kalpetta as per resolution No.16 dated 30-01-2019 read 6th above.
5. The Committee for making modifications to the published Detailed Town Planning Scheme in its meeting held on 22.02.2019 decided to recommend the draft Interim Development Order prepared for modification of the Scheme.
6. Based on the recommendations of the Committee, the Municipal Council of Kalpetta, vide resolution No. 11(1) dated 19.07.2019 read 8th above finalised the draft proposal for modification of the Scheme, and forwarded to Chief Town Planner (Planning) through the District Town Planner, Wayanad.
7. The Chief Town Planner (Planning) vide letter read 9th forwarded the Interim Development Order for modification of the published Detailed Town Planning Scheme for Municipal Bus Stand and Surroundings, Kalpetta to Government for approval.
8. Government, have examined the Interim Development Order approved by the Kalpetta Municipality and the recommendations of the Chief Town Planner (Planning) received as per letter read as 9 above, are pleased to issue the Interim Development Order under section 63(4) of the Kerala Town and Country Planning Act, 2016 (Act No. 9 of 2016) as follows:

Interim Development Order

(Under Section 63 (4) of the Kerala Town and Country Planning Act, 2016 (Act No.9 of 2016))

The map of Detailed Town Planning Scheme for Municipal Bus Stand and Surroundings, Kalpetta published as per Gazette notification no. P.W (T.P) 3626/94(1) dated 12-05-1997 will continue to be in force in the area of the Detailed Town Planning Scheme for Municipal Bus Stand and Surroundings, Kalpetta. The Zoning Regulations of the Detailed Town Planning Scheme for Municipal Bus Stand and Surroundings, Kalpetta will be as described hereunder:-

"Zoning Regulations

1. All future developments shall be in conformity with the provisions of Detailed Town Planning Scheme for Municipal Bus Stand and Surroundings.

2. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations unless otherwise specifically mentioned in this scheme. They are essentially intended to help the competent authority in decision regarding granting or refusal of permits for land development and construction of building/ structure.
3. For the implementation and enforcement of the proposal envisaged in this Scheme, areas have been zoned under various categories such as Residential, Commercial, Commercial cum Residential, Public/ Semi Public & Religious, Other Agricultural use, Bus stand/ Lorry stand/parking etc, paddy field, Commercial to be Acquired, water bodies, etc. Details regarding the nature of "Uses Permitted", "Uses Restricted" and "Uses Prohibited" in each zone are given in the accompanying pages. These regulations shall be enforced in conjunction with other specific provisions, if any, mentioned elsewhere in the scheme.

"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 location factors. Such cases which come under this category are classified as **"Uses Restricted"**.

"Uses Restricted" are divided into two categories.

1. Uses restricted - 1 which deals with the uses that shall be restricted by the Secretary, Kalpetta Municipality with the concurrence of the Town Planner of the District office of the Department of Town and Country Planning, Wayanad.
2. Uses restricted - 2 which deals with the uses that shall be restricted by the Secretary, Kalpetta Municipality with the concurrence of the Chief Town Planner of the Department of Town and Country Planning.

"Uses Prohibited" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.

4. All places of heritage importance such as "Kavu" and Temples etc have to be conserved with due regard to the historical significance and architectural character of the area.
5. All existing uses in every zone shall be permitted to continue.

6. If any portion of a zone is put to a "Use Prohibited" as stated in Paragraph 3 above, before the sanctioning of the scheme, such use shall be termed as "non-conforming use". A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structures may be permitted by the Secretary, Kalpetta Municipality, provided that the said use creates no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as a part of any mitigation measures may be permitted for such uses by the Secretary, Kalpetta Municipality with the concurrence of the Chief Town Planner.
7. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all the zones and shall not constitute non-conforming uses.
8. In the case of existing areas and structures of archaeological importance, the directions of Department of Archaeology shall be strictly followed for further development.
9. Constructions and/or land developments, if any, in paddy lands and in wet lands, shall be in conformity with the Conservation of the Paddy land and Wet Land Act in force in the state.
10. Regulation of constructions and land developments on the sides of new roads/ roads proposed for widening as per the scheme shall be governed by the distance from the central line of the road, unless otherwise specified in the Scheme or any detailed road alignment approved by the Chief Town Planner concerned.
11. Restrictions, if any, imposed by the State/ District Disaster Management Authority shall prevail over the provisions of the Scheme.
12. No construction/ land development shall be permitted on the areas marked for proposed widening and new roads.
13. The Government shall have power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the Scheme in consultation with the Chief Town Planner concerned.
14. Any use not specified either in the 'uses permitted' or 'uses restricted' category of a particular use zone, but which is of a similar nature to any use permitted or restricted in that particular use zone, can be considered by the Secretary, with the concurrence of the Chief Town Planner concerned.

Sl. No.	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
I Residential Zone				
1	All Residences including apartments, Home stay/ Service villas, Guest house, lodge, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Residential Quarters, Hostels and Boarding houses.	Place of worship, Ashram/Mutt/ Madrassa	Fuel Stations. Filling	
2	Shops/ Restaurant/ Canteen/ Bakery, Professional Offices/ Commercial Offices/ Banking and Financial institutions/ built up area up to 200 sq.m.	Public utility areas and buildings other than those included in the permitted use		
3	Cottage Industries, Service Industries of non-nuisance Nature (See Annexe-I), with number of workers limited to 6 without power or 3 workers with power limited to 5 HP			
4	Educational institutions essentially serving the needs of residential community such as Day Care and Creche, Anganwady, nursery schools, kindergartens and schools offering general education (up to higher			Any other use not specified

	secondary school level).			
5	Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out patient), diagnostic centres etc. and having a built up area up to 200 sq.m.			
6	Community facilities such as community halls, Cultural Institutions, recreational clubs, gymnasium/yoga centres, libraries, etc. having a built up area not more than 200 sq.m.			
7	Utility installations and civic amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, electric substation, fire station, water treatment plants below 5 MLD. Transmission Towers, Telecommunication towers and wireless stations			
8	Plant nursery, Pump House, Public Utility areas, Tot Lots, Parks, Play Grounds			
Provided that the access road has a width of 5m minimum.				

Any other
use not

9	Automobile workshops for two/three wheelers - built up area up to 200 sq.m.			
Provided that the access road has a width of 7m minimum				
10	Shops/ Professional Offices/ Commercial Offices/ Banking and Financial institutions - built up area up to 1000 sq.m. Higher secondary schools	LPG distribution centres (excluding bottling plants and bulk storage) limiting the built up area to 50 sq.m.		Any other use not specified Any other use not specified
11	Hospitals, Convention Centres/ Auditorium/ Wedding Halls/ Community halls/ Exhibition Centres and Art Gallery-built up area up to 1000 sq. m.	Shops/ Professional Offices/Commercial Offices/ Banking and Financial institutions Hospitals, Convention Centres/ Auditorium/ Wedding Halls/ Community halls/ Exhibition Centres and Art Gallery-built up area up to 2000 sq. m.		
12	Poultry farm, Diary and Kennel with built up area up to 300 sq.m.			
II Commercial Zone				

1	All Shops including shopping Complexes, Shopping malls, Multiplex, Cinema theatre, Hypermarkets, Restaurants, Hotels, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT Software units, gymnasium/ yoga centres.	Places of Worship.	Fuel Stations, distribution centres	Filling LPG	Any other use not specified
2	Cottage Industries, Automobile workshops, Automobile Service Stations, Cold storage, Service Industries of non-nuisance Nature (See Annexure I) with number of workers limited to 20 without power or 10 workers with power limited to 30 HP), weigh Bridges, saw mills, Printing Press, IT Hardware/Electronic industries, Marble and granite storage/ cutting centres	Higher educational institutions, provided that the access has a width of 7 m			
3	Godowns/ Warehouse/ Storage of non hazardous materials, stacking yards.	Dairy farm, Poultry farm. Slaughter house.			
4	Expansion of existing residential buildings and Residences - built up area up to 300 sq.m, Residential apartments with at least two lower floors				

	for commercial use, night shelters, orphanages, old age homes, Dharmasala, hostels and boarding houses, dormitory, lodges and guest houses, Ashram /Mutts/ Madrassa.			Any other use not specified
5	Clinics, diagnostic centres and hospitals with built up area up to 3000 sq.m. or 50 beds.			
				Any other use not specified
6	Govt. or Public sector offices, Expansion of existing educational institutions, Day care and Creche, Anganwady, Nursery/Kindergarten, schools up to higher secondary level.			
7	Social Welfare Centers, Museum/ Auditorium / Wedding Halls / Community halls and Convention Centers.			
8	Transmission Towers, Telecommunication towers and wireless stations			
9	Public Utility areas & buildings, Parking Plazas, Transport terminals, Plant Nursery, storage of agricultural produces			

	and seeds, Fair Grounds, Markets, Parks & playgrounds, Open air Theatre			
10	Tuition centres, training centres			

Provided that the access road has a width of 12 m minimum

11	Hospitals and health centres, outdoor games stadium.			Any other use not specified
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III Commercial cum Residential Zone

1	All uses permitted in Residential Zone and Commercial Zone are permitted	All uses under uses restricted - 1 category in Commercial Zone	All uses under uses restricted - 2 category Commercial Zone.	Any other use not specified
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IV Public , Semi Public and Religious Zone

1	<p>Additions and alterations to the existing buildings and addition of new blocks without altering the use,</p> <p>Residential Quarters, Hostels and boarding house incidental to main use, Banking and financial institutions, Art gallery, indoor stadium, cultural and information centre.</p> <p>Buildings for incidental uses with built up area up to 200sq.m., Day care and Creche, Anganwady</p>	<p>Shops/shopping complex/shopping mall, lodging, hotel and restaurants - built up area up to 1000 sq.m.</p> <p>Parking Plaza.</p> <p>Godown/ warehouses/storage up to 500 sq.m. built up area (Non Hazardous), weigh bridge.</p>	<p>Shops/shopping complex/ Shopping mall, lodging, hotel and restaurants -built up area above 1000 sq.m.</p>	Any other use not specified
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2	Local/State/Central Govt. or public sector offices, Educational institutions, social and cultural establishment, Libraries and community hall, Auditorium, Convention Centers. Public utilities and related buildings, Parks and open spaces.	IT/Hardware/Electronic industries, Storage of agriculture produce and seeds.	Burial grounds/cremation grounds	Any other use not specified
3	Water treatment plant below 5MLD, Swimming pool, Pump House, Transmission Towers, Telecommunication towers and wireless stations.	Industrial Training centres.		
4	Places of worship			

V Other Agricultural Use Zone

1	Single family residential buildings built up area up to 300 sq.m.	Agro based industries built up area up to 500 sq. m.	Any other use which are appropriate based on their character, location and compatibility	Any other use not specified
2	All Agricultural/ Plantation activities/ Horticulture/ Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds, Zoological and Botanical Gardens, Bird Sanctuary, without any building construction, water treatment plants	Places of worship Processing of farm produces, service and repair of farm machinery. Auto mobile work shop 2/3	Gas godown, Saw mill, cremation ground, burial ground, slaughter house.	

	below 5MLD	wheelers.		
3	Dairy Farm/Poultry Farm/Piggery Farm/Aquaculture, poly houses.	Water treatment plants above 5MLD		
4	Transmission Towers, Telecommunication towers and wireless stations			
Provided the access road has a width of 7 m				
5	<p>Clinics and diagnostic centres - built up area limited to 200 sq.m.</p> <p>Shops, professional offices, commercial establishments, banking and financial institutions, gymnasium, yoga centres, restaurants, canteens - built up area limited to 200 sq.m.</p> <p>Auditorium/ wedding halls/ community halls built up area limited to 1000 sq.m.</p> <p>Hospital and health centres with number of beds limited to 10</p>			<p>Any other use not specified</p> <p>Any other use not specified</p>
Provided the access road has a width of 12 m				
6	Residential buildings consisting of single or multifamily dwellings, residential flats/ apartments, residential quarters	<p>Stacking yards, godowns / ware house/ storage non-hazardous.</p> <p>Educational Institutions.</p> <p>Health care facilities including</p>	Fuel filling station.	Any other use not specified

		diagnostic centres, clinics, hospitals with number of beds limited to 50.		
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VI Bus Stand, Lorry Stand, Parking etc Zone

1	All uses connected with traffic & Transportation activities such as transport terminal, Bus Terminal/stand, truck/lorry stand, auto rickshaw stands, taxi/jeep stands, offices, ATMs, Public utility areas & buildings.			
2	Any incidental uses to the transport terminals such as Retail Shops, Restaurants, Canteen etc. which are integral or essential part of a transport terminal with maximum percentage of coverage permissible for the project as a whole shall be limited to 30% and the floor area ratio shall be limited to 1.			Any other use not specified
3	Parking Plazas, Transmission Towers, Telecommunication towers and wireless stations.			Any other use not specified

VII Commercial to be Acquired Zone

In case the Municipality is not acquiring the land and developing the	All uses under restricted-1 in commercial Zone as in item II	All uses under restricted-2 in commercial Zone as in item II	Any other use not specified
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	facility within a period of one year, the area shall be deemed to be under Commercial Use Zone and all the uses permitted in commercial Zone as in item II above.	above.	above.	
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VIII Paddy Field

1	Agriculture/ Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and irrigation Ponds without any building construction. Transmission Towers, Telecommunication towers and wireless stations.	Minor Public Utility areas & Public utility buildings which will not affect the character of the area		Any other use not specified
2	Constructions/ land developments in conformity with the Conservation of Paddy Land and Wet Land Act in force in lands designated as paddy land or wet land.			

IX Water Bodies

1	All existing water bodies shall be conserved Bridges, side protection walls, Bathing ghat, fish farms and check			Any other use not specified
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	dam.			
X	General guidelines			
1	Zoning Regulations will prevail over the provisions in Kerala Municipal Building Rule (KMBR) in force.			
2	Subject to zoning regulations of the respective use zones, more than one use may be combined in a building, provided that the total built up area of such a building shall not exceed the maximum built up area permitted for any of such use premises in that use zone.			
3	For the purpose of these regulations, built up area means the total area covered by the building at all floor levels.			
4	FSI means the quotient obtained by dividing the total built up area by the area of the plot.			
5	Concurrence and layout approval shall be obtained as per provisions of KMBR in force from District Town Planner/ Chief Town Planner as the case may be.			
6	Irrespective of zoning regulations, government projects /schemes can be implemented anywhere in the municipality.			
7	Expansion of existing public, educational and health institutions to adjacent plots shall be permissible without any regard to the land use in which such adjacent plot is zoned and the development regulation imposed by such zoning.			
8	Coverage and FSI of all constructions shall be the values prescribed in the prevailing Kerala Municipality Building Rules, unless otherwise specified in the scheme. "			

ANNEXURE I	
TYPE OF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF SERVICE OR	
LIGHT INDUSTRIES PERMISSIBLE IN VARIOUS 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 Khandsri for sugar-cane
7	Carrying and preservation of fruits and production of jam, jelly etc.
8	Processing of 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) and 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, clearing, pressing etc.
27	Cotton spinning other than in Mills
28	Cotton spinning and weaving in Mills.
29	Cotton weaving in handloom.
30	Cotton weaving in power looms.
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, choto frames, toys, etc., and photo framing.
49	Cane industry including baskets, weaving etc.
50	Manufacture of miscellaneous wooden articles such as sticks, sandals, rules etc.
51	Manufacture of paperboard and paper 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	Vulcanizing and repairing of tyres and tubes.
59	Manufacture of rubber gloves.
60	Manufacture of Rubber products such as rubber sheets, 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 nameplates 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 stone wares.
68	Manufacture of stone images.
69	Manufacture of chinaware's and crockery.
70	Manufacture of large containers and 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 aluminum utensils and other products.
76	Manufacture of tin cars and copper vessels.
77	Electroplating, tinplating, 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 winding 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	Bodybuilding 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.

The copy of Proposed Land Use Map and Zoning Regulations of the Detailed Town Planning Scheme for Municipal Bus Stand and Surroundings, Kalpetta as issued vide this Interim Development Order is available for reference in the office of Municipality during working hours.

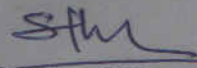
(By order of the Governor)

Sarada Muraleedharan IAS
Principal Secretary to Government

To

1. The Secretary, Kalpetta Municipality
2. The Chief Town Planner, Thiruvananthapuram
3. The Chief Town Planner(Planning), Thiruvananthapuram
4. The District Town Planner , Wayanad
5. Stock File / Office Copy

Forwarded/By Order


Section Officer

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