



GOVERNMENT OF KERALA

Abstract

Local Self Government Department - Detailed Town Planning Scheme for SKMJ HS 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.50/2020/LSGD

Dated, Thiruvananthapuram 1/3/2020

- Read:-
1. The Kerala Town & Country Planning Act, 2016 (Act No.9 of 2016)
 2. Gazette Notification No.P.W (T.P) 3626/94(3), 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(3) dated: 19-07-2019 of the Municipal Council of Kalpetta.
 9. Letter No.F2/E2/6841/10 (3) dated: 10-12-2019 of the Chief Town Planner (Planning)

ORDER

1. As per the Gazette notification read as 2nd above the Detailed Town Planning Scheme for SKMJ HS and Surroundings, Kalpetta was published on 12-05-1997.
2. The Detailed Town Planning Scheme for SKMJ HS 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 SKMJ HS and Surroundings, Kalpetta. As per the orders read as 3^d 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 SKMJ HS 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(3) 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 as 9 forwarded the Interim Development Order for modification of the published Detailed Town Planning Scheme for SKMJ HS 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 SKMJ HS and Surroundings, Kalpetta published as per Gazette notification no. P.W (T.P) 3626/94(3) dated 12-05-1997 will continue to be in force in the area of the Detailed Town Planning Scheme for SKMJ HS and Surroundings, Kalpetta. The Zoning Regulations of the Detailed Town Planning Scheme for SKMJ HS 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 SKMJ HS and Surroundings, Kalpetta.

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, Planned residential, Commercial, Commercial Cum Residential, Public and Semi Public, Agricultural, Park and open space, 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-confirming 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 Filling Stations.	Any other use not specified
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 Annexure-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 Crèche, Anganwady, nursery schools, kindergartens and schools offering general education (up to higher 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 5MLD. 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.			
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	LPG distribution centres		

	Offices/ Commercial Offices/ Banking and Financial institutions - built up area up to 1000 sq.m., Higher secondary schools.	(excluding bottling plants and bulk storage) limiting the built up area to 50 sq.m.		
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.		Any other use not specified
12	Poultry farm, Diary and Kennel, with built-up area up to 300 sq.m.			Any other use not specified
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 Filling Stations, LPG distribution centres	
2	Cottage Industries, Automobile workshops,	Higher educational		

	<p>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</p> <p>Bridges, saw mills, Printing Press, IT Hardware/Electronic industries, Marble and granite storage/ cutting centres</p>	institutions, provided that the access has a width of 7 m		Any other use not specified
3	Godowns/Warehouse/ Storage of non hazardous materials, stacking yards.	Dairy farm, Poultry farm. Slaughter house.		Any other use not specified
4	Expansion of existing residential buildings or Residences - built up area up to 300 sq.m., Pump houses, 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.			
5	Clinics, diagnostic centres and hospitals with built up area up to 3000 sq.m. or 50 beds.			
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, Water treatment plants below 5MLD. 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			Any other use not specified
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
III	Residential Cum Commercial Zone			
1	All uses permitted in Residential Zone and Commercial Zone are permitted	All uses under restricted - 1 category in Commercial Zone	All uses under restricted - 2 category in Commercial Zone	Any other use not specified
IV	Religious Zone			

1	Places of worship, Auditorium/ wedding halls and residences/ Hostels, boarding house incidental to main use. Transmission Towers, Telecommunication towers and wireless stations.	Shops/shopping complex/shopping mall up to built-up area 1000 sq.m.	Shops/shopping complex/ shopping mall above built-up area 1000 sq.m., Burial grounds/ cremation grounds	Any other use not specified
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V Public and Semi Public

1	Additions and alterations to the existing buildings and addition of new blocks without altering the use, Buildings for incidental uses with built up area up to 200 sq.m., Hostels, boarding house incidental to main use, Banking and financial institutions, Art gallery, indoor stadium, cultural and information centre, Day care and Creche, Anganwady	Shops/shopping complex/shopping mall built up area up to 1000 sq.m. Godown/warehouse uses/storage up to built up area 500 sq.m. (Non Hazardous). Weigh bridge	Shops/shopping complex/ Shopping mall built up area above 1000 sq.m	Any other use not specified
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, park and open space incidental to main use	Parking Plaza, IT/ Hardware/ Electronic industries, storage of agriculture produces and seeds.		Any other use not specified
3	Water treatment plant below 5MLD,Swimming pool , Pump House, Transmission Towers, Telecommunication	Industrial Training centres.		

	towers and wireless stations.			
VI Planned Residential Zone				
1	Planned Residential layout, All uses permitted in Residential Zone.	All uses under restricted - 1 category in Residential Zone.	All uses under restricted - 2 category in Residential Zone.	Any other use not specified
VII Park and Open Spaces				
1	Tot Lots, Open Play Grounds, Pump House built-up area up to 20 sq.m., wells and irrigation ponds, ATM, Transmission Towers, Telecommunication towers and wireless stations	Incidental buildings such as Club, Swimming pool, Open Air Theatre, Reading Room, Cafeteria etc, up to 100 sq.m. and Water Treatment Plant below 5 MLD Residences- built up area up to 150 sq.m.	Amusement Parks	Any other use not specified
VIII Agricultural Zone				
1	Single family residential buildings built up area up to 300 sq.m.	Places of worship, Agro based industries built up area up to 500 sq. m. Auto mobile work- shops for 2/3 wheelers	Gas godown ,Saw mill, cremation ground, burial ground, slaughter house	
2	All Agricultural/ Plantation activities/ Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds, Zoological and	Processing of farm product, service and repair of farm machinery.	Any other use which are appropriate based on their character, location and compatibility	Any other use not

	Botanical Gardens, Bird Sanctuary, without any building construction. Water treatment plants below 5MLD			specified
3	Dairy Farm/Poultry Farm that are not incidental to Group A1 Residential occupancy, Piggery Farm, Aquaculture, poly houses	Water treatment plants above 5MLD		
4	Transmission Towers, Telecommunication towers and wireless stations.			Any other use not
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>			Any other use not specified
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</p>	Fuel station filling	Any other use not specified

		including diagnostic centres, clinics, hospitals with number of beds limited to 50		
IX	Water Bodies			
1	All existing water bodies shall be conserved Bridges, side protection walls, Bathing ghat, fish farms and check dam			Any other use not specified
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 Scheme area.			
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), 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 SKMJ HS, 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

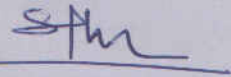
Principal Secretary to Government.

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

