File No: C1/4754

DETAILED TOWN PLANNING SCHEME NO: 3

FOR CALICUT CIVIL STATION AREA (WARD 2 P)

~~1997~~

Prepared by: The Department of Town Planning Kerala State

Published by: The Calicut Development Authority

No.

CALICUT
DEVELOPMENT AUTHORITY

DETAILED TOWN PLANNING SCHEME No. 3 FOR CALICUT CIVIL STATION AREA

INTRODUCTION

Details on Detailed Town Planning Scheme No. 3 for Calicut Civil Station area is as follows:

The Scheme is bounded on north side by Karikkamkulam Florican hill road, East by Malaparamba Florican hill road, west by Moolampally - Karikkamkulam road and South by Wynad road. The proposed National High Way byepass passing through the eastern side of scheme area is '45' metres in width. The area of scheme is 79.47 hectares.

The Christ hall and women's polytechnic are situated inside the scheme area.

The major land use of the scheme is residential. Commercial areas are proposed on the southern side of the Malaparamba junction and on the side of the Karikkamkulam junction (1.70 hectares). The mixed use for commercial with residential area is proposed on the side of the Wynad road (7.08 hectares).

CHIEF TOWN PLANNER

THE DETAILED TOWN PLANNING SCHEME FOR CIVIL STATION AREA SCHEME NO. 3 (WARD NO. 2 (P) OF CALICUT CORPORATION

1. Title:-

This scheme may be cited as the Detailed Town Planning Scheme for Civil Station Area Scheme No. 3 (Ward No. 2 (P) of Calicut Corporation.

2. Definition:

In this scheme, unless there is any thing repugnant in the subject or context:

a) "Act" means the Town Planning Act (Act IV of 1108) as amended.

b) "Arbitrator" means the arbitrator appointed for the scheme under section 26 of the Act.

c) "Authority" means the Calicut Development Authority formed under the Act.

d) "Building Line" means a line which is beyond the street line and upto which the main wall of a building facing that street may lawfully extend except as prescribed in the Kerala Building Rules in force.

e) "Chief Town Planner" means the Chief Town Planner to the Government of Kerala.

f) "Date of Scheme" means the date of notification of the scheme under section 12 of the Act in the Kerala Government Gazette.

g) "Government" means the Government of Kerala

h) "Map" means the map annexed to the scheme

i) "Municipal Act" means the Kerala Municipalities Act,1960.

j) "Rules" means the Rules made under section 41 of the Act.

k) "Schedule" means the Schedule appended to the Scheme.

l) "Scheme" means the Detailed Town Planning Scheme for Civil Station Area, Scheme No. 3 (Ward No. 2 (P) of Calicut Corporation.

m) "Secretary" means the Secretary of the Calicut Development Authority.

n) "Street" includes roads, streets and lanes.

3. RESPONSIBLE AUTHORITY

The Secretary shall be the Responsible Authority for the purpose of the scheme and shall function as such for a period of 20 years from the date of the scheme unless the Government Order othersise.

4. AREA OF THE SCHEME

The area to which the scheme applied shall be that within the inner edge of the boundary lines (dot and dash) marked in the map.

Noing in this clause shall be deemed to restrict or otherwise effect the powers of the Authority to claim or levy betterment contribution from the owner of any property not included within the area, which will come under the purview of sections 22 and 24 of the Act and Clause 21 (1) of the scheme.

5. OWNERSHIP AND EXTENT

The ownership of all land in the area with extent as per registers maintained in the Calicut Development Authority and/or the Revenue Office, as on the date of publication of the notification under section 10 of the Act, is given in Schedule I.

6. ESTIMATE OF THE COST

1. An estimate of the total and net cost of the scheme is given in Form No. II, Schedule II. The net cost is proposed to be financed as therein stated. The estimate is liable to such revisions as the Responsible Authority may consider necessary.

2. The execution of any works which, under the scheme are to be carried out by the Responsible Authority or by any other agency, may be undertaken, in such order and such time as the Calicut Development Authority may determine, and completed within the period of 20 years unless the Government, for financial or other reasons, order otherwise.

3. The Responsible Authority shall have power to specify any date or period within which the execution of any works under the scheme are to be carried out by any Authority, owner or other person as the Responsible Authority thinks necessary and expedient for the purpose of securing the development of the area without delay and ensuring the efficient operation of the scheme.

STREETS

1. Subject to the provisions of the scheme, all streets mentioned in Schedule III (Form No. 8) shall be constructed or caused to be constructed by the Responsible Authority on the lines shown in the map DSN/3 provided that responsible nodifications, in the alignment of streets or in the layout of any portion of the area, may be made by the responsible Authority with the Approval of the Chief Town Planner.

2. The Streets mentioned in Schedule III and shown in the map DSN/2 shall be demarcated formed and constructed by the Responsible Authority in such manner as he thinks necessary for the proper development or the area or expedient for the safety or convenience of the public provided that two third of the entire cost of acquisition of land and of metalling, surfacing, draining and lighting of the streets may be received from the owners of occupiers of land and buildings abutting the streets in such proportion as may be decided by the Responsible Authority. Provided, also that whenever the owner has been required to pay or has paid the proportionate cost under the above provision or has been required to leave or has left land freely for the streets, the Authority shall levy only such portion of the betterment contribution payable under the scheme or it may forgo the contribution entirely.

3. Any other private street that may be permitted in the scheme area, with the permission of the Responsible Authority and in conformity with the proposed development of the area, shall comply with section 14, 5(a) of Kerala Building Rules 1984 issued under section 222 of Kerala Municipalities Act, 1960, unless otherwise approved by the Chief Town Planner.

4. The Responsible Authority may, with the consent of the Chief Town Planner, undertake to carryout any private street work or widening of any existing private street (not included in the scheme) either with the consent of owners or occupiers of buildings or land fornting or abutting on such streets, or by acquiring the land covered by the street, provided, that the expense incurred shall be paid by the owners or occupiers according to the frontings of their respective land or in such proportions as may be settled by the Responsible Authority.

5. The Responsible Authority may not withstanding anything contained in sub-clause (2) and (3) above with the approval of the Chief Town Planner and subject to any agreement with the owners or occupiers as to the cost of construction, undertake to construct any new street within the area when the owners of the land, through which the street may pass, have surrendered land free of cost for the street and agreed to contribute of the cost of constructing the streets; provided that if 50% of the owners or occupiers abutting on any new street have surrendered land free of cost for the streets and paid the cost of construction, the Responsible Authority shall undertake to construct the street without delay and recover the balance from the remaining owners or occupiers.

6. No person shall build any wall or erect any fence or other construction or projection or make any encroachment in or over any land intended for use as a street or lane.

7. The Responsible Authority shall, as far as the funds at his disposal permits, provide a sufficient and satisfactory system of drains alongwith public streets in the area affected.

8. <u>Submission of layout Plans</u>

1. If any owner of land within the area intends or proposes to layout a street, lane or pathway or sub-divide, utilise, lease or otherwise dispose of any land as a site or sites for building purpose, he shall submit, for the approval of the Responsible Authority, a site or layout plan showing the land and the site or sites intended or proposed for building purpose and the street or the streets either existing already or intended to be laid out and made by the owners for giving access to the site or sites.

2. If the site or sites intended for building purposes abut on any existing public street or an existing private street, the owner of the land shall layout and make the street on streets giving access to the site of sites and connecting with an existing street in compliance with the provisions of the scheme.

The owner of the land shall not proceed to subdivide, utilise, sell, lease or otherwise dispose of the site or sites intended for building purposes unless he has carried out or otherwise made arrangements to carryout the street works in compliance with the provisions of the scheme.

If the street or streets have not been made on required under sub-clause (1), (2) and (3) above the responsible authority may order the street works to be carried out or carryout the works himself in the manner prescribed in the scheme, in which case, the cost of such works will be recovered from the owner or occupier.

For the purpose of adjusting the boundary of any street, the Responsible Authority may, with the approval of the Chief Town Planner, make an exchange of land forming part of any street that it may require, with or without paying or receiving any money for equality of exchange or otherwise.

Approval of Layout Plans

(a) No owner or other person shall layout a street, lane or pathway or sub-divide, utilise, sell, lease or otherwise dispose of his land or portion or portions of the same as site or sites for building purposes until a site or layout plan or plan of sub divisions has been approved by the Responsible Authority, provided that the concurrence of the Chief Town Planner is obtained for the layout plan or plans prepared for paying out of a street, lane or pathway or for sub dividing the land.

(b) The application for approval or a site or layout plan or plan of sub division shall be submitted to the Responsible Authority in the prescribed form. The Responsible Authority may in the interest of the scheme impose reasonable restrictions and conditions and also insist on such modifications of the plan as he thinks fit or cause to be made such modifications of the plan as the Chief Town Planner may consider necessary according to clause 9 (1) a.

The restrictions and conditions as laid down by the Responsible Authority or as decided by the Chief Town Planner shall be adopted by the owner or other person and shall be enforceable.

(a) No owner or other person shall construct or reconstruct on in anyway alter or add to a building without enforcing, in every particular, with the requirements of the scheme and unless he has applied for and obtained permission of the Responsible Authority under section 17 of the Act and in compliance with the requirements of Clause 5 (a) below. No building shall be constructed in any land in which building is expressely for-bidden or which is reserved in the scheme for any purpose incompatible with the building.

The Responsible Authority may for the purpose of the scheme, demolish or cause to be demolished or alter or cause to be altered any building in the area as may be necessary for carrying the scheme into effect.

The Responsible Authority shall, before granting permission under section 17 of the Act for any site plan for layout plan or plan of sub-division or for construction or reconstruction of a building in a site in the area, take into consideration the desirability or reconstructing or redistribution of boundaries of any land or plot or plots or site or sites, under Clause 18 of the scheme, as the thinks fit, and may impose any restrictions or conditions or pass such orders as may be necessary to secure such reconstruction or redistribution of boundaries of the land, plot or plots or site or sites. The restrictions or conditions imposed or the orders passed by the Responsible Authority shall be complied with, by the owner or owners or the person of persons concerned and shall be enforceable.

Not withstanding anything contained in the scheme the Responsible Authority may, with the approval of the Chief Town Planner, prepare a layout plan for any portion of the area to determine the lines on which the detailed development of such area shall take place and the manner in which the streets, sub-division of land into sites for building purposes

and the reservation of any land for communal or public purposes shall be laid out and the same shall be reas as part of the scheme and shall be enforceable.

5(a) Subject to the provisions of section 19 of the Act, every application for permission required to be obtained under clause 2(a) above, shall be submitted to the Responsible Authority in the form specified in the Kerala Building Rules made under section 222 of Kerala Municipalities Act, 1960 with such variation as circumstances may required and shall be accompanied by a site plan and plans of each floor, elevation and section or the existing building or buildings and also a specification or specifications in regard to the design, materials, architecture, drainage, water supply use of building and other details of building construction.

(b) The Responsible Authority shall have power to impose reasonable restrictions and conditions while granting permission and to make reasonable modifications or alterations in the location, structural design or materials of the building or buildings as he thinks fit or shall cause to be made such modifications or alterations as the Chief Town Planner may consider necessary. The restrictions and conditions, as laid, down by the Responsible Authority shall be complied with and the plans and specifications approved or modified or altered by the Responsible Authority fails to give a reply or pass any orders within three months from the date of receipt of the application, the application shall be deemed to be sanctioned, if not otherwise inconsistent with the provisions of the scheme.

10. <u>Reservation of Land and Zoning</u>

1. A list of land reserved for streets and for other non-residential purposes is given in schedule IV (Form No.10)

For the purpose of the scheme, the streets or footpaths which may be approved or made in accordance with the provisions of the scheme, which are not mentioned in Schedule IV shall also be deemed to be includes under land reserved for the purpose of the scheme.

The Development Authority may, from time to time meet the demand, declare any part of the area, with the approval of the Chief Town Planner or/and subject to such conditions and restrictions as he may think fit, to be reserved for commercial activity or for such other purposes which can be prescribed under sub-section (k) of section 4 of the Act.

y part of the area so declared shall be included under land rved under the scheme and treated as such.

All future developments in respect of land within the scheme area shall conform to the zoning regulation given below: (Any uses not mentioned therein shall be prohibited).

Residential Zone

For all use within the residential zone.

i)	F.A.R.	1.50 when the existing access street to plot is more than 5H wide
ii)	F.A.R	1.00 when the existing access street to plot is less than 5 M wide.

es Permitted

When the access road width to the site is less than 7M

a) All existing religious, educational and public uses canbe continued as existing.

b) All residential buildings and apartment buildings not more than 3 stories.

c) Small reading rooms and libraries, dispensaries, School for Pre-School Education of less than 100 Sq. M up area in single storeyed building. Convenient shops not more than 3 shops with 60 sq.M. public utility buildings.

d) Small service industries of non-nuisance nature less than 5 HP and 5 workers or 10 workers without power.

When existing access road width is more than 7M.

a) All residential buildings with multi-storeyed apartemtn buildings.

b) Primary Schools of 200 sq.M built-up area, double

c) Small service industries of non-nuisance nature less than 10 HP with 10 workers or 20 workers without power.

Uses Restricted

1. Buildings for commercial and public uses not exceeding 3 floors on sites abutting major access road having more than 12 metrs. width.

2. Dispensaries, nursing homes with not more than 10 important beds on plots abutting major roads having width more than 12 metres.

3. Building for social instruction and public uses not exceeding 3 floors on sites abutting streets of width more than 9 M.

4. Service industries of non-nuisance or obnoxious with power not exceeding 10 HP and 10 workers or 20 workers without power.

5. Uses under the above categories not conforming to anticipations mentioned.

Note: Uses under restricted category

1 to 4 above shall be permitted by the competent authority with the concurrence of the Town Planner of the State Town Planning Department having jurisdiction over the area and uses under category (5) above shall be permitted by the competent authority with the concurrence of the Chief Town Planner, Department of Town Planning.

Use Prohibited:

Uses not mentioned in category (1) & (2) above.

Mixed use zone (Residential-Cum-Commercial)

All type of uses under residential zone and for uses as follows:

1. FAR 2.00 when the existing access street to the plot is more than 7M wide.

2. FAR 1.50 when the existing access street to the plot is less than 7M wide.

1. Uses Permitted

a) Retail shops, professional offices, studies, Commercial offices, Hostels, Hotels, Lodging Houses, Restaurant etc. upto 3 floors with maximum built up area upto 250 M2 on plots abutting major roads having width more than 9M.

b) Dispensaries, nursing homes with 10 beds on plots abutting major roads having width more than 9M.

c) Social Institutions, Libraries and Reading rooms, religious buildings etc. on plots abutting to roads having width more than 9 M.

d) Non-nuisance type service industries with power upto 10 HP and 10 workers or 20 workers without power, petrol filling stations without servicing facility where access road is having a width of 9M.

e) Educational Institutions less than 3 floors and built up area of 200 sq. M Schools upto Primary Level Education, on plots abutting roads having a width of 7 metres.

2. Uses Restricted

a) Building for commercial and public uses exceeding 3 floors on sites abuttings major roads having width more than 7 M.

b) Dispensaries, Nursing Homes, more than 10 beds on plots abutting roads of width more than 7 Mts.

c) Building for Social Institution and Public Uses exceeding 3 floors on sites abutting streets of width more than 7 mts.

d) Non-nuisance type service industries with power not exceeding 20 HP with 20 workers or 40 workers without power petrol filling stations with servicing facility on plots abutting on streets having width more than 9 mts.

e) Uses under the above category not conforming to stipulations mentioned.

Note:- Uses under restricted category (a) to (d) above shall be permitted by competent authority with concurrence of the Town Planner of State Town Planning Department having jurisdiction over the area and use under category (e) above shall be permitted by the competent Authority with the concurrence of the Chief Town Planner, Town Planning Department.

1. Uses Prohibited

All other uses not mentioned in category (i) and (ii) above

Commercial Zone

For all uses within the Commercial zone.

1. F.A.R. 2.00 when the existing access street to the plot is more than 7M wide.

2. F.A.R. 1.50 when the existing access street to the plot is less than 7M wide.

1. Uses Permitted

a) Retail shops, Professional Offices, Studies, Commercial Offices, Hostels, Hotels, Lodging Houses, Restaurant etc., upto 3 floors with maximum built up area upto 250 sq.M. plots abutting major roads having width of more than 9M.

b) Dispensaries, Nursing Homes with 10 beds on plots abutting major roads having width more than 9M.

c) Social Institutions, Libraries and reading rooms, religious buildings etc. on plot abutting to roads having width more than 9M.

d) Non-nuisance type service industries with power upto 10 HP and 10 workers or 20 workers without power, petrol filling stations without servicing facility, where access road is having a width of 9M.

e) Educational Institutions less than 3 floors and built up area of 200 sq.M. Schools upto primary level education, on plotes abutting roads having a width of 7M.

2. Uses Restricted

a) Building for commercial and public uses exceeding 3 floors on sites abutting major roads having width more than 7 M.

b) Dispensaries, Nursing homes, more than 10 beds on plots abutting roads of width more than 7 M.

c) Building for social institutions and public uses exceeding 3 floors on sites abutting streets of width more than 7 M.

d) Non-nuisance type service industries with power not exceeding 20 HP with 20 workers or 40 workers without power petrol filling stations with servicing facility on plots abutting on streets having width more than 9 M.

e) Use under the above category not conforming to stipulations mentioned.

Note:- Uses under restricted category (a) to (d) above shall be permitted by competent authority with concurrence of the Town Planner of State Town Planning Department having jurisdiction over the area and uses under category (e) above shall be permitted by competent authority with the concurrence of the Chief Town Planner, Town Planning Dept.

3. Uses Prohibited

Addition
All other uses not mentioned in category (i) & (ii) above.

PUBLIC AND SEMI PUBLIC ZONE

1. Uses Permitted

F.A.R. 1.00 for all buildings

Local, State and Central Government Offices and Establishment Social and Cultural Establishments Community Facilities, including Hospitals, Nursing Homes, Clinics, Dispensaries, Educational Institutions etc. Public Utilities and related buildings of built up area of 200 sq.M. on plots abutting roads of 12 M width.

2. Uses Restricted

i) Above uses in plots abutting roads of 7 M width.

ii) Residential Buildings incidential to the above uses upto a built up area of 50 sq.M.

iii) All other uses incidential to public purposes not mentioned above.

iv) Public and semi public uses of built up area more than 200 sq.M.

ote:- The uses under restricted category (i) and (ii) above shall be permitted by the responsible authority with the concurrence of the Town Planner of the State Town Planning Department having jurisdiction over the area and uses under category (iii) and (iv) above shall be permitted by the responsible authority with concurrence of Chief Town Planner, Department of Town Planning, Kerala.

. Uses prohibited

All other uses not mentioned in 1 and 2 above.

. Coverage and F.A.R.

The coveraged and F.A.R.

The coveraged and F.A.R. value of buildings under ifferent occupancies shall not exceed the maximum permissible alue as stipulated in the Kerala Building Rules in force/stiulated below:

l. o.	Building use of occupancy		Maximum permissible coverage (%)	Maximum permissible F A R
.	Residential	..	50	150
.	Commercial	..	60	200
.	Public & Semi public	..	30	150
.	Industrial	..	40	120

ote:- The coverage and F.A.R. as per the Detailed Town Planning Scheme will have to be adhered to in case the values differ from that of the Kerala Building Rules in force.

The maximum percentage of coverage shall limit the plinth rea of a building. The floor Area ratio of F.A.R. value shall imit the total built up area on all floors F.A.R. shall be calulated as below:

F.A.R. : $\frac{\text{Total covered area on all floors} \times 100}{\text{Plot Area}}$

F.S.I : $\frac{\text{Total covered area on all floors}}{\text{Plot Area}}$

Some times the term F.A.R. is used instead of F.S.I.

11. Acquisition of land

1. Any land in the area required for the purpose of the scheme may be acquired by purchase, exchange or otherwise by the Authority at any time subject to the provisions of the land acquisition Act and without prejudice to the interests of the scheme.

2. The building line in respect of all the streets shall be as shown in Map No. DSN/3 and specified in Schedule III.

3. Boundary walls of fences alone shall be created in the space between the building line and edge of the adjacent street.

4. No boundary wall or fence created between the building and edge of the adjacent street shall be of a height greater than 1.5 M measured from the level of the centre line of such street also where the level of the compound is higher than that of the road, this height may be exceeded so as to have a height of 1M above the level of the ground of the plot.

5. Open space requirements of a buildings shall be in conformity with the Kerala Building Rules in force unless otherwise provided for in the scheme.

6. Minimum off-street parking space for motor vehicles shall be provided for various types of buildings as specified in the Kerala Building Rules, inforce unless otherwise specifically mentioned in these rules.

DISPOSAL OF LAND

The responsible authority may with the approval of the Authority, dispose of any land belonging to the Authority or which was required under the scheme by sale, auction, exchange, lease or otherwise, subject to rules framed for the purpose by the authority and those rules shall be binding on the purchasers transfers, heirs assigners and their successors.

CONSTRUCTION BY THE SIDE OF PUBLIC STREETS

Every building site, unless it abuts on an existing public street or an existing private street in conformity with the scheme, be made to abut to its full width in front on a street laid down and made in accordance with the provisions of this scheme.

The building line in respect of all the streets shall be as shown in Map No. DSN/3 and specified in Schedule 111.

Boundary walls of fences alone shall be created in the space between the building line and edge of the adjacent street.

No boundary wall or fence created between the building line and edge of the adjacent street shall be of a height greater than 1.5 m measured from the level of the centre line of such street. Also where the level of the compound is higher than that of the road, this height may be exceeded so as to have a height of 1 M above the level of the ground of the plot.

Open space requirements of a buildings shall in conformity with the Kerala Building Rules in force unless otherwise provided for in the scheme.

Minimum off-street parking space for motor vehicles shall be provided for various types of buildings as specified in the Kerala Building Rules, inforce unless otherwise specifically mentioned in these rules.

Prohibition of Buildings in Unhealthy sites

With a view to prevent contamination of water sources and [illegible] due to the existence of burial grounds, sewage tanks [illegible] stations, treatment plants, insanitary or low lying lands, [illegible] Responsible Authority may refuse to sanction any building [illegible] portions of the area in the vicinity of which, in his [illegible], the construction of building would be objectionable.

[illegible]. Drainage

Sufficient means of effectual drainage and discharge of [illegible]wage shall be provided in every private street by the owners [illegible] occupiers of sites abutting thereof and every site and building [illegible]ll be provided with suitable drains leading there from to the [illegible]rest street drain. All the sullage water shall be disposed of [illegible] such a way as to prevent it from running on to or stagnating [illegible] adjacent streets. It may be used for watering gardens and [illegible]mpounds if no nuisance is erected thereby or allowed to flow [illegible]nto drains channels on it having previously been treated sanitarily [illegible] the matter required by the Rdsponsible Authority.

16. Housing Schemes

1. Housing schemes may be undertaken in conformity with the provisions of the scheme by the Authority or the Authority may enter into contract with co-operative housing societies or other housing agencies, to take up housing schemes with the previous sanction of the Chief Town Planner.

2. The sites of existing pucca and moderate dwelling houses with appurtenant area may be exempted from acquisition of land to a reasonable extent, as decided by the Responsible Authority.

17. Reconstitution of Boundaries

1. Where necessary boundaries of sites on land shall be redistributed and plots reconstituted with the approval of the Chief Town Planner in the manner prescribed in the Act (1) to suit the alignment of the proposed streets (ii) to provide frontage on

streets (iii) to alter or improve the size and shape of any site or plot in order to render it more suitable for building purposes, (iv) to procure the transference of ownership of land or portion of land from one person to another and (v) to ensure a planned development of the area.

Proposals for redistribution or alteration of boundaries of sites on land or for reconstitution of plots or sites in the area shall be made, by the owner or owners concerned or by the Responsible Authority as the case may be, to the Arbitrator in accordance with the rules at any time unless the arbitrator, by notification specified any particular time or period when such proposals should be made to him.

Advertisement

No form of advertisement other than that of the traders name and business exhibited on shops or notice exhibited in public building shall be permitted within the area unless otherwise approved by the Authority.

Claim for Compensation

Any person whose property is injuriously affected by any refusal to grant permission applied for under section 19 of the Act and or by making of the scheme shall, if he wants to make a claim for the purpose under section 20 of the Act, submit such claim within 12 months of the date of the scheme.

Claim for Betterment

1. Claim for betterment contribution under section 22 of the Act in respect of all properties which have increased or are likely to increase in value by the making of the scheme shall be made by the Authority to the Arbitrator in accordance with the rules, within 36 months of the date of the scheme. The betterment contribution shall be levied and recovered in accordance with the provisions of section 24 and 25 of the Act every year at 10% of the increase in value for a period of 20 years.

2. Not withstanding anything contained in the above sub-clause, the Authority, may, with the previous approval of the Government, agree with any owner to receive a fixed payment either in a lumpsum or by instalment in lien of the betterment contribution.

Power of the Responsible Authority to make agriculture

Subject to the provisions of section 35 of the Act, the Responsible Authority may make any agreement with any person or body in furtherance of carrying out of the scheme or any matter in connection therewith provided that such agreement is not inconsistent with the scheme.

Regulation of Scheme Rules

1. The Responsible Authority may, if he thinks in particular case and subject to any conditions as he may impose dispense with or modify, with the concurrence of the Chief Town Planner, any of the requirements of the scheme other than the requirement made obligatory by any lay, provided that, it is satisfied that, it is satisfied that there are circumstances warranting such dispensation or modification.

2. The Government may in any particular case and subject to any condition as they may impose and in consultation with the Chief Town Planner dispense with or modify any of the requirements of the scheme other than the requirement made obligatory by any law and their decision shall be final.

EXECUTION OF THE SCHEME

1. The responsible Authority may, on the sanction of the scheme from Government, execute the scheme proposals in a phased manner. The Authority may co-ordinate with Government departments and other agencies in the execution of the scheme proposals and may cause the cost of implementation of the scheme by various agencies to be included in the annual budgets of these agencies on a priority criteria.

2. Pending sanction of the scheme by Government the Responsible Authority may, after publication of the scheme and approval by the Authority, take up priority projects and necessary land acquisition after obtaining sanction for the same from the Chief Town Planner and the Secretary to Government.

3. After sanction of the scheme by Government the Scheme will be in operation till such time and the scheme is revoked or till another scheme is notified and published for the same area or part of the area included in this scheme.

4. After sanction of the scheme by Government, the Responsible Authority may allow reasonable time to any owner or person to carryout or execute any works or to fulfill his obligations under the scheme.

24. Penalty

Any person who commits or knowingly permits a breach of any of the provisions of the scheme or who neglects or fails to comply with any of the provisions of the scheme or any orders, conditions, proceedings, restrictions, limitations or terms made or imposed under on in pursuance of any of the provisions of the scheme, the rules or the Act shall, on conviction, be punished in accordance with the section 44 of the Act.

SCHEDULE

I. Ownership and extent of land included in the scheme in Form No. 7.

II. List of new streets and widening of existing streets in Form No. 8.

III. Land proposed to be acquired for the scheme in Form No. 9.

IV. Land proposed to be reserved in form No. 10.

V. Estimate cost of the scheme in Form No. 11

ANNEXURE - I

List of non-obnoxious and non-nuisance type of service or light industries.

1. Flour mills
2. Embroidary and lace manufacturing
3. Gold and silver smithy
4. Watch, pen and spectacles repairing
5. Laundry, dry cleaning and dyeing
6. Photo and picture framing
7. Manufacture and repair of musical instruments
8. Automobile servicing (including repair)
9. Radio Servicing and repairing
10. Cotton and silk Printing
11. Bakeries
12. Confectionaries
13. Cold Storage
14. Aerated waters and fruit beverages
15. Manufacture of tobaccoo products
16. Garnet making
17. Electro plating
18. Bamboo and cane products
19. Sports goods
20. Carboard 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 foundaries
27. Padlocks
28. Sanitary fittings and other similar industries

ANNEXURE - II

Obnoxious or nuisance industries subject to objectionable fumes effluents or proceessess.

Manufacture of food stuffs

1. Slaughtering, preservation of meat and fish and canning of fish.

Manufacture of beverages

2. Production of distilled spirits, wines, Liquors etc. from alcholic malt, fruits and malts in distillery and brevery.

3. Production of country liquor and indipancis liquor such as toddy, liquor from mahua, palm juice.

Manufacture of wood and wooden products

4. Saving and planning of wood

5. Wood seasoning and cressoting

6. Manufacture of vennier and plywood

7. Paper, pulp and straw board.

Manufacture of leather and leather products

8. Currying, tanning and finishing of hides and skines and preparation of finished leather.

Manufacture of Rubber, Petrolium and Coal Products

9. Manufacture of tyres and tubes

10. Manufacture of industrial and synthetic rubber

11. Reclamation of rubber

12. Production of petrolium, Kerosene and other Petrolium Products in refineries.

13. Production of Coalter and Cake even.

Manufacture of Chemicals and Chemical Products

14. Manufacture of basic industrial chemicals such as acids, alkalies and their salts not elsewhere specified (specially sulphurous, sulphuric, nitric, hydrochloric etc., acids, ammonia, chlofine and bleaching powder manufactures.

/4/7

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Government of Kerala
കേരള സർക്കാർ
2010

Reg. No. രജി. നമ്പർ
KL/TV(N)/12/2009-2011

KERALA GAZETTE
കേരള ഗസറ്റ്
EXTRAORDINARY
അസാധാരണം
PUBLISHED BY AUTHORITY
ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്

Vol. LV / വാല്യം 55 | Thiruvananthapuram, Tuesday / തിരുവനന്തപുരം, ചൊവ്വ | 26th October 2010 / 2010 ഒക്ടോബർ 26 / 4th Karthika 1932 / 1932 കാർത്തികം 4 | No. / നമ്പർ 2371

GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G. O. (Ms.) No. 235/10/LSGD. *Dated, Thiruvananthapuram, 11th October, 2010.*

S. R. O. No. 989/2010.—WHEREAS, the Government have, vide notification issued under G . O. (Rt.) No. 2566/99/LAD dated 13th March, 1999 sanctioned the Detailed Town Planning Scheme for Civil Station Area Scheme 3 of Kozhikode Corporation under sub-section (3) of section 14 of the Madras Town Planning Act, 1920 (VII of 1920);

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

NOW, THEREFORE, in exercise of powers conferred by clause (a) of sub-section (2) of section 15 of the Madras Town Planning Act, 1920 (VII of 1920), the Government of Kerala hereby issue a notification varying the said Detailed Town Planning Scheme to the extent required, after incorporating modifications considering all objections and suggestions received on the draft of the notification issued as G. O. (Ms.) No. 10/2010/LSGD dated 14th January, 2010, published in Kerala Gazette No. 5 dated 2nd February, 2010 as required under clause (b) of sub-section (2) of section 15 of the Madras Town Planning Act, 1920 (VII of 1920), read with rule 72 of the Madras Town Planning Rules, 1933.

AMENDMENT

In exercise of the powers conferred by clause (A) of sub-section (2) of section 15 of the Town Planning Act, 1920 (Act VII of 1920), the Government of Kerala hereby vary the Detailed Town Planning Scheme for Civil Station Area Scheme 3 of Kozhikode Corporation, sanctioned under sub-section (3) of section 14 of said Act issued as G. O. (Rt.) 2566/99/LAD dated 13th March, 1999 to the extent as indicated below, namely:—

VARIATION

In the said scheme, for the sub heading "10 Reservation of Land and Zoning" the following shall be substituted, namely:—

"10 RESERVATION OF LAND AND ZONING

1. A list of land reserved for streets and for other non-residential purposes is given in schedule IV (Form No. 10). For the purpose of the scheme, the streets or footpaths which may be approved or made in accordance with the provisions of the scheme, which are not mentioned in schedule IV shall also be deemed to be included under land reserved for the purpose of the scheme.

2. The Kozhikode Corporation may, from time to time meet the demand, declare any part of the area, with the approval of the Chief Town Planner or subject to such conditions and restrictions as he may think fit, to be reserved for any activity or for such other purposes which can be prescribed under sub-section (k) of section 4 of the Act. Any part of the area so declared shall be included under land reserved under the scheme and treated as such.

3. (i) All future developments in respect of land within the scheme area, shall conform to the zoning regulation given below: (Any uses not mentioned there in shall be prohibited).

(ii) For the implementation and enforcement of the proposals envisaged in the Detailed Town Planning Scheme, areas have been zoned under various uses such as residential, commercial, public and semi-public etc. Details regarding the nature of uses 'permitted', uses 'restricted' and uses 'prohibited' in each zone are given below.

(iii) "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.

(iv) 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.

(v) Existing areas and structures of archaeological importance and religious uses may be permitted to continue in all zones.

Sl. No.	Land use	Uses permitted	Uses restricted by the Secretary of the Local Self Government with the concurrence of		Uses prohibited
			Town Planner of the State Town Planning Service having jurisdiction over the area	Chief Town Planner	
(1)	(2)	(3)	(4)	(5)	(6)
1	Residential Zone (For all use within the residential zone (i) Floor Area Ratio-2.50 when the existing access street to plot is more than 5m wide (ii) Floor Area Ratio-2.00 when the existing access street	1. When the access road width to the site is less than 7m. (a) All existing religious, educational and public uses can be continued as existing. (b) All residential buildings and apartment building not more than 3 stories. (c) Small reading rooms and libraries, dispensaries, primary school, shops up to 100 sq.m., public utility buildings.	Transmission towers and wireless station, swimming pool. Banking and financial institutions up to 200 sq.m. of floor area. Restaurants/Canteen, up to 100 sq.m. of floor area. Parking Plaza, Taxi/Jeep/ Autorickshaw Stand.		Any other uses not specified in items in columns (3), (4) and (5)

Sl. No.	Land use	Uses permitted	Uses restricted by the Secretary of the Local Self Government with the concurrence of		Uses prohibited
			Town Planner of the State Town Planning Service having jurisdiction over the area	Chief Town Planner	
(1)	(2)	(3)	(4)	(5)	(6)
1	Residential Zone (For all use within the residential zone (i) Floor Area Ratio-2.50 when the existing access street to plot is more than 5m wide (ii) Floor Area Ratio-2.00 when the existing access street to plot is less than 5m wide.)	1. When the access road width to the site is less than 7m. (a) All existing religious, educational and public uses can be continued as existing. (b) All residential buildings and apartment building not more than 3 stories. (c) Small reading rooms and libraries, dispensaries, primary school, shops up to 100 sq.m., public utility buildings. (d) Small service industries of non nuisance nature less than 5 H.P. power and 5 workers or 10 workers without power. 2. When existing access road width is more than 7m. All Residence, Residential Flat/Apartments/Residential Quarters, Night Shelters, Orphanages, Old Age Homes, Dharmasala. Community Halls, Clubs, Parks and Play Grounds incidental to the Residential Uses. Retail Shops, Professional/ Commercial Offices/ Establishments, Banking and Financial Institutions, ATM's, Gymnasium/Yoga Centre, Library and Reading Rooms, Social Welfare Centre etc. up to	Transmission towers and wireless station, swimming pool. Banking and financial institutions up to 200 sq.m. of floor area. Restaurants/Canteen, up to 100 sq.m. of floor area. Parking Plaza, Taxi/Jeep/ Autorickshaw Stand.		Any other uses not specified in items in columns (3), (4) and (5)

(1)	(2)	(3)	(4)	(5)	(6)
		200 sq.m. of floor area. Dispensaries/Clinics (Out patients), Cottage Industries, Service Industries of non-nuisance nature, (See Annexure 1) with number of workers limited to 6 without power or 3 workers, with power limited to 5 H.P. Public Utility Buildings, such as Water Supply, Drainage and Electric Installations of a Minor Nature. Day Care and Creche, Nursery School, Kinder Garten, Schools, Police Post/Station, Fire Station, Post and Telegraph Office, Water Treatment Plant below 5 million litres per day.			
2	Commercial Zone (For all uses within the commercial zone) (1) Floor Area Ratio-2.00 when the existing access street to the plot is more than 7m wide (2) Floor Area Ratio-1.50 when the existing access street to the plot is less than 7m wide.	All shops including wholesale shops, Shopping Complex, Shopping Malls, Multiplex, Hyper Markets, Markets, Restaurants, Hotels, Professional/ Commercial Offices/ Establishments, Studios, Banking and Financial Institutions, IT Software Units, Movie Halls, Godowns/Ware House/ Storage of non-hazardous materials and Staking Yards. Existing Residential uses, Residential Buildings up to 300 sq.m. of floor area, Residential Apartments with lower floors for Commercial uses, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Hostels and Boarding	Outdoor Games Stadium, Smoke House, other Public Utility Areas and Buildings. Parking Plazas, Car Stand, Taxi stand, Bus stops, and Plant nursery. Dairy Farm and Poultry Farms. Water Treatment Plant above 5 million litres per day. Service Garages, Industrial use of non-nuisance character employing not more than 20 workers, and power not exceeding 30 HP up to 200 sq.m.	Fuel Filling Stations, Hospitals and Health Centres up to 50 beds, Parks and Play grounds, Fair grounds, Openair Theatre, Transport Terminals. Service Garages, Industrial use of Non-Nuisance character employing not more than 20 workers and power not exceeding 30 HP and above 200 sq.m.	Any other uses not specified in items in Column (3), (4) and (5).

(1)	(2)	(3)	(4)	(5)	(6)
		Houses, Lodges and Guest Houses, Asramam/ Matam. Cottage Industries, Automobile Workshop, Automobile Service Station, Cold Storage. Service and Small Industries of non-nuisance nature, (See Annexure 1) with number of workers limited to 19 without power or 9 workers with Power limited to 30 HP etc. on plots abutting to road having width more than 9. Weigh Bridges, 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. Social Welfare Centre/ Institutions, Library, Reading room, on plots abutting to roads having width more than 9m, Museum, Auditorium, Wedding Halls/ Community Halls, Convention Centres, Swimming Pools, Clinics, Diagnostic Centres, Dispensaries and Hospitals up to 25 beds on plots abutting major roads having width more than 9m. Water Treatment Plant below 5 million litres per day.			

(1)	(2)	(3)	(4)	(5)	(6)
3	Area Zoned for Mixed use (Residential and Commercial)	All uses coming under Residential and Commercial zones in the respective categories.	All uses coming under Residential and Commercial zones in the respective categories.	All uses coming under Residential and Commercial zones in the respective categories.	Any other uses not specified in items in Columns (3), (4) and (5).
4	Public and Semi public use zone (Floor Area Ratio 2.00 for all buildings)	Local, State, Central Government Offices and Establishments, Social and Cultural establishments, community facilities including Hospitals, Establishments, Auditorium up to 1000 sq.m., Educational Institutions, Social and Cultural Establishments, Social Welfare Centre, Civil Defence and Home Guard, Library and Reading Rooms, Museum, Indoor Game Stadium, Swimming Pool, Exhibition Centres and Art Gallery. Public Utilities and related buildings, Places of Worship, community facilities including Clinics, Dispensaries, Diagnostic centres and Hospitals. Residences up to 300 sq.m. and Residential Uses incidental to the Main Use, Ashram/ Matoms. Retail Shops, Restaurants and Canteen up to 200 sq.m., ATMs. Water Treatment Plants below 5 million litres per day, Tot lots, Parks and Play Ground, and Open Air Theatre. Transmission Towers and Wireless Stations.	Parking Plazas, Auto rickshaw/Taxi/Jeep Stands. Community facilities including Hospitals, Establishments, Auditoriums up to 2000 sq.m. Incidental to Public and Semi Public use. Sewerage Treatment Plant. Water Treatment Plant above 5 million litres per day.	Fuel Filling Station, Bus Terminal/ Stand, Lorry Stand Auditorium, Convention centres, Out door games stadium, community facilities including Hospitals, Establishments, Auditoriums above 2000 sq.metre Crematorium, Burial Ground, common Vault.	Any other uses not specified in items in Columns (3), (4) and (5).

COVERAGE AND FLOOR AREA RATIO (F.A.R.)

The coverage and F.A.R. value of buildings under different occupancies shall not exceed the maximum permissible value as stipulated below:

Sl. No.	*Building*	*Use of Occupancy*	*Maximum permissible Coverage (%)*	*Maximum permissible Floor Area Ratio*
1	Residential	..	50	2.50
2	Commercial	..	60	2.00
3	Public and Semi Public	..	30	2.00
4	Industrial	..	40	1.20

Note:—The coverage and Floor Area Ratio as per the Detailed Town Planning Scheme will have to be adhered to in case the values differ from that of the Kerala Building Rules in force. In the case of the uses which are not mentioned in the above table, F.A.R. and coverage will be taken as per KMBR.

GENERAL GUIDELINES

(i) 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 OF LIGHT INDUSTRIES

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 sugarcane.

RATIO (F.A.R.)

s under different occupancies
as stipulated below:

aximum rmissible erage (%)	*Maximum permissible Floor Area Ratio*
50	2.50
60	2.00
30	2.00
40	1.20

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I-NUISANCE TYPE OF
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etc.

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. Vulcanizing and repairing of tyres and tubes.

etc.

pairing of gunny bags.

and production of spare parts

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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 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 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 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.

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 planning 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., or 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 cashewnut shell oil.
(33) Other similar types of nuisance industries.

By order of the Governor,

S. M. VIJAYANAND,
Principal Secretary to Government.

Explanatory Note

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

Government have accorded sanction to the Detailed Town Planning Scheme for Civil Station Area, Scheme 3 of Kozhikode Corporation issued as G. O. (Rt.) No. 2566/99/LAD dated 13th March, 1999. Later considering the overall planning and development interests of the area, Government have decided to vary the Detailed Town Planning Scheme issued under sub-section (3) of section 14 of the Madras Town Planning Act, 1920 after issuing the draft of the proposed variations as required under clause (b) sub-section (2) of section 15 of the said Act.

This notification is intended to achieve the above object.

PRINTED AND PUBLISHED BY THE SUPERINTENDENT OF GOVERNMENT PRESSES
AT THE GOVERNMENT CENTRAL PRESS, THIRUVANANTHAPURAM, 2010.