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Government of Kerala
2018



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കേരള ഗസറ്റ്
KERALA GAZETTE

അസാധാരണം
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
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GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G. O. (P) No. 63/2018/LSGD.

*Dated, Thiruvananthapuram, 31st July, 2018
15th Karkadakam, 1193.*

S. R. O. No. 552/2018.—WHEREAS, the Government have sanctioned the Detailed Town Planning Scheme for Central Area, Tirur, Scheme No. II under section 14 of the Madras Town Planning Act, 1920 (Madras Act VII of 1920), as per notification issued under G. O. (P) No. 83/93/LAD dated 17th April, 1993 and published as S. R. O. No. 905/93 in the Kerala Gazette No. 21 dated 25th May, 1993;

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AND WHEREAS, as per sub-section (1) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Madras Town Planning Act, 1920 (Madras Act VII of 1920) stands repealed;

AND WHEREAS, as per clause (ii) of sub-section (2) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the sanctioned Detailed Town Planning Scheme for Central Area, Tirur, Scheme No. II is deemed to be a Detailed Town Planning Scheme sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016);

AND WHEREAS, it is required to vary the sanctioned Detailed Town Planning Scheme for Central Area, Tirur, Scheme No. II for the purpose of making development in the said Scheme area compatible to the present surrounding development in the outside area of the said Scheme to the extent possible as an immediate measure until the Scheme is further varied after detailed studies;

AND WHEREAS, in exercise of powers conferred by sub-section (3) of section 50 of the Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala issued a notification which proposed to vary the said Scheme to the extent required, of which a draft were published as required by the proviso to sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 as per G. O. (P) No. 75/2017/LSGD dated 10th October, 2017 and published in Volume VI of the Kerala Gazette Extraordinary No. 2249 dated 20th October, 2017;

AND WHEREAS, the said draft were taken up for consideration after thirty days from the date of publication of the said notification and no person concerned with or affected by the proposed notification has submitted any objection or suggestion in this regard to the Secretary to Government, Local Self Government Department, Government of Kerala, on or before the said date.

ORDER

In exercise of powers conferred by sub-section (3) of section 50 of the Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala, hereby vary the Detailed Town Planning Scheme for Central Area, Tirur, Scheme No. II sanctioned as per notification issued under G. O. (P) No. 83/93/LAD dated 17th April, 1993 and published as S. R. O. No. 905/93 in the Kerala Gazette No. 21 dated 25th May, 1993 and which is deemed to be a Detailed Town Planning Scheme under clause (ii) of sub-section (2) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), to the extent as indicated below, namely:—

VARIATION

In the said Scheme, under the heading “10. Reservation of Land and Zoning”, in item No. 10.3,—

(a) under the sub-heading “A. Residential Zone:

for all use within the residential zone.”, for the numbers, letters, symbols, words and figures.

“(i) F.A.R. 1.50 when the existing access street to plot is more than 3M. wide.

(ii) F.A.R. 1.06 when the existing access street to plot is less than 3M. wide.”, the letters, symbols and words “F.A.R. shall be as stipulated in the Kerala Municipality Building Rules in force” shall be substituted;

(b) under the sub-heading “B. Commercial Zone:

for all uses within the commercial zone.”, for the numbers, letters, symbols, words and figures

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

2. F.A.R. 1.50 when the existing access street to plot is less than 7M. wide”, the letters, symbols and words “F.A.R. shall be as stipulated in the Kerala Municipality Building Rules in force.” shall be substituted;

- (c) under the sub-heading "C. Mixed use zone (Residential-cum Commercial):

all type of uses under residential zone and for commercial uses as follows:", for the numbers, letters, symbols, words and figures

"(1) F.A.R. 2.00 when the existing access street to plot is more than 7 meter wide.

(2) F.A.R. 1.50M when the existing access street to plot is less than 7 meter wide.", the letters, symbols and words "F.A.R. shall be as stipulated in the Kerala Municipality Building Rules in force", shall be substituted;

- (d) under the sub-heading "D. Mixed use zone (Residential-cum-Industrial):"

all type of uses permitted under residential zone and for industrial uses as follows:", for the numbers, letters, symbols and words "F.A.R. 1 for all industrial building construction", the letters, symbols and words "F.A.R. shall be as stipulated in the Kerala Municipality Building Rules in force", shall be substituted;

- (e) under the sub-heading "E. PUBLIC AND SEMI PUBLIC ZONE:

for the letters, symbols, figures and words "F.A.R. 1.00 for all building", the letters, symbols and words "F.A.R. shall be as stipulated in the Kerala Municipality Building Rules in force" shall be substituted;

- (f) under the subheading "G. PARKS AND OPEN SPACES ZONE", the sub-heading "COVERAGE AND F.A.R." and the entries under it shall be omitted.

By order of the Governor,

T. K. JOSE,

Additional Chief Secretary to Government.

Explanatory Note

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

The Tirur Municipality Council has requested the Government vide resolution No. 25 of the Municipality Council Meeting held on 29th November, 2016 to vary the Detailed Town Planning Scheme for Central Area, Tirur, Scheme No. II for Tirur Municipality sanctioned vide G. O. (P) No. 83/93/LAD dated 17th April, 1993 and published as S. R. O. No. 905/93 in the Kerala Gazette No. 21 dated 25th May, 1993 for the purpose of making the said Scheme compatible to the present surrounding development scenario to the extent possible, until the Scheme is revised after detailed studies, after publishing the draft of the proposed variation in the prescribed manner under proviso to sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016). Government have examined the matter in detail and have decided to vary the said Scheme suitably for the purpose as requested by the Tirur Municipal Council.

The notification is intended to achieve the above object.
