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Government of Kerala
കേരള സർക്കാർ
2010



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

Ponnani
Variation
Sanctioned

KERALA GAZETTE

കേരള ഗസറ്റ്

EXTRAORDINARY

അസാധാരണം

PUBLISHED BY AUTHORITY

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GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G. O. (Ms.) No. 97/2010/LSGD. Dated, Thiruvananthapuram, 18th May, 2010.

S. R. O. No. 497/2010.—WHEREAS, the Government have, vide notification issued under G. O. (Ms.) No. 165/87/LAD dated, Thiruvananthapuram, 24th July, 1987 sanctioned the Detailed Town Planning Scheme for Central Area, Ponnani in Malappuram District under sub-section (3) of section 14 of the Madras Town Planning Act, 1920 (Act VII of 1920);

AND WHEREAS, it is required further 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 the powers conferred by clause (a) of sub-section (2) of section 15 of the Madras Town Planning Act, 1920 (Act VII of 1920), the Government of Kerala hereby vary the said Town Planning

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Scheme to the extent required, after incorporating modifications considering all objections and suggestions on the draft of the notification, published vide G. O. (Ms.) No. 113/2009/LSGD dated, 16th June, 2009 in Part I of Kerala Gazette No. 28 dated 14th July, 2009 as required under clause (b) of sub-section (2) of section 15 of the Madras Town Planning Act, 1920 (Act VII of 1920); read with rule 72 of Madras Town Planning Rules, 1933 as indicated below:

VARIATION

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

10. BROAD ZONING REGULATIONS

1. All future developments shall be in conformity with the provisions of the Detailed Town Planning Scheme for Central Area Ponnani Malappuram district.
2. For the implementation and enforcement of the proposals envisaged in the Detailed Town Planning Scheme, the scheme areas have been zoned under various uses such as residential, commercial, public and semi-public etc. Details regarding the nature of uses 'permitted', uses 'restricted' and uses 'prohibited' in each zone are given below. In addition to the above, guidelines for regulating developments are also provided herein.
3. "Uses permitted" in a zone cover the uses that can be normally accommodated in the relevant zone. In some cases it may be possible to permit some other uses also which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and spatial locational factors. Such cases, which come under this category, are classified as "Uses Restricted". "Uses Prohibited" enlists the various objectionable uses in each zone, which shall not be permitted under normal circumstances.
4. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. They are essentially intended to help the competent authority in decisions regarding granting or refusal of planning permissions for land use conversions and construction of buildings/structures or any other matter specifically mentioned in these regulations.
5. Existing areas and structures of archaeological importance, and religious uses may be permitted to continue in all zones.

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

Sl. No.	Land use	Uses permitted	Town Planner of the State Town Planning Service having jurisdiction over the area	Chief Town Planner	Uses prohibited
(1)	(2)	(3)	(4)	(5)	(6)
1	Residential use	All Residence, Residential Flats/Apartments, Residential Quarters, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Residential uses incidental to other main uses. Community Hall, Club, Parks and Play Grounds incidental to residential uses. Retail Shops, Professional/Commercial Offices/establishments, Banking and Financial Institutions, ATMs, Gymnasium/Yoga Centers, Library and Reading Rooms, Social welfare centres etc. upto 250 sq.m. of floor area. Dispensaries/Clinics (Out Patient), Cottage Industries,	Ashram/Madam, Hostels and Boarding Houses for Students/Women, Restaurants and Canteen upto 100 Sq.m. of floor area. Banking and Financial Institutions upto 300 sq.m. of floor area. Automobile workshops 2/3 wheelers and Light Carrying Vehicles (LCV) engaging not more than 10 workers. Transmission Towers/Wireless Station. Swimming Pools. Places of worship. Smoke-House attached to a residential building, Parking Plaza,	Boat Jetty, Minor Education buildings, Library and Reading Rooms, Commercial Offices/establishments Fuel filling stations, Small Auto Garages engaging not more than 5 workers and other non-nuisance type of service industries engaging not more than 10 workers with power limited to 10 HP or 29 workers without power.	Any other uses not specified in items in column (3), (4) and (5).

(1)	(2)	(3)	(4)	(5)	(6)
		<p>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 HP.</p> <p>Public utility buildings such as water supply, Drainage and electric installation of minor nature.</p> <p>Day Care/Creche, Nursery School, Kinder Garten, Primary Schools, Police Post/ Station, Fire Station, Post and Telegraph Offices, Water Treatment Plant below 5 million litre per day.</p>	<p>Taxi/Jeep/Autorikshaw Stand, Other Public Utility Areas and Buildings essentially serving the needs of local community.</p>		
2	Commercial use	<p>All Shops including Wholesale Shops, Shopping Complex, Shopping Malls/ Multiplex/Hyper Market, Markets, Restaurants, Hotels, Professional/Commercial Offices/Establishments, Studios, Banking and Financial Institutions, IT/</p>	<p>Outdoor Games Stadium, Areas and Buildings for Religious Uses, Smoke House, Other Public Utility Areas and buildings.</p> <p>Water Treatment Plant below 5 million litres per day.</p>	<p>Boat Jetty, Service Garages, Industrial use of non nuisance character employing not more than 20 workers and power not exceeding 30 HP, fuel</p>	<p>Any other uses not specified in items in column (3), (4) and (5).</p>

Software units, Movie Halls,
Godown/Warehouse/
Storage of non hazardous
and Stacking Yards.

Existing Residential uses,
Residential Buildings upto
250 sq.m. of floor area,
Residential apartments with
lower floors for commercial
uses, Night Shelters,
Orphanages/Old age Homes/
Dharmasalas, Hostels and
Boarding Houses, Lodges
and Guest Houses, Cottage
Industries, Automobile
workshops, Automobile
service station, Cold storage,
Small Service Industries of
non-nuisance nature (see
Annexure I) with number of
workers limited to 19 without
power or 9 workers with
power limited to 30 HP,
Weigh bridges, Printing
press, IT Hardware/
Electronic Industries,
Government or Public Sector
Offices, Expansion of
Existing Educational

Filling Stations,
Container Term-
inals, Hospitals
and Health Cent-
res above 50 beds,
Dairy Farms and
Poultry Farms.
Water Treatment
Plant 5 million
litres per day and
above.

(1)	(2)	(3)	(4)	(5)	(6)
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Institutions, Public Utility Areas and Buildings run by Government, Transmission Towers and wireless station, Social Welfare Centres/Institutions, Museum, Auditorium/Wedding Halls/Community Halls, Convention Centres, Swimming pool, Clinics, Diagnostic Centres, Dispensaries and Hospitals upto 50 beds.

Library and Reading Rooms, Park and Play Grounds, Fair Grounds, Open air Theatre, Parking Plaza, Car/Taxi Stand, Bus stops, Transport Terminals and Plant Nursery.

3 Mixed use
(Residential-cum
Commercial)

All Residence, Residential Flats/Apartments, Residential Quarters, Night Shelters, Orphanages, Old age Homes, Dharmasalas, Hostels and

Outdoor Games Stadium,
Transmission Towers/
Wireless Station, Dairy/
Poultry farms.

Boat Jetty, Fuel
Filling Stations,
Hospitals and
Health Centres
above 50 beds,

Any other uses
not specified in
items in Columns
(3), (4) and (5).

Boarding Houses, Lodges and Guest Houses, Ashrams and Madoms.

Day Care/Creche, Nursery School, Kinder Garten, Primary Schools.

All shops including Wholesale shops, Shopping complex, Shopping Malls/Multiplex/Hyper Market, Markets, Restaurants, Hotels, Professional Offices/Commercial Offices/establishments, Studios, Banking and Financial Institutions, Movie Halls, Godown/Warehouse/Storage-non hazardous and Stacking Yards.

ATMs, Gymnasium/Yoga Centres, Library and Reading Rooms, Social Welfare Centres/Institutions, Museum, Clubs, Auditorium/Wedding Halls/Community Halls, Convention Centres, Swimming Pool, Parks and Play Grounds, Fair Grounds,

Automobile workshops
2/3 wheelers and light Carrying Vehicles (LCV), Service and Small Industries of non-nuisance nature (see Annexure I) with number of workers limited to 19 without power or 9 workers with power limited to 30 HP.

Swimming Pools, Places of worship, Other Public Utility Areas and Buildings essentially serving the needs of local community.

Saw Mills and Smoke House
Water Treatment Plant 5 million litres per day and above.

(1)	(2)	(3)	(4)	(5)	(6)
		<p>Open air Theatre, Parking Plaza, Car/Taxi Stand, Bus Stops, Transport Terminals and Plant Nursery. Cottage Industries, Automobile workshops, Automobile service station. Cold storage, Service and Small Industries of non-nuisance nature (see Annexure I) with number of workers limited to 10 and Installation of power upto 10 HP, Weigh bridges, Printing press, IT Hardware/ Software Units, Electronic Industries, Government or Public Sector Offices, Expansion of Existing Educational Institutions, Public Utility Areas and Buildings run by Government such as Water Supply, Drainage and Electric Installations of minor nature, Clinics, Diagnostic Centres, Dispensaries and Hospitals upto 50 beds, Smoke House</p>			

upto 50 beds, Smoke house attached to a residential building. Water Treatment Plant below 5 Million Litres per Day.

4. Public and Semi Public Use Zone	Local/State/Central Government Offices, Public Sector Offices/Establishments, Educational Institutions, Social and Cultural Establishments, Social Welfare Centres, Civil Defence and Home Guard, Library and Reading Rooms, Museum, Indoor Game Stadium, Swimming Pools, Exhibition Centres and Art Gallery.	Transmission Towers/Wireless Station, Outdoor Games Stadium, Parking Plaza, Taxi/Jeep/Autorikshaw Stand.	Restaurants/Canteen, Professional/Commercial Offices/establishments, Banking and Financial Institution upto 200 sq.m. floor area.	Any other uses not specified in items in Columns (3), (4) and (5).
	Public Utilities and Related Buildings, Places of worship, Community Facilities including Clinics, Dispensaries, Diagnostic Centres and Hospitals.		Fuel Filling Stations, Bus Terminal/Stand, Lorry Stand, Crematorium, Common Vault, Water Treatment Plant 5 million litres per day and above and Sewage Treatment Plant.	
	Residential uses incidental to the main use, Ashrams/Madoms. Retail Shiops,			

(1)	(2)	(3)	(4)	(5)	(6)
		Restaurants and Canteen upto 100 sq.m., ATMs.			
		Water Treatment Plant below 5 million litres per day, Tot Lots, Parks and Play Grounds and Open air Theatre.			
		Auditorium/Wedding Halls, Community Hall, Convention Centres.			

COVERAGE AND FLOOR AREA RATIO (FAR) OF COMMERCIAL ZONE

- (1) Maximum Coverage—60%
- (2) Maximum Floor Area Ratio (FAR)—2.5

GENERAL GUIDELINES

1. 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.
2. In the case of "Area to be Acquired for Residential Use" the Chief Town Planner, may give concurrence for uses permitted and restricted, in the "Area Zoned for Residential Use" based on the specific recommendations of the Municipal Council.
3. In the case "Area to be Acquired for Commercial Use" the Chief Town Planner, may give concurrence for uses permitted and restricted, in the 'Area zoned for Mixed Use' (Commercial and Residential), based on the specific recommendations of the Municipal Council.
4. In the case of "Area to be Acquired for Public and Semi public Use" and 'Area to be acquired for Parks and Open Spaces' the Chief Town Planner, may give concurrence for uses permitted and restricted in the 'Area zoned for Public and Semi public Use' based on the specific recommendations of the Municipal Council.
5. In the case of "Area to be Acquired for Lorry Parking" the Chief Town Planner, may give concurrence for uses permitted and restricted, in the 'Area zoned for Mixed Use' (Commercial and Residential), based on the specific recommendations of the Municipal Council.
6. For all purpose of this scheme "Area to be acquired for Roads" shall be treated as "Area reserved for Roads".

ANNEXURE I

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

1. Production of copra.
2. Processing of arecanut.
3. Rice and Flour Mills.
4. Production of rice, flour etc., by hand pounding.
5. Processing of cardamom, ginger, pepper etc.
6. Production of Khandsari from sugar-cane.
7. Carrying and preservation of fruits and production of jam, jelly etc.
8. Processing 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, 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 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, chotoframes, 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 paperboard 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.
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 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.
7. Manufacture of aluminium utensils and other products.

76. Manufacture of tin cans 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.
100. Miscellaneous industries.

ANNEXURE II

LIST OF OBNOXIOUS OR NUISANCE INDUSTRIES SUBJECT TO
OBJECTIONABLE ODOURS, FUMES EFFLUENTS OR
PROCESSORS TO BE LOCATED IN
HAZARDOUS ZONES

(Grouped under Indian Standard Industrial Classification)

I. Manufacture of Foodstuff :

- (1) Slaughtering, preservation of meat and fish and canning of fish.

II. Manufacture of Beverages :

- (2) Production of distilled spirits, wines, liquor etc., from alcoholic malt, fruits and malts in distillery and brewery.
- (3) Production of country liquor and indigenous liquor such as toddy, liquor from mahua, palm juice.

III. Manufacture of Textiles :

- (4) Dyeing and bleaching of cotton.

IV. Manufacture of wood and wooden products :

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

V. Manufacture of leather and leather products :

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

VI. Manufacture of rubber, petroleum and coal products :

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

VII. Manufacture of chemicals and chemical products :

- (15) Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric etc., acids) ammonia, chlorine and bleaching powder manufactures.
- (16) Manufacture of dyes, paints, colours and varnishers, printing ink.
- (17) Manufacture of fertilizers (specially from organic materials).
- (18) Manufacture of disinfectants and insecticides.
- (19) Manufacture of ammunition; explosive and fire works.
- (20) Manufacture of matches.

VIII. Manufacture of non-metallic mineral products other than petroleum and coal:

- (21) Manufacture of cement and cement products.
- (22) Manufacture of lime.
- (23) Manufacture of plaster of paris.

IX. Manufacture of basic metals and their products:

- (24) Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.
- (25) Manufacture including smelting, refining etc., of nonferrous metals and alloys in basic forms.
- (26) Manufacture of Armaments.

X. Manufacture of machinery (other than transport) and electrical equipments:

- (27) Manufacture of all kinds of battery.

XI. Miscellaneous items not covered above:

- (28) Incineration, reduction or dumping of offal, dead animal's garbage or refuse.
- (29) Manufacture of gelatin and glue.
- (30) Fat, tallow, grease or lard refining of manufacture.
- (31) Bone meal, bone grist and bone powder.
- (32) Manufacture of cashew nut shell oil.
- (33) Other similar types of nuisance industries."

By order of the Governor,

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 decided to vary the Detailed Town Planning Scheme sanctioned vide G. O. (Ms.) No. 165/87/LAD dated 24th July, 1987 and published as S. R. O. No. 1293/87 in section iv, Part I of the Kerala Gazette No. 39 dated 6th October, 1987 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 for the purpose of making the zoning regulations compatible to the present development scenario.

This notification is intended to achieve the above object.