



KERALA GAZETTE

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EXTRAORDINARY

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PUBLISHED BY AUTHORITY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്

Vol. LV വാല്യം 55	Thiruvananthapuram, Monday	8th February 2010 2010 ഫെബ്രുവരി 8	No. നമ്പർ	314
	തിരുവനന്തപുരം, തിങ്കൾ	19th Magha 1931 1931 മാഘ 19		

GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G. O. (Ms.) No. 21/2010/LSGD. Dated, Thiruvananthapuram, 30th January, 2010.

S. R. O. No. 143/2010.—WHEREAS, the Government have vide notification issued under G. O. (Ms.) No. 42/87/LAD dated 11th February, 1987 and published as S.R.O. No. 389/87 in section iv, Part I of the Kerala Gazette No. 10 dated 10th March, 1987 sanctioned the Detailed Town Planning Scheme for Central Area, Thiruvalla under sub-section (3) of section 12 of the Town Planning Act, 1108 ME (IV of 1108);

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 13 of the Town Planning Act, 1108 ME (IV of 1108), the Government of Kerala hereby issue a notification varying the said Detailed

Town Planning Scheme to the extent required, a draft of which was published vide G. O. (Ms.) No. 54/09/LSGD dated 18th April, 2009 in Kerala Gazette No. dated 12th May, 2009 (PART I) as required under clause (b) of sub-section (2) of section 13 of the Town Planning Act, 1108 ME (IV of 1108), read with rule 71 of the Town Planning Rules 1113, namely,—

VARIATION

In the said scheme,—

- (i) For sub-paragraph 3 of paragraph 10 "RESERVATION OF LAND AND ZONING" the following shall be substituted, namely:—

"3 All future development in respect of all lands within the scheme area shall conform to the Zoning Regulations given below (any use not specified other than agriculture, horticulture and religious use shall be prohibited)

(a) RESIDENTIAL ZONE

(i) Uses permitted:

Following uses may be permitted by the responsible authority in all areas zoned for residential uses:

All residences including residential flats and apartments, orphanages/old age homes, hostels and boarding houses, cultural institutions, libraries and community halls, pre-primary schools, public offices of a local nature, parks and play grounds incidental to residential use, shops/restaurants/commercial offices/banking and financial institutions—floor area up to 200 sq.m. clinics, services industries of non-nuisance nature (see Annexure) engaging not more than 3 workers with power installation, up to 3 H.P. or 10 workers without power installation, Public Utility Areas and buildings essentially serving the needs of the local community.

(ii) Uses permitted with the approval of the Town Planner

Following uses may be permitted by the responsible authority in all areas zoned for residential uses subject to the prior approval of the Town Planner having jurisdiction over the area:

Local/State/Central Government or Public Sector Offices, Educational Institutions, Public Utility Areas and buildings serving larger areas.

Shops/restaurants/commercial offices/banking and financial institutions having—total floor area up to 1000 sq.m., IT software units, printing press, service industries of non-nuisance nature (see Annexure) with number of workers limited to 19 without power or 9 workers with power limited to 30 H.P., transmission towers and wireless stations.

Automobile workshops, automobile service stations for light vehicles, godowns/warehouses/storage of non hazardous materials and weigh bridges may also be permitted with the approval of the Town Planner, in plots abutting on roads having an existing or proposed width of 12 m. minimum.

(iii) Uses permitted with the approval of the Chief Town Planner

Following uses may be permitted by the responsible authority in all areas zoned for residential uses with prior permission of the Chief Town Planner:

Fuel filling stations, movie halls, auditorium/wedding halls and areas and buildings for religious uses.

Commercial offices/shops/restaurants/banking and financial institutions—having a total floor area above 1000 sq.m. may also be permitted with coverage limited to 50% and Floor Area Ratio limited to 2.5.

(iv) Uses prohibited: Any other use not specified in (i), (ii) and (iii)

(b) COMMERCIAL USE ZONE

(i) Uses permitted:

Following uses may be permitted by the responsible authority in all areas zoned for commercial purposes:

Wholesale and retail shops, offices, financial institutions, restaurants, hotels, lodges, night shelters, residences—floor area up to 300 sq.m. hostels, boarding houses, libraries, clubs, auditorium/wedding halls, theatres, cinemas, parks and open spaces, stadiums and fairgrounds, clinics and diagnostic centers, godowns/warehouse/storage of non hazardous materials, printing presses, non-nuisance types of service and light industries (Annexure) employing not more than 19 workers with power limited to 30 H.P., IT Software units, transmission towers, telecommunication towers and wireless stations, parking plazas, auto/taxi stands, public utility areas and buildings.

(ii) Uses permitted with the approval of the Town Planner

Following uses may be permitted by the responsible authority in all areas zoned for commercial use subject to the prior approval of the Town Planner having jurisdiction over the area:

Local/State/Central Government or Public Sector Offices, educational institutions and hospitals with maximum Floor Area Ratio limited to that without additional fee, stacking yards, truck terminals.

(iii) Uses permitted with the approval of the Chief Town Planner

Following uses may also be permitted by the responsible authority in all areas zoned for commercial uses with prior permission of the Chief Town Planner:

Places of worship, fuel filling stations, junk yards, other non-nuisance types of service and light industries (Annexure I) employing more than 19 workers and/or with power exceeding 30 H.P.

(iv) Uses prohibited: Any other use not specified in (i) (ii) and (iii)**(c) MIXED USE ZONE (RESIDENTIAL AND COMMERCIAL)****(i) Uses permitted:**

Following uses shall be permitted by the responsible authority in all areas zoned for mixed use (residential and commercial):

All residences including residential flats and apartments, night shelters, orphanages, old age homes, hostels and boarding houses, lodges and guest houses, ashram/mutts.

Library and reading rooms, social welfare centres, auditorium/wedding halls/community halls, movie halls, transmission towers and wireless stations.

Shops, restaurants, hotels, professional offices, commercial offices and establishments, banking and financial institutions, clinics and diagnostic centres.

IT software units, service industries of non-nuisance nature (see Annexure with number of workers limited to 19 without power or 9 workers with power limited to 30 H.P.), weigh bridges, printing press, godowns/warehouses/storage of non hazardous materials.

Tot lots/parks/play grounds, stadium and fair grounds, auto/taxi stands, parking plazas, public utility areas and buildings.

(ii) Uses permitted with the approval of the Town Planner

Following uses may be permitted by the responsible authority in all areas zoned for mixed use (residential and commercial) subject to the prior approval of the Town Planner having jurisdiction over the area:

Local/State/Central Government or Public Sector Offices and Educational Institutions, Automobile Workshops, Automobile Service Stations for light vehicles.

(iii) Uses permitted with the approval of the Chief Town Planner

Following uses may also be permitted by the responsible authority in all areas zoned for mixed use (residential and commercial) with prior permission of the Chief Town Planner:

Fuel filling stations, hospitals and health centres, places of worship, automobile service stations for heavy vehicles, saw mills, cremation ground/crematorium, burial ground/common vault.

(iv) Uses Prohibited: Any other use not specified in (i), (ii) and (iii)**(d) MIXED USE ZONE (COMMERCIAL AND PUBLIC USES)****(i) Uses Permitted:**

Following uses shall be permitted by the responsible authority in all areas zoned for mixed use (commercial and public uses):

All uses permitted under commercial and public and semi public use zone.

(ii) Uses permitted with the approval of the Chief Town Planner

Following uses may also be permitted by the responsible authority in all areas zoned for mixed use (commercial and public) with prior permission of the Chief Town Planner:

Fuel filling stations, automobile service stations for heavy vehicles, saw mills, cremation ground/crematorium, burial ground/common vault.

(iii) Uses Prohibited: Any other use not specified in (i) and (ii)**(e) PUBLIC AND SEMI PUBLIC ZONE****(i) Uses Permitted**

Following uses shall be permitted by the responsible authority in all areas zoned for public and semi public uses:

Local/State/Central Government or Public Sector Offices, educational institutions, places of worship, social and cultural establishments, libraries and community halls, auditorium/wedding halls, community facilities including hospitals, clinics, public utilities and related buildings, transmission towers and wireless stations, orphanages/old age homes, residences/hostels/boarding houses/lodging facilities that are incidental to public uses, parks and open spaces incidental to the main use, parking plazas, auto/taxi stands, existing burial grounds etc.

(ii) Uses permitted with the approval of the Town Planner

Following uses may be permitted by the responsible authority in all areas zoned for public and semi public uses subject to the prior approval of the Town Planner having jurisdiction over the area:

Residences, hostels, shops/restaurants/commercial offices/banking and financial institutions—floor area up to 200 sq.m. printing presses.

(iii) Uses permitted with the approval of the Chief Town Planner

Following uses may also be permitted by the responsible authority in all areas zoned for public and semi public uses with prior approval of the Chief Town Planner:

Fuel filling stations, sewage treatment plants, garbage dumps, slaughter houses and isolation hospitals.

(iv) Uses Prohibited: Any other use not specified in (i), (ii) and (iii)

(f) TRANSPORT AND COMMUNICATION ZONE

(i) Uses Permitted

The following shall be permitted by the responsible authority:

All buildings and uses connected with transport and communication such as transport terminals, transmission towers and wireless stations, taxi/auto-rickshaw stand, parking plazas, truck terminals, weigh bridges, ATMs and essential repair and service shops related to the above.

(ii) Uses permitted with the approval of the Chief Town Planner

Following uses may also be permitted by the responsible authority in all areas zoned for commercial uses with prior permission of the Chief Town Planner:

Fuel filling stations, commercial establishments and public offices incidental to main use.

(iii) Uses Prohibited: Any other use not specified in (i) and (ii)

(g) INDUSTRIAL ZONE

(i) Uses Permitted

The following uses shall be permitted by the responsible authority:

All types of industries as specified in Annexure-I,

Parks, open spaces and maidans, playgrounds, stadium, fair grounds, open air theatre, swimming pools.

(ii) Uses permitted with the approval of the Town Planner

Following uses may be permitted by the responsible authority in all areas zoned for transport and communication subject to the prior approval of the Town Planner having jurisdiction over the area:

Exhibition centres, library, museum, uses incidental to recreational uses such as residential buildings/retail shops/restaurants/canteen/ATMs, autorickshaw/taxi stands.

(iii) Uses permitted with the approval of the Chief Town Planner

Parking plazas, Wedding/Community Halls and Convention Centres.

(iv) Uses Prohibited: Any other use not specified in (i), (ii) and (iii)

Note:—(1) All land developments and constructions shall be in strict conformity with the provisions of Building Rules 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 floor area of such a building shall not exceed the maximum floor area permitted for any of such use premise in that use zone.

(3) For the purpose of these regulations, floor area means the total floor area of the building on all floors."

(ii) The following shall be added at the end as Annexure of the scheme, namely:—

"Annexure

Type of non-obnoxious and non-nuisance type of service or light industries permissible (See Para 9)

1. Flour Mills
2. Embroidery and Lace manufacturing
3. Gold and silver smithy
4. Watch, pen and spectacle repairing
5. Laundry, dry cleaning and dyeing
6. Photo and picture framing
7. Manufacture and repair of musical instruments
8. Automobile servicing (excluding repair)
9. Radio servicing and repairing
10. Cotton and silk printing
11. Bakeries
12. Confectioneries
13. Cold storage
14. Aerated waters and fruit beverages
15. Manufacture of tobacco products

16. Garment making
17. Electroplating
18. Bamboo and cane products
19. Sports goods
20. Card-board 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 foundries
27. Padlock
28. Sanitary fittings and other similar 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 Central Area, Thiruvalla vide G. O. (Ms.) No. 42/87/LAD dated 11th February, 1987 and published as S. R. O. No. 389/87 in section iv, Part I of the Kerala Gazette No. 10, dated 10th March, 1987. Later considering the over all planning and development interests of the area, Government have decided to vary the Detailed Town Planning Scheme issued under section 12 of the Town Planning Act, 1108 ME after issuing the draft of the proposed variations as required under clause (b) of sub section (2) of section 13 of the said Act.

This notification is intended to achieve the above object.