



KERALA GAZETTE

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GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G O. (Ms.) No. 120/10/LSGD. *Dated, Thiruvananthapuram, 11th June, 2010.*

S. R. O. No. 587/2010.—WHEREAS, the Government have in G O. (Rt.) No. 921/71/LAD dated 21st June, 1971 sanctioned the General Town Planning Scheme for Trivandrum under section 12 of the Town Planning Act, 1108 (IV of 1108) and subsequently varied vide notification No. 42271/G2/74/LA&SWD dated 19th December, 1975 [sanctioned vide G. O. (Ms.) No. 99/76/LA&SWD dated 27th April, 1976] and in G O. (Ms.) No. 144/07/LSGD dated 31st May, 2007 (Notified in Kerala Gazette No. 1005 dated 1st June, 2007);

AND WHEREAS, it is required to further vary the said Scheme for the purpose of making the zoning regulations compatible to the present development scenario and heritage conservation priorities 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 13 of the Town Planning Act, 1108 (IV of 1108), the

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Government of Kerala hereby issue a notification varying the said Town Planning Scheme to the extent required, after incorporating modifications considering all objections and suggestions received on the draft of the notification, published vide G. O. (Ms.) No. 24/10/LSGD dated 6th February, 2010 in Kerala Gazette Extraordinary No. 350 dated, 15th February, 2010 as required under clause (b) of sub-section (2) of section 13 of the Town Planning Act, 1108 (IV of 1108), read with rule 71 of the Travancore Town Planning Rules.

ORDER

In exercise of the powers conferred by clause (a) of sub-section (2) of section 13 of the Town Planning Act, 1108 (IV of 1108), the Government of Kerala hereby further vary the General Town Planning Scheme for Trivandrum, sanctioned under section 12 of the Town Planning Act, 1108 (IV of 1108) in G. O. (Rt.) No. 921/71/LAD dated 21st June, 1971 and subsequently varied vide notification No. 42271/G2/74/LA&SWD dated 19th December, 1975 [sanctioned vide G. O. (Ms.) No. 99/76/LA&SWD dated 27th April, 1976] and in G. O. (Ms.) No. 144/07/LSGD dated 31st May, 2007 (Notified in Kerala Gazette No. 1005 dated 1st June, 2007), to the extent as indicated below, namely:—

VARIATION

In the said scheme, 'in Appendix C ZONING REGULATIONS',—

- (i) after para 2 the following shall be inserted, namely:—
"2a. The provisions of Detailed Town Planning Schemes or Area Development Plans if any will prevail over these regulations."
- (ii) in para 6.2 (ii) for the words 'Petrol filling stations' the words 'fuel filling stations' shall be substituted;
- (iii) in para 7.2 (ii) for the words, 'Petrol filling stations' the words 'fuel filling stations' shall be substituted;
- (iv) in para 8.2 (ii) the words 'petrol filling stations' the words 'fuel filling stations' shall be substituted;
- (v) in para 11.2 (ii) for the words 'and religious use' the words 'religious use and orphanages/old age homes/Dharmasala/Palliative or Geriatric Care Centers all upto a total floor area of 1500 sq.m. and run on a non commercial basis' shall be substituted;
- (vi) in para 11.3 after the letters and words 'T. S. canal and' the figure and words '7.5 metres on both sides of' shall be inserted.

(vii) After para 14.3 the following paras shall be inserted, namely:—

"15. Kowdiar Conservation Zone comprising Sy. Nos. 1(P), 2(P), 3(P), 4(P), 5(P), 7(P), 9(P), 156(P) and 191(P) in Rendamadavil Village.

15.1 Notwithstanding anything contained in the zoning regulations of the scheme and subject to modifications as prescribed hereunder, no development, constructions in the area comprised in Survey numbers listed above (the Palace compound) shall be allowed except with prior written recommendations of Art and Heritage Commission constituted by the Government under rule 154 of Kerala Municipality Building Rules, 1999 in order to conserve the heritage character of Kowdiar Palace and surroundings. However the existing uses in the Palace compound may be permitted to continue".

(viii) in general guidelines for item (i) the following shall be substituted, namely:—

"(i)(a) Uses permitted in Commercial zone and Public and Semi Public zone may also be permitted by the Executive Authority in land to a depth of 200 metre in Residential, Commercial, Industrial and Public and Semi Public zones on both sides of roads having an existing or proposed width of 45 m. or more as per this Scheme except in the area earmarked as construction free zone as per para 11.3, if such uses are not permissible otherwise as per the zoning regulations mentioned earlier. However such uses may not be permitted in the residential zone if the area is substantially developed as a residential area.

(b) Uses permitted in Commercial zone and Public and Semi Public zone may also be permitted by the Executive Authority in land to a depth of 150 metre in Residential, Commercial, Public and Semi Public and Industrial zones on both sides of roads having an existing or proposed width of 21 metre or more as per this Scheme except in the area earmarked as construction free zone as per para 11.3, if such uses are not permissible otherwise as per the zoning regulations mentioned earlier. However such uses may not be permitted in the residential zone if the area is substantially developed as a residential area.

(c) Uses permitted in Commercial zone and Public and Semi Public zone may also be permitted by the Executive Authority in land to a depth of 100 metre in Residential, Commercial, Public and Semi Public and Industrial zones on both sides of roads having an existing or proposed width of 18 metre or more as per this Scheme except in the area earmarked as construction free zone as per para 11.3, if such uses are not permissible otherwise as per the zoning regulations mentioned earlier. However such uses may not be permitted in the residential zone if the area is substantially developed as a residential area.

- (d) Uses permitted in Commercial zone and Public and Semi Public zone may also be permitted by the Executive Authority in land to a depth of 75 metre in Residential zone; and 100 metre in Commercial, Public and Semi Public and Industrial zones on both sides of roads having an existing or proposed width of 12 metres or more as per this Scheme except in the area earmarked as construction free zone as per para 11.3, if such uses are not permissible otherwise as per the zoning regulations mentioned earlier. However such uses may not be permitted in the residential zone if the area is substantially developed as a residential area.

Provided that, if a plot of land extends beyond this boundary, mixed use permitted as above may be permitted for the entire plot."

- (ix) in Annexure I after serial No. 28 and the entries against it the following entries shall be inserted, namely:—

" 29. Hollow bricks."

By order of the Governor,

S. M. VEDAYANAND,
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 General Town Planning Scheme for Trivandrum vide G. O. (Rt.) No. 921/71/LAD dated 21st June, 1971 under section 12 of the Town Planning Act, 1108 (IV of 1108) and subsequently varied vide Notification No. 42271/G2/74/LA&SWD dated 19th December, 1975 [sanctioned vide G. O. (Ms.) No. 99/76/LA&SWD dated 27th April 1976] and G. O. (Ms.) No. 144/07/LSGD dated 31st May, 2007 (notified in the Kerala Gazette No.1005 dated 1st June, 2007).

Government have decided further to vary the said scheme for the purpose of making the zoning regulations compatible to the present development scenario and heritage conservation priorities. A draft notification for this purpose was issued vide G. O. (Ms.) No. 24/10/LSGD dated 6th February, 2010 and published in the Kerala Gazette Extraordinary No. 350 dated 15th February, 2010 as required under clause (b) of sub-section 2 of section 13 of the Town Planning Act, 1108 (IV of 1108) read with rule 71 of the Travancore Town Planning Rules. After considering the objections/suggestions received on the above draft proposal, Government have now decided to issue the final notification.

This notification is intended to achieve the above object.