

GOVERNMENT OF KERALA
Abstract

Development Plan for Trivandrum city (General Town Planning Scheme) approved.

LOCAL ADMINISTRATION (MUNICIPAL-B) DEPARTMENT

G.O.Rt.921/71/LAD.

Dated, Trivandrum, 21.6.1971.

Read:

1. Letter No.T.P.850/87 dated 4.8.1970 from the Commissioner, Corporation of Trivandrum.
 2. Letter No.C1/5339/70 dated 22.8.1970 from the Chief Town Planner.
 3. Letter No.K.Dis.36668/70/LRH. dated 3.4.1971 from the Secretary, Board of Revenue.
- ...

O R D E R

In the letter read as first paper above the Commissioner, Corporation of Trivandrum has forwarded the "Development Plan for Trivandrum City" after having been finally approved by the Corporation, for the final approval of the Government under rule 28 of the Travancore Town Planning Rules. He has reported that the only objection to the plan, is from the Nemom Panchayat, as certain Survey Nos. included in the Panchayat are also, included in the Development Plan. The objection of the Nemom Panchayat is that the Panchayat will be losing the revenue that is being collected from the area.

Government have examined the case further. The Chief Town Planner in his letter read as 2nd paper has stated that the inclusion of the areas of the Nemom Panchayat referred to above, is highly necessary to meet the land requirements of the city for industrial purposes. The Secretary, Board of Revenue in his letter read as 3rd paper, has stated that the loss of revenue complained of by the Nemom Panchayat is inevitable and as such the objection can be over ruled.

In the above circumstances, under rule 28 of the Travancore Town Planning Rules, Government are pleased to approve the 'Development Plan for Trivandrum City' forwarded by the Commissioner, Corporation of Trivandrum with the letter read as first paper, above, over ruling the objection of the Nemom Panchayat.

(By Order of the Governor)
Sd/-
DEPUTY SECRETARY.

To

The Chief Town Planner.
etc. etc.

Forwarded / By Order
Sd/-
Section Officer.

Endts on F.Dis.C1/5339/70. Dated 9.7.1971. Office of the Chief Town Planner, Trivandrum.

//True Copy//



KERALA GAZETTE

കേരള ഗസറ്റ്

EXTRAORDINARY

അസാധാരണ

PUBLISHED BY AUTHORITY

തൃശ്ശൂർ, കോലാമറ്റം 11, തൃശ്ശൂർ, കോലാമറ്റം 11

Vol. III	Thiruvananthapuram	1st June 2007	No.	1005
Part No. 32	Friday	2007 year 1	month	
	Thiruvananthapuram	11th April 1929	1929	
	edition	1929	edition 11	

GOVERNMENT OF KERALA

Local Self Government Department

NOTIFICATION

G.O. (Ms) No. 16407/LSGD

Dated, Thiruvananthapuram, 31st May, 2007

WHEREAS, the Government have in G.O. (RI) 921/76/LAD dated 21st June, 1971 sanctioned the General Town Planning Scheme for Trivandrum under section 12 of the Town Planning Act 1108 ME (IV of 1108) and subsequently varied vide notification No. 42271/G2/74/LA&SWD dated 19th December, 1975 sanctioned vide G.O.(Ms) No. 999/74/LA&SWD dated 27th April, 1976 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 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 sub-section (2) (a) of section 13 of the Town Planning Act, 1108 ME (IV of 1108), the 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. 293/06/LSGD dated 23rd December, 2006, in Kerala Gazette Extraordinary No. 2031 dated 23rd December, 2006 as required under sub-section (2) (b) of section 13 of the Town Planning Act, 1108 ME (IV of 1108), read with rule 71 of the Town Planning Rules 1113 ME.

ORDER

In exercise of the powers conferred by sub-section (2) of section 13 of the Town Planning Act 1108 ME (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 ME (IV of 1108) in G.O. (Rt.) 921/71/LAD dated 21st June, 1971 and subsequently varied vide Notification No. 42271/G2/74/LA&SWD dated 19-12-1975, to the extent as indicated below, namely—

VARIATION

In the said scheme, for "Appendix C" the following shall be substituted, namely—

"APPENDIX C"

ZONING REGULATIONS

1. All future developments shall be in conformity with the provisions of the Development Plan for Trivandrum.
2. For the implementation and enforcement of the proposal envisaged in the Development Plan for the town, areas have been zoned under various uses such as residential, commercial, industrial, public and semi-public, etc. Details regarding the nature of uses 'permitted', uses 'restricted' and uses 'prohibited' in each zone are given in the accompanying sheets. In addition, to the above, guidelines for regulating developments are also provided herein. The application of these regulations will prevail over the provisions of the Kerala Municipality Building Rules in force. The provisions of the Coastal Zone Regulations will be applicable for the coastal regulations zone notified under Environment (Protection) Act.

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 special 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. In addition, based on the provisions of sub-section (m) and (n) of section 3 of the Town Planning Act 1108 ME, regulations are also proposed to conserve the heritage character of the Fort Area and its environs in Thiruvananthapuram, with due regard to the historical significance and architectural character of the area.

6.0 Residential Zones

6.1 Uses permitted (1).

Remarks

All residences including Residential flats/Apartments and Residential uses incidental to other main uses, night shelters, orphanage/old age homes/Dharmasala, Ashram/Mutts, professional offices and studios of the residents, Retail shops/professional offices/commercial offices or establishments up to 200 Sq.m., ATMs, restaurants/canteen up to 100 Sq.m., Day care and Creches, nursery/Kindergarten/Primary School library and reading rooms, social welfare centres, clinics (out patient), diagnostic centres, community halls, clubs,

parks and playgrounds incidental to the residential uses, public utility buildings such as water supply, drainage and electric installation of a minor nature and small service industries of a non-nuisance nature (Annexure D) engaging not more than 3 workers with power limited to 3 HP or 6 workers without power.

(i) Hostels, boarding houses and commercial offices, Shops/banking and financial institutions/restaurants/canteen up to 500 sq.m., diagnostic centres, Markets, Gymnasium/Yoga Centre, Automobile showrooms, weigh bridge, Automobile workshop 2/3 wheelers and power up to 20 HP, Service industries up to 20 workers without power or 10 workers with 10 HP, Printing Press, IT hardware/Electronics industries, Local/State/Central/Public Sector offices, secondary/higher secondary school, vocational training institute, technical training centre/polytechnic, transmission towers and wireless stations, cultural and information centres, parking plaza, bus/joop/Auto rickshaw stand

(ii) Petrol filling stations, Automobile service station-light vehicles, Colleges/Universities, General educational institute, specialized professional educational institute, Research and development institute, courts, Radio/TV station, Convention centre, exhibition centre/Art Gallery, Hospitals and health care up to 20 beds, Stadia, Amusement park, fair ground, zoological and botanical garden, Bird Sanctuary, Camping site, Transport terminals, Container terminal, gas godown and areas or building for religious uses.

Usage of items coming under column (i) shall be restricted by the executive authority with the concurrence of the Town Planner of the State Town planning services having jurisdiction over the area.

Usage of items coming under column (ii) shall be restricted by the executive authority with the concurrence of the Chief Town Planner to Government.

Any other use not specified in rows (1) and (2)

All types of industries other than obnoxious and nuisance type industries (Annexure II), retail business and wholesale business incidental to the industries, storages and godowns, public and semipublic offices incidental to the industrial use and warehousing, IT software units, Residences upto 300 sq.m., residential uses incidental to industrial uses, Shops/Restaurants/canteen upto 500 sq.m., Professional Offices, Automobile showrooms, weigh bridge, Automobile workshops, Automobile service stations for light and heavy vehicles, spray painting workshops, printing press, Marble/Granite Storage/Cutting centre, Industrial estate and Industrial park, Clinics (OP), diagnostic centres, Cremation ground/crematorium, burial ground/common vault, slaughter house, gas godowns, saw mills with timber yard, fish/meat processing centre, dairy/poultry farm, dumping yard, Electric sub-station, water treatment plant, Sewage treatment plant, other public utility buildings, Transmission towers and Wireless Station.

(i) Guest houses/lodges, Commercial offices/Establishments up to 200 sq.m., Banking and financial institutions, Local/State/Central Government and public sector offices, Day care and Creche, Nursery/Kindergarten/primary school, Library and reading rooms, social welfare centres, cultural and information centre, Bus and truck terminal, jankyard, landing places and stacking yards.

Uses of items coming under column (i) shall be restricted by the executive authority with the concurrence of the Town Planner of the State Town Planning Service having jurisdiction over the area.

- (ii) General education institutes, Hospitals and Health centres, Amusement parks, Petrol filling stations, obnoxious and nuisance type industries, minor storage of explosives and fire works.

Usage of items coming under column (ii) shall be restricted by the executive authority with the concurrence of the Chief Town Planner to Government.

7.3 Uses prohibited (3):

Any other use not specified in rows (1) and (2)

8.0 Mercantile or Commercial zone:

8.1 Uses permitted (1):

Retail and wholesale shops, godowns and warehouses, professional offices, studios, commercial offices, theatres, cinemas, Residences floor area upto 300 sq. m., night shelters, orphanage/old age home/Dharmasala, Guest houses, hostels, hotels, lodging houses, restaurants, Banking/Financial institutions, markets, Gymnasium/Yoga Centres, shopping office complexes, shopping malls, multiplex, hyper market, IT Software units, Automobile workshops, weigh bridges, public sector offices, Educational institutions except colleges/University, Police post/station, Fire post/station, Post and telegraph office, community halls, library and reading rooms, Auditorium/Wedding halls, information centres, water treatment plants below 5 MLD, electric sub-station and other public utility buildings, clinics (OP), Diagnostic centres, Transport terminals, parks and open spaces, non-nuisance type of service and light industries employing not more than 10 workers and using 15 H.P. motors, existing residential uses.

- (i) Social welfare institutions, printing presses, service garages, truck terminals, Residences floor area above 300 sq.m., stacking yards, spray painting workshops, saw mills, IT hardware/electronic industries, marble/granite storage/cutting centres, College/University, Transmission Towers and Wireless stations, exhibition centres and art gallery.

Use of items coming under column (i) shall be restricted by the executive authority with the concurrence of the Town Planner of the State Town Planning Service having jurisdiction over the area.

- (ii) Industrial uses of non-nuisance character employing not more than 20 workers and HP not exceeding 30, petrol filling stations, arenas and building for religious uses, Automobile service stations, convention centre, Stadia, Cremation ground/crematorium, burial ground/common vault, slaughter house, dumping yard, gas godowns, saw mills with timber yard, fish/meat processing centres.

Usage of items coming under column (ii) shall be restricted by the executive authority with the concurrence of the Chief Town Planner to Government.

8.3 Uses prohibited (3):

Junkyards, storage of materials causing dust, objectionable odours and fumes etc. and any other use not specified in rows (1) and (2).

9.0 Public and semi public zone:

9.1 Uses permitted (1):

Local, State and Central Government offices, Social and Cultural establishments, community facilities including hospitals, clinics, educational institutions, etc., public utilities and related buildings, religious buildings, Residences floor area up to 300 sq.m., Residential uses incidental

to other main uses, Hostels and Boarding houses, Ashram/Mutts, Shops/Professional offices/Restaurants/Canteen up to 300 sq.m., Banking and financial institutions, Gymnasium/Yoga centres, Godowns/warehouses/storage upto 100 sq.m. non-hazardous, IT software units, Public sector offices, Radio and TV Stations, Transmission towers and wireless stations, Library and reading rooms, Museums, Auditorium/Wedding halls, Convention centres, Exhibition Centres and Art Gallery, Community halls, Tot lots, Parks, Fair grounds, Open air theatres, Traffic Parks, Play grounds, Stadium, Plant Nursery, Pump house, Wells and irrigation ponds.

92 Uses restricted (2)

(i) Movie halls, Hostels, Markets, Godowns/Warehouses/storage upto 500 sq.m. non-hazardous, Automobile showrooms, weigh bridges, Automobile workshops 2/3 wheelers, Printing presses, IT hardware/electronic industries, Marble and Granite Storage/Cutting centres, Taxi/Jeep/Autorickshaw stand, Parking plaza.

(ii) Cremation grounds, burial grounds and related constructions, sewage treatment plants, solid waste management/processing units, slaughterhouses, Godowns/Warehouses/storage above 500 sq.m. non-hazardous, Fuels filling stations, Automobile workshops, Automobile service stations, spray painting workshops, Nuisance type service industries (above 20 workers above 30 HP), Camping sites and Transport terminals.

Remarks

Usage of items coming under column (i) shall be restricted by the executive authority with concurrence of the Town Planner of the State Town Planning Service having jurisdiction over the area.

Usage of items coming under column (ii) shall be restricted by the executive authority with concurrence of the Chief Town Planner to Government.

93

Uses prohibited (3)

Any other use not specified in rows (1) and (2)

10.0 Parks and open spaces zone

10.1 Uses permitted (1)

Parks, Open spaces and Maidans, play grounds, Stadia, Swimming pools, Open air theatres, Existing cemeteries, existing religious uses, Fair Grounds, Amusement Parks, Zoological and Botanical Gardens, Bird Sanctuary and Camping sites.

10.2 Uses restricted (2)

(i) Pavilions and Grand-stands, bath houses, Gymnasium, Aquarium, Reading rooms, Radio kiosks, social and cultural establishments, ATMs, public utility buildings, Parking plaza/Autorickshaw/Taxi stands.

Usage of items coming under column (i) shall be restricted by the executive authority with concurrence of the Town Planner of the State Town Planning Service having jurisdiction over the area.

10.3 Uses prohibited (3)

Any other use not specified in rows (1) and (2)

11.0 Green strip or Agricultural reservation

11.1 Uses permitted (1)

Paddy fields, all land put to agricultural uses, pastures grazing grounds, fodder cultivation, brick kilns, dobikhana and removal of clay/gravel up to a depth of 1 m below the level of land surrounding the agricultural area, Zoological and Botanical gardens, Bird Sanctuary, Plant

Nursery, Fish Farm, Seed Farm, Pump house wells and Irrigation Ponds, Storage of Agricultural Produce and seeds, Green houses and existing religious uses.

11.2 *Uses restricted (2):*

- (i) Dairy and poultry farms, Single family residential buildings of floor area upto 300 Sq.m. in areas which are substantially built up with lawful residential buildings on the date of this notification and public utility and service areas.

Usage of items coming under column (i) shall be restricted by the executive authority with concurrence of the Town Planner of the State Town Planning Service having jurisdiction over the area.

- (ii) Milk processing plants, storage and processing of farm products, service and repair of farm machinery, burial grounds and cremation grounds and religious uses.

Usage of items coming under column (ii) shall be restricted by the executive authority with the concurrence of the Chief Town Planner to Government.

11.3 *Uses prohibited (3):*

Any other use not specified in rows (1) and (2). Notwithstanding anything contained in the rows (1) and (2), a depth of land, upto 20 m. on both sides of Karamana and Killi Rivers and upto 10 m. on both sides of Amayizhanjan Thodu, TS Canal and other major Thodus will be retained as construction free zone.

12.0 *Transport and communication zone*

12.1 *Uses permitted (1):*

All buildings and uses connected with transport and communication such as bus terminals,

Remarks

railway stations, airports, water landings, ports and harbors, transporting and wireless stations, etc. and essential repair and service shops related to the above, transportation routes, Residential use incidental to main use, ATMs, Tot lots, Parks, Parking plaza, Lorry stand, Auto/Taxi/Jeep stand, Container terminal.

Remarks

12.2 *Uses restricted (2):*

- (i) Night shelters, Police Post/Station, Fire post/Station, Post and Telegraph office, Telephone exchange, Electric substation, clinics (OP).

Usage of items coming under column (i) shall be restricted by the executive authority with concurrence of the Town Planner of the State Town Planning Service having jurisdiction over the area.

- (ii) Fuel Filling Stations, public utilities and related building.

Usage of items coming under column (ii) shall be restricted by the executive authority with the concurrence of the Chief Town Planner to Government.

12.3 *Uses prohibited (3):*

Any other use not specified above in (1) and (2).

13.0 *Restricted zone*

Defense installations, such as Army camps, stores, defense air ports, naval ports, etc. Industries producing defense equipments, defense research stations and other similar institutions which Government may declare as out of bounds for public.

- 14 Fort Area and Environs comprising of Sy Nos 352(p) 354(p) 355, 357, 358, 359(p), 331(p) 338, 339(p), 340, 341(p), 348(p), 349, 350, 351(p), 353(p), 354, 355, 356, 357, 358, 359, 360 to 658, 659, 660, 661, 662, to 735, 745(p), 746(p), 747, 748(p), 749(p), 750(p), 759(p), 760(p), 761, 762(p), 763(p), 768(p), 769(p), 770(p), 779(p), 780, 781, 782(p), 783(p), 784(p), 785, 786, 787(p), 788(p), 990(p), 993, 994(p), 995, 996(p), 997, 998, 999(p) 1000(p), 1001(p), 1002(p), 1003(p), 1006(p), 1007(p), 1010(p), 1011(p) of Vanchiyoor Village;

Sy. Nos. 1090 to 1094, 1095(p), 1101(p), 1102(p), 1199, 1200, 1201, 1202, 1203, 1206, 1207, 1210, 1230, 1232, 1233, 1234, 1235 to 1251, 1252, 1253, 1254, 1266(p), 1267, 1268, 1269, 1270(p), 1271(p), 1272(p), 1273(p), 1279(p), 1280, 1281(p), 1293 to 1306, 1308, 1309, 1320(p), 1615(p), 1618(p) of Palkulangara Village; and

Sy. Nos. 1067, 6(p), 121 to 128, 129(p), 131(p), 2035(p) 2037(p), 2038, 2039(p), 2060, 2061(p), 2062(p), 2063, 2064(p), 2070, 2071, 2072(p), 2073, 2074(p), 2079(p), 2080(p), 2081(p), 2082, 2083(p), 2084(p) of Muthatham Village

- 14.1 Notwithstanding anything contained in the zoning regulations of the scheme and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area comprised in survey numbers listed above, shall be allowed except with the prior written recommendation of the Art and Heritage Commission constituted by the Government under Rule 134 of the Kerala Municipality Building Rules 1999 in order to conserve the heritage character of the Fort area and its environs.

Provided that, no area or buildings or objects which in the opinion of the said commission have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to change from the existing condition without the recommendations of the commission.

Provided also that new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations, namely:—

- the total number of storeys including the existing if any shall not exceed two from the street level;
- the overall height of the construction including the existing up to the topmost point of the proposed construction shall not exceed 9 metres; and

- the architectural character of the facades of the construction shall be as per the advice of the commission.

Provided also that the use or reuse of any site or building shall be as per the recommendations of the commission.

- 14.2 The Local Self Government Institution concerned shall insist on any such recommendations of the commission.

- 14.3 The Art and Heritage Commission, if found necessary, may entrust the above regulatory aspects to a committee constituted for the purpose by the commission.

General Guidelines

- In land to a depth of 50 metres in residential zone and 100 metres in Commercial, Public and Semi Public and Industrial zones on either sides of roads having an existing or proposed width of 12 metres or more, uses permitted in Commercial and Public and Semi Public zones may also be permitted by the executive authority if such uses are not allowable otherwise in the zoning regulations. However such uses may not be permitted in the residential zone if the area is substantially developed as a residential area. Criteria for classifying an area as substantially developed will be issued along with the general guidelines mentioned under (iv) below.

- In residential zones if the area is substantially developed as residential, the zoning regulation spelt out in the scheme shall continue.

- In residential zones, for hospitals, the following additional restrictions shall apply:

The minimum extent of land shall be 0.20 hectare with coverage and FAR limited to 30% and 1.0 respectively.

- Regulation of constructions on the sides of new roads/roads proposed for widening as per the scheme shall be governed by the distance from the centerline of the road, unless otherwise specified in the General Town Planning Schemes or Detailed Town Planning Schemes or any detailed road alignments approved by the Chief Town Planner. The provisions of Detailed Town Planning Schemes or Area Development Plans if any will prevail over these regulations.

- (v) Regarding the assessment of permissibility of uses classified under the category 'Restricted Uses', the Chief Town Planner shall issue general guidelines from time to time and such guidelines shall be adhered to by the responsible authorities.
- (vi) Large Scale development proposals in an area not less than 2 Ha. exceeding an investment of Rs. 50 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in all zones subject to the recommendation of a committee to be constituted by the Government for this purpose, under the chairmanship of the Secretary, Local Self Government Department, consisting of the Chief Town Planner of Kerala State Town and Country Planning Department, the Town Planner, District office of the Kerala State Town and Country Planning Department, Thiruvananthapuram, Secretary, Thiruvananthapuram Development Authority and the Secretary, Corporation of Thiruvananthapuram, and satisfying the following conditions:
- The developer shall produce project-sum-feasibility report and Environmental Impact Assessment Report, if required, of the project to the convener of the committee, 15 days in advance of the committee meeting.
 - The developer shall produce before the committee all required clearances from the State and Central Government agencies concerned.
 - Adequate provision shall be made for supporting infrastructure such as water supply, sewerage, solid waste management etc. Separate sewage treatment plant and solid waste management measures shall be provided and maintained by the developer at his cost.
 - Adequate MoU between the developer and the Secretary, Thiruvananthapuram Corporation shall be undertaken to bring this into effect.
 - The maximum FAR shall be 2 and minimum access width shall be 12m.
 - The project shall be completed within a period of 3 years if not specified otherwise.

- (vii) The Town Planner, Thiruvananthapuram District shall be the convener of the committee.

ANNEXURE I

Type of non-obnoxious and non-nuisance type of service or Light industries permissible in residential zones, vide regulation 6.1

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. Cardboard 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.

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 malwa, palm juice

III. *Manufacture of wood and wooden products*

4. Sawing and planing of wood
5. Wood seasoning and creosoting
6. Manufacture of veneer and plywood
7. Paper, Pulp and straw board

IV. *Manufacture of leather and leather products*

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

V. *Manufacture of rubber, petroleum and coal products*

9. Manufacture of tyres and tubes
10. Manufacture of industries and synthetic rubber
11. Reclamation of rubber
12. Production of petroleum, kerosene and other petroleum products in refineries
13. Production of coal tar and coke in coke oven

VI. *Manufacture chemicals and chemical products*

14. 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 manufacturers
15. Manufacture of dyes, paints, colours and varnishes, printing ink
16. Manufacture of fertilizers (especially from organic materials)
17. Manufacture of disinfectants and insecticides
18. Manufacture of ammunition, explosive and fire works
19. Manufacture of matches

VII. *Manufacture of non-metallic mineral products other than petroleum and coal*

20. Manufacture of cement and cement products
21. Manufacture of lime
22. Manufacture of plaster of paris

VIII. *Manufacture of basic metals and their products*

23. Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms
24. Manufacture including smelting, refining etc. of non-ferrous metals and alloys in basic forms
25. Manufacture of armaments

IX. *Manufacture of machinery (other than transport) and electrical equipments*

26. Manufacture of all kinds of battery

X. *Miscellaneous items not covered above*

27. Incineration, reduction or dumping of offal, dead animal's garbage or refuse
28. Manufacture of gelatin and glue
29. Fat, tallow, grease or lard refining of manufacture
30. Bone meal, bone grist and bone powder and
31. Other similar types of nuisance industries

By order of the Governor,

T. R. Jose,

Secretary to Government,
Local Self Government Department



KERALA GAZETTE

കേരള ഗസറ്റ്

EXTRAORDINARY

അസാധാരണ

PUBLISHED BY AUTHORITY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്

Vol. LV	Thiruvananthapuram,	18th June 2010	No.	1384
ഭാഗം 55	Friday	2010 ജൂൺ 18	No.	
	തിരുവനന്തപുരം,	28th June 1932	നമ്പർ	
	വെള്ളി	1932 ജൂൺ 28		

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. 42221/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. 4005 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

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), 158(P) and 191(P) in Rendamadla 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."

- (x) in Annexure 1 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. VEJAYANAND,
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.



കേരള ഗസറ്റ്
KERALA GAZETTE
അസാധാരണം
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
PUBLISHED BY AUTHORITY

വാല്യം 8
Vol. VIII

തിരുവനന്തപുരം,
ബുധൻ

Thiruvananthapuram,
Wednesday

2019 ജൂലൈ 03
03rd July 2019

1194 മിഥുനം 18
18th Mithunam 1194

1941 ആഷാഢം 12
12th Ashadha 1941

നമ്പർ
No.

1469

GOVERNMENT OF KERALA
Local Self Government (RD) Department
NOTIFICATION

G.O.(Ms)No.33/2019/LSGD

Dated, Thiruvananthapuram, 7th March, 2019.

23rd Kumbham, 1194.

S. R. O. No. 439/2019

WHEREAS, the Government have sanctioned the General Town Planning Scheme for Trivandrum City under section 12 of the Town Planning Act, 1108 (IV of 1108) as per G.O. (Rt) No.921/71/LAD dated 21st June, 1971 and subsequently varied the same as per notification No. 42271/G2/74/LA&SWD dated 19th December, 1975 (sanctioned as per G.O.(Ms)No.99/76/LA&SWD dated 27th April, 1976) and as per G.O.(Ms) No.144/07/LSGD.



dated 31st May, 2007 and published in the Kerala Gazette Extraordinary No.1005 dated 1st June, 2007 and as per G.O.(Ms) No.120/10/LSGD. dated 11th June, 2010 and published as S.R.O. No.587/2010 in the Kerala Gazette Extraordinary No.1384 dated 18th June, 2010;

AND WHEREAS, as per sub-section (1) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Town Planning Act, 1108 ME (Act IV of 1108 ME) 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 General Town Planning Scheme for Trivandrum City shall be deemed to be a detailed Town Planning Scheme sanctioned under the said Act;

AND WHEREAS, as it is required to vary the General Town Planning Scheme for Trivandrum City for the purpose of making the land use zone compatible to the present development requirement of the area to the extent possible as an immediate measure until the scheme is further varied after detailed studies.

AND WHEREAS, Government of Kerala as per notification No.695/RD2/2016/LSGD. dated 11th July 2018, have published a draft for variation of the said scheme in the Kerala Gazette Extraordinary No.2033 dated 28th July, 2018 as required under the proviso to sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), and no objections or suggestions were received on the said draft variation within the time period specified in the said notification;

NOW THEREFORE, in exercise of powers conferred by sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala, hereby sanction and publish the variation of the General Town Planning Scheme for Trivandrum City which is deemed to be a detailed Town Planning Scheme sanctioned under clause (ii) of sub-section (2) of section 113 of the said Act.

ORDER

In exercise of the powers conferred by sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala, hereby further vary the General Town Planning Scheme for Trivandrum City sanctioned as per G.O.(Rt)No.921/71/LAD dated 21st June, 1971 and subsequently varied as per notification



No.42271/G2/74/LA&SWD dated 19th December, 1975 (sanctioned as per G.O.(Ms)No.99/76/LA&SWD dated 27th April, 1976) and as per G.O.(Ms) No.144/07/LSGD. dated 31st May, 2007 and published in the Kerala Gazette Extraordinary No.1005 dated 1st June, 2007 and as per G.O.(Ms) No.120/10/LSGD. dated 11th June, 2010 and published as S.R.O. No.587/2010 in the Kerala Gazette Extraordinary No.1384 dated 18th June, 2010, which is deemed to be a detailed Town Planning Scheme sanctioned 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 sub-heading "General Guidelines", after paragraph (vii), the following shall be inserted, namely:-

'(viii) Development proposals in Government owned lands/lands allotted by Government to other Government agencies such as Public Sector Undertakings, Co-Operative Societies, Public Limited Companies etc. for specific projects, irrespective of the extent of land, investment and employment generation, may be permitted in all zones subject to the recommendation of the committee constituted as per para (vi) above and on satisfying the following conditions:

(1)The agency shall produce proof of transfer/allotment of Government land.

(2)The agency shall produce the details of the project proposal.

The above said documents shall be produced in advance of the Committee meeting, to the Convener of the Committee'.

By order of the Governor,

Dr.Mithra.T,

Secretary LSG(Urban) Dept. i/c.



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 city as per 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 the same as per notification No.42271/G2/74/LA&SWD dated 19th December, 1975 [sanctioned as per G.O.(Ms)No.99/76/LA&SWD dated 27th April 1976] and G.O.(Ms)No.144/07/LSGD, dated 31st May, 2007 (published in the Kerala Gazette Extraordinary No.1005 dated 1st June, 2007 and as per G.O.(Ms)No.120/10/LSGD, dated 11th June, 2010 and published as S.R.O. No.587/2010 in the Kerala Gazette Extraordinary No.1384 dated 18th June, 2010).

Government have decided further to vary the said scheme for the purpose of making the zoning regulations compatible to the present development requirement. A draft notification for this purpose was issued as per notification No.695/RD2/2016/L.SGD, dated 11th July, 2018 and published in the Kerala Gazette Extraordinary No.2033 dated 28th July, 2018 as required by sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016). Since no objections/suggestions have been received on the above draft proposal within the time limit specified in the said notification, Government have now decided to issue the final notification.

The notification is intended to achieve the above object.

