



# കേരള ഗസറ്റ് KERALA GAZETTE

## അസാധാരണം EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്  
PUBLISHED BY AUTHORITY

വാല്യം 12  
Vol. XII

തിരുവനന്തപുരം,  
ചൊവ്വ  
Thiruvananthapuram,  
Tuesday

2023 ഏപ്രിൽ 18  
18th April 2023

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GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G.O. (P) No. 22/2023/LSGD.

S. R. O. No. 493/2023

Dated, Thiruvananthapuram, 4<sup>th</sup> April, 2023  
21<sup>st</sup> Meenam, 1198.

WHEREAS, the Government have sanctioned the Kovalam – Vizhinjam Area Development Scheme vide notification issued under G.O. (Ms.) No. 150/78/LA&SWD. dated 17<sup>th</sup> June, 1978 and published as S.R.O. No. 572/78 in the Kerala Gazette Extraordinary No. 403 dated 19<sup>th</sup> June,



1978 under section 4 of the Travancore Town and Country Planning Act, 1120 (Travancore Act XXI of 1120) and the scheme have come into force with effect from 27<sup>th</sup> July, 1978 as per notification issued under G.O.(Ms.)No.186/78/LA&SWD. dated 27<sup>th</sup> July, 1978 and published as S.R.O. No. 754/78 in the Kerala Gazette Extraordinary No. 495 dated 27<sup>th</sup> July, 1978;

AND WHEREAS the said scheme was varied as per G.O. (Ms.) No. 31/ 2010/LSGD. dated 19<sup>th</sup> February, 2010 and published as S.R.O. No. 169/2010 in the Kerala Gazette Extraordinary No. 388 dated 19<sup>th</sup> February, 2010;

AND WHEREAS, as per sub-section (1) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Travancore Town and Country Planning Act, 1120 (Travancore Act XXI of 1120) stands repealed;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 Kovalam – Vizhinjam Area Development Scheme shall be deemed to be a Master Plan sanctioned under the said Act;

AND WHEREAS, it is required to further vary the said plan for the purpose of making the Zoning Regulations compatible to the present development scenario to the extent possible as an immediate measure, until the plan is further varied after detailed studies;

NOW THEREFORE, 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 vary the said plan to the extent required, after considering all the objections and suggestions received on the draft issued as notification No. LSGD-RD2/18/2022/LSGD. dated 3<sup>rd</sup> September, 2022 in the Kerala Gazette Extraordinary No. 3266 dated 23<sup>rd</sup> September, 2022 as required by the proviso to sub-section (3) of section 50 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 Kovalam – Vizhinjam Area Development Scheme sanctioned as per notification issued under G.O. (Ms.) No. 150/78/LA&SWD. dated 17<sup>th</sup> June, 1978 and published as S.R.O. No. 572/78 in the Kerala Gazette Extraordinary No. 403 dated 19<sup>th</sup> June, 1978 and have come into force with effect from 27<sup>th</sup> July, 1978 as per notification issued under G.O.(Ms.) No.186/78/LA&SWD. dated 27<sup>th</sup> July, 1978 and published as S.R.O. No. 754/78 in the Kerala Gazette Extraordinary No. 495 dated 27<sup>th</sup> July, 1978 and subsequently varied the same as per notification issued under G.O.(Ms.) No. 31/ 2010/LSGD. dated 19<sup>th</sup> February, 2010 and published as S.R.O. No. 169/2010 in the Kerala Gazette Extraordinary No. 388 dated 19<sup>th</sup> February, 2010, which is deemed to be a Master Plan 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 plan,-

I. for the heading “1. Short title and commencement” and the entries thereunder the following shall be substituted, namely: -

“1. *Short title and commencement.* –(a) This plan may be called as ‘Master Plan for Kovalam-Vizhinjam Area’.

(b) It shall come into force with effect from the date of publication of final notification of the variation in the official Gazette, sanctioned by the Government, under sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), subject to the provisions as specified in sub-section (1) of section 62 of the said Act thereof.”;

II. for the heading “4. Definitions” and the entries thereunder the following shall be substituted, namely: -

“4. *Definitions.* -In this Master Plan,-

(a) "Act" means, the Kerala Town and Country Planning Act, 2016 (9 of 2016);

(b) "Kovalam-Vizhinjam Development Area" means the area notified as controlled area as per Government notification No. G. O. (Ms) 79/71/LAD. dated 18<sup>th</sup> June, 1971;



(c) "Chief Town Planner" means the Chief Town Planner to Government of Kerala;

(d) "Rules" means rules made under sub-section (1) of section 112 of the Kerala Town and Country Planning Act, 2016 (9 of 2016).";

III. for the heading "5. Responsible Authority" and the entries thereunder the following shall be substituted, namely: -

"5. *Responsible Authority*.-The responsible authority for the Master Plan shall be the Secretary of the Local Self Government concerned.";

IV. the heading "6. Estimate of the cost" and the entries thereunder shall be omitted;

V. for the heading "7. Period of Execution of the Works" and the entries thereunder the following shall be substituted, namely: -

"7. *Period of Execution of the Works*.-The works included in the Master Plan are to be executed by the responsible authority or any other agency in such order and at such time as the responsible authority or the Government may determine."

VI. For the heading "8. *ZONING AND RESERVATION*" and the entries thereunder the following shall be substituted, namely: -

"8. *Zoning and Reservation*.-

8.1 All future developments shall be in conformity with provisions of the Master Plan for Kovalam-Vizhinjam Area. All development and constructions within the planning area boundary prescribed in the Master Plan for Kovalam-Vizhinjam Area shall also conform to the Building Rules in force, the Coastal Zone Regulations, the Kerala Conservation of Paddy Land and Wetland Act, 2008 (28 of 2008), restrictions imposed by the Aircrafts Act, 1934, (Central Act 22 of 1934), notifications under the Ancient Monuments and Archaeological Sites and Remains Act, 1958, (Central Act 24 of 1958) and other statutes applicable.

8.2 For the implementation and enforcement of the proposals envisaged in this Master Plan, areas have been zoned under various uses such as Agricultural, Commercial,



Public and Semi-public (lands reserved for the following purposes viz, Civic centre, Sub centres at Vellar and Vizhinjam, Tourism Development, Area for Vizhinjam Fishing Harbour, Industrial Zone, Camping and Recreation, Golf Course, Area to be acquired for fisherman rehabilitation and areas reserved for staff quarters are included under public and semi-public uses), Residential etc. Details regarding "Uses Permitted", "Uses Restricted" and "Uses Prohibited" in each zone are given in the accompanying sheets.

8.3 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.

8.4 Existing religious uses, agricultural uses and areas and/or structures of archaeological importance may be permitted to continue in all zones. All constructions/land developments in the vicinity of Archaeological Survey of India protected monuments of Parasurama temple at Thiruvallam and Vizhinjam Rock cut cave temple, shall be in accordance with relevant regulations of Archeological Survey of India.

8.5 "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 the particular use. Such cases have to be individually studied based on the 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. Permitted, Restricted and Prohibited Uses in Various Zones are tabulated below.



Sl. No	Use Zone	Uses permitted	Uses restricted by the Secretary of the Local Self Government with the concurrence of	Uses Prohibited	
(1)	(2)	(3)	District Town Planner – LSGD Planning, Thiruvananthapuram	(5)	
8.6	Public and Semi Public uses-Schedules II (c1) to II (c 6) give the particulars of land included in this zone				
8.6		Town hall, theatre, hostels, guest houses, Hotels / resorts, night shelters, orphanage/old age home/ Dharmasala, banking financial institutions, parking	Educational institutions printing presses, stacking yards, truck terminals,	Multiplex Complexes	Any other uses not specified in items in column (3), (4) and (5)
(a)	Civic Centre (Coverage of constructions shall be limited to 40%)				
(b)	Sub centre at Vellar and Vizhinjam (Coverage of constructions shall be limited to 40%)	plazas and other parking areas, Commercial buildings, Commercial uses like eating places, shopping centres, lodging facility, parking plazas and parking areas, bus stand,	Port and its Ancillary Uses, Fuel filling stations, and industrial uses of non-nuisance character		



local/State/Central Government offices, tourist information offices, parks, playgrounds, amusement and entertainment facilities, recreational areas, residences total floor area up to 300 square meter, gymnasium/yoga centres, public utility buildings, day care and creche, library and reading rooms, social welfare centres, convention centres, exhibition centres and art gallery, religious centres, clinics (op), cottage industries, automobile workshops for light vehicles, public utility buildings, transmission towers, telecommunication towers and wireless stations.

(Annexure I) employing not more than 10 workers with power limited to 10 Horse Power or 20 workers without power

8.6	Tourism	Hotels, resorts,	Educational	Multiplex	Any other
(c)	Development	cottages, home stays,	institutions,	Complexes	uses not
	(Coverage of	hostels and boarding	Port and its		specified
	constructions	houses, guest houses/	Ancillary		in items in



	shall be limited to 40%)	lodges, night shelters, tourist information offices, amusement and entertainment facilities, parks, play grounds and other entertainment facilities and recreational areas, library and reading rooms, swimming pools, exhibition centres/art gallery, clinics (op), restaurants/ canteen, police post/station, fire post/station, telephone exchange, and public utility buildings, Convention centers, Residential buildings, Commercial buildings, transmission towers, telecommunication towers and wireless stations	Uses, Fuel filling stations, religious centres		column (3), (4) and (5)
(d)	Camping and Recreation, Golf Course (Coverage of constructions shall be limited to 40%)				
8.6	Areas reserved for staff quarters	Hotels, resorts, cottages, home stays, hostels and boarding houses, guest houses/ lodges, night shelters, tourist information	Educational institutions, Port and its Ancillary Uses, Fuel filling	Multiplex Complexes	Any other uses not specified in items in column (3), (4)





offices, amusement and stations, and (5)  
entertainment facilities, religious  
parks, play grounds and centres  
other entertainment  
facilities and  
recreational areas,  
library and reading  
rooms, swimming  
pools, exhibition  
centres/art gallery,  
clinics (op)  
restaurants/canteen,  
police post/station, fire  
post/station, telephone  
exchange and public  
utility buildings,  
Convention centers,  
Residential buildings,  
Commercial buildings,  
transmission towers,  
telecommunication  
towers and wireless  
stations

8.6	Area for	Uses that are integral	Port and its	Multiplex	Any other
(f)	Vizhinjam	part of the development	Ancillary	Complexes	uses not
	Fishing Harbour	of the Fishing Harbour,	Uses, Fuel		specified
		Storage and processing	filling		in items in
		of marine products and	stations.		column
		ancillary uses,			(3), (4)
		Residences,			and (5)
		Commercial buildings,			



transmission towers,  
telecommunication  
towers and wireless  
stations, Cottage  
industries, service  
industries of non-  
nuisance type (See  
Annexure I),  
automobile showrooms,  
automobile workshops,  
automobile service  
stations (light and  
heavy vehicles), spray  
painting workshops,  
cold storage, ice  
factory, printing press,  
weigh bridge, storage  
up to 500 square meter  
non - hazardous,  
clinics (op), shops/  
restaurants/hotels,  
hostels professional  
commercial offices,  
banking and financial  
institutions with a total  
floor area up to 300  
square meter parking  
plazas and parking  
areas, Convention  
centers and public  
utility buildings.

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8.6	Industrial Zone	Uses that are integral	Port and its	Multiplex	Any other
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(g) (Coverage of constructions shall be limited to 40%)	part of the development of the Fishing Harbour, Storage and processing of marine products and ancillary uses, Residences, Commercial buildings, transmission towers, telecommunication towers and wireless stations, Cottage industries, service industries of non-nuisance type (See Annexure I), automobile showrooms, automobile workshops, automobile service stations (light and heavy vehicles), spray painting workshops, cold storage, ice factory, printing press, weigh bridge, storage up to 500 square meter non - hazardous, clinics (op), shops/ restaurants/hotels, hostels professional commercial offices, banking and financial	Ancillary Uses, Fuel filling stations.	Complexes	uses not specified in items in column (3), (4) and (5)
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		institutions with a total floor area up to 300 square meter parking plazas and parking areas, Convention centers and public utility buildings.			
8.6	Area to be acquired for fisherman rehabilitation	Residential buildings, Commercial buildings, transmission towers, telecommunication towers and wireless stations, Convention centers	Tourism, Port and their Ancillary Uses, Fuel filling stations	Nil	Any other uses not specified in items in column (3), (4) and (5)
8.7	(a) Agricultural Reservation -Paddy Fields (Coverage of constructions shall be limited to 40%)	Agriculture and allied activities, plant nursery, fish farm seed farm pump house wells and irrigation ponds, storage of agricultural produces and seeds, green houses, Residential buildings upto 300 square meter, Vacation cottages up to a total floor area of 300 square meter and shops/offices/ Commercial buildings up to a total floor area	Milk processing plants, storage and processing of farm products, service and repair of farm machinery, burial grounds and cremation grounds and religious uses, Port	Nil	Any other uses not specified in items in column (3), (4) and (5)
	(b) Agricultural Reservation [including land as defined in Schedule II (a)] (Coverage of constructions shall be limited to 40%)				



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of 150 square meter,	and its
parks and playgrounds,	Ancillary
public utility areas and	Uses, fuel
buildings such as water	filling
supply, drainage and	stations.
electric installations of	All
a minor nature, cottage	construction
industries, automobile	and
workshops for 2/3	Developme
wheelers, dairy and	nts in the
poultry farms,	“Uses
Buildings such as water	Restricted -
supply, drainage and	I” above
electric installations of	shall be in
a minor nature,	conformity
transmission towers,	with the
telecommunication	provisions
towers and wireless	of the
stations. All	Kerala
construction and	Conservatio
Developments in the	n of Paddy
“Uses Permitted” above	Land and
shall be in conformity	Wet Land
with the provisions of	Act, 2008
the Kerala Conservation	(28 of
of Paddy Land and Wet	2008), in
Land Act, 2008 (28 of	the State
2008), in the State	



8.8	Residential (a) Zone I (Outer residential zone 1 and Inner residential zone 2A are included under this zone)	All residential uses, night shelters, lodging houses, orphanage/old age homes, ashram/mutts, day care and creche, library and reading rooms, community halls, social welfare centres, hostels and boarding houses, transit cottages, shops/professional offices, restaurants/ Commercial buildings - Total floor area up to 300 square meter, cottage industries, small scale industries with an installed capacity of up to 25 Horse Power (Annexure I), public and semi-public uses related to residential use, public utility areas and buildings serving the locality, clinics (out-patient), tot lots, parks, open air theatre, plant nursery, seed farms, pump house, wells and irrigation ponds, Government offices,	Hospitals, schools up to higher secondary level, Commercial buildings with total floor area more than 300 square meter Fuel filling stations, religious centres, Port and its Ancillary Uses	Nil	Any other uses not specified in items in column (3), (4) and (5)
(b)	Residential Zone II (Outer residential zone 3 and Inner residential zone 2B are included under this zone)			Nil	



Hotels, resorts and  
other tourism related  
uses and  
accommodation, Home  
stays, transmission  
towers,  
telecommunication  
towers and wireless  
stations  
Convention centers

8.9	Commercial Zone – Land specified in Schedule II (b)	Wholesale and retail shops, offices, financial institutions, restaurants, hotels, Residences of Floor area up to 300 square meter, hostels, boarding houses, lodges, night shelters, libraries, clubs, auditorium/wedding halls, theatres, Convention centers, cinemas, clinics (out- patient) diagnostic centres, godowns/ warehouse/storage of non-hazardous materials, printing presses, non-nuisance types of service and light industries	Places of worship, educational institutions and hospitals, Port and its Ancillary Uses, Fuel filling stations and public utility buildings	Multiplex Complexes	Any other uses not specified in items in column (3), (4) and (5).
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employing not more than 20 workers with power limited to 30 Horse Power, Information Technology Software units, transmission towers, telecommunication towers and wireless stations, parks and open spaces, parking plazas, auto/taxi stands

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8.10	Roads and Streets- Land defined in Schedule II (d)	Land defined in Schedule II (d) shall be reserved for development as roads, streets and street furniture. No person shall erect or re-erect any building or any other structures within such land other than competent agencies.	Any other uses not specified in items in column (3), (4) and (5)
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#### 8.11. GENERAL PROVISIONS

The zoning regulation as per paragraph 8.6 to 8.10 shall be subject to the additional provisions or modifications contained in paragraph 8.11.1 to 8.11.9

8.11.1 In lands to a depth of 100 meters in all zones other than water courses on either sides of National Highway 47, all uses permitted in Residential, Commercial and Public and Semi Public Zones may also be permitted by the responsible authority if such uses are not allowable otherwise in the Zoning Regulations.

8.11.2 In lands to a depth of 100 meters in Residential, Commercial, Public and Semi Public and Industrial zones on either sides of roads having an existing or





proposed width of 12 meters or more, all uses permitted in Residential, Commercial and Public and Semi Public Zones may also be permitted by the responsible authority if such uses are not allowable otherwise in the zoning regulations of the respective zone:

Provided that if a plot of land extends beyond the 100 meter boundary mentioned in paragraphs 8.11.1 and 8.11.2 above, mixed-use permitted as above may be permitted for the entire plot if any part of the plot is within the 100 meter.

8.11.3 All external utilities such as roads, water supply, drainage, sewerage and power which form part of Port development shall be treated as 'uses permitted' in all zones.

8.11.4 Regulation of constructions on the sides of new roads/roads proposed for widening as per this Master Plan shall be governed by the distance from the centre line of the road, unless otherwise specified in any Detailed Town Planning Schemes in force.

8.11.5 All proposals for 'land to be acquired' in this Master Plan shall be treated as 'land to be reserved'. Uses shall be permitted/restricted/prohibited in these areas based on the respective zoning regulations of this Master Plan.

8.11.6 Restrictions regarding the plot size in this Master Plan shall not be applicable.

8.11.7 Maximum height of construction in this Master Plan area shall not exceed 12.0 meter.

8.11.8 Projects of Central/State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions may be permitted with concurrence of the Chief Town Planner in all built up zones such as Residential, Commercial, Industrial, Public and Semi Public and Mixed use zone (mentioned in clause 8.11.1 and 8.11.2), if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable.

8.11.9 Large Scale development proposals in an area not less than 0.5 hectares, exceeding an investment of Rs.50 Crores, which provide direct employment



(after commissioning of the project) to the tune of not less than 250 may be permitted in all zones other than water courses, if not included in the permitted uses or restricted uses as per zoning regulation applicable. In such cases, 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 Chief Town Planner of Local Self Government Department (Planning) and the Secretary of Local Self Governments concerned as members and the District Town Planner, Thiruvananthapuram District of the Local Self Government Department (Planning) as convener shall be obtained and satisfy the following conditions.

- a. The developer shall produce project cum feasibility report and environmental impact assessment report, if required, obtained from the Ministry of Environment and Forests, Government of India to the convener of the committee, 15 days in advance of the committee meeting.
- b. The developer shall produce before the committee, all required clearances from the State and Central Government agencies concerned.
- c. Adequate provision 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 /her cost.
- d. Memorandum of Understanding between the developer and Secretary of Local body concerned with adequate provisions, to bring these into effect as above shall be undertaken.
- e. Minimum access width shall be 10 meter or as suggested by the Committee.
- f. Height and Coverage of construction shall be as suggested by the Committee.
- g. The project shall be completed within a period of five years if not specified otherwise.”;

VII. the headings 9 to 13 “Acquisition of Land, Disposal of Land, Roads and Streets, Submission of layout plans, Approval of Plans and building plans” and the entries there under shall be omitted;

VIII. for the heading “14. The building line in respect of all roads and streets be as specified below;” and the entries thereunder the following shall be substituted, namely: -

*“14. The proposed right of way in respect of all roads and streets be as specified below:”*



<b>Sl. No.</b>	<b>Name of Road</b>	<b>Proposed right to Way in meter</b>	<b>Minimum setbacks required for construction from proposed road boundary</b>
	(1)	(2)	(3)
1	By-pass to National Highway 47	45	
2	Trivandrum-Poovar	18	
3	Thiruvallam-Pappanamcode	12	
4	Pachalloor-Venganoor	12	
5	Vellar Road	20	
6	(a) Kovalam Junction Beach	18	
	(b) New road proposed around Golf Course	12	As specified in the Building Rules in force.
7	Azhakulam-Muttakkad	12	
8	Vizhinjam-Vizhinjam Harbour	30	
9	(a) Vizhinjam-Venganoor Pallichal	18	
	(b) Vizhinjam Junction- upto National Highway 47	30	
10	(a) Vizhinjam-Balaramapuram	18	



	(b) Vizhinjam-Balaramapuram	30
	Upto National Highway 47	
11	Uchakada-Pulumkudi	18
12	Second order road to be newly formed in the notified area	18

IX. the heading “15. Prohibition of building in unhealthy sites” and the entries thereunder shall be omitted;

X. the headings 17 and 18 “Housing Schemes, Reconstitution of boundaries” and the entries thereunder shall be omitted;

XI. for the heading “19. Punishment” and the entries thereunder, the following shall be substituted, namely: -

*“19. Penalty:- Any person who commits or knowingly permits a breach of any provisions of this Master Plan or who neglects or fails to comply with any provisions of this Master Plan or any orders, conditions, proceedings, restrictions, limitations or terms made or imposed under or in pursuance of any of the provisions of this Master Plan or the rules issued under the Act, shall on conviction be punished in accordance with section 68 and 103 of the Act.”;*

XII. in Schedule II (d), under the heading “LAND TO BE ACQUIRED FOR THE WIDENING OF THE EXISTING ROADS”, the sub-heading “The developments in the notified area shall be subject to the following controls also” and the entries thereunder shall be omitted;

XIII. for “ANNEXURE I TYPE OF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF SERVICE OR LIGHT INDUSTRIES PERMISSIBLE VIDE REGULATIONS 6 TO 10 ABOVE” and the entries thereunder the following shall be substituted, namely: -



*“Annexure – I****LIST OF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF INDUSTRIES***

This listing is derived from the Central Pollution Control Board categorization of industries. Uses of similar nature which are not included in the list may be permitted with the concurrence of the Chief Town Planner concerned.

- 1 Assembly of air coolers/conditioners , repairing and servicing
- 2 Assembly of bicycles, baby carriages and other small non motorizing vehicles
- 3 Bailing (hydraulic press) of waste papers
- 4 Bio fertilizer and bio-pesticides without using inorganic chemicals
- 5 Biscuits trays etc from rolled Polyvinyl Chloride sheet (using automatic vacuum forming machines)
- 6 Blending and packing of tea
- 7 Block making of printing without foundry (excluding wooden block making)
- 8 Chalk making from plaster of Paris (only casting without boilers etc. (sun drying/ electrical oven))
- 9 Compressed oxygen gas from crude liquid oxygen (without use of any solvents and by maintaining pressure and temperature only for separation of other gases)
- 10 Cotton and woollen hosiers making (Dry process only without any dyeing/washing operation)
- 11 Diesel pump repairing and servicing (complete mechanical dry process)
- 12 Electric lamp (bulb) and Compact Fluorescent Lamp manufacturing by assembling only



- 13 Electrical and electronic item assembling (completely dry process)
- 14 Engineering and fabrication units (dry process without any heat treatment/metal surface finishing operations/painting)
- 15 Flavoured betel nuts production/grinding (completely dry mechanical operations)
- 16 Fly ash bricks/block manufacturing
- 17 Fountain pen manufacturing by assembling only
- 18 Glass ampules and vials making from glass tubes
- 19 Glass putty and sealant (by mixing with machine only)
- 20 Ground nut decorticating
- 21 Handloom/carpet weaving (without dyeing and bleaching operation)
- 22 Leather cutting and stitching (more than 10 machine and using motor)
- 23 Manufacturing of coir items from coconut husks
- 24 Manufacturing of metal caps containers etc
- 25 Manufacturing of shoe brush and wire brush
- 26 Medical oxygen
- 27 Organic and inorganic nutrients ( by physical mixing)
- 28 Organic manure (manual mixing)
- 29 Packing of powdered milk
- 30 Paper pins and u clips



- 31 Repairing of electric motors and generators (dry mechanical process)
- 32 Rope (plastic and cotton)
- 33 Scientific and mathematical instrument manufacturing
- 34 Solar module non-conventional energy apparatus manufacturing unit
- 35 Solar power generation through solar photovoltaic cell, wind power and mini hydel power (less than 25 Mega Watt)
- 36 Surgical and medical products assembling only (not involving effluent/emission generating processes)
- 37 Aluminium utensils from aluminium circles by pressing only (dry mechanical operation)
- 38 Ayurvedic and homeopathic medicines (without boiler)
- 39 Bakery /confectionery /sweets products
- 40 Bi-axially oriented Poly Propylene film along with metalizing operations
- 41 Biomass briquettes (sun drying) without using toxic hazardous wastes
- 42 Blending of melamine resins and different powder, additives by physical mixing
- 43 Brass and bell metal utensils manufacturing from circles (dry mechanical operation without re-rolling facility)
- 44 Candy
- 45 Cardboard or corrugated box and paper products (excluding paper or pulp manufacturing and without using boilers)
- 46 Carpentry and wooden furniture manufacturing (excluding saw mill) with the help of electrical (motorized) machines such as electrical wood planner, steel saw



cutting circular blade, etc.

- 47 Cement products (without using asbestos /boiler/steam curing) like pipe, pillar, jafri, well ring, block/tiles etc.(should be done in closed covered shed to control fugitive emissions)
- 48 Ceramic colour manufacturing by mixing and blending only (not using boiler and wastewater recycling process)
- 49 Chilling plant, cold storage and ice making
- 50 Coke briquetting (sun drying)
- 51 Cotton spinning and weaving (small scale)
- 52 Dal Mills
- 53 Decoration of ceramic cups and plates by electric furnace
- 54 Digital printing on Polyvinyl Chloride clothes
- 55 Facility of handling, storage and transportation of food grains in bulk
- 56 Flour mills (dry process)
- 57 Glass, ceramic, earthen potteries, tile and tile manufacturing using electrical kiln or not involving fossil fuel kiln
- 58 Glue from starch (physical mixing) with gas /electrically operated oven /boiler.
- 59 Gold and silver smithy (purification with acid smelting operation and sulphuric acid polishing operation) (using less or equal to 1 litre of sulphuric acid/nitric acid per month)
- 60 Heat treatment with any of the new technology like ultrasound probe, induction hardening, ionization beam, gas carburizing etc.





- 61 Insulation and other coated papers (excluding paper or pipe manufacturing)
- 62 Leather foot wear and leather products (excluding tanning and hide processing except cottage scale)
- 63 Lubricating oil, greases or petroleum based products (only blending at normal temperature)
- 64 Manufacturing of pasted veneers using gas fired boiler or thermic fluid heater and by sun drying
- 65 Oil mill Ghani and extraction (no hydrogenation/refining)
- 66 Packing materials manufacturing from non-asbestos fibre, vegetable fibre yarn
- 67 Phenyl/toilet cleaner formulation and bottling
- 68 Polythene and plastic processed products manufacturing (virgin plastic)
- 69 Poultry, Hatchery and Piggery
- 70 Power looms (without dye and bleaching)
- 71 Puffed rice (muri) (using gas or electrical heating system)
- 72 Pulverization of bamboo and scrap wood
- 73 Ready mix cement concrete
- 74 Reprocessing of waste cotton
- 75 Rice mill (Rice hullers only)
- 76 Rolling mill (gas fired) and cold rolling mill
- 77 Rubber goods industry (with gas operated baby boiler)



- 78 Saw mills
- 79 Soap manufacturing (hand made without steam boiling /boiler)
- 80 Spice grinding (>20 Horse Power motor)
- 81 Steel furniture without spray painting
- 82 Steeping and processing of grains
- 83 Tyres and tube retreating (without boilers)
- 84 Chilling plant and ice making without using ammonia
- 85 CO2 recovery
- 86 Distilled water (without boiler) with electricity as source of heat
- 87 Manufacturing of optical lenses (using electrical furnace)
- 88 Mineralized water
- 89 Tamarind powder manufacturing
- 90 Cutting, sizing and polishing of marble stone
- 91 Emery powder (fine dust of sand) manufacturing
- 92 Fly ash export, transport and disposal facilities
- 93 Mineral stack yard /Railway sidings
- 94 Oil and gas transportation pipeline
- 95 Seasoning of wood in steam heated chamber
- 96 Synthetic detergent formulation



- 97 Tea processing (with boiler)
- 98 Food and food processing including fruits and vegetable processing
- 99 Jute processing without dyeing
- 100 Synthetic detergents and soaps (excluding formulation)
- 101 Cotton spinning and weaving (medium and large scale)
- 102 Almirah, Grill Manufacturing (Dry Mechanical Process )
- 103 Automobile servicing, repairing and painting (excluding only fuel dispensing)
- 104 Ayurvedic and homeopathic medicine
- 105 Dairy and dairy products
- 106 Fermentation industry including manufacture of yeast, beer, distillation of alcohol (Extra Neutral Alcohol)
- 107 Ice cream
- 108 Industry or processes involving foundry operations
- 109 Modular wooden furniture from particle board, Medium Density Fibreboard, swan timber etc, Ceiling tiles/partition board from saw dust, wood chips etc., and other agricultural waste using synthetic adhesive resin, wooden box making (With boiler)
- 110 Non-alcoholic beverages (soft drink) and bottling of alcohol/non-alcoholic products
- 111 Paint blending and mixing (Ball mill)
- 112 Printing press
- 113 Cashew nut processing



By order of the Governor,  
**DR. SHARMILA MARY JOSEPH,**  
*Principal Secretary to Government.*

### **Explanatory Note**

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

The Government, as per notification issued under G.O. (Ms.) No. 150/78/LA&SWD. dated 17<sup>th</sup> June, 1978 and published as S. R. O. No. 572/78 in the Kerala Gazette Extraordinary No. 403 dated 19<sup>th</sup> June, 1978 have sanctioned the Kovalam-Vizhinjam Area Development Scheme under section 4 of the Travancore Town and Country Planning Act, 1120 (Travancore Act XXI of 1120) and the scheme have come into force with effect from 27<sup>th</sup> July, 1978, as per notification issued under G.O. (Ms.) No. 186/78/LA&SWD. dated 27<sup>th</sup> July, 1978 and published as S.R.O. No. 754/78 in the Kerala Gazette Extraordinary No. 495 dated 27<sup>th</sup> July, 1978. As per notification issued under G.O. (Ms.) No. 31/2010/LSGD. dated 19<sup>th</sup> February, 2010 and published as S.R.O. No. 169/2010 in the Kerala Gazette Extraordinary No. 388 dated 19<sup>th</sup> February, 2010, the Government have sanctioned the variation of the said scheme.

As per sub-section (1) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Travancore Town Planning Act, 1120 (Travancore Act XXI of 1120) stands repealed. 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 Kovalam-Vizhinjam Area Development Scheme is deemed to be a Master Plan, sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016).

For the purpose of making the zoning regulations compatible to the present development scenario, the Government have decided further to vary the said plan under sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), and issued a draft notification No. LSGD-RD2/18/2022/LSGD. dated 3<sup>rd</sup> September, 2022 and published in the Kerala Gazette Extraordinary No. 3266 dated 23<sup>rd</sup> September, 2022. Now, the Government have decided to vary the said plan accordingly, after considering all the objections and suggestions received thereon.

The notification is intended to achieve the above object.

