

ഫാറം - II

2021-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുമതി നൽകലും) ചട്ടങ്ങൾ

[ചട്ടം (7)(എ)(ii)കാണുക]

ചുക്കം - കുടമാളൂർ റോഡിൽ വാരിശ്ശേരി ജംഗ്ഷനും കുടമാളൂർ ബ്രിഡ്ജിനും ഇടയിലുള്ള വിശദ നഗരാസൂത്രണ പദ്ധതി

അയ്മനം ഗ്രാമപഞ്ചായത്ത്

വിശദ നഗരാസൂത്രണ പദ്ധതി നടപ്പിലാക്കേണ്ട ഭൂമി സംബന്ധിച്ച്

ചുക്കം - കുടമാളൂർ റോഡിൽ വാരിശ്ശേരി ജംഗ്ഷനും കുടമാളൂർ ബ്രിഡ്ജിനും ഇടയിലുള്ള വിശദ നഗരാസൂത്രണ പദ്ധതി നടപ്പിലാക്കേണ്ടത് ഏതു ഭൂമിയിലാണെന്നു താഴെ വിവരിച്ചിരിക്കുന്നു

(എ) ആസൂത്രണ പ്രദേശത്തിന്റെ അതിരുകൾ:

വടക്ക് : കുടമാളൂർ റിവർ (സർവ്വേനം. 419)

കിഴക്ക് : B1. No.17 അയ്മനം വില്ലേജ്:-

SY.Nos.633(P), 630(P), 629(P), 627(P), 625(P), 624(P), 622(P), 526(P), 528(P), 529(P), 530(P), 531(P), 532(P), 533(P), 511(P), 510(P), 471(P), 470(P), 474(P), 475(P), 476(P), 486(P), 487 (P), 489(P), 490(P)

B1. No.26 പെരുമ്പായിക്കാട് വില്ലേജ് :- SY.No. 345(P)

തെക്ക് : B1. No.26 പെരുമ്പായിക്കാട് വില്ലേജ് :-SY.No.524(P), 525, 527(P)

പടിഞ്ഞാറ് : B1. No.7 അയ്മനം വില്ലേജ് :- SY.Nos.638(P), 637(P), 636(P),

619(P), 620(P), 621(P), 613(P), 611(P), 610(P), 575(P), 569(P),

568(P), 567, 564(P), 563(P), 560(P), 559(P), 558(P), 540(P),

538(P), 537(P), 469(P), 468(P), 465(P), 464(P), 463(P), 462(P)

(ബി) റവന്യൂ സർവ്വേ അല്ലെങ്കിൽ റീസർവ്വേ നമ്പരുകളും, ബാധകമാകുന്ന പക്ഷം ബ്ലോക്ക് നമ്പരുകളും റവന്യൂ വാർഡ് നമ്പരുകളും / ഉൾപ്പെട്ടിട്ടുള്ള ദേശത്തിന്റെ പേര്, അതോടൊപ്പം അതാത് റവന്യൂ വില്ലേജുകളുടെ പേരും

അയ്മനം വില്ലേജ്, ബ്ലോക്ക് നമ്പർ : 7

SY.Nos.462(P), 463(P), 464(P), 465(P), 466, 467, 468(P), 469(P), 470(P), 471(P), 474(P), 475(P), 476(P), 486(P), 487(P), 488(P), 489(P), 490(P), 510(P), 511(P), 526(P), 527, 528(P), 529(P), 530(P), 531(P), 532(P), 533(P), 534, 535, 536, 537(P), 538(P), 540(P), 558(P), 559(P), 560(P), 561, 562, 563(P), 564(P), 565, 566, 567(P), 568(P), 569(P), 575(P), 610(P), 611(P), 613(P), 619(P), 620(P), 621(P), 622(P), 623, 624(P), 625(P), 626, 627(P), 628, 629(P), 630(P), 633(P), 634, 635, 636(P), 637(P), 638(P)

(ഒപ്പ്)
സെക്രട്ടറി

(ഒപ്പ്)
പ്രസിഡൻ്റ്

സ്ഥലം : അയ്മനം
തീയതി : 24/05/2024

Detailed Town Planning Scheme for Chungam - Kudamaloor Road **in between Varissery Junction and Kudamaloor Bridge**

Chungam- Kudamaloor -Medical College Road, aligned parallel to M.C. Road, connecting Kottayam Town and Medical College is a major road within Kottayam urban area. In addition, this road which passes through Kottayam Municipality, Aymanam Grama Panchayat and Arpookkara Grama Panchayat provides connectivity between Kottayam Town and the places on the western side of the town such as Olassa, Aymanam and Parippu.

The southern part of the road falling under Kottayam Municipality is within the planning area of Master Plan for Kottayam which is sanctioned by government as per Order No: 80/2020/LSGD dated 14-05-2020. The development of northern part of the road which passes through Arpookkara Grama Panchayath is regulated by the provisions of DTP Scheme for Area South of Medical College. Considering the significance of the road, a widening of 18m is proposed for this road within Kottayam Municipality and Arpookkara Grama Panchayath as per Masterplan for Kottayam and DTP Scheme for Area south of Medical College respectively. Hence it is necessary to ensure that the stretch of Chungam-Kudamaloor-Medical College Road passing through Aymanam Grama Panchyath is also developed in tune with the development provisions of Kottayam Master Plan and DTP Scheme for Area south of Medical College.

The main objective of this Detailed Town Planning scheme is to widen Chungam Kudamaloor road to width of 18 meter from Varissery up to Kudamaloor Bridge. Road development, junction improvement and land development along the road as Multi-functional zone, Commercial zone, Park and open space are given importance in the scheme.

The Scheme

Title: Detailed Town Planning Scheme for Chungam - Kudamaloor Road in between Varissery Junction and Kudamaloor Bridge

Definitions

- a. **"Responsible Authority"** –The Secretary, Aymanam Grama Panchayat shall be the responsible authority for the purpose of this scheme, unless the Government order otherwise.
- b. **"Building Line"** “means the line up to which the plinth of a building adjoining a street or an extension of a street or a future street may lawfully extend, any beyond which no portion of the building may extend except as prescribed in the Kerala Panchayat Building Rules in force.
- c. **"Built up area"** means the total area covered by the building at all floor levels. It shall also include area of mezzanine floor, galleries, barsati and pent house at terrace level
- d. **"Chief Town Planner"** means the Chief Town Planner to the Government of Kerala.
- e. **"Date of Scheme"** the date of coming into operation of the plan as per section 62 of the Act.
- f. **"Government"** means the Government of Kerala
- g. **"Map"** “means a Map annexed to the scheme
- h. **"Pachayat Raj Act"** means The **Pachayat Raj** Act1994.
- i. **'Non-Conforming Use'** - If any portion of the zone is put to 'Uses Prohibited' before the sanctioning of this variation of the Detailed Town Planning Scheme, such use shall be termed as Non-Confirming use.
- j. **"Scheme"** means the Detailed Town Planning Scheme for Chungam - Kudamaloor Road in between Varissery Junction and Kudamaloor Bridge, Aymanam Grama Panchayat in Kottayam District
- k. **"Secretary"** means the Secretary, Aymanam Grama Panchayat
- l. **"Street"** “includes roads, streets and lanes.
- m. **"Town Planner"** means the Town Planner of Local Self Government Department (Planning) having jurisdiction over the area.”

RESERVATION OF LAND AND ZONING

A. General Guidelines

1. All future developments/construction within the scheme area shall be in conformity with the zoning regulation prescribed hereunder and shall be as per 'Kerala Panchayat Building Rules' in force. These regulations shall guide the granting or refusal of permission for land development.
2. Details regarding the nature of 'uses permitted', 'uses restricted' in each zone are as follows.
 - a) 'Uses permitted' in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary of Aymanam Grama Panchayat (herein after referred to as Secretary) if application is in accordance with other relevant rules/orders concerned in force.
 - b) In some cases it may be possible to permit some other uses also which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and spatial location factors. Such cases which come under this category are classified as 'Uses Restricted'. 'Uses Restricted' category deals with the uses that may be permitted by the Secretary with the concurrence of the Town Planner.
 - c) Those uses which are not included under 'Uses Permitted' or 'Uses Restricted' shall be treated as 'Uses Prohibited'.
3. Any use which is not explicitly included as 'Uses Permitted' or 'Uses Restricted' in a zone, but is of similar or ancillary nature to the 'Uses Permitted' or 'Uses Restricted' in a zone, may be permitted in such zone with the concurrence of the District Town Planner of the Local Self Government Department (planning) having jurisdiction over the area.
4. Regulation of constructions and land developments on the sides of roads proposed for widening as per the Detailed Town Planning Scheme shall be governed by the distance from the center of the road. However, if widening on one side is constrained due to the physical barriers of canals, water bodies then entire road widening shall be on the other side.

5. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all zones and shall not constitute non-conforming uses.
6. No provisions in this scheme shall prevent implementation of any project/scheme of Central/state or Local Government and government approved projects by quasi government agencies. Such projects shall be treated as permitted uses in all zones and shall conform to widening of roads or new road alignments envisaged in the scheme.
7. Operational constructions as defined in the Kerala Town and Country Planning Act-2016 shall be treated as permitted use in the scheme area. Such projects shall be treated as permitted uses in all zones and shall conform to widening of roads or new road alignments envisaged in the scheme.
8. Disaster mitigation works by the competent authority shall be treated as permissible use in all zones.
9. Constructions and/or land developments, if any, in paddy lands or in wet lands shall be in conformity with the Kerala Conservation of Paddy Land and Wetland Act in force in the state.
10. Buildings / structures related to telecommunication, Electric vehicle charging stations and all constructions for public utility shall be permissible within the scheme area irrespective of the zoning regulations (subject to conformity with the Kerala Conservation of Paddy Land and Wetland Act in force) except in area reserved for roads/widening of roads where in traffic and transportation infrastructures shall only be permissible.
11. Notwithstanding anything contained in the scheme rules, provisions with regard to FSI, Coverage, Exterior open spaces, Parking, Building line and Access, mandated in the Kerala Panchayat Building Rules in force shall prevail over the respective provisions if any mentioned elsewhere in the scheme rules.
12. Any clarifications or technical interpretations of the scheme may be issued by the Government in consultation with the Chief Town Planner.
13. Repair/Renovation of existing authorized residential buildings is permissible in all zones.
14. All activities in the agriculture and animal husbandry sector are permitted in all zones, subject to the condition that buildings pertaining to the above use shall be as per zoning regulations.

15. Subject to regulation of each zone, more than one use may be combined in a building or a group of buildings, provided that the area of any such use shall not exceed the permissible area for that use in that zone.
16. A 'Non-Conforming use' may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction if found necessary as part of any mitigation measures may be permitted for such uses with the concurrence of the Town Planner.
17. The Secretary of the Panchayath, with the concurrence of the District Town Planner, shall permit in land uses such as water body, such uses that are 'uses permitted'/ 'uses restricted' in 'Multi-Functional zone', if that particular land in the water body zone is not classified as paddy land or water body as per revenue records.

B. The zoning regulation for different zones of 'Detailed Town Planning Scheme for Chungam Kudamaloore Road in between Varissery Junction and Kudamaloore Bridge' is given in the table below:-

I . MULTI-FUNCTIONAL USE ZONE	
Uses permitted	Uses restricted
All residences including single or multifamily dwellings, apartment buildings or residential flats, residential quarters, Residential plot subdivision.	Fuel Filling Stations
Special Residential Group A2 buildings including Lodging houses, Ashrams/Seminaries / Convents, Orphanage, Old age homes, Dormitories, Tourist homes, Hostels, and its incidental uses.	
Educational institutions , Day Care and Crèche, Nursery/Kindergarten – all the above uses subject to the condition that the total built up area shall be limited to 1500sq.m	Educational institutions, – above 1500 sq.m in total built up area.

Clinics, Diagnostic Centers and hospitals all the above uses subject to the condition that the total built up area shall be limited to 1500sq.m.	Clinics, Diagnostic Centers and hospitals - all the above uses with total built up area above 1500sq.m.
Auditorium, Wedding hall, Convention centers , Community hall and similar uses – all the above uses subject to the condition that total built up area shall be limited to 1500sq.m	Auditorium, wedding hall convention centers, Community hall and similar uses – all the above uses above 1500sq.m in total built up area.
Park, Play grounds , Indoor /Outdoor stadium all the above uses and its incidental uses.	
Library and Reading rooms	
Religious buildings and institutions .	
Club , Gymnasium/Yoga Centers , Swimming pool, Turf	
All shops including Shopping malls/ establishments, Automobile show rooms, Automobile workshop, Automobile service centres	
Restaurants, Hotels. Canteen	
All offices	
Godowns/ware houses, Stacking yard etc except for the storage of fertilizer, cement, explosives –subject to the condition that total built up area shall be limited to 300sq.m	Godowns/ware houses, Stacking yard etc except for the storage of fertilizer, cement, explosives– all the above uses from 300 sqm to 1000sqm in total built up area

Public offices , Public Utility Areas & Building, Social welfare centre,	
Parking Building.	
Weigh bridge	
Building under Industrial (Group G1) subject to the condition that total built up area shall be limited to 1000 sq. m	Building under Group Industrial uses (G1 and GII) exceeding 1000 sqm in total built up area
Theatres, Cinemas, Multiplex complex	
	Group I uses
II COMMERCIAL USE ZONE	
Uses permitted	Uses restricted
All shops including Shopping malls/ establishments, Automobile show rooms, Automobile workshop, Automobile service centres	Fuel Filling Station.
IT Software unit/Hardware unit	
All offices	
Theatres, Cinemas, Multiplex	
Hostels, Lodging houses.	
Park, Play grounds , Indoor /Outdoor stadium all the above uses and its incidental uses.	
Parking building	

All residences apartment buildings or residential flats, and its incidental uses.	
Restaurants, Hotels, Canteen	
Auditorium, Wedding hall, Convention centres , Community hall and similar uses – all the above uses subject to the condition that total built up area shall be limited to 1500sq.m	Auditorium, wedding hall convention centres, Community hall and similar uses – all the above uses above 1500sq.m in total built up area.
All educational institutions, Day Care and Crèche, Nursery/Kindergarten.	
Library and Reading rooms	
Reconstruction , addition , extension of existing religious institutions.	
Clinics, Diagnostic Centres and hospitals all the above uses subject to the condition that the total built up area shall be limited to 1500sq.m	Clinics, Diagnostic Centres and hospitals - all the above uses with total built up area above 1500sq.m
Godowns/Ware houses Stacking yard	
Public offices , Public Utility Areas & Building, Social welfare centre	
Club , Gymnasium/Yoga Centers , Swimming pool, turf	
Weigh bridge	
Building under Industrial (Group G1) subject to the condition that total built up area shall be limited to 1000 sq. m	Building under Group Industrial uses (G1 and GII) exceeding 1000 sqm in total built up area

Theatres, Cinemas, Multiplex complex	
	Group I uses
III. WATER BODY	
Uses permitted	Uses restricted
Side protection walls, Fish farms. Irrigation /water supply structures	
Structures related to aqua culture, water related recreation tourism facilities	
Structures related to water treatment and water supply	
IV. PARK AND OPEN SPACE	
Uses permitted	Uses restricted
Park and Play grounds and its incidental uses, Open stage.	
Public offices, Public Utility Areas & Building, Social welfare center.	
Club, Gymnasium/Yoga Centers, Turf.	
Parking building.	

ഫാറം - III

2021-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുമതി നൽകലും) ചട്ടങ്ങൾ

[ചട്ടം (7)(എ)(vii)കാണുക]

ചുങ്കം - കൂടമാളൂർ റോഡിൽ വാരിശ്ശേരി ജംഗ്ഷനും കൂടമാളൂർ ബ്രിഡ്ജിനും ഇടയിലുള്ള വിശദ നഗരാസൂത്രണ പദ്ധതി

അയ്മനം ഗ്രാമപഞ്ചായത്ത്

നിർദ്ദേശിച്ചിരിക്കുന്ന പുതിയ നിരത്തുകളും വീതി കൂട്ടുവാൻ നിർദ്ദേശിച്ചിരിക്കുന്ന നിലവിലെ നിരത്തുകളും

വിശദ നഗരാസൂത്രണ പദ്ധതി പ്രകാരം നിരത്തിനു നൽകിയിരിക്കുന്ന പേര് (ഡിഎസ് എൻ/02)	നിരത്തിന്റെ വിശദീകരണം	പുതിയ നിരത്തോ നിലവിലെ നിരത്തിന്റെ വീതി കൂട്ടലോ എന്നത്	നിരത്തിന്റെ നീളം മീറ്ററിൽ	നിർദ്ദേശിച്ചിരിക്കുന്ന നിരത്തിന്റെ വീതി	നിരത്തിന്റെ അതിരിൽ നിന്ന് ബിൽഡിംഗ് ലൈനിലേക്കുള്ള ദൂരം	കുറിപ്പ്
(1)	(2)	(3)	(4)	(5)	(6)	(7)
റോഡ് A A	വാരിശ്ശേരി മുതൽ കൂടമാളൂർ വരെ	നിലവിലെ നിരത്തിന്റെ വീതികൂട്ടൽ	2690	18	പ്രാബല്യത്തിലുള്ള കെട്ടിട നിർമ്മാണ ചട്ടങ്ങൾ അനുസരിച്ച്	
റോഡ് B B	തിരുവാറ്റ-കല്ലുമട റോഡ്	നിലവിലെ നിരത്തിന്റെ വീതി കൂട്ടൽ	50	12	പ്രാബല്യത്തിലുള്ള കെട്ടിട നിർമ്മാണ ചട്ടങ്ങൾ അനുസരിച്ച്	
റോഡ് C C	കൂടയംപടി ജംഗ്ഷനിൽ റോഡ് A-A മുതൽ പരിപ്പ് വരെയുള്ള റോഡ്	നിലവിലെ നിരത്തിന്റെ വീതികൂട്ടൽ	50	12	പ്രാബല്യത്തിലുള്ള കെട്ടിട നിർമ്മാണ ചട്ടങ്ങൾ അനുസരിച്ച്	
റോഡ് D D	റോഡ് A A യിൽ നിന്നും ആരംഭിച്ച് കിഴക്ക് ഭാഗത്തേക്ക്, വാസുദേവപുരം ക്ഷേത്രത്തിനു സമീപം	നിലവിലെ നിരത്തിന്റെ വീതികൂട്ടൽ	50	7	പ്രാബല്യത്തിലുള്ള കെട്ടിട നിർമ്മാണ ചട്ടങ്ങൾ അനുസരിച്ച്	

റോഡ് E E	റോഡ് AA യിൽ നിന്ന്, കിഴക്കു ഭാഗത്തേക്ക് കുമാരനല്ലൂരിലേക്കുള്ള റോഡ്	നിലവിലെ നിരത്തിന്റെ വീതികൂട്ടൽ	50	12	പ്രാബല്യത്തിലുള്ള കെട്ടിട നിർമ്മാണ ചട്ടങ്ങൾ അനുസരിച്ച്	
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സെക്രട്ടറി

(ഒപ്പ്)
പ്രസിഡൻ്റ്

സ്ഥലം : അയ്മനം

തീയതി : 24/05/2024