

ALUVA MUNICIPALITY**Publication of draft variation of Detailed Town Planning Scheme for****Vicinity Control Scheme- Always Housing Project**

WHEREAS, the Government have vide order number G.O(MS)201/77/LA & SWD dt. 22/07/77, sanctioned the Detailed Town Planning Scheme for Vicinity Control Scheme- Always Housing Project, under sub section (3) of section 12 of the Town Planning Act, 1108 (IV of 1108);

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113 of the Kerala Town and Country Planning, Act, 2016 (9 of 2016), the Town Planning Act, 1108 (IV of 1108) stands repealed;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 "Detailed Town Planning Scheme for Vicinity Control Scheme- Always Housing Project", is deemed to be a Detailed Town Planning Scheme sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016)

AND WHEREAS, it is required to vary the said scheme for the purpose of making the Zoning Regulations of the said scheme area compatible to the present development scenario.

Now, THEREFORE, in exercise of powers conferred by sub-section (2) of Section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Aluva Municipal Council hereby propose to vary the said Detailed Town Planning Scheme to the extent required, a draft of which is appended as required in Section 46 of the Kerala Town and Country Planning Act, 2016.

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In exercise of the powers conferred by subsection (2) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Aluva Municipal Council hereby propose to vary the Detailed Town Planning Scheme for Always Housing Project, sanctioned as per G.O(Ms)201/77/LA & SWD dt. 22/07/77 to the extent as indicated below, namely:-

VARIATION

1. In the said scheme, for the scheme rule 2, under the heading 'Definition', the following shall be substituted namely :-

"In this scheme, unless there is anything repugnant in the subject or context:-

- a. 'Act' means the Kerala Town and Country Planning Act, 2016 (9 of 2016).
 - b. 'Trust' means Aluva Municipal Council.
 - c. 'Executive Trustee, means the Secretary of Aluva Municipality
 - d. 'Chief Town Planner' means the Chief Town Planner of Local Self Government Department Planning.
 - e. 'Scheme' means the Detailed Town Planning Scheme for Vicinity Scheme-Always Housing Project
 - f. 'Arbitrator' means the arbitrator appointed for the scheme by the Government.
 - g. 'Schedule' means a schedule appended to the scheme.
 - h. 'Map' means a map annexed to the scheme.
 - i. 'Street' includes roads, streets and lanes.
 - j. 'Date of Scheme' means the date of coming into operation of the plan as per section 62 of the Act.
 - k. 'Rules' means the rule made under the Act
 - l. 'Area' means the area to which the scheme applies.
 - m. 'Government' means the Government of Kerala.
 - n. 'Senior Town Planner' means the Senior Town Planner of Local Self Government Department Planning having jurisdiction over the area.
2. In the said scheme, for the scheme rule 3, under the heading 'Responsible Authority', the following shall be substituted namely :
The Secretary, Aluva Municipality shall be the responsible authority for the purpose of this scheme, unless the Government order otherwise"
 3. In the said scheme, scheme rule 7 'Streets', scheme rule 8 'Submission of layout plans', scheme rule 9 'Approval of layout plans' shall be omitted.
 4. In the said scheme, for the scheme rules 10 under the heading "Reservation of land and zoning" the following shall be substituted namely :

A. General Guidelines

1. All future developments in respect of land coming within the scheme area shall be in conformity with the zoning regulation prescribed here under and the Kerala Municipality

- Building Rules. These regulations shall guide the granting or refusal of permission for land development.
2. For the implementation and enforcement of the proposals envisaged in the Detailed Town Planning Scheme, the scheme area have been zoned under various uses such as
 1. Existing road.
 2. Area to be acquired for proposed road.
 3. Area proposed to be acquired by the Trust for commercial purpose.
 4. Area proposed to be reserved for commercial purpose.
 5. Area already acquired by the Trust for Always Housing Scheme.
 6. Area proposed to be acquired by the Trust for housing.
 7. Land allotted for residential use.
 3. Details regarding the nature of uses 'permitted', uses 'restricted' in each zone are given in table-I below. 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 Aluva Municipality (herein after referred to as Secretary) if it is in accordance with other relevant rules/orders concerned in force. In some case 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 1 & Uses Restricted 2".
 - a. 'Uses Restricted-1' category deals with the uses that may be permitted by the Secretary with the concurrence of the Senior Town Planner of the Local Self Government Department (Planning).
 - b. 'Uses Restricted-2' category deals with the uses that may be permitted by the Secretary with the concurrence of the Chief Town Planner of Local Self Government Department (Planning), Kerala.
 4. Those uses which are not included under 'Uses Permitted' or 'Uses Restricted' shall be treated as 'Uses Prohibited'.
 5. 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 Senior Town Planner of the Local Self Government Department (Planning)
 6. If any portion of a zone is put to a prohibited use, before the sanctioning of this variation of this scheme, such use shall be termed as non-conforming use. 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 Senior Town Planner of the Local Self Government Department (Planning)

7. 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.
8. Operational constructions as defined in the Kerala Town and Country Planning Act, 2016 shall be treated as permitted use in the scheme area.
9. The width of road A-A – Market road (Trichur Ernakulam Road) shall be reduced to 15.0m. For the remaining land zoned as 'Area to be acquired for proposed road' along such stretches, uses listed under 'Uses permitted' in 'Area proposed to be reserved for commercial purpose' may be permitted by the Secretary and uses listed under 'Uses Restricted I' in 'Area proposed to be reserved for commercial purpose' may be permitted, by the Secretary with the concurrence of Senior Town Planner of the Local Self Government Department (Planning).
10. The width of road B-B (Railway Station Road) shall be reduced to 12.0m. For the remaining land zoned as 'Area to be acquired for proposed road' along such stretches, adjacent land uses (Area proposed to be acquired by the Trust for housing, Land allotted for residential use and Area proposed to be reserved for commercial purpose, whichever is applicable as per the scheme map) shall be applicable.
11. The proposal for the formation of the new road from market road to Poorna Nagar road, shall be omitted and the reservation of land for such purpose is dispensed with. In such land, uses listed under 'Uses permitted' in 'Area proposed to be reserved for commercial purpose' may be permitted by the Secretary and uses listed under 'Uses Restricted I' in 'Area proposed to be reserved for commercial purpose' may be permitted, by the Secretary with the concurrence of Senior Town Planner of the Local Self Government Department (Planning).
12. The proposal for the formation of the new road/ widening from Poorna Nagar road to High Road, shall be omitted and the reservation of land for such purpose is dispensed with. In such land, uses listed under 'Uses permitted' in 'Land allotted for residential use' may be permitted by the Secretary and uses listed under 'Uses Restricted I' in 'Land

allotted for residential use' may be permitted, by the Secretary with the concurrence of Senior Town Planner of the Local Self Government Department (Planning).

13. Provisions under the Disaster Management Act, Archaeological Sites and Remains Act, Aircraft Act 1934, Environment Protection Act 1986, Kerala Conservation of Paddy Land and Wetland Act and any other applicable statutes as amended from time to time will prevail over the respective provisions of this Scheme.
14. Notwithstanding anything contained in the scheme rules, provisions with regard to Off-street parking, Open spaces/yard/setbacks, Building line and Access mandated in the Kerala Municipality Building Rules in force shall prevail over the respective provisions if any mentioned elsewhere in the scheme rules.
15. Transmission / Tele communication towers, ATMs and all constructions for public utility shall be permissible within the scheme area irrespective of the zoning regulations except in the road widening area.
16. For all purposes of this scheme, land/area to be acquired for any use shall be treated as land/area to be reserved for such use.
17. Subject to the Zoning Regulation of the respective zone, more than one use may be combined in a building, provided that the total built up on all floors of such a building shall not exceed the maximum built up permitted for any of such use in that zone.
18. Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 under the Environment (Protection) Act, 1986 and its subsequent amendments, shall be applicable to the area under this scheme
19. Existing areas and structures of archaeological importance and religious uses may be permitted to continue in all zones and shall not constitute non- conforming uses.
20. Expansion of existing Public and Semi Public Institutions to adjacent plots shall be treated as permitted use irrespective of the zone in which such adjacent plot lies except in the road widening area.
21. Any clarifications or technical interpretations of the scheme may be issued by the Government in consultation with the Chief Town Planner of Local Self Government Department (Planning).

B. Zoning Regulations

All future developments in respect of land within the scheme area shall conform to the zoning regulations given below:

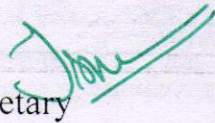
Table -I- Zoning Regulations

3	Uses Restricted		
No.	Uses Permitted	Restricted (1) Uses permitted with the concurrence of Senior Town Planner	Restricted (2) Uses permitted with the concurrence of Chief Town Planner
3.1	(i) Existing road		
	(ii) Area to be acquired for proposed road.		
	Traffic and transportation related uses, street furniture and other ancillary uses	Residential buildings consisting of single or multifamily dwellings	
		Shops, commercial offices, restaurants, professional offices, Banks & other financial institutions, hotels having built up area up to 300 Sq.m.	
		Community facilities including Hospitals, clinics, dispensaries, Nursing homes, diagnostics centres, etc.	
3.2	i) Area proposed to be acquired by the Trust for commercial purpose.		
	ii) Area proposed to be reserved for commercial purpose.		
	All shops including shopping complexes, Shopping malls, hypermarkets, restaurants, hotels, markets, Professional offices, commercial offices & establishments, banking and financial institutions, IT software units, Auditorium / wedding halls / Community halls, Social welfare centres, convention centres, Library and Reading rooms	Community facilities including Hospitals, clinics, dispensaries, Nursing homes, diagnostics centres, Educational Institutions etc.,	
	Individual residential buildings, existing residential uses, residential flats/ apartments with lower 2 floors of commercial use, Places of worship, Religious uses.	Fuel filling stations.	

	Godowns /warehouse /storage of non-hazardous materials, stacking yards, cottage industries		
	Gymnasium / Yoga centres, Day care and Creche, Nursery / Kindergarten, primary school, Public utilities and related buildings, parks and play grounds	Automobile workshops, automobile service stations, cold storage, service industries of non-nuisance nature (see Annexure I)	
3.3	i) Land allotted for residential use ii) Area already acquired by the Trust for Alwaye Housing Scheme iii) Area proposed to be acquired by the Trust for housing		
	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, orphanages, old age homes, Recreational clubs, gymnasium / yoga centers		
	Shops, commercial offices, restaurants, professional offices, Banks & other financial institutions, restaurants, hotels – built up up to 500 Sq.m.	Shops, commercial offices, restaurants, professional offices, Banks & other financial institutions, restaurants, hotels – built up above 500 Sqm	
	Cottage industries, service Industries of non-nuisance nature (See Annexure -I) having built up area upto 50sqm.	Small auto garages and other non-nuisance type service industries having built up area upto 100sqm.	
	Educational institutions , day care and crèche, kindergartens having built up area upto 500sqm	Educational institutions, day care and crèche, kindergartens having built up area above 500sqm	
	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics, Diagnostic Centers, nursing homes etc. having built up upto 500sq.m.	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics, Diagnostic Centers, nursing homes etc.	

	having built up above 500 Sq.m.	
Civic amenities essentially serving the needs of residential community such as tot lots, parks, play grounds,	-	

5. In the said scheme, the scheme rules 11,12,13,14,20,21 & 22 shall be omitted.



Secretary
Aluva Municipality



Chairman
Aluva Municipality



ANNEXURE

Type of non-obnoxious and non-nuisance type of service or light industries

1. Rice and Flour Mills.
2. Production of rice, flour etc., by hand
3. Processing of Cardamom, ginger, pepper etc.
4. Production of copra
5. Processing of arecanut
6. Carrying and preservation of fruits and production of jam, jelly , syrup. etc.
7. Processing of and preservation of cashew nuts.
8. Bakeries and confectioneries
9. Production of Dairy Products.
10. Oil mills (vegetables)
11. Extraction of oil by ghani.
12. Manufacture of hydrogenated oil.
13. Manufacture of "aval" (Beaten rice), Pappad
14. Production of vinegar.
15. Manufacture of soda, water, lemonade etc.
16. Manufacture of Ice.
17. Manufacture of ice cream.
18. Packing and distribution of tea and coffee.
19. Manufacture of beedi and Cigar.
20. Manufacture of tobacco snuff.
21. Manufacture of chewing tobacco.
22. Cotton ginning, clearing, pressing etc.
23. Cotton spinning other than in Mills
24. Cotton spinning and weaving in Mills.
25. Cotton weaving in handloom.
26. Cotton weaving in power looms.
27. Handloom weaving.
28. Khadi Weaving in Handloom.
29. Printing of cotton textiles.
30. Manufacture of Cotton thread, rope twine etc.
31. Jute spinning.
32. Manufacture of jute products including repairing of gunny bags.
33. Weaving of silk by Handloom.
34. Manufacture of hosiery goods.

35. Making of embroidery products
36. Tailoring
37. Manufacture of quilts and mattresses.
38. Manufacture of Coir and Coir Products.
39. Manufacture , repairing and assembling of umbrellas and production of spare parts of umbrellas.
40. Manufacture of wooden furniture and fixtures.
41. Manufacture of structural wooden goods such as doors, beams etc.
42. Manufacture of wooden utensils, photo frames, toys, etc., and photo framing.
43. Cane industry including baskets, weaving etc.
44. Manufacture of miscellaneous wooden articles such as sticks, sandals, rulers etc.
45. Manufacture of paperboard and paper hand.
46. Making of paper boxes, bags, envelopes, tissue paper etc.
47. Printing and publishing of newspapers, periodicals and books.
48. Miscellaneous printing works including typing, cutting, book binding.
49. Manufacture and repairing of leather shoes and chappals.
50. Manufacture of leather products such as suitcase, bag etc.
51. Vulcanizing and repairing of tyres and tubes.
52. Manufacture of Rubber products such as rubber sheets, rubber gloves , nipples and rubber shoes including smoke-rubber.
53. Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.
54. Manufacture of agarbathi and other cosmetics.
55. Manufacture of plastic products such as nameplates etc.
56. Manufacture of lemongrass oil, candles etc.
57. Manufacture of cement products such as rings, closets etc.
58. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
59. Manufacture of stone wares.
60. Manufacture of stone images.
61. Manufacture of chinaware's and crockery.
62. Manufacture of large food containers and chinaware.
63. Manufacture of glass and glass products.
64. Manufacture of clay models
65. Manufacture of iron and steel furniture.
66. Manufacture and repairing of brass and bell metal products.
67. Manufacture of aluminum utensils and other products.
68. Manufacture of tin cans and copper vessels.
69. Electroplating, tinplating, welding etc.
70. Manufacture of agricultural implements, screws etc. (blacksmith and foundry)
71. Manufacturing assembling and repairing of machinery such as water

- pumps, oil millchucks etc.
72. Manufacture of small machine tools and machine parts.
 73. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
 74. Manufacture of electrical machinery and repairing of electric motors armature winding etc.
 75. Manufacture and repairing of electric fans.
 76. Charging and repairing of batteries.
 77. Repairing of radios, microphones etc.
 78. Manufacture of electric meters, production of electric and electronic allied products, repairing and servicing of electrical appliances.
 79. Manufacture and repairing of motor engine parts and accessories.
 80. Manufacture of cycles, parts and accessories.
 81. Repairing of photographic equipment, spectacles etc.
 82. Manufacturing of medical instruments
 83. Repairing of watches and clocks.
 84. Manufacture of Jewellery.
 85. Manufacture, repair and tuning of musical instruments.
 86. Manufacture of sports goods, balloons etc.
 87. Ivory, carving and ivory works
 88. IT , ITES & IT Hardwares
 89. Manufacture of wax, waxproducts
 90. Manufacture of fish products, aquaponics

- 72. Manufacture of small machine tools and machine parts
- 73. Manufacture of sewing machine parts and assembling and repairing of sewing machines
- 74. Manufacture of electrical machinery and repairing of electric motor apparatus
- 75. Manufacture and repairing of electric fans
- 76. Charging and repairing of batteries
- 77. Repairing of rubber machines etc.
- 78. Manufacture of electric stoves, production of electric and electronic articles, products, repairing and servicing of electrical appliances
- 79. Manufacture and repairing of motor engine parts and accessories
- 80. Manufacture of cycles, parts and accessories
- 81. Repairing of photographic equipment, spectacles etc.
- 82. Manufacturing of medical instruments
- 83. Repairing of watches and clocks
- 84. Manufacturing of jewellery
- 85. Manufacturing, repair and tuning of musical instruments
- 86. Manufacture of sports goods, balloons etc.
- 87. Ivory, carving and ivory works
- 88. H. H. S. & H. Hardware
- 89. Manufacture of wax, waxes etc.
- 90. Manufacture of tin products, tinwares