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കേരള സർക്കാർ
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2024



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കേരള ഗസറ്റ് KERALA GAZETTE

അസാധാരണം EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
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വാല്യം 13 Vol. XIII	തിരുവനന്തപുരം, ചൊവ്വ	2024 ഫെബ്രുവരി 06 06th February 2024	നമ്പർ No. } 462
	Thiruvananthapuram, Tuesday	1199 മകരം 23 23rd Makaram 1199 1945 മാഘം 17 17th Magha 1945	

തൃക്കാക്കര നഗരസഭ വിജ്ഞാപനം

ടിപി1.9857/2022

27/01/2024

തൃക്കാക്കര മുനിസിപ്പൽ കൗൺസിൽ

2016-ലെ കേരള നഗര - ഗ്രാമാസൂത്രണ ആക്ടിലെ (2016 ലെ 9 -ാം ആക്റ്റ്) 50 -ാം വകുപ്പിന്റെ 2 -ാം ഉപവകുപ്പും 46 -ാം വകുപ്പിന്റെ 1 -ാം ഉപവകുപ്പും പ്രകാരം പാട്ടുപുരക്കൽ ഏരിയ, തൃക്കാക്കര വിശദ നഗരാസൂത്രണ പദ്ധതി വ്യതിയാനം വരുത്തുന്നതിനുള്ള ഉദ്ദേശ്യത്തിന്റെ വിജ്ഞാപനം ചെയ്യുന്നു.

ഒപ്പ്
സെക്രട്ടറി

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ഫോറം - 1

2021-ലെ കേരള നഗര - ഗ്രാമാസൂത്രണ

(വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുമതി നൽകലും) ചട്ടങ്ങൾ

(ചട്ടം 4(1) കാണുക)

19/08/71 തീയതിയിൽ G.O(MS) No.126/71 LAD പ്രകാരം സർക്കാർ അംഗീകരിച്ച പാട്ടുപുരക്കൽ ഏരിയ, തൃക്കാക്കര വിശദ നഗരാസൂത്രണ പദ്ധതിയിൽ നിലവിലെ വികസിത സാഹചര്യങ്ങൾക്കനുസൃതമായി മാറ്റങ്ങൾ ഉൾപ്പെടുത്തുന്നതിന് പ്രസ്തുത പദ്ധതി വ്യതിയാനം വരുത്തുവാൻ ഉദ്ദേശിക്കുന്നു.

2016 - ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്റ്റിലെ (2016 ലെ 9 -ാം ആക്റ്റ്) 50 -ാം വകുപ്പിൻറെ 2 -ാം ഉപവകുപ്പും 46-ാം വകുപ്പിൻറെ 1-ാം ഉപവകുപ്പും പ്രകാരം തൃക്കാക്കര മുനിസിപ്പൽ കൗൺസിൽ താഴെ വിശദമാക്കിയിരിക്കുന്ന ഉദ്ദേശ്യങ്ങളോടും ലക്ഷ്യങ്ങളോടും കൂടിയുള്ള പാട്ടുപുരക്കൽ ഏരിയ, തൃക്കാക്കര എന്ന വിശദ നഗരാസൂത്രണ പദ്ധതി വ്യതിയാനം വരുത്തുവാൻ 24.02.2023 തീയതിയിൽ നടന്ന യോഗത്തിൽ 11 ആം നമ്പർ പ്രമേയം പ്രകാരം തീരുമാനിച്ചിരിക്കുന്നു.

(എ) പദ്ധതി വ്യതിയാനം വരുത്തുന്നതിനുള്ള ഉദ്ദേശ്യം.

ഡെവലപ്മെന്റ് പ്ലാൻ ഫോർ കൊച്ചിൻ റീജിയന്റെ കേന്ദ്ര ഭാഗത്തുള്ള കൊച്ചി കോർപ്പറേഷന്റെ പ്രാന്ത പ്രദേശത്തുള്ള തൃക്കാക്കര - കളമശ്ശേരി ഭാഗത്തെ ഒരു ചെറു പട്ടണമായി രൂപപ്പെടുത്തുന്നതിന് മുഖ്യ ആകർഷണ കേന്ദ്രമായി പാട്ടുപുരക്കൽ ഏരിയയെ വികസിപ്പിക്കുക എന്ന ഉദ്ദേശത്തോടെയാണ് പാട്ടുപുരക്കൽ ഏരിയ, തൃക്കാക്കര എന്ന വിശദ നഗരാസൂത്രണ പദ്ധതി തയ്യാറാക്കിയിരുന്നത്. പദ്ധതി വിഭാവനം ചെയ്തതിൽ നിന്നും വ്യത്യസ്തമായാണ്



നിലവിൽ ഈ പ്രദേശം വികസിച്ചിരിക്കുന്നത്. നിലവിലെ വികസിത സാഹചര്യങ്ങൾക്കനുസൃതമായി മാറ്റങ്ങൾ ഉൾപ്പെടുത്തുന്നതിന് പ്രസ്തുത പദ്ധതി വ്യതിയാനം വരുത്തുവാൻ ഉദ്ദേശിക്കുന്നു.

(ബി) പദ്ധതി വ്യതിയാനം വരുത്തുന്നതിനുള്ള ലക്ഷ്യങ്ങൾ

നഗരത്തിന്റെ നിലവിലുള്ള വികസനത്തിന് അനുസൃതമായി ഭൂവുപയോഗത്തി മേഖലാ നിയന്ത്രണച്ചട്ടങ്ങളിൽ വ്യതിയാനം വരുത്തുക.

(സി) അതിരുകൾ:

- വടക്ക് : തൃക്കാക്കര സൗത്ത് വില്ലേജിലെ Survey Nos 327, 328, 330, 332, 535, 338, 350
- കിഴക്ക് : തൃക്കാക്കര സൗത്ത് വില്ലേജിലെ Survey Nos 352, 348, 345, 346, 349, 343, 301, 302
- തെക്ക് : തൃക്കാക്കര സൗത്ത് വില്ലേജിലെ Survey Nos 304, 305, 306, 307, 266, 265, 311, 264, 316, 263, 202, 167, 106, 203, 308 Part
- പടിഞ്ഞാറ് : തൃക്കാക്കര സൗത്ത് വില്ലേജിലെ Survey Nos 104, 105, 108, 100, 99, 95, 96Part, 94, 93, 92, 91

(ഡി) റവന്യൂ സർവ്വേ/ അല്ലെങ്കിൽ റീ സർവ്വേ നമ്പറുകൾ ബാധകമാകുന്ന പക്ഷം ബ്ലോക്ക് നമ്പറുകളും റവന്യൂ വാർഡ് നമ്പറുകളും/ ഉൾപ്പെട്ടിട്ടുള്ള ദേശത്തിന്റെ പേര്. അതോടൊപ്പം അതാത് റവന്യൂ വില്ലേജുകളുടെ പേര്

വില്ലേജ്	സർവ്വേ നമ്പർ	സബ് ഡിവിഷൻ നമ്പർ
	96	12
	97	1,2
	98	1,2,3,4,5,6,7,8,9,10,11,12,13
	101	1,2,4,5,6
	102	1,2,3,4
	103	1,2,3,4,5,6,7
	323	1,2,3,4,5,6,9,10,11



തൃക്കാക്കര സൗത്ത്	324	1
	325	1,2,3,4,5,6
	326	1,2,3,4,5
	329	1,2,3
	331	1,2
	333	1,2,3,4,5,6,7,8
	322	1
	321	1,2,3,4
	336	1,2,3,6
	337	1,2,3,4,5,6,7
	339	1,2,3,4
	340	1
	341	1
	342	1,2,3,4,5,6
	344	1,2
	308	1,2,3,4,6,7
	309	1,2,3,4,5,6,7
	310	1
	312	1
	315	1
	313	1
	314	2,3,6
	318	1,2,3,4,5,6
	319	1,2,3,4,5,6,7,8
	320	1,2,3,4,5,6,7,8,9
	317	1,2,3,4,5



(ഇ) ആസൂത്രണ പ്രദേശത്തിന്റെ ഏകദേശ വിസ്തൃതി: " 220 ഹെക്ടർ"

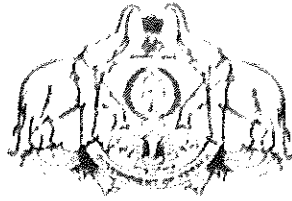
ആസൂത്രണ പ്രദേശത്തിന്റെ മാപ്പ്, തൃക്കാക്കര മുനിസിപ്പൽ കൗൺസിൽ ഓഫീസിൽ ഓഫീസ് പ്രവൃത്തി സമയത്ത് പരിശോധനയ്ക്കായി സൂക്ഷിച്ചിരിക്കുന്നു.

2016-ലെ കേരള നഗര - ഗ്രാമാസൂത്രണ (2016 ലെ 9 -ാം ആക്റ്റ്) 50 -ാം വകുപ്പിന്റെ 2 -ാം ഉപവകുപ്പും 46 -ാം വകുപ്പിന്റെ 1 -ാം ഉപവകുപ്പും പ്രകാരം ടി വിവരം ഇതിനാൽ വിജ്ഞാപനം ചെയ്യുന്നു.

ഒപ്പ്
സെക്രട്ടറി

ഒപ്പ്
ചെയർമാൻ





കേരള ഗസറ്റ് KERALA GAZETTE

അസാധാരണം EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
PUBLISHED BY AUTHORITY

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	Thiruvananthapuram, Tuesday	1199 മകരം 23 23rd Makaram 1199 1945 മാഘം 17 17th Magha 1945		

തൃക്കാക്കര നഗരസഭ വിജ്ഞാപനം

ടിപി1.9857(2)/2022

27/01/2024

തൃക്കാക്കര മുനിസിപ്പൽ കൗൺസിൽ

2016-ലെ കേരള നഗര - ഗ്രാമാസൂത്രണ ആക്ടിലെ (2016 ലെ 9 -ാം ആക്റ്റ്) 50 -ാം വകുപ്പിൻറെ 2 -ാം ഉപവകുപ്പും 46 -ാം വകുപ്പിൻറെ 1 -ാം ഉപവകുപ്പും പ്രകാരം പാലാതിവട്ടം - തൃക്കാക്കര റോഡ്, കൊച്ചിൻ വിശദ നഗരാസൂത്രണ പദ്ധതി വ്യതിയാനം വരുത്തുന്നതിനുള്ള ഉദ്ദേശ്യത്തിൻറെ വിജ്ഞാപനം ചെയ്യുന്നു.

ഒപ്പ്
സെക്രട്ടറി



ഫാറം - 1

2021-ലെ കേരള നഗര - ഗ്രാമാസൂത്രണ

(വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുബന്ധ നൽകലും) ചട്ടങ്ങൾ

(ചട്ടം 4(1) കാണുക)

12/10/78 തീയതിയിൽ G.O(MS) No.238/78/ LA & SWD പ്രകാരം സർക്കാർ അംഗീകരിച്ച പാലാരിവട്ടം തൃക്കാക്കര റോഡ്, കൊച്ചിൻ വിശദ നഗരാസൂത്രണ പദ്ധതിയിൽ നിലവിലെ വികസിത സാഹചര്യങ്ങൾക്കനുസൃതമായി മാറ്റങ്ങൾ ഉൾപ്പെടുത്തുന്നതിന് പ്രസ്തുത പദ്ധതി വ്യതിയാനം വരുത്തുവാൻ ഉദ്ദേശിക്കുന്നു.

2016 - ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്റ്റിലെ (2016 ലെ 9-ാം ആക്റ്റ്) 50-ാം വകുപ്പിൻറെ 2-ാം ഉപവകുപ്പും 46-ാം വകുപ്പിൻറെ 1-ാം ഉപവകുപ്പും പ്രകാരം തൃക്കാക്കര മുനിസിപ്പൽ കൗൺസിൽ താഴെ വിശദമാക്കിയിരിക്കുന്ന ഉദ്ദേശ്യങ്ങളോടും ലക്ഷ്യങ്ങളോടും കൂടിയുള്ള പാലാരിവട്ടം തൃക്കാക്കര റോഡ്, കൊച്ചിൻ എന്ന വിശദ നഗരാസൂത്രണ പദ്ധതി വ്യതിയാനം വരുത്തുവാൻ 24.02.2023 തീയതിയിൽ നടന്ന യോഗത്തിൽ 11-ാം നമ്പർ പ്രമേയം പ്രകാരം തീരുമാനിച്ചിരിക്കുന്നു.

(എ) പദ്ധതി വ്യതിയാനം വരുത്തുന്നതിനുള്ള ഉദ്ദേശ്യം.

കാക്കനാട് സിവിൽ സ്റ്റേഷൻ പ്രവർത്തനം ആരംഭിക്കുമ്പോൾ, വാസഗൃഹ മേഖലയിൽ ആവശ്യമായി വരുന്ന വികസനവും അതിനോട് അനുബന്ധിച്ചുള്ള അടിസ്ഥാന സൗകര്യങ്ങളും മെച്ചപ്പെടുത്തുക എന്ന ഉദ്ദേശത്തോടെയാണ് പാലാരിവട്ടം തൃക്കാക്കര റോഡ്, കൊച്ചിൻ എന്ന വിശദ നഗരാസൂത്രണ പദ്ധതി തയ്യാറാക്കിയിരുന്നത്. പദ്ധതി വിഭാവനം ചെയ്തതിൽ നിന്നും വ്യത്യസ്തമായാണ് നിലവിൽ ഈ പ്രദേശം വികസിച്ചിരിക്കുന്നത്. നിലവിലെ വികസിത



സാഹചര്യങ്ങൾക്കനുസൃതമായി മാറ്റങ്ങൾ ഉൾപ്പെടുത്തുന്നതിന് പ്രസ്തുത പദ്ധതി വ്യതിയാനം വരുത്തുവാൻ ഉദ്ദേശിക്കുന്നു.

(ബി) പദ്ധതി വ്യതിയാനം വരുത്തുന്നതിനുള്ള ലക്ഷ്യങ്ങൾ

നഗരത്തിന്റെ നിലവിലുള്ള വികസനത്തിന് അനുസൃതമായി ഭൂവുപയോഗത്തിന്റെ മേഖലാ നിയന്ത്രണച്ചട്ടങ്ങളിൽ വ്യതിയാനം വരുത്തുക.

(സി) അതിരുകൾ:

- വടക്ക് : തൃക്കാക്കര സൗത്ത് വില്ലേജിലെ Survey Nos. 95, 84, 83part, 82part, 87, 79, 80, 118, 60, 58
- കിഴക്ക് : തൃക്കാക്കര സൗത്ത് വില്ലേജിലെ Survey Nos. 110, 113, 114, 108, 100, 101
- തെക്ക് : തൃക്കാക്കര സൗത്ത് വില്ലേജിലെ Survey Nos. 126, 125, 131, 132, 134, 135
- പടിഞ്ഞാറ് : തൃക്കാക്കര സൗത്ത് വില്ലേജിലെ Survey Nos. 55, 43, 41, 38, 37, 122

(ഡി) റവന്യൂ സർവ്വേ / അല്ലെങ്കിൽ റീ സർവ്വേ നമ്പറുകൾ ബാധകമാകുന്ന പക്ഷം ബ്ലോക്ക് നമ്പറുകളും റവന്യൂ വാർഡ് നമ്പറുകളും / ഉൾപ്പെട്ടിട്ടുള്ള ഭാഗത്തിന്റെ പേര്, അതോടൊപ്പം അതാത് റവന്യൂ വില്ലേജുകളുടെ പേര്

വില്ലേജ്	സർവ്വേ നമ്പർ	സബ് ഡിവിഷൻ നമ്പർ
	42	1,2,3,4,5,6,7,8,9,10,11
	56	1,2,3,4,5,6,7,8
	57	1,2,3,4,5,6,7,8,9
	59	1,2,3,4,5,6,7,8,9
	99	1,2,3,4,5,6,7,8
	83	1,2,3,4,5,6,7,8,9,10,11,12,13,14
	82	1,2,3,4,5
	81	1,2,3,4,5,6,7,8,9
	111	1
	112	1,2,3,4,5,6,7,8,9



തൃക്കാക്കര സൗത്ത്	115	1,2,3,4
	117	1,2,3,4,5
	119	1,2,3
	120	1,2,3,4,5,6,7
	123	1,2,3,4,5,6,7,8,9,10,11,12,13,14
	121	1,2,3,4
	133	1,2,3,4,5,6
	124	1
	116	1,2,3,4,5,6
	108	

(ഇ) ആസൂത്രണ പ്രദേശത്തിൻറെ ഏകദേശ വിസ്തൃതി: "110 ഹെക്ടർ"

ആസൂത്രണ പ്രദേശത്തിൻറെ മാപ്പ്, തൃക്കാക്കര മുനിസിപ്പൽ കൗൺസിൽ ഓഫീസിൽ ഓഫീസ് പ്രവൃത്തി സമയത്ത് പരിശോധനയ്ക്കായി സൂക്ഷിച്ചിരിക്കുന്നു.

2016-ലെ കേരള നഗര - ഗ്രാമാസൂത്രണ ആക്ടിലെ (2016 ലെ 9 -ാം ആക്റ്റ്) 50 - ഓം വകുപ്പിൻറെ 2 -ാം ഉപവകുപ്പും 46 -ാം വകുപ്പിൻറെ 1 -ാം ഉപവകുപ്പും പ്രകാരം ടി വിവരം ഇതിനാൽ വിജ്ഞാപനം ചെയ്യുന്നു.

ഒപ്പ്
സെക്രട്ടറി

ഒപ്പ്
ചെയർമാൻ



THRIKKAKARA MUNICIPALITY

Publication of Draft Variation of Detailed Town Planning for Pattupurakkal Area in Thrikkakara

WHEREAS, the Government have, vide order number G.O.(MS)126/71/LAD dated, 19/08/71, sanctioned the Detailed Town Planning Scheme for 'Pattupurakkal Area in Thrikkakara', Thrikkakara Municipality 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 "Pattupurakkal Area in Thrikkakara", Thrikkakara Municipality 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 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) of Section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Thrikkakara Municipal Council hereby proposes to issue a notification varying the said Detailed Town Planning Scheme to the extent required, a draft of which is appended as required under Section 46 of the Kerala Town and Country Planning Act, 2016.

Notice is hereby given that the said draft will be taken up for consideration on or after sixty days from the date of publication of the said notification in the Gazette and any person or authority concerned with or affected by the proposed notification shall submit in writing his/her/their objections or suggestions, if any, thereon to the Secretary, Thrikkakara Municipality on or before the period specified above.

DRAFT

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 Thrikkakara Municipal Council, hereby propose to vary the Detailed Town Planning Scheme for Pattupurakkal Area in Thrikkakara, sanctioned as per G.O(MS) 126/71/LA D dated, 19/08/71 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 :-
 - "2. 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 Thrikkakara Municipal Council
 - c. 'Chairman' means Municipal Chairman of Thrikkakara Municipality.
 - d. 'Director of Town Planning' means the Chief Town Planner of Local Self Government Department Planning.
 - e. "Scheme" means the Detailed Town Planning Scheme for Pattupurakkal Area in Thrikkakara
 - f. 'Arbitrator' means the arbitrator appointed for the scheme by the Government.
 - g. 'Schedule' means a schedule appended to the scheme.
 - h. 'Map' means the map annexed to the scheme.
 - i. 'Street' includes roads, streets and lanes.
 - j. "Date of Scheme" the date of coming into operation of the plan as per section 62 of the Act.
 - k. "Rules" means the rules 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, Thrikkakara 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' and scheme rule 9 'Approval of layout approach' shall be omitted.
4. In the said scheme, for the scheme rule 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 hereunder 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 in Thrikkakara Municipality have been zoned under various uses such as
 - i) Paddy Fields
 - ii) Proposed Roads
 - iii) Religious Buildings (Existing)
 - iv) Park and open spaces
 - v) Neighbourhood shopping Centre
 - vi) Area for planned residential development
 - vii) Area excluded from the scheme
 - viii) Residential area to be developed by private agencies
 - ix) Area allotted for public and semipublic use
 - x) Existing irrigation tank
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 Thrikkakara Municipality (herein after referred to as Secretary) if it is in accordance with other relevant rules/orders concerned in force. 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 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 the Local Self Government Department (Planning).
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. All road proposals in the scheme area shall be omitted and the reservation of land for such purpose is dispensed with. In such land, uses listed under 'Uses permitted' in adjacent land uses may be permitted by the Secretary and uses listed under 'Uses Restricted I' in adjacent land uses may be permitted by the Secretary with the concurrence of Senior Town Planner of the Local Self Government Department (Planning).
10. Land on both sides of Seaport - Airport road in this scheme area to a width of 150m shall be treated as "Area for planned residential development and Neighbourhood shopping centre" zone, irrespective of the land use zone indicated in the scheme map. Provided that, such uses shall not be applicable for 'Existing irrigation tank'.
11. Land on both sides of the roads having existing width 12.0 m and above in this scheme area to a width of 75m shall be treated as "Area for planned residential development and Neighbourhood shopping centre" zone, irrespective of the land use zone indicated in the scheme map. Provided that, such uses shall not be applicable for 'Existing irrigation tank'.
12. 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.

13. Notwithstanding anything contained in the scheme rules, provisions with regard to Off-street parking space, 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.
14. 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.
15. 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.
16. 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.
17. 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
18. 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.
19. 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 'Existing irrigation tank' zone.
20. For land which are legally converted to dry land by order of the competent authority, but included in "Paddy fields" as per the scheme, the regulation of "Paddy fields" will not be applicable. In such land developments / constructions shall be permitted by the Secretary for the uses for which it was converted.
21. In "Paddy fields" zone, permitted and restricted uses in adjacent land use zone may be permitted with the concurrence of the Senior Town Planner (i) if that particular land in 'Paddy fields' zone is not classified as paddy land or wetland as per revenue records at the time of issuance of permit or (ii) if the specific purpose for conversion is not mentioned in the order granting permission to convert the nature of land by the competent authority
22. If public activity ceases or do not exists in a private land falling in 'Land allotted for public & semi public' zone, uses permitted/ restricted in the surrounding land use zone shall be allowed in the plot with the concurrence of the Senior Town Planner, if no records are available with Thrikkakkara Municipality regarding any proposal for acquiring that particular land for any public use at the time of application for building construction or land development.

23. 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).
24. Metro lines, metro stations, mass transit stations and lines of all other supporting developments shall be treated as permitted uses in the scheme area.

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	
Sl.No.	Uses Permitted	Restricted(1) Uses permitted with the concurrence of District Town Planner	Restricted(2) Uses permitted with the concurrence of Chief Town Planner
3.1	Paddy fields		
	Construction or land development in conformity with the Kerala Conservation of Paddy land and Wetland Act in force		
3.2	Proposed roads		
	As per clause 9 of General guidelines of Scheme Rule 10		
3.3	Religious buildings(existing)		
	Additions and alterations to the existing buildings, buildings for incidental uses to the main uses	All Shops, commercial offices, professional offices, Banks & other financial institutions, restaurants	
		Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, guest house, orphanages, old age homes, pakalveedu, Ashram / mutt	
3.4	Parks and open spaces		
	Parks, Play Grounds, Open space and Maidans, Tot lots, Public utility Buildings upto 50sqm built up area, open air theatre, pavilions, fair ground.	All Shops, commercial offices, professional offices, Banks & other financial institutions, restaurants, hotels, service industries – built up area above 1000 Sq.	
	All Shops, commercial offices, restaurants, professional offices,	Flat/Apartment	

	Banks & other financial institutions, restaurants, hotels, service industries – built up area up to 1000 Sq.		
	Single family residential building		
3.5	Neighbourhood Shopping centre		
	All shops including shopping complexes, Shopping malls, hypermarkets, restaurants, hotels, markets	Parking area / plaza	Multiplex
	Professional offices, commercial offices & establishments, banking and financial institutions, IT software units, Auditorium / wedding halls / Community halls, Social welfare centres, convention centres, Exhibition Centers and Art Gallery, Library and Reading rooms.	Fuel filling stations	
	Warehouses and godowns of non-nuisance type	Hospital.	
	Individual residential buildings, Residential flats / apartments, Places of worship, Religious uses		
	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics, Diagnostic Centers, nursing homes, palliative care centers, dialysis units etc.		
	Gymnasium / Yoga centres, Day care and Creche, Nursery / Kindergarten, primary school, public utilities and related buildings, parks and play grounds		
	Night shelters, hostels and boarding houses, lodges and guest houses		

	Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non-nuisance nature (see Annexure)		
3.6	i) Area for planned residential development ii) Residential area to be developed by private agencies		
	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, guest house, orphanages, old age homes, pakalveedu, Ashram / mutt, places of worship, religious uses	Fuel filling stations	Multiplex
	Shops, commercial offices, professional offices, Banks & other financial institutions, restaurants, hotels, departmental stores – built up area up to 500 Sq.	Shops, commercial offices, professional offices, Banks & other financial institutions, restaurants, hotels, departmental stores – built up area above 500 Sqm	
	Cottage industries, automobile workshops (2/3 wheelers), service Industries of non-nuisance nature (See Annexure) having built up area upto 50sqm.	Small auto garages and other non-nuisance type service industries having built up area upto 200sqm.	
	Educational institutions , day care and crèche, kindergartens having a built up area upto 1000sqm	Educational institutions, day care and crèche, kindergartens having a built up area above 1000sqm, Govt. or Public sector offices, court, expansion of existing educational institutions	
	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics, Diagnostic Centers, nursing homes, palliative care centers, dialysis units etc etc. having built up area upto 1000 Sq.m.	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics, Diagnostic Centers, nursing homes, palliative care centers, dialysis units etc. having built up area above 1000 Sq.m.	
	Community facilities such as community halls, Auditoriums, recreational clubs, gymnasium /	Community facilities such as community halls, Auditoriums, recreational	

	yoga centers, hostels, boarding houses, libraries, reading room etc. – built up area upto 1000 Sq.m.	clubs, gymnasium / yoga centers, hostels, boarding houses, libraries, reading room etc. – built up area above 1000 Sq.m.	
	Civic amenities essentially serving the needs of residential community such as tot lots, parks, play grounds, post office, police station, telephone exchange, electric substation, fire station.		
	Public utility building such as water treatment plants below 5 MLD, water supply, drainage and electric installations of a minor nature, Pump house, wells & irrigation ponds, Plant nurseries incidental to community needs		
3.7	Area allotted for public and semi public use		
	Central, State and Local Government / Public sector offices and establishments	Commercial buildings having built up area above 1000 sqm	Transport terminals
	Community facilities including Hospitals, clinics, dispensaries, Nursing homes, diagnostics centres, etc, public utilities and related buildings, parks and play grounds	Fuel filling stations	
	Religious uses	Flat/Apartment	
	Educational institutions		
	Commercial buildings having built up area upto 1000 sqm, Auditorium / wedding halls / Community halls, Social welfare centres, convention centres, Library and Reading rooms.		
	Residential Uses incidental to the public and Semi-public use, Individual residential building		
3.8	Existing irrigation tank		
	Rejuvenation of Pond		
3.9	Area excluded from the scheme		

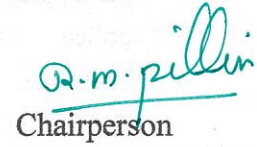
As per the provisions of Structure Plan for Central City Kochi

5. In the said scheme, the scheme rules 11(Acquisition of lands), 12(Disposal of Land), 13(Minimum areas for dwelling houses and buildings), 14, 20(Claim for compensation), 21(Claim for betterment) & 22 shall be omitted.



Secretary

Thrikkakara Municipality



Chairperson

Thrikkakara 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 equipments, 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, wax products
90. Manufacture of fish products , aquaponics

THRIKKAKARA MUNICIPALITY

Publication of Draft Variation of Detailed Town Planning for Palarivattom - Thrikkakara Road, Cochin

WHEREAS, the Government have, vide order number G.O(MS)238/78/LA & SWD dated, 10-10-1978 sanctioned the Detailed Town Planning Scheme for 'Palarivattom - Thrikkakara Road, Cochin', Thrikkakara Municipality 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 Palarivattom - Thrikkakara Road, Cochin", Thrikkakara Municipality 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 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) of Section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Thrikkakara Municipal Council hereby proposes to issue a notification varying the said Detailed Town Planning Scheme to the extent required, a draft of which is appended as required under Section 46 of the Kerala Town and Country Planning Act, 2016.

Notice is hereby given that the said draft will be taken up for consideration on or after sixty days from the date of publication of the said notification in the Gazette and any person or authority concerned with or affected by the proposed notification shall submit in writing his/her/their objections or suggestions, if any, thereon to the Secretary, Thrikkakara Municipality on or before the period specified above.

DRAFT

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 Thrikkakara Municipal Council, hereby propose to vary the Detailed Town Planning Scheme for Palarivattom - Thrikkakara Road, Cochin, sanctioned as per G.O(MS)238/78/LA & SWD dated, 10-10-1978 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 :-
 - “2. 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. "Municipal Act" means the Kerala Municipality Act in force
 - c. ‘Trust’ means Thrikkakara Municipal Council
 - d. “Executive Trustee” means the Secretary of Thrikkakara Municipality
 - e. ‘Chief Town Planner’ means the Chief Town Planner of Local Self Government Department Planning.
 - f. "Scheme" means the Detailed Town Planning Scheme for Palarivattom - Thrikkakara Road.
 - g. ‘Arbitrator’ means the arbitrator appointed for the scheme by the Government.
 - h. ‘Schedule’ means a schedule appended to the scheme.
 - i. ‘Map’ means the map annexed to the scheme.
 - j. ‘Street’ includes roads, streets and lanes.
 - k. "Date of Scheme" the date of coming into operation of the plan as per section 62 of the Act.
 - l. "Rules" means the rules made under the Act.
 - 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, Thrikkakara 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’ and scheme rule 9 ‘Approval of layout plans’ shall be omitted.

4. In the said scheme, for the scheme rule 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 hereunder 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 in Thrikkakara Municipality have been zoned under various uses such as
 - i. Existing areas of roads & lanes retained.
 - ii. Land to be acquired for roads
 - iii. Land to be reserved for roads
 - iv. Land to be reserved for residential use
 - v. Land to be acquired for planned residential development.
 - vi. Land to be reserved for commercial use.
 - vii. Land to be acquired for commercial use
 - viii. Existing industrial use retained
 - ix. Existing public and semi public use retained
 - x. Land to be acquired for public and semi public use
 - xi. Land to be acquired for parks and play area
 - xii. Paddy fields retained
 - xiii. Water courses
 - xiv. Land to be reserved for small industries zone
 - xv. Land to be reserved for public and semi public 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 Thrikkakara Municipality (herein after referred to as Secretary) if it is in accordance with other relevant rules / orders concerned in force. 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 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. Road proposals in the scheme area except Palarivattom – Kumarapuram Road, shall be omitted and the reservation of land for such purpose is dispensed with. In such land, uses listed under 'Uses permitted' in adjacent land uses may be permitted by the Secretary and uses listed under 'Uses Restricted I' in adjacent land uses may be permitted, by the Secretary with the concurrence of Senior Town Planner of the Local Self Government Department (Planning).
10. For the Palarivattom – Kumarapuram road the portion of the road stretch from Padamugal junction upto eastern scheme boundary shall be omitted and the reservation of land for such purpose is dispensed with. In such land, uses listed under 'Uses permitted' in adjacent land uses may be permitted by the Secretary and uses listed under 'Uses Restricted I' in adjacent land

uses may be permitted by the Secretary with the concurrence of Senior Town Planner of the Local Self Government Department (Planning).

11. Land on both sides of the Palarivattom – Kumarapuram road in this scheme area to a width of 150m shall be treated as “Land Reserved for mixed Use”, irrespective of the land use zone indicated in the scheme map. Provided that, such mixed use shall not be applicable for ‘water courses’ and ‘paddy fields retained’. Provided that, in the case of ‘paddy fields retained’ zone, such mixed use shall be applicable in conformity with the Kerala Conservation of Paddy Land and Wet land Act in force. Details regarding the nature of uses permitted and uses restricted in this zone, is given in item 3.8 of Table-I – Zoning Regulations.
12. Land on both sides of the roads having existing width 12.0 m and above in this scheme area to a width of 75.0m shall be treated as “Land Reserved for mixed Use”, irrespective of the land use zone indicated in the scheme map. Provided that, such mixed use shall not be applicable for ‘water courses’ and ‘paddy fields retained’. Provided that, in the case of ‘paddy fields retained’ zone, such mixed use shall be applicable in conformity with the Kerala Conservation of Paddy Land and Wet land Act in force. Details regarding the nature of uses permitted and uses restricted in this zone, is given in item 3.8 of Table-I – Zoning Regulations.
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 and existing industrial units including their incidental uses to adjacent plots shall be treated as permitted use irrespective of the zone in which such adjacent plot lies, except in water courses zone.
21. For land which are legally converted to dry land by order of the competent authority, but included in “Paddy fields retained” as per the scheme, the regulation of “Paddy fields retained” will not be applicable. In such land developments / constructions shall be permitted by the Secretary for the uses for which it was converted.
22. In “Paddy fields retained” zone, permitted and restricted uses in adjacent land use zone may be permitted with the concurrence of the Senior Town Planner (i) if that particular land in ‘Paddy field retained’ zone is not classified as paddy land or wetland as per revenue records at the time of issuance of permit or (ii) if the specific purpose for conversion is not mentioned in the order granting permission to convert the nature of land by the competent authority
23. If public activity ceases or do not exists in a private land falling in ‘Land allotted for public & semi public’ zone, uses permitted/ restricted in the surrounding land use zone shall be allowed in the plot with the concurrence of the Senior Town Planner, if no records are available with Thrikkakara Municipality regarding any proposal for acquiring that particular land for any public use at the time of application for building construction or land development.
24. 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).
25. Metro lines, metro stations, mass transit stations and lines of all other supporting developments shall be treated as permitted uses in the scheme area.

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 Permitted	Uses Restricted	
Sl.No.		Restricted(1) Uses permitted with the concurrence of District Town Planner	Restricted(2) Uses permitted with the concurrence of Chief Town Planner
3.1	i) Existing roads and lanes retained.		

	ii) Land to be acquired for roads. iii) Land reserved for roads		
	Traffic and transportation related uses, street furniture, other ancillary uses and authorized street vending activities	Residential buildings consisting of single or multifamily dwellings	
	All use as per clause 9 & 10 of general guidelines of scheme rule 10	Shops, commercial offices, restaurants, professional offices, Banks & other financial institutions, hotels having built up area up to 300 Sq.m.	
3.2	i) Land to be reserved for residential use ii) Land to be acquired for planned residential development		
	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, guest house, orphanages, old age homes, pakalveedu, Ashram / mutt, places of worship, religious uses	Fuel filling stations	Multiplex
	Shops, commercial offices, restaurants, professional offices, Banks & other financial institutions, restaurants, hotels, departmental stores – built up area up to 500 Sq.	Shops, commercial offices, restaurants, professional offices, Banks & other financial institutions, restaurants, hotels, departmental stores – built up area above 500 Sqm	
	Cottage industries, automobile workshops (2/3 wheelers), service Industries of non-nuisance nature (See Annexure) having built up area upto 50sqm.	Small auto garages and other non-nuisance type service industries having built up area upto 200sqm.	
	Educational institutions , day care and crèche, kindergartens having a built up area upto 1000sqm, Expansion of existing educational institutions.	Educational institutions, day care and crèche, kindergartens having a built up area above 1000sqm	

	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics, Diagnostic Centers, nursing homes, palliative care centers, dialysis units etc. having built up area upto 1000 sq.m.	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics, Diagnostic Centers, nursing homes, palliative care centers, dialysis units etc. having built up area above 1000 sq.m.	
	Community facilities such as community halls, Auditoriums, exhibition centers, recreational clubs, gymnasium / yoga centers, art gallery, hostels, boarding houses, libraries, reading room etc. – built up area upto 1000 sq.m.	Community facilities such as community halls, Auditoriums, exhibition centers, recreational clubs, gymnasium / yoga centers, art gallery, hostels, boarding houses, libraries, reading room etc – built up area above 1000 sq.m.	
	Civic amenities essentially serving the needs of residential community such as tot lots, parks, play grounds, post office, police station, telephone exchange, electric substation, fire station.		
	Public utility building such as water treatment plants below 5 MLD, water supply, drainage and electric installations of a minor nature, Pump house, wells & irrigation ponds, Plant nurseries incidental to community needs		
3.3	i) Land to be acquired for commercial use		
	ii) Land to be reserved for commercial use		
	All shops including shopping complexes, Shopping malls, hypermarkets, restaurants, hotels, markets	Parking area / plaza	Multiplex
	Community facilities such as community halls, Auditoriums, convention centers, recreational clubs, gymnasium / yoga centers, hostels, boarding houses, libraries,	Community facilities such as community halls, Auditoriums, recreational clubs, gymnasium / yoga centers, hostels, boarding houses, libraries, reading room	

	reading room etc. – built up area upto 1000 sq.m.	etc. – built up area above 1000 sq.m.	
	Professional offices, commercial offices & establishments, banking and financial institutions, IT software units and Art Gallery, Library and Reading rooms.		
	Ware house and godowns of non- nuisance type	Fuel filling stations	
	Individual residential buildings, existing residential uses, residential flats / apartments, night shelters, hostels and boarding houses, lodges.		
	Civic amenities essentially serving the needs of residential community such as tot lots, parks, play grounds,		
	Place of worship		
3.4	i) Existing industrial uses retained ii) Land to be reserved for small industrial zone		
	All types of Industries other than Obnoxious and Nuisance Type (Annexure), Retail and Wholesale Business incidental to the Industries, Storage/ Stacking Yards/ Warehouses / godowns of non nuisance and non-inflammable materials, Offices incidental to the Industries. Residential use incidental to main use.	Saw Mills with Timber yards, Fish Meat Processing Centre	
	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, old age homes, dharmasala.	Parking plaza, Fuel Filling Station	

	Shops, professional offices, commercial offices, banks & other financial institutions, restaurants and hotels having built up area up to 200 sqm	Retail Shops and Banks above 200 sq.m. of built up area	
	Cottage Industries, Service Industries of non-nuisance nature (See Annexure)		
	Educational institutions essentially serving the needs of residential community such as Day care, creche, nursery schools, kindergartens and schools offering general education (up to high school level).		
	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics and nursing homes etc. having built up area upto 200 Sq.m.		
	Community facilities such as community halls, recreational clubs, Social welfare centres, gymnasium / yoga centers, swimming pool and libraries etc. having built up area upto 200 sq.m		
	Utility installations and civic amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, electric substation, fire station, tot lots, parks, play grounds, water treatment plants		
3.4	i) Existing public and semi public use retained ii) Land to be acquired for public and semi public use iii) Land to be reserved for public and semi public use		

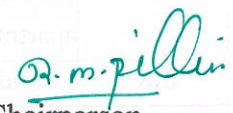
	Central, State and Local Government / Public sector offices and establishments	Commercial buildings having built up area above 300 sqm	
	Community facilities including Hospitals, clinics, dispensaries, Nursing homes, diagnostics centres, etc, public utilities and related buildings, parks and play grounds	Fuel filling stations	
	Religious uses		
	Educational institutions		
	Commercial buildings having built up area upto 300 sqm		
	Residential Uses incidental to the public and Semi-public use, Individual residential building,, residential flats / apartments		
3.5	Land to be acquired for Parks and play area		
	Parks, Play Grounds, Open space and Maidans, Tot lots, Public utility Buildings upto 50sqm built up area, open air theatre, pavilions, fair ground, camping site	Uses permitted and uses restricted (1) under Land to be acquired for planned residential development except Single family residential building	
	Single family residential building		
	Agriculture and horticulture, pastures and grazing ground, fodder cultivation, fish farms, seed farms, pump house, wells and irrigation ponds, storage of agricultural produces and seeds, green houses		
3.6	Paddy fields retained		
	Construction or land development in conformity with the Kerala Conservation of Paddy land and Wetland Act in force		
3.7	Water courses		

	All existing water courses shall be conserved. Bridges, side protection walls, jetty and facilities for protection works		
3.8	Land reserved for mixed use		
	All permitted uses under Residential and Commercial Uses	All restricted uses (1) under Residential and Commercial Uses	All restricted uses (2) under Residential and Commercial Uses

5. In the said scheme, the scheme rules 11(Acquisition of lands), 12(Disposal of Land), 13(Minimum areas for dwelling houses and buildings), 14, 20(Claim for compensation), 21(Claim for betterment) & 22 (Power of the responsible authority to make agreements) shall be omitted.


Secretary
Thrikkakara Municipality




Chairperson
Thrikkakara 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 “ava1” (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 equipments, 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, wax products
90. Manufacture of fish products , aquaponics

