

Detailed Town Planning Scheme for Kottayam-Kumarakom Road between Illickal Bridge and Ambakuzhy.

The Kottayam – Kumarakom road between Illickal bridge and Ambakuzhy lies on the periphery of Kottayam town. The Development of Kottayam town is governed by the sanctioned Master Plan for Kottayam town. Kottayam – Kumarakom road has a widening proposal in the Master Plan for Kottayam town. The developments on both sides of the roads are being controlled by the Kottayam Municipality. Beyond the Master Plan area there is no control on both sides of road. This D.T.P Scheme aims to overcome this defect.

The main objective of the scheme is to widen Kottayam- Kumarakom road to width of 18 meter up to Ambakuzhy Junction. Road development, junction improvement and land development along the road as multi-functional zone and commercial zone are given importance in the scheme.

The Scheme

Title: This Scheme may be called the Detailed Town Planning Scheme for Kottayam-Kumarakom road between Illickal bridge and Ambakuzhy.

Definitions

- a. **"Responsible Authority"** –The Secretary, Thiruvārppu 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 in to 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** Act 1994.
- 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 Kottayam- Kumarakom road between Illickal bridge and Ambakuzhy** ,Thiruvvarppu Grama Panchayat in Kottayam District
- k. **"Secretary"** means the Secretary, Thiruvvarppu Grama Panchayat
- l. **"Street"** includes roads, street 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 Thiruvvarppu 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 studies 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 Kottayam- Kumarakom road between Illickal bridge and Ambakuzhy is given in the table below:-

I . LAND ZONED FOR MULTI FUNCTIONAL USE

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 1500sq.m in total built up area.
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
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.
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 as per the prevailing Kerala Panchayat Building Rules) subject to the condition that total built up area shall be limited to 1000 sq. m	Building under Group Industrial uses (G1and GII as per the prevailing Kerala Panchayat Building Rules) exceeding 1000 sqm in total built up area
Theatres, Cinemas, Multiplex complex	
	Group I uses as per the prevailing Kerala Panchayat Building Rules

II .LAND ZONED FOR COMMERCIAL USE

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 including single or multifamily dwellings, apartment buildings 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 as per the prevailing Kerala Panchayat Building Rules) subject to the condition that total built up area shall be limited to 1000 sq. m	Building under Group Industrial uses (G1and GII as per the prevailing Kerala Panchayat Building Rules) exceeding 1000 sqm in total built up area
Theatres, Cinemas, Multiplex complex	
	Group I uses as per the prevailing Kerala Panchayat Building Rules