

KARUNAGAPPALLY MUNICIPALITY

Publication of draft variation of Master Plan for Karunagappally Town

WHEREAS, the Government has sanctioned, vide G.O(MS) No. 101/2018/LSGD Dated 31.07.2018 the Master Plan for Karunagappally Town in Kollam District and notice regarding the same was published in PART IV of the Kerala Gazette Number 39 dated. 02.10.2018 under sub section 8 of Section 36 of the Kerala Town and Country Planning Act 2016 (Act 9 of 2016),

AND WHEREAS, it is required to vary the said Master Plan for the purpose of making it compatible to the present development scenario and as instructed by the Government, until the plan is further varied after detailed studies ;

AND WHEREAS, the Government have given permission vide letter no. RD2/73/2018 Dated. 16.02.2022 to vary the said plan,

AND WHEREAS, Karunagappally Municipality has requested the Government vide Resolution Number. 1 of the Municipal Council meeting held on 16.02.2024 to vary the Master Plan for Karunagappally Town for making the said scheme compatible to the present development scenario to the extend possible and Government vide Order No. 117/2024/LSGD Dated. 11.09.2024 has sanctioned to publish the draft for inviting objections and /or suggestions, if any,

NOW, THEREFORE, in exercise of powers conferred by Sub Section (2) of Section 50 of the Kerala Town and Country Planning Act, 2016 (Act 9 of 2016), the Karunagappally Municipality hereby propose to issue a notification varying the said Master Plan for Karunagappally Town to the extend required, a draft of which is appended as required by Section 36 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 notice in Form IV in the Official Gazette and any person interested in the scheme may submit in writing his/her objections and /or suggestions, if any, to the Secretary, Karunagappally Municipality thereon within the said date.

Copy of the draft variation (Report and Map) shall be available for verification at the Municipal Office during working hours.

PART I

DRAFT

In exercise of powers conferred by Sub-section (2) of Section 50 of the Kerala Town and Country Planning Act, 2016 (Act 9 of 2016), the Karunagappally Municipality hereby propose to issue a notification varying the Master plan for Karunagappally Town in Kollam District sanctioned as per number G.O.(MS) No. 101/2018/LSGD dated 31.07.2018 under Sub-section (4) of Section 36 of the Kerala Town and Country Planning Act, 2016 to the extent as indicated below, namely:-

‘VARIATION’

1. In the said Master Plan, in the ‘Chapter 21- DEVELOPMENT CONCEPT’ under the heading 21.1 FUTURE FUNCTIONS AND FORM,

- (i) For the figure “Fig 21.11 Distribution of commercial area”, the following item shall be substituted, namely:-



Fig 21.11 Distribution of commercial area

- (ii) For the figure “Fig 21.12 Road network”, the following item shall be substituted, namely:-

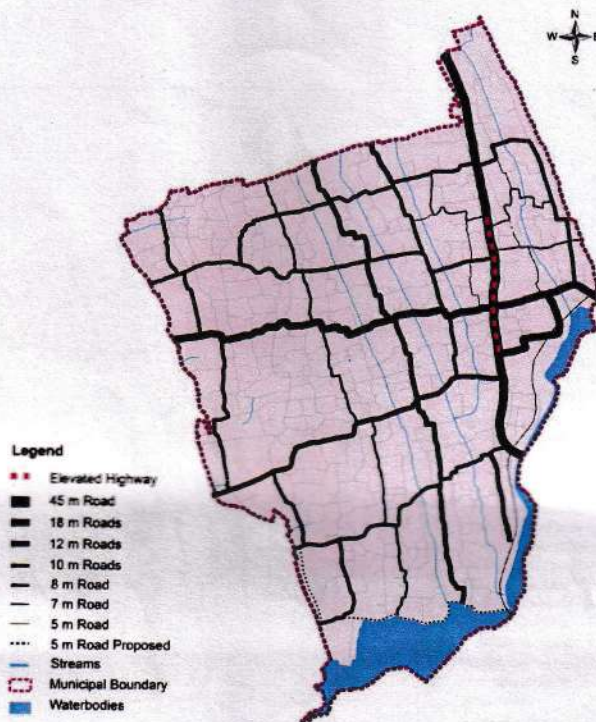


Fig 21.12. Road network

2. In the ‘Chapter 21- DEVELOPMENT CONCEPT’ under the heading 21.2 LANDUSE PLAN – 2031,

- (i) For the table, “Table 21.1. Land use break up as per proposed land use map”, the following item shall be substituted, namely:-

ZONE	Area in sq.km
Residential Use Zone	11.790
Commercial Use Zone	0.270
Mixed Use Zone (Com & Res)	0.940
Residential Mix Use Zone	1.810
Public and semi public Use Zone	0.400
Industrial Use Zone	0.088
Transportation Use Zone	0.480
Park/ Stadium	0.045
Dry Agriculture Use Zone	0.650
Paddy/ Low laying land	0.460
Crematorium/ Waste dumping yard	0.007
Water bodies	1.150
Total	18.090

Table 21.1 Land use break up as per proposed land use map.

- (ii) For the figure “Fig 21.15 Proposed land use map of Karunagappally”, the following item shall be substituted, namely:-

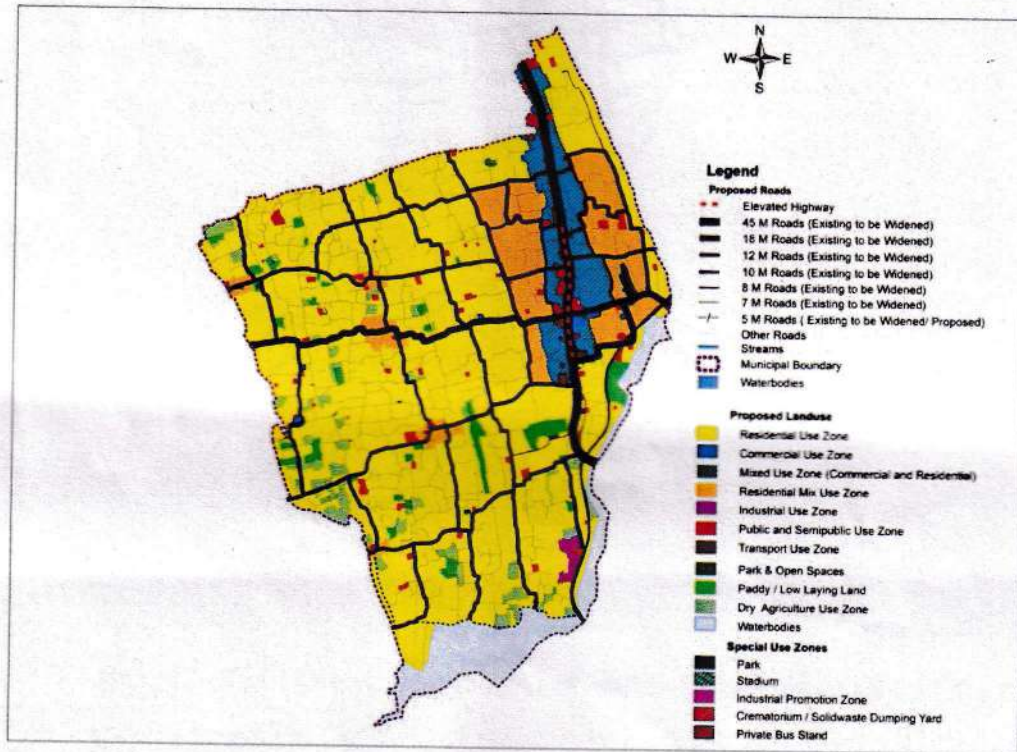


Fig 21.15. Proposed land use map of Karunagappally

3. In the ‘Chapter 22- SECTORAL PROPOSALS’ under the heading 22.1 INDUSTRIES, for the sub heading ‘Industrial estate’ and for the paragraph and figure ‘Fig 22.2 Proposed industrial estate’ below, the following item shall be substituted, namely:-

Industrial Promotion Zone

An Industrial Promotion Zone is proposed in the south east side of the municipality near the waste dumping yard. The location is given in figure 22.2



Fig 22.2 Proposed industrial promotion zone

4. In the 'Chapter 22- SECTORAL PROPOSALS' under the heading 22.8 RECREATION FACILITIES

(i) For the figure "Fig 22.8 Proposed park and stadium", the following item shall be substituted, namely:-

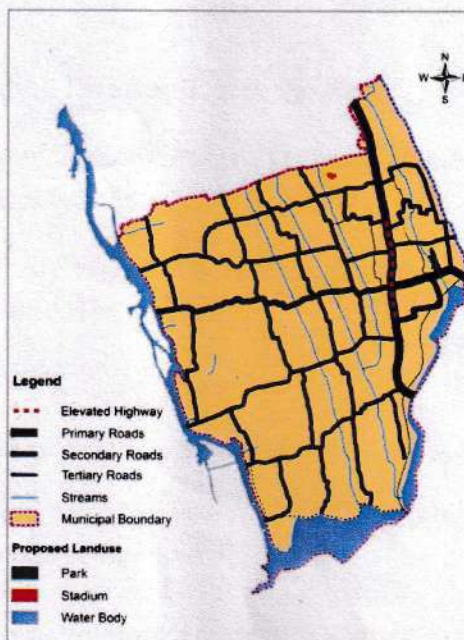


Fig 22.8 Proposed park and stadium

(ii) For the third paragraph, the following item shall be substituted, namely:-

“Stadium: - The proposal intends to establish a mini stadium at ward 9 in an area of 2.57 acres as shown in figure 22.8”

5. In the ‘Chapter 22- SECTORAL PROPOSALS’ under the heading 22.9 TRAFFIC AND TRANSPORTATION’,

(i) For the figure “Fig 22.9 Inter connectivity between the three modes of transport” the following item shall be substituted, namely:-

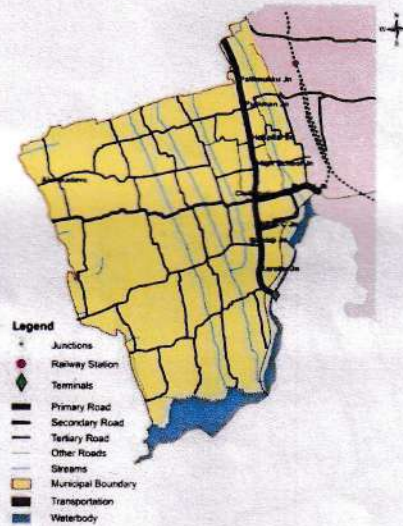


Fig 22.9 Inter connectivity between the three modes of transport

(ii) In paragraph under Sub heading **Primary Road**, the digit ‘21m’ is replaced with “18m”

(iii) For paragraph under Sub heading **Tertiary Roads** the following item shall be substituted, namely:-

“Tertiary roads provide connectivity to the town centre with rest of activity centres. The proposed right of way of tertiary road is 12m, 10m and 8 m.

Following roads are considered as tertiary roads of width 12 m

1. Road from Ayanivelikulangara jn to Municipal limit North via Ottathil jn
2. Road from Karottu Jn to solid waste dumping yard
3. Road from Lalaji jn to Amruthapuri

Following roads are considered as tertiary roads of width 10 m

1. Road from High school jn to Alumkadavu
2. Road from Karottu Jn to Kozhikkode
3. Road from Pulliman Jn via Parangimammoodu Jn to Alummoodu Jn

4. Road from Pulliman Jn via Kottakkuzhi Jn to Tharayil Jn
5. Road from Padmanabhan jetty to Municipal limit North via Pookkattu jn to Choolarath jn
6. Road from Pulliman jn to Kayakkattu jn via Alumthara jn

Following road is considered as tertiary roads of width 8 m

1. Road from Muthethukavu (South Municipal boundary) to Municipal limit North”

(iv) For the figure “Fig 22.10 Proposed road network”, the following item shall be substituted, namely:-



Fig 22.10 Proposed road network

(v) In paragraph under Sub heading **Proposals for Private Bus stand**

for the sentence after the word ‘buses’, i.e. ‘Hence it is proposed on the northern side of Karunagappally- Sasthamkotta road near the Krishna cine theatre opposite market; which is shown in figure 22.11’, the following item shall be substituted, namely:-

“Hence it is proposed near Lalaji junction; which is shown in figure 22.11”

(vi) For the figure “Fig 22.11 Location of proposed private bus stand”, the following item shall be substituted, namely:-



Fig 22.11 Location of proposed private bus stand

6. In Zoning regulations following changes are made

(i) In Para no 7 following sub paragraphs shall be inserted, namely :-

“7a. Land developments to Land which are legally converted to dry land by order of the competent authority or dry land as per revenue records but included in **Paddy/ low laying land** shall be permitted by the Secretary with the concurrence of the District Town planner after considering the zoning regulation of surrounding land use zone.”

“7b. Local/ State/ Central government offices, Judicial offices etc. serving the local community shall be considered permissible under all zones.”

(ii) For the fourth row of Para No. 9 Residential Use Zone, the following item shall be substituted, namely:-

“Cottage Industries, Service Industries of non-nuisance Nature (See Annexe I, with number of workers limited to 15 without power or 10 workers with power limited to 20 HP), cold storage”

(iii) For the first row of Para no 11 Public & Semi Public Use Zone, the following item shall be substituted namely:-

“Additions and alterations to the existing buildings/addition of new block(s) without altering the use, Buildings essentially incidental to the main use with floor area limited to

100 sqm. Bus terminal building, garage, office building incidental to bus stand, commercial buildings.”

(iv) For the first row of Para no 13 Residential Mix Use Zone, the following item shall be substituted namely:-

“Land to a depth of 100 m on either side of the following roads falling in residential zone will also be deemed as Residential Mix Zone.

1. NH 66 (N-S road)
2. Karunagappally (Lalaji jn – Amruthapuri road)
3. Karunagappally (Civil Station) – Alappadu via Kallummoottil Kadavu road
4. Karunagappally (KSRTCjn)- Market jn
5. Karunagappally (Civil Station jn)- Sasthamcotta
6. Karottu jn- Solid waste treatment plant/ Industrial estate
7. Ayanivelikulangara –Municipal limit at North via Ottathil jn

As per the Master plan the above 7 roads are proposed to be widened to 12m or greater”

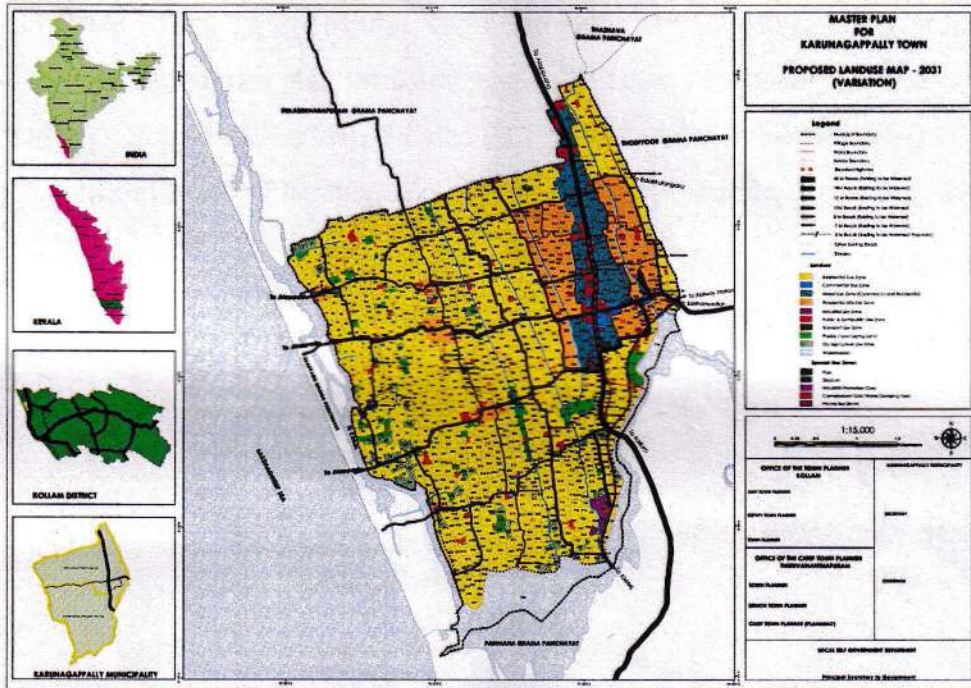
(v) For the third row of Para no 19 Special Use Zones

‘Industrial Estate:- All industries other than obnoxious and nuisance type, Automobile workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Ice Factory, Cold storage, Printing Press, Water Treatment Plants, Marble and Granite Storage/ Cutting centers, Industrial Estates & Industrial Parks, Godowns/ Warehouse/ Storage of non hazardous materials, stacking yards, weigh bridge, dry cleaning plants, laundries, poultry farms, kennel, IT Software units, Residential uses incidental to the industrial use, Govt. or Public sector offices incidental to the industrial use, Tot lots, parks & playgrounds attached to the incidental residential use, Transport terminals incidental to the industrial use.’, **the following item shall be substituted namely:-**

“Industrial Promotion Zone:- All industries other than obnoxious and nuisance type, Automobile workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Ice Factory, Cold storage, Printing Press, Water Treatment Plants, Marble and Granite Storage/ Cutting centers, Industrial Estates & Industrial Parks, Godowns/ Warehouse/ Storage of non hazardous materials, stacking yards, weigh bridge, dry cleaning plants, laundries, poultry farms, kennel, IT Software units, Residential uses incidental to the industrial use and single family residential buildings with area limited to

150 sqm , Govt. or Public sector offices incidental to the industrial use, Tot lots, parks & playgrounds attached to the incidental residential use, Transport terminals incidental to the industrial use.”

7. For the Proposed land use map, the following item shall be substituted namely:-



Shary M.V.
Town Planner

SHARY. M.V.
Town Planner
Kollam

Ceej
Secretary

SECRETARY
KARUNAGAPPALLY MUNICIPALITY

A.S.
Chairperson

CHAIRMAN
KARUNAGAPPALLY MUNICIPALITY

