

ഫാറം - II

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

[ചട്ടം 7(എ) (ii) കാണുക]

റെയിൽവേ സ്റ്റേഷൻ റോഡിനും- ഇറഞ്ഞാൽ പാലത്തിനും ഇടയ്ക്കുള്ള പ്രദേശത്തിനു വേണ്ടിയുള്ള വിശദനഗരാസൂത്രണ പദ്ധതി

കോട്ടയം മുനിസിപ്പൽകൗൺസിൽ

വിശദ നഗരാസൂത്രണ പദ്ധതി നടപ്പിലാക്കേണ്ട ഭൂമി സംബന്ധിച്ച്:

റെയിൽവേ സ്റ്റേഷൻ റോഡിനും- ഇറഞ്ഞാൽ പാലത്തിനും ഇടയ്ക്കുള്ള പ്രദേശത്തിനു വേണ്ടിയുള്ള വിശദനഗരാസൂത്രണ പദ്ധതി നടപ്പിലാക്കേണ്ടത് ഏത് ഭൂമിയിലാണെന്ന് താഴെ വിവരിച്ചിരിക്കുന്നു.

(എ.) ആസൂത്രണ പ്രദേശത്തിന്റെ അതിരുകൾ:

- വടക്ക് : മീനന്തലയാർ
- കിഴക്ക് : ഇറഞ്ഞാൽ ദേവി ക്ഷേത്രവും സമീപ പ്ലോട്ടുകളും
- തെക്ക് : കെറോഡും അതിനോടു ചേർ.കെ.ന്ന് തെക്ക് വശത്തുള്ള പ്ലോട്ടുകൾ.
- പടിഞ്ഞാറ് : Assension Church junction മുതൽ ലോഗോസ് ജംഗ്ഷൻ വഴി ഉള്ള റെയിൽവേ സ്റ്റേഷൻ റോഡ്.

(ബി.) റവന്യൂ സർവ്വേ അല്ലെങ്കിൽ റീ സർവ്വേ നമ്പരുകളും, ബാധകമാകുന്ന പക്ഷം ബ്ലോക്ക് നമ്പരുകളും റവന്യൂ വാർഡ് നമ്പരുകളും/ ഉൾപ്പെട്ടിട്ടുള്ള പ്രദേശത്തിന്റെ പേര്, അതോടൊപ്പം അതാത് റവന്യൂ വില്ലേജുകളുടെ പേരും

മുട്ടമ്പലം ,67 ,66 ,65 ,64 ,63 ,62 ,61 ,12 ,9 വില്ലേജിൽപ്പെട്ട(പഴയ വിജയപുരം) 82 ,81 ,80 ,79 ,78 ,77 ,76 ,75 ,74 ,72,73 ,71 ,70 ,69 ,68, ,88,90 ,87 ,86 ,85 ,84 ,83 91,102 ,101 ,92 , 138 ,104,105എന്നീ സർവ്വേ നമ്പരുകൾ പൂർണ്ണമായോ ഭാഗികമായോ സ്കീം ഏരിയയിൽ ഉൾപ്പെടുന്നു.

സെക്രട്ടറി

ചെയർപേഴ്സൺ

സ്ഥലം : കോട്ടയം

തീയതി : .....

## **KOTTAYAM MUNICIPALITY**

### **Publication of draft variation of Detailed Town Planning Scheme for the Area in Between Railway Station Road and Iranjal Bridge sanctioned as per G.O. (MS) No. 146/93/LAD**

WHEREAS, the government have sanctioned, vide order G.O. (MS) No. 146/93/LAD Dated 26-07-1993, the Detailed Town Planning Scheme for the Area in Between Railway Station Road and Iranjal Bridge, Kottayam Municipality in Kottayam District under Sub-section 3 of Section 12 of the Town Planning Act, 1920 (IV of 1108);

ANDWHEREAS, 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of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Town Planning Act, 1108 ME (Act IV of 1108ME) stands repealed:

ANDWHEREAS, as per clause (ii) of sub-section (2) of Section 113 of Kerala Town and Country Planning Act, 2016 (9 of 2016), the sanctioned the "Detailed Town Planning Scheme for the Area in Between Railway Station Road and Iranjal Bridge", Kottayam Municipality in Kottayam District is deemed to be a Detailed Town Planning Scheme sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016);

ANDWHEREAS, 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 Kottayam Municipal Council here by propose to vary the said Detailed Town Planning Scheme to the extent required, a draft of which is appended as required by Section 46 of the Kerala Town and Country Planning Act, 2016.

**DRAFT**

In exercise of powers conferred by Sub-section (2) of Section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), Kottayam Municipal Council hereby propose to vary the Detailed Town Planning Scheme for the Area in Between Railway Station Road and Iranjal Bridge, Kottayam Municipality in Kottayam District sanctioned as per G.O. (MS) No. 146/93/LAD Dated 26-07-1993 to the extent as indicated below, namely:-

**‘VARIATION’**

A. In the said scheme, for the scheme rule 2, under the heading "Definitions", the following shall be substituted namely:-

“2. In this scheme, unless the context otherwise requires:-

- a. ‘**Act**’ means the Kerala Town and Country Planning Act, 2016 (9 of 2016).
- 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 Municipality 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. "**Municipal Act**" means the Kerala Municipality 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. "**Rules**" means the rules made under the Act.
- k. "**Schedule**" means a schedule appended to the scheme.

- l. "**Scheme**" means the Detailed Town Planning Scheme for Area Between Railway Station Road and Iranjal Bridge.
- m. "**Secretary**" means the Secretary, Kottayam Municipality.
- n. "**Street**" includes roads, streets and lanes.
- o. "**Town Planner**" means the Town Planner of Local Self Government Department Planning having jurisdiction over the area."
- B. In the said scheme, for the scheme rule 3, under the heading " Responsible Authority ", the following shall be substituted namely :-  
 "3. The Secretary, Kottayam Municipality shall be the responsible authority for the purpose of this scheme, unless the Government orders otherwise"
- C. In the said scheme, for the scheme rule 4 the sentence starting with 'nothing in this clause shall be deemed to restrict 'shall be omitted.
- D. In the said scheme, the scheme rule "6 ESTIMATE OF THE COST" shall be omitted.
- E. In the said scheme, for the scheme rule 8 under the heading "submission of layout plans" shall be omitted completely and substituted with the sentence 'submission of layout plans shall be as per the prevailing Kerala Municipality Building Rules'
- F. In the said scheme, for the scheme rule 9 under the heading "Approval of layout plan" shall be as per the prevailing Kerala Municipality Building Rules.
- G. In the said scheme, for the scheme rule 10 under the heading "**RESERVATION OF LAND AND ZONING**" the following shall be substituted

### **General Guidelines**

1. All future developments/construction within the scheme area shall be in conformity with the zoning regulation prescribed hereunder and the prevailing Kerala Municipality Building Rules. 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 given as follows.
  - 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 Kottayam Municipality (herein after referred to as Secretary) if application 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”. ‘Uses Restricted’ category deals with the uses that may be permitted by the Secretary with the concurrence of the District Town Planner.
  - 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. 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.
  5. 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.
  6. 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.
  7. Disaster mitigation works by the competent authority shall be treated as permissible use in all zones.
  8. Land on both sides of the following roads (existing or proposed), to a width as mentioned therein from central line of road on either sides of the roads, can be treated as **Land reserved for residential use/ Land reserved for commercial use / Land reserved for Public and Semi Public** zones irrespective of the land use zone indicated in the map: Provided that, such use shall not be applicable for Land Reserved for Water bodies, and in the case of paddy field, such use shall be applicable in conformity with paddy and wetland Act 2008, falling within such width of land.

Sl.No	Road	Width of land from central line of road on either side of the road to be treated as <b>Land reserved for residential use/ Land reserved for commercial use / Land reserved for Public and Semi Public</b> zones irrespective of the land use zone indicated in the map
i.	A-D (proposed width - 18m)	100m
ii.	C-C (proposed width - 18m) K K ROAD	100m
iii.	D3-D1-D1(Kanjikuzhy to Iranjal Bridge - proposed width -12m)	100m
iv.	Mother Teresa Road [Existing Road - From Rubber Board Junction to Mount Carmel School Junction- (D1)]	100 m

9. In case of lands reserved for the road widening and new road proposal for roads B-F-D along the side of Meenanthara Aur, D-D3-B-A (from Rubber Board junction to scheme boundary near Iranjal) and D3-D1 (near land to be acquired for Park and open space) and D-B (passing through survey numbers 83, 84 and 75) uses listed under ‘uses permitted/ uses restricted’ under zoning regulations of adjacent land use zone may be permitted, with the concurrence of the District Town Planner of the Local Self Government Department (Planning).
10. **The 12 m road widening proposal for Mother Teresa road (Rubber Board Junction to Kanjikuzhy** in the sanctioned Master Plan for Kottayam as per G.O. (MS) 80/2020/LSGD dated 14/05/2020 has to be adopted in the scheme area.

11. **The new proposal of 12m wide road from Nagampadam Bridge to Iranjal Bridge (via Elipulikkattukadavu)** in the sanctioned Master Plan for Kottayam as per G.O. (MS) 80/2020/LSGD dated 14/05/2020 has to be adopted in the scheme area.
12. 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.
13. 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.
14. 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.
15. 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 Municipality Building Rules in force shall prevail over the respective provisions if any mentioned elsewhere in the scheme rules.
16. Any clarifications or technical interpretations of the scheme may be issued by the Government in consultation with the Chief Town Planner.
17. Repair/Renovation of existing authorized residential buildings is permissible in all zones.
18. 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.
19. 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 creates 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.
20. 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.

21. Unlike the land to be reserved for roads marked in the map, regulation of constructions and/or land developments on the sides of the new roads /roads proposed for widening as per the Plan shall be governed by the distance from the centre line of the road, unless otherwise specified in the Plan or in any detailed road alignment approved by the Chief Town Planner.
22. Considering the current development scenario, the land designated as Residential Zone is divided into three categories whose boundaries are as given below:-
- Residential Zone Category 1:
    - North: Meenathara river
    - East - Thiruvanchoor road (Mount carmel school junction to scheme boundary)
    - South- Mother Teresa road and Thiruvanchoor road
    - West - Pipe line road
    - Survey Numbers: 67(P), 72(P), 73(P), 74, 75, 76, 77(P), 78(P), 82(P), 83, 84, 85, 86, 87(P), 91(P).
  - Residential Zone Category 2:
    - North - Meenathara River, scheme boundary.
    - East - Pipe line road.
    - South - LBS Road.
    - West- Scheme boundary.
    - Survey Numbers: 61, 62, 63, 64, 65, 66, 67(P), 78(P), 79, 80, 81, 82(P)
  - Residential Zone Category 3:
    - North- LBS Road, Mother Teresa Road (existing road) and Thiruvanchoor Road.
    - East – Scheme Boundary.
    - South– Scheme Boundary.
    - West– Scheme Boundary.
    - Survey Numbers: 72, 09, 12, 67(P), 68, 69, 70, 71, 73(P), 77(P), 87(P), 90, 91, 92, 101, 102, 104, 105, 138.

The zoning regulation for different zones of Detailed Town Planning Scheme for the Area in Between Railway Station Road and Iranjal Bridge is given in the table below:-



<b>I. RESIDENTIAL ZONE CATEGORY 1</b>	
<b>Uses permitted</b>	<b>Uses restricted</b>
All residences including single or multifamily dwellings, apartment buildings or residential flats, residential quarters and its incidental uses.	Fuel Filling Stations
Special Residential Group A2 buildings including Lodging houses, Ashrams / Seminaries / Convents, Orphanage/, Farm Houses, Old age homes, Dormitories, tourist homes, Hostels, and its incidental uses.	
Restaurants, Hotels, Canteens up to 300sq.m.	Restaurants, Hotels, Canteens above 300sqm, provided that access road width of above 5 m(proposed or existing) is available.
Educational institutions , Day Care and Crèche, Nursery/Kindergarten – all the above uses subject to the condition that the built up area shall be limited to 1500sq.m	Educational institutions, – above 1500sq.m in total built up area.
Clinics, Diagnostic Centers and hospitals without in-patient facilities.	
Auditorium, Wedding hall, Convention centers, Community hall and similar uses – all the above uses subject to the condition that total built up area shall be limited to 1500sq.m	
Club , Gymnasium/Yoga Centers , Swimming pool, Turf.	
Place of worship, Religious institutions.	
Park, Play grounds, Indoor /Outdoor stadium all the above uses and its incidental uses.	

All Shops / establishments , Automobile show rooms, Automobile workshop, Automobile service centers –subject to the condition that total built up area shall be limited to 500sq.m	All shops including Shopping malls /establishments, Automobile show rooms, Automobile workshop, Automobile service centers –all the above uses exceeding 500sq.m in total built up area
All Offices	
Godowns/ware houses, Stacking yard except for the storage of fertilizer, cement, explosives ( subject to condition that total built up area shall be limited to 300sqm)	
Public offices, Public Utility Areas & Building, Social welfare centre.	
Parking Building.	
Building under Group G1 – Industrial - I subject to the condition that total built up area shall be limited to 1000 sq. m	
<b>II. RESIDENTIAL ZONE CATEGORY 2</b>	
<b>Uses permitted</b>	<b>Uses restricted</b>
All residences including single or multifamily dwellings, apartment buildings or residential flats, residential quarters and its incidental uses.	Fuel Filling Stations
Special Residential Group A2 buildings including Lodging houses, Ashrams / Seminaries / Convents, Orphanage/, Farm Houses, Old age homes, Dormitories, tourist homes, Hostels, and its incidental uses.	
Restaurants, Hotels, Canteens	

Educational institutions , Day Care and Crèche, Nursery/Kindergarten – all the above uses and its incidental uses subject to the condition that the built up area shall be limited to 1500sq.m	Educational institutions, – above 1500sq.m in total built up area.
Clinics, Diagnostic Centers and hospitals up to 1500 sqm built up area.	
Auditorium, Weddinghall, Conventioncenters,Community hall and similar uses – all the above uses subject to the condition that total built up area shall be limited to 1500 sqm.	Auditorium, Wedding hall Convention centres, Community hall and similar uses – all the above uses subject to the condition that total built up area exceeds 1500sq.m and limited to 6000 sq.m
Club , Gymnasium/Yoga Centers , Swimming pool	
Place of worship , Religious institutions.	
Park, Play grounds , Indoor /Outdoor stadium all the above uses and its incidental uses.	
All Shops / establishments , Automobile show rooms, Automobile workshop, Automobile service centers	
All Offices	
Godowns/ware houses, Stacking yard except for the storage of fertilizer, cement, explosives( subject to condition that total built up area shall be limited to 6000sqm )	
Public offices , Public Utility Areas & Building, Social welfare centre.	
Parking Building.	

Building under Group G1 – Industrial - I subject to the condition that total built up area shall be limited to 1000 sq. m	Building under Group G1 – Industrial - I uses exceeding 1000 sqm in total built up area
<b>III. RESIDENTIAL ZONE CATEGORY 3</b>	
<b>Uses permitted</b>	<b>Uses restricted</b>
All residences including one or multifamily dwellings, apartment buildings or residential flats, residential quarters and its incidental uses.	Fuel Filling Stations
Lodging houses, Ashrams / Seminaries / Convents, Orphanage/ /Dharmasalas, Old age homes, Dormitories, tourist homes, Hostels, and its incidental uses.	
Restaurants, Hotels, Canteens	
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 Centers and hospitals.	
Auditorium, Weddinghall, Convention centers, Community hall and similar uses – all the above uses subject to the condition that total built up area shall be limited to 1500 sqm.	Auditorium, Wedding hall Convention centers, Community hall and similar uses – all the above uses subject to the condition that total built up area exceeding 1500sq.m .
Club , Gymnasium/Yoga Centers , Swimming pool	
Place of worship, Religious institutions.	

Park, Play grounds, Indoor /Outdoor stadium all the above uses and its incidental uses.	
All Shops / establishments , Automobile show rooms, Automobile workshop, Automobile service centers	
All Offices	
Godowns/ware houses, Stacking yard.	
Public offices, Public Utility Areas & Building, Social welfare centre.	
Parking Building.	
Buildings under Group G1 – Industrial - I occupancy as per Kerala Municipality Building Rules in force, subject to the condition that total built up area shall be limited to 1000sq. m	Building under Group G1 – Industrial - I uses exceeding 1000sq.m in total built up area Building under Group G2 – Industrial – II
<b>IV. LAND TO BE ACQUIRED FOR RESIDENTIAL USE.</b>	
<b>Uses permitted</b>	<b>Uses restricted</b>
All uses permitted in ‘RESIDENTIAL ZONE CATEGORY 1’	All uses restricted in ‘RESIDENTIAL ZONE CATEGORY 1’
<b>V. LAND RESERVED FOR COMMERCIAL USE</b>	
<b>Uses permitted</b>	<b>Uses restricted</b>
All Shops / establishments , Automobile show rooms, Automobile workshop, Automobile service centers	Fuel Filling Station, Gas go downs.
IT Software unit/Hardware unit	
All Offices	

Theatres, Cinemas, Multiplex	
Hostels, Lodging houses.	
Extension of existing religious institutions.	
Park and Play grounds, Indoor /Outdoor stadium and its incidental uses	
Parking building	
All Residences, apartment buildings or residential flats.	
Restaurants, Hotels,	
Auditorium, Wedding hall, Convention centers, Community hall and similar uses – all the above uses subject to the condition that total built area shall be limited to 1500sq.m	Auditorium, wedding hall convention centers, Community hall and similar uses – all the above uses above 1500sq.m in total built up area.
All educational institutions, Day Care and Crèche, Nursery/Kindergarten.	
Clinics, Diagnostic Centers and hospitals.	
Godowns/Ware houses Stacking yard except for the storage of fertilizer, cement, explosives	
Public offices , Public Utility Areas & Building, Social welfare centre	
Club , Gymnasium/Yoga Centers , Swimming pool	
Weigh bridge	
Buildings under Group G1 – Industrial - I occupancy as per Kerala Municipality Building Rules in force, subject to the	Nonpolluting industries under Group G1 and G2

condition that total built up area shall be limited to 1000 sq. m.	occupancy as per Kerala Municipality Building Rules in force exceeding 1000sq.m.
<b>VI. MIXED USE RESIDENTIAL AND COMMERCIAL</b>	
<b>Uses permitted</b>	<b>Uses restricted</b>
All uses permitted in 'RESIDENTIAL ZONE CATEGORY 3' and 'Land Reserved For Commercial Use'	All uses restricted in 'RESIDENTIAL ZONE CATEGORY 3' and 'Land Reserved For Commercial Use'
<b>VII. LAND RESERVED FOR PUBLIC AND SEMI PUBLIC</b>	
<b>Uses permitted</b>	<b>Uses restricted</b>
Local, State and Central Government offices, Public offices, public utilities and related buildings, Social and cultural establishments, religious buildings and institutions.	
Clinics, Diagnostic Centers and hospitals.	
All educational institutions, Day Care and Crèche, Nursery/Kindergarten.	
All Shops / establishments.	
All Offices	
All Residences , Residential quarters etc. , Special Residential Group A2 buildings including Lodging houses, Ashrams / Seminaries / Convents, Orphanage/, Farm Houses, Old age homes, Dormitories, tourist homes, Hostels, and its incidental uses.	
Hotels, Restaurants.	

Park and Play grounds , Indoor /Outdoor stadium and its incidental uses	
Parking building	
Auditorium, wedding hall convention centers , Community hall and similar uses – all the above uses subject to the condition that total built up area shall be limited to 1500sq.m	Auditorium, wedding hall convention centers, Community hall and similar uses – all the above uses above 1500sq.m built up area.
Library and Reading Rooms.	
Godowns/ware houses Stacking yard except for the storage of fertilizer, cement, explosives	
Weigh bridge.	
Buildings under Group G1 – Industrial - I occupancy as per Kerala Municipality Building Rules in force.	
<b>VIII. LAND RESERVED FOR PARK AND OPEN SPACE</b>	
<b>Uses permitted</b>	<b>Uses restricted</b>
Park and Play grounds , Indoor /Outdoor stadium and its incidental uses	
Publicoffices, Public Utility Areas & Building, Social welfare center.	
Club, Gymnasium/Yoga Centers, Swimming pool, Turf.	
Parking building.	
<b>IX. LAND TO BE ACQUIRED FOR PARK AND OPEN SPACE</b>	
For the purpose of the scheme zone shall be treated us “Land reserved for park and open space”	



<b>Uses permitted</b>	<b>Uses restricted</b>
All uses included as “uses permitted” in “Land reserved for park and open space” All uses included as “uses permitted” and “uses restricted” in “Land reserved for residential use.”	
<b>X. LAND RESERVED FOR INDUSTRIAL USE</b>	
<b>Uses permitted</b>	<b>Uses restricted</b>
All types of industries	Fuel filling station.
All Shops / establishments , Automobile show rooms, Automobile workshop, Automobile service centers	
All residences including one or multifamily dwellings, with built area up to 500 sq. m. Residential uses incidental to industrial use.	
Godowns/ware houses Stacking yard.	
Public offices, Commercial offices, Educational institutions, Public Utility Areas & Building,	
	All uses included as “uses permitted” and “uses restricted” in “Land reserved for residential use” and “Land Reserved for Commercial Use”.

H. In the said scheme, the scheme rule “13. CONSTRUCTIONS BY THE SIDE OF PUBLIC STREETS” shall be omitted.

I. In the said scheme, the scheme rule “17.RECONSTITUTION OF BOUNDARIES” shall be omitted.

J. In the said scheme, the scheme rule “18.ADVVERTISEMENT” shall be omitted.

K. In the said scheme, the scheme rule “19. CLAIM FOR COMPENSATION” shall be omitted.

L. In the said scheme, the scheme rule “20. CLAIM FOR BETTERMENT” shall be omitted.

M. In the said scheme, the scheme rule “24. PENALTY” shall be omitted.

N. In the said scheme, Schedule No II shall be omitted completely.

ഫാറം - III

2021-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുമതി നൽകലും) ചട്ടങ്ങൾ  
[ചട്ടം (7)(എ) (vii)കാണുക]

റെയിൽവേ സ്റ്റേഷൻ റോഡിനും- ഇറഞ്ഞാൽ പാലത്തിനും ഇടയ്ക്കുള്ള പ്രദേശത്തിനു വേണ്ടിയുള്ള വിശദനഗരാസൂത്രണ പദ്ധതി

കോട്ടയം മുനിസിപ്പൽ കൗൺസിൽ

നിർദ്ദേശിച്ചിരിക്കുന്ന പുതിയ നിരത്തുകളും വീതി കൂട്ടുവാൻ നിർദ്ദേശിച്ചിരിക്കുന്ന നിലവിലെ നിരത്തുകളും:

വിശദ നഗരാസൂത്രണ പദ്ധതി പ്രകാരം നിരത്തിനു നൽകിയിരിക്കുന്ന പേര് (ഡി.എസ്.എൻ/3)	നിരത്തിന്റെ വിശദീകരണം	പുതിയ നിരത്തോ നിലവിലെ നിരത്തിന്റെ വീതി കൂട്ടലോ എന്നത്	നിരത്തിന്റെ നീളം മീറ്ററിൽ	നിർദ്ദേശിച്ചിരിക്കുന്ന നിരത്തിന്റെ വീതി മീറ്ററിൽ	നിരത്തിന്റെ അതിരിൽ നിന്ന് ബിൽഡിംഗ് ലൈനിലേക്കുള്ള ദൂരം മീറ്ററിൽ	കുറിപ്പ്
(1)	(2)	(3)	(4)	(5)	(6)	(7)
റോഡ് A-D	LBS-റോഡിൽ നിന്നും റബ്ബർബോർഡ് ജംക്ഷൻ വരെ	നിലവിലെ നിരത്തിന്റെ വീതികൂട്ടൽ	502	18	നിലവിലുള്ള ബിൽഡിംഗ്സ് അനുസരിച്ച്	
റോഡ് D-B-A	റബ്ബർബോർഡ് ജംക്ഷൻ മുതൽ സ്കീം അതിരിന്റെ കിഴക്കുഭാഗം വരെ	-	-	-	-	റദ്ദാക്കിയത്
റോഡ് B-B	നാഗമ്പടം പാലം മുതൽ റോഡ് AA വരെ (സ്കീമിന്റെ വടക്കുഭാഗം)	-	-	-	-	റദ്ദാക്കിയത്
റോഡ് C-C	KK റോഡ് കളക്ടറേറ്റിൽ നിന്നും സ്കീം അതിരിന്റെ കിഴക്കുഭാഗം വരെ	നിലവിലെ നിരത്തിന്റെ വീതികൂട്ടൽ	1440	18	നിലവിലുള്ള ബിൽഡിംഗ്സ് അനുസരിച്ച്	

റോഡ് D-D	സ്കീമിന്റെ മധ്യഭാഗം റോഡ് A-A മുതൽ റോഡ് BB വരെ	നിലവിലെ നിരത്തിന്റെ വീതികൂട്ടൽ	640	12	നിലവിലുള്ള ബിൽഡിംഗുകൾ അനുസരിച്ച്	
റോഡ് D3-D1	സ്കീമിന്റെ കിഴക്കുഭാഗം റോഡ് C-C മുതൽ ഇറഞ്ഞാൽ പാലംവരെ	നിലവിലെ നിരത്തിന്റെ വീതികൂട്ടൽ	950	12	നിലവിലുള്ള ബിൽഡിംഗുകൾ അനുസരിച്ച്	
റോഡ് D1-D3	സ്കീമിന്റെ പടിഞ്ഞാറുഭാഗം റോഡ് A-A-യും മദർതെരേസ റോഡും തമ്മിൽ ബന്ധിപ്പിക്കുന്ന റോഡ്	-	-	-	-	റദ്ദാക്കിയത്
റോഡ് D4-D4	KK റോഡ് മുതൽ സ്കീമിന്റെ തെക്കേ അതിർ വരെയുള്ള പുതുപ്പള്ളി റോഡ്	നിലവിലെ നിരത്തിന്റെ വീതികൂട്ടൽ	240	12	നിലവിലുള്ള ബിൽഡിംഗുകൾ അനുസരിച്ച്	
റോഡ് E-E	സ്കീമിന്റെ തെക്കുഭാഗം റോഡ് D4-D4 മുതൽ സ്കീമിന്റെ തെക്കേ അതിരുവരെ	നിലവിലെ നിരത്തിന്റെ വീതികൂട്ടൽ	72	10	നിലവിലുള്ള ബിൽഡിംഗുകൾ അനുസരിച്ച്	
റോഡ് E1-E1	സ്കീമിന്റെ തെക്കുഭാഗം KK റോഡ് (റോഡ് C-C) മുതൽ സ്കീമിന്റെ തെക്കേ അതിരുവരെ	നിലവിലെ നിരത്തിന്റെ വീതികൂട്ടൽ	208	10	നിലവിലുള്ള ബിൽഡിംഗുകൾ അനുസരിച്ച്	
റോഡ് F-F	സ്കീമിന്റെ പടിഞ്ഞാറുഭാഗം റോഡ് B-B മുതൽ റെയിൽവേ	-	-	-	-	റദ്ദാക്കിയത്

	സ്റ്റേഷൻ റോഡു വരെ					
മീനന്തറങ്ങിന്റെ തീരത്തുള്ള നിർദ്ദിഷ്ട റോഡ്	മീനന്തറങ്ങിന്റെ തീരത്തുകൂടി നാഗമ്പടം പാലം മുതൽ ഇറഞ്ഞാൽ പാലം വരെ കോട്ടയം മാസ്റ്റർ പ്ലാനിൽ ഉൾപ്പെടുത്തി നിർദ്ദേശിക്കപ്പെട്ടിട്ടുള്ള റോഡ്	നിർദ്ദേശിച്ചിരിക്കുന്ന പുതിയ നിരത്ത്	2150	12	നിലവിലുള്ള ബിൽഡിംഗുകൾ അനുസരിച്ച്	

സെക്രട്ടറി

ചെയർപേഴ്സൺ

സ്ഥലം : കോട്ടയം

തീയതി : .....