

THALASSERY MUNICIPALITY

Publication of draft variation of Detailed Town Planning Scheme for Jubilee Market Area, Tellichery in Kannur District

E3/16880/22

Date: 08/08/2024

WHEREAS, the Government have, vide notification issued under G.O.(Ms.)No. 104/86/LAD dated Trivandrum, 3rd June, 1986 and published as S.R.O.No.1044/86 in Section IV Part I of the Kerala Gazette No. 27 dated 8th July, 1986 sanctioned the Detailed Town Planning Scheme for Jubilee Market Area, Tellichery under sub section (3) of Section 14 of the Madras Town Planning Act, 1920 (Madras Act VII of 1920);

AND WHEREAS, as per sub-section (1) of Section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Madras Town Planning Act, 1920 (Madras Act VII of 1920) stands repealed;

AND WHEREAS, as per clause (ii) of sub section (2) of section 113 of the Kerala Town & Country Planning Act, 2016 (9 of 2016), the Detailed Town Planning Scheme for Jubilee Market Area, Tellichery is deemed to be a Detailed Town Planning Scheme sanctioned under the Kerala Town & 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 compatible to the present development scenario to the extent possible as an immediate measure.

AND WHEREAS, the Municipal Council has decided to vary the said Detailed Town Planning Scheme for Jubilee Market Area, Tellichery to the extent required, vide Resolution No. 13 dated 29.09.2022 and the intention to vary the said scheme was notified, as per sub-section (1) of Section 46 of the Kerala Town and Country Planning Act, 2016 (9 of 2016) in the Kerala Gazette Extraordinary No. 273 Vol. XII dated 24.01.2023 and in one local newspaper having wide circulation;

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), Thalassery Municipal Council hereby propose to vary the said Detailed Town Planning Scheme to the extend

required, a draft of which is appended as required under Section 46 of the Kerala Town and Country Planning Act 2016.

DRAFT

In exercise of the powers conferred by sub-section (2) of Section 50 and sub-section (2) of Section 46 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), Thalassery Municipal Council hereby propose to vary the Detailed Town Planning Scheme for Jubilee Market Area, Tellichery, sanctioned under sub-section (3) of Section 14 of the Madras Town Planning Act, 1920 (Madras Act VII of 1920) G.O.(Ms.)No. 104/86/LAD dated Trivandrum, 3rd June, 1986 which is deemed to be a Detailed Town Planning Scheme sanctioned under clause(ii) of sub-section (2) of Section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), to the extent as indicated below:—

VARIATION

I. In the said Scheme, under the sub heading “TITLE”, the following shall be substituted and inserted, namely:-

“1. This Scheme may be called as Detailed Town Planning Scheme for the Jubilee Market Area- Thalassery”.

II. In the said scheme, for the sub heading “DEFINITION:” the following shall be substituted and inserted, namely:-

“DEFINITIONS:”

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

- a. “Act” means the Kerala Town & Country Planning Act, 2016 (Act 9 of 2016).
- b. “Arbitrator” means the Arbitrator appointed for the scheme by the Government.
- c. “Building Line” means the line upto which the plinth of a building adjoining a street or an extension of a street or a future street may lawfully extend. It includes the line prescribed, if any, in a town planning scheme in force in the area beyond which no portion of the building may extend except as prescribed in the prevailing building rules or specifically stipulated in this scheme.
- d. “Chief Town Planner” means the Chief Town Planner to Government of Kerala.
- e. “Council” means the Municipal Council of Thalassery Municipality.
- f. “Date of the Scheme” means the date of coming into operation of the plan as per Section 62 of the Act.

- g. "Government" means the Government of Kerala.
- h. "Map" means the map annexed to the scheme.
- i. "Responsible Authority" means the Secretary of Thalassery Municipality.
- j. "Rules" means the rules made under sub section (1) of Section 112 of the Kerala Town & Country Planning Act, 2016.
- k. "Schedule" means the schedule appended to the scheme.
- l. "Scheme" means the "Detailed Town Planning Scheme for Jubilee Market Area- Thalassery".
- m. "Secretary" means the Secretary of Thalassery Municipality.
- n. "Street" means a private street or a public street, synonymous with road and giving access to more than one plot or one building.
- o. "Town Planner" means the Town Planner of Local Self Government Department Planning having jurisdiction over the area.
- p. "Municipal Act" means the Kerala Municipality Act 1994.
- q. "Executive Authority" means the Secretary of Thalassery Municipality.

III. In the said scheme for the subheading "RESPONSIBLE AUTHORITY" the following shall be substituted, namely: -

"3.The Secretary, Thalassery Municipality shall be the responsible authority for the purpose of the scheme unless the Government order otherwise".

IV. In the said scheme, for the subheading "AREA OF SCHEME", the following shall be substituted, namely:-

The area to which the scheme applies shall be that within the inner edge of the boundary lines (dot and dash) marked in the map. The extend of the Scheme is approximately 17.19 Hectares. The land assembly pertaining to the Scheme is detailed in Schedule I (Form II).

V. In the said scheme, the subheading "OWNERSHIP & EXTENT" and the entries there under shall be omitted.

VI. In the said scheme, the subheading "ESTIMATE OF THE COST" and the entries there under shall be omitted.

VII. In the said scheme, under the subheading “STREETS” the following shall be substituted, namely:-

1. Subject to the provisions of the scheme, all streets mentioned in Schedule II (Form III) shall be constructed by the responsible authority or implementing agency concerned on the lines shown in the scheme map provided that reasonable modifications in the alignment of streets or in layout of any portion of the area may be made by the responsible authority with the approval of the Town Planner.
2. The responsible authority, may permit providing a sufficient and satisfactory system of drains along the public streets wherever required.

VIII. In the said scheme, the subheading “8. SUBMISSION OF LAYOUT PLANS” and the entries there under shall be omitted.

IX. In the said scheme, the subheading “9. APPROVAL OF LAYOUT PLANS” and the entries there under shall be omitted.

X. In the said scheme, the subheading “10. RESERVATION OF LAND AND ZONING” and the entries there under, shall be substituted with the following, namely:

“ZONING REGULATIONS”:

10. (a) GENERAL PROVISIONS

- (1) All future developments shall be in conformity with the provisions of “Detailed Town Planning Scheme for Jubilee Market Area-Thalassery”. All developments and constructions within the planning area boundary prescribed in the Scheme shall also conform to the Kerala Municipality Building Rules in force. Provisions of Zoning Regulations will prevail over respective provisions in Kerala Municipality Building Rules and its amendments.
- (2) For the implementation and enforcement of the proposals envisaged in the Detailed Town Planning Scheme, the scheme area has been zoned under various uses such as Area reserved for commercial use, Area to be acquired for commercial use, Area zoned for mixed use (Residential and Commercial), Area reserved for public and semipublic, Area reserved for open space, Area reserved for car parking, Area to be acquired and developed for lorry parking, Area reserved for roads, Area to be acquired for roads. Details regarding the nature of “Uses permitted” and “Uses

restricted” in each zone are given below. In addition to the above, guidelines for regulating developments are also provided herein.

- (3) “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, if in accordance with other relevant Acts, rules and orders concerned in force.
- (4) 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 special locational factors. Such cases which come under this category are classified as “Uses Restricted”. “Uses Restricted-1” category deals with the uses that shall be restricted by the Secretary with the concurrence of the Town Planner. “Uses Restricted-2” category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner.
- (5) Those uses which are not included under ‘Uses Permitted’ or “Uses Restricted” shall be treated as “Uses Prohibited”.
- (6) Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically mentioned in this scheme. All existing uses in every zone shall be permitted to continue.
- (7) If any portion of a zone is put to use which is not included in the permitted or restricted category as above before the sanctioning of the scheme, such use shall be termed as a 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 by the Secretary, 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 by the Secretary with the concurrence of the Town Planner, in all zones except in area reserved for roads. The total built up area of such non conforming use shall not exceed 1.5 times the existing built up area.
- (8) Expansion of existing public and semi-public institutions, hospitals and educational buildings and existing industrial units including their incidental uses to adjacent plots may be permitted with the concurrence of Town Planner, irrespective of the zoning

regulations of such adjacent plot except areas reserved for roads, area reserved for open spaces.

- (9) Any clarification or interpretation necessitated for removal of difficulties during enforcement or implementation of any provision of the scheme shall be issued by the Government in consultation with the Chief Town Planner concerned of Local Self Government Department (Planning).
- (10) Any use which is not explicitly included as “Uses permitted” or “Uses restricted” in a particular use zone, but which is of a similar or ancillary nature to “Uses permitted” or “Uses restricted” in a zone, may be permitted by the Secretary in such zone, with the concurrence of the Town Planner.
- (11) 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.
- (12) In this scheme, ‘area to be acquired’ shall be treated as ‘area to be reserved’ except in the case of ‘area to be acquired and developed for lorry parking’. Uses shall be permitted/ restricted/ prohibited in these areas based on respective zoning regulations of this Scheme. ‘Area to be acquired and developed for lorry parking’ is substituted as ‘area to be reserved and developed for lorry parking’.
- (13) Provisions under the Disaster Management Act, Archaeological Sites and Remains Act, Coastal Zone Regulations, Aircraft Act 1934, Environment (Protection) Act 1986, Kerala Conservation of Paddy Land and Wetland Act 2008 and any other applicable statutes as amended from time to time will prevail over the respective provisions of this Scheme.
- (14) Large Scale development proposals in an area not less than 1 hectare, exceeding an investment of Rs.100 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 persons may be permitted in any zone, if not included in the permitted uses or restricted uses as per zoning regulations applicable, subject to the recommendation of a committee to be constituted by the Government for this purpose, under the chairmanship of the Secretary, Local Self Government Department consisting of the Chief Town Planner and Secretary, Thalassery Municipality as Members and Town Planner as Convener and satisfying the following conditions:

- a) The developer shall produce a project cum feasibility report and environmental impact assessment report, if required, of the project to the convener of the committee, 15 days in advance of the committee meeting.
 - b) The developer shall produce before the committee, all required clearances from the State and Central Government agencies concerned.
 - c) Adequate provision shall be made for supporting infrastructure such as water supply, Sewerage, Solid Waste Management, etc. Separate sewage treatment plant and solid waste management measures shall be provided and maintained by the developer at his /her cost.
 - d) Adequate Memorandum of Understanding between the developer and the Secretary of Thalassery Municipality shall be undertaken to bring this into effect.
 - f) The project shall be completed within a period of 5 years if not specified otherwise.
- (15) Every building shall be provided with an appropriate technique such as Pipe composting/Biogas plants/Vermi composting etc. for processing organic waste at the source itself. Proper drawings in this regard should be supplemented with the building permit applications.
- (16) If any private property put under uses other than those permitted or restricted in Public and Semi Public Zone has got included within such zone, the Secretary may, with the concurrence of the Town Planner after verification of the revenue ownership documents accord sanction for development by adopting the regulations of the surrounding land use zones in the proposed Land Use Map, subject to the provisions as per applicable Acts, Rules and Government orders in force in the State.
- (17) No person shall construct any building or structure in lands coming under the road widening proposal other than a compound wall or bridge, path or similar constructions used solely for entering into the building. The owner shall have no right to claim compensation if the above said constructions are required to be demolished at the time of road widening.
- (18) In case of uncertainty in identifying the land use zones, alignment and boundary of drain, canal, river, existing public road, railway line and in the absence of survey boundaries for the same in the Proposed Land Use Maps, it shall be referred to the actual position on ground as well as revenue records and decision taken by the Secretary in this regard shall be final.

- (19) Operational constructions as defined in Kerala Town and Country Planning Act 2016 shall be treated as permitted use in the scheme area.
- (20) Disaster mitigation projects by competent authorities, Transmission / telecommunication towers, wireless station, ATMs, water tanks, waste management units, public utility buildings/structures, electric charging stations and buildings under government approved schemes shall be treated as permitted uses in the Scheme area and shall conform to the widening of roads or new road alignments envisaged in the scheme and other applicable statutes.
- (21) In case if different land use zones fall within a single plot, all uses permitted as per zoning regulations of such land use zones may be permitted by the Secretary in the plot. If the application submitted includes any of the restricted uses and is not included in such permitted uses, the Secretary shall issue permit with the concurrence of the Town Planner/Chief Town Planner, as the case may be. However, for the part of the plot which comes under area reserved for roads, this provision shall not be applicable.
- (22) Subject to zoning regulations of the respective use zones, more than one use may be combined in a building or a group of buildings within a plot, provided that the area of individual use shall be limited to that prescribed for each such use in the zoning regulation for the respective zone.
- (23) For the purpose of these regulations, built up area means the total built up area of the building on all floors.

Note: The permissible area of buildings as per Table 1.1 is the total built up area of the building, excluding the mandatory vehicle parking and its maneuvering space if any in such area. In addition to this built up area, the mandatory vehicle parking and its maneuvering spaces as per Kerala Municipality Building Rules in force, shall also be provided.

ZONING REGULATIONS

Table 1.1. Zoning Regulations

Sl. No.	Uses Permitted	Uses Restricted 1	Uses Restricted 2
1	Area Reserved for Commercial use, Area to be Acquired for Commercial use		
	<p>All Shops including Shopping Complexes, Shopping malls, Hypermarkets, Restaurants, Hotels, Markets, Automobile showrooms</p> <p>Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT Software units, Offices related to various organizations.</p> <p>Printing press, IT hardware/electronic industries</p> <p>Places of Worship having built-up area upto 1500 m².</p> <p>Social welfare centres, Exhibition centres, art gallery, Museum.</p>	<p>Fuel Filling Stations</p> <p>Other public utility areas & buildings</p> <p>Health institutions essentially serving the needs of residential community such as Dispensaries, Clinics, Diagnostic centers, Hospitals, Palliative care centers, Dialysis units etc and having builtup area exceeding 1500 m².</p> <p>Places of Worship having builtup area exceeding 1500 m².</p>	<p>MultiplexComplex</p>

	<p>Cottage Industries, Automobile workshops, Automobile Service Stations, Service Industries of non-nuisance nature (See Annexure I).</p> <p>Expansion of existing residential buildings, Single family residences with built-area up to 300 Sq.m.</p> <p>Residential flats/apartments with lower two floors allocated for commercial use, Night shelters, orphanages, Old age homes, Dharmasala, Hostels and boarding houses, Lodges and Guest houses, Tuition and Coaching institutions, Day care centres, Crèche, Nursery/ Kindergarten, Anganwadis, Ashram, Mutts, and Madrassa.</p> <p>Health institutions essentially serving the needs of residential community such as dispensaries, clinics, diagnostic centers, hospitals, palliative care centers, dialysis units etc and having built-up area not more than 1500 m².</p> <p>Government or Public sector</p>		
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	<p>offices, Expansion of existing educational institutions.</p> <p>Social welfare centres, Library and Reading rooms</p> <p>Parking plaza, Transport terminals</p> <p>Gymnasium, Yoga centre, Recreation club.</p> <p>Fair Grounds, Markets,turfs, Tot lots, Parks& play grounds, Open air Theatre.</p>		
	<p><u>Provided that the access road has a width of 8m Minimum</u></p> <p>Godowns / Warehouse/Storage of non-hazardous materials, Stacking yards, Cold storage, Weigh bridges</p> <p>Movie Halls/ Auditorium/Wedding Halls, Community Halls, Convention Centers, Multiplex</p>		
	<p>Note: As per G.O.(Ms). No.104/86/LAD dated 3rd June, 1986- The area of the proposed road (B2-B2) deleted from the scheme is reserved for commercial use and Logans road is retained as existing road.</p>		

2	Area Zoned for Mixed Use (Residential/Commercial)		
	<p>Residential buildings consisting of single or multifamily dwellings, Residential flats / Apartments, Night shelters, Orphanages, Old age homes, Dharmasala, Residential quarters.</p> <p>Educational institutions essentially serving the needs of residential community such as Day care and creche, Nursery/ kindergarten, madrasa and schools offering general education (up to Higher Secondary school level)</p> <p>Plant Nurseries, Pump House, Dairy and Dairy farms and Poultry farms, Fish farm and seed farm, Wells and Irrigation Ponds incidental to community needs.</p>	<p>Cremation Ground/Crematorium, Burial Ground/Common Vault.</p> <p>Fuel filling stations, LPG godowns.</p>	<p>MultiplexComplex</p>
	<p>Uses permitted in Area Reserved for Commercial use, Area to be Acquired for Commercial use</p>	<p>Uses restricted in Area Reserved for Commercial use, Area to be Acquired for Commercial use</p>	
3	Area Reserved for Public and Semi Public Use		
	<p>Local/State/Central Government/Public-sector Offices and Other Related</p>	<p>Parking Plaza, Cremation Ground, Crematorium, Burial ground / Common</p>	

	<p>Public Buildings.</p> <p>Public buildings including hospitals, Educational institutions, libraries, training centers and parks.</p> <p>Public Utility Areas and Buildings</p> <p>Additions and alterations to the existing buildings and addition of new blocks without altering the use. Ancillary buildings, buildings incidental to permitted uses including residences, hostels etc.</p>	<p>Vault.</p> <p>Any constructions in plots owned by public agencies</p>	
4	Area reserved for open space		
	<p>Tot Lots, Park, Play Grounds, Open Air Theatre, Watch Towers, Ecofriendly Walk Ways, Fair Grounds, Turf court and similar uses.</p> <p>Incidental uses with coverage limited to 10% of the plot area</p>		
5	Area Reserved for Car Parking		
	<p>Parking Plaza ,</p> <p>Commercial/Trading center for value capture and other incidental uses.</p>		
6	Area to be acquired and developed for lorry parking (“Area to be acquired and		

	developed for lorry parking” is substituted as “area reserved and developed for lorry parking”-as per general note 12).		
	Lorry parking, All uses that are permitted in Area zoned for mixed use (Residential/Commercial)	All uses in Restricted I in Area zone for mixed use (Residential/Commercial)	All uses in Restricted II in Area zoned for mixed use (Residential/Commercial)
7	Area Reserved for roads, Area to be acquired for road		
	Construction of new Roads/streets/Lanes widening of existing roads/Streets/Lanes, Footpaths, Bus bays, Street furniture, Authorized on- street parking and authorized street vending activities.		

XI. In the said scheme,Sl. No. 12,13,14,15 17, 20,21, 22 and 24 under the sub headings“DISPOSAL OF LAND”, “MINIMUM AREAS FOR DWELLING HOUSES & BUILDINGS”, “SUB RULES OF 14”.“PROHIBITION OF BUILDING IN UNHEALTHY SITES”, “HOUSING SCHEME”, “CLAIM FOR COMPENSATION”, “CLAIM FOR BETTERMENT”, “POWER OF THE RESPONSIBLE AUTHORITY TO MAKE AGREEMENTS” AND “TIME OF EXECUTION OF THE SCHEME” respectively and the entries thereunder shall be omitted.

XII. In the said schemeunder the subheading “25. PENALTY”, the words “Section 44B of the Act” may be substituted with the words “Section 68 of the Act and/ or provisions under Kerala Municipality Building Rules”.

XIII. In the said scheme, underthe subheading “SCHEDULE”, the following shall be substituted:

1. Schedule I -ഫാറം II -വിശദ നഗരാസൂത്രണപദ്ധതി നടപ്പിലാക്കേണ്ട ഭൂമി സംബന്ധിച്ച്.
2. Schedule II -ഫാറം III -നിർദ്ദേശിച്ചിരിക്കുന്ന പുതിയ നിരത്തുകളും വീതി കൂട്ടുവാൻ ഉദ്ദേശിച്ചിരിക്കുന്ന നിലവിലെ നിരത്തുകളും.
3. Schedule III -ഫാറം v - വിശദ നഗരാസൂത്രണപദ്ധതിക്ക് വേണ്ടി നീക്കി വെക്കുന്നതിനായി (reservation) നിർദ്ദേശിച്ചിട്ടുള്ള ഭൂമി .
4. Schedule IV-Proposed Landuse Analysis (Table)

Schedule I

ഫാറം II

2021 ലെ കേരള നഗരഗ്രാമാസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുമതി നൽകലും ചട്ടങ്ങൾ

ചട്ടം (7) (എ) (ii) കാണുക

ജൂബിലി മാർക്കറ്റ് ഏരിയക്ക് വേണ്ടിയുള്ള വിശദ നഗരാസൂത്രണ പദ്ധതി

തലശ്ശേരി നഗരസഭ

വിശദ നഗരാസൂത്രണ പദ്ധതി നടപ്പിലാക്കേണ്ട ഭൂമി സംബന്ധിച്ച്

ജൂബിലി മാർക്കറ്റ് ഏരിയക്ക് വേണ്ടിയുള്ള വിശദ നഗരാസൂത്രണ പദ്ധതി നടപ്പിലാക്കേണ്ടത് ഏത് ഭൂമിയിലാണെന്ന് താഴെ വിവരിച്ചിരിക്കുന്നു :

(എ) ആസൂത്രണ പ്രദേശത്തിന്റെ അതിരുകൾ :

വടക്ക് : തലശ്ശേരി മുനിസിപ്പാലിറ്റി

വാർഡ് 4, ബ്ലോക്ക് 9, ടൗൺ സർവ്വേ നമ്പർ :
177,178,179,180,181.

വാർഡ് 6, ബ്ലോക്ക് 3, ടൗൺ സർവ്വേ നമ്പർ :
52,53,61,75,82.

വാർഡ് 6, ബ്ലോക്ക് 4, ടൗൺ സർവ്വേ നമ്പർ :84,86.

വാർഡ് 7, ബ്ലോക്ക് 2, ടൗൺ സർവ്വേ നമ്പർ :
28,30,33,34,67 (p) .

വാർഡ് 7, ബ്ലോക്ക് 4, ടൗൺ സർവ്വേ നമ്പർ :
103,104,112,113,114,130,131 (p) .

വാർഡ് 7, ബ്ലോക്ക് 6, ടൗൺ സർവ്വേ നമ്പർ :160,161.

വാർഡ് 7, ബ്ലോക്ക് 5, ടൗൺ സർവ്വേ നമ്പർ :
150,157,158, 159.

വാർഡ് 8, ബ്ലോക്ക് 2, ടൗൺ സർവ്വേ നമ്പർ :
74 (p) , 75,76,82,83 (p) , 87,88,89.

കിഴക്ക് : തലശ്ശേരി മുനിസിപ്പാലിറ്റി.

വാർഡ് 8, ബ്ലോക്ക് 2, ടൗൺ സർവ്വേ നമ്പർ :
63,65,95 (p) .

വാർഡ് 8, ബ്ലോക്ക് 1, ടൗൺ സർവ്വേ നമ്പർ :
16,21 (p) ,22,46,47,62 (p) .

തെക്ക് : അറബിക്കടൽ

പടിഞ്ഞാറ് : തലശ്ശേരി മുനിസിപ്പാലിറ്റി

വാർഡ് 5 , ബ്ലോക്ക് 12, ടൗൺ സർവ്വേ നമ്പർ : 182, 183, 194.

വാർഡ് 5, ബ്ലോക്ക് 14, ടൗൺ സർവ്വേ നമ്പർ: 228, 229, 233, 234, 235

(ബി) റവന്യൂ സർവ്വേ, ബ്ലോക്ക് നമ്പരുകളും റവന്യൂ വാർഡ് നമ്പരുകളും, അതോടൊപ്പം അതാതു റവന്യൂ വില്ലേജുകളുടെ പേരും :

തലശ്ശേരി മുനിസിപ്പാലിറ്റി

വാർഡ് 6, ബ്ലോക്ക് 3, ടൗൺ സർവ്വേ നമ്പർ : 54, 55, 56, 57, 58, 59, 60, 62, 63,

64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 76, 77, 78, 79, 80, 81.

വാർഡ് 6, ബ്ലോക്ക് 4, ടൗൺ സർവ്വേ നമ്പർ: 85.

വാർഡ് 7, ബ്ലോക്ക് 1, ടൗൺ സർവ്വേ നമ്പർ :

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 183, 184.

വാർഡ് 7, ബ്ലോക്ക് 2, ടൗൺ സർവ്വേ നമ്പർ :

35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67 (p) .

വാർഡ് 7, ബ്ലോക്ക് 4, ടൗൺ സർവ്വേ നമ്പർ:

115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 131 (p) .

വാർഡ് 7, ബ്ലോക്ക് 5, ടൗൺ സർവ്വേ നമ്പർ :

132, 133, 134, 135, 136, 137, 138,
139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149.

വാർഡ് 8, ബ്ലോക്ക് 1, ടൗൺ സർവ്വേ നമ്പർ :

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15,
21 (p), 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38
, 39,
40, 41, 42, 43, 44, 45, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59
, 60, 61, 62 (p) .

വാർഡ് 8, ബ്ലോക്ക് 2, ടൗൺ സർവ്വേ നമ്പർ : 66,

67, 68, 69, 70, 71, 72, 73, 74 (p), 77, 78 , 79, 80, 81, 83 (p) ,
95 (p) .

വാർഡ് 9, ബ്ലോക്ക് 1, ടൗൺ സർവ്വേ നമ്പർ:

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 , 13, 14, 15 ,
16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33
, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50,
51, 52, 53, 54, 55.

വാർഡ് 9, ബ്ലോക്ക് 2, ടൗൺ സർവ്വേ നമ്പർ :

56, 57, 58, 59, 60, 61, 62,
63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80
.

വാർഡ് 9, ബ്ലോക്ക് 3, ടൗൺ സർവ്വേ നമ്പർ :

81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95,
96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106,
107, 108, 109, 110, 111,
112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122,
123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133,

134, 135, 136, 137, 138, 139, 140, 141, 142, 143,
144,145,146,147, 148,149,150,151,152,153,154,155.

വാർഡ് 9, ബ്ലോക്ക് 4, ടൗൺ സർവ്വേ നമ്പർ :156, 157,
158, 159, 160, 161, 162, 163, 164, 165, 166, 167,
168, 169, 170, 171, 172, 173, 174, 175, 176, 177,
178, 179, 180, 181, 182, 183,
184,185,186,187,188,189,190,191,192,193,194,195,196,1
97,198,199,200,201,202,203,204,205,206,207,208,209,
210, 211, 212, 213, 214, 215, 216, 217, 218, 219,
220, 221, 222, 223, 224, 225, 226, 227, 228, 229,
230, 231, 232, 233, 234, 235, 236, 237, 238, 239,
240, 241, 242, 243, 244, 245, 246,
247,248,249,250,251,252,253,254,255,256,257,258,259,2
60,261,262,263,264,265,266,267,268,269,270,271,272,27
3,274,275,276,277,278,279,280,281,282,283,284,285,286
,287,288,289,290,291,292,293.

വാർഡ് 9, ബ്ലോക്ക് 5, ടൗൺ സർവ്വേ നമ്പർ : 294,
295, 296, 297, 298, 299, 300, 301, 302, 303, 304,
305, 306, 307, 308, 309, 310, 311, 312, 313, 314,
315, 316, 317, 318, 319, 320, 321, 322, 323, 324,
325, 326, 327, 328, 329, 330, 331, 332, 333, 334,
335, 336, 337, 338 ,339, 340, 341, 342, 343, 344,
345,346,347,348,349,350,351,352,353,354,355,356.

(ഒപ്പ്) (ഒപ്പ്)
സെക്രട്ടറി ചെയർപേഴ്സൺ

സ്ഥലം :- തലശ്ശേരി

തീയതി :-08/08/2024

DETAILED TOWN PLANNING SCHEME FOR JUBILEE MARKET AREA -
THALASSERY MUNICIPALITY
PROPOSED LAND USE ANALYSIS

Sl.No	Use	Reservation (Ha)	Total (Ha)	Percentage
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1	Roads 2.26(Existing)	1.60	3.86	22.46
2	Commercial	5.69	5.69	33.10
3	Parking	0.32	0.32	1.86
4	Open Space	0.04	0.04	0.23
5	Public and Semi public	0.54	0.54	3.14
6	Mixed Use (Residential & Commercial)	6.74	6.74	39.21
		14.93	17.19	100

XIV. In the said scheme, Form No. 11 Schedule II and the entries there under may be omitted.

XV. In the said scheme, Form No. 8 Schedule III and the entries there under may be omitted

ഫാറം- III

2021-ലെ കേരള നഗര-ഗ്രാമസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുബന്ധ നൽകലും) ചട്ടങ്ങൾ

[ചട്ടം 7(എ) (vii) കാണുക]

തലശ്ശേരി മുൻസിപ്പാലിറ്റി- ജബിലി മാർക്കറ്റ് ഏരിയ- വിശദ നഗരാസൂത്രണ പദ്ധതി തലശ്ശേരി മുനിസിപ്പൽ കൗൺസിൽ

നിർദ്ദേശിച്ചിരിക്കുന്ന പുതിയ നിരത്തുകളും വീതികൂട്ടുവാൻ നിർദ്ദേശിച്ചിരിക്കുന്ന നിലവിലെ നിരത്തുകളും

വിശദ നഗരാസൂത്രണ പദ്ധതി പ്രകാരം നിരത്തിന് നൽകിയിരിക്കുന്ന പേര്	നിരത്തിന്റെ വിശദീകരണം	പുതിയ നിരത്തോ നിരത്തിന്റെ വീതി കൂട്ടലോ എന്നത്	നിരത്തിന്റെ നീളം മീറ്ററില്	നിർദ്ദേശിച്ചിരിക്കുന്ന നിരത്തിന്റെ വീതി	നിരത്തിന്റെ അതിരിൽ നിന്നും ബിൽഡിംഗ് ലൈനിലേക്കുള്ള ദൂരം	കുറിപ്പ്
A A	സ്കീമിന്റെ മധ്യത്തിലായി	വീതി കൂട്ടുന്നത്	743	20	3	റിസർവേഷൻ
A1 A1	നിലവിലുള്ള മാർക്കറ്റ് റോഡ്	വീതി കൂട്ടുന്നത്	155	20	3	റിസർവേഷൻ

A2 A2	സ്കീമിന്റെ വടക്ക് പടിഞ്ഞാറ് അതിർത്തിയിൽ	വീതി കൂട്ടുന്നത്	55	20	3	റിസർവേഷൻ
B B	തലശ്ശേരി എടത്തിൽപള്ളി റോഡ്	വീതി കൂട്ടുന്നത്	155	15	3	റിസർവേഷൻ
B1 B1	റോഡ് AA യുടെയും റോഡ് B3 B3 ന്റേയും ഇടയിൽ	വീതി കൂട്ടുന്നത്	137	15	3	റിസർവേഷൻ
B3 B3	സ്കീമിന്റെതെക്കേ അതിർത്തിയിൽ	പുതിയത്	465	15	3	റിസർവേഷൻ
B4 B4	റോഡ് AA യുടെയും റോഡ് B3 B3 ന്റേയും ഇടയിൽ (മേഴ്സെൻറ്റ് റോഡ്)	വീതി കൂട്ടുന്നത്	120	15	3	റിസർവേഷൻ

c c	മുപ്പൻ റോഡ്	വീതി കൂട്ടുന്നത്	165	12	3	റിസർവേഷൻ
c1 c1	പിയെർ റോഡ്	വീതി കൂട്ടുന്നത്	170	12	3	വീതി കൂട്ടുന്നത്

(ഒപ്പ്)

സെക്രട്ടറി

(ഒപ്പ്)

ചെയർപേഴ്സൺ

സ്ഥലം :- തലശ്ശേരി

തീയതി :-08/08/2024

ഫാറം- V

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

[ചട്ടം 7(എ) (ix) കാണുക]

തലശ്ശേരിമുൻസിപ്പാലിറ്റിയ്ക്കുവേണ്ടിയുള്ള വിശദ നഗരാസൂത്രണ പദ്ധതി
വിശദ നഗരാസൂത്രണ പദ്ധതിക്കു വേണ്ടി നീക്കി വയ്ക്കുന്നതിനായി നിർദ്ദേശിച്ചിട്ടുള്ള ഭൂമി

ക്രമ നമ്പർ	പ്രദേശം	വിശദ നഗരാസൂത്രണ പദ്ധതി മാപ്പിൽരേഖപ്പെടുത്തിയിട്ടുള്ളതിന്റെ സൂചന	സ്ഥലം നീക്കി വെക്കപ്പെട്ടതിന്റെ ഉദ്ദേശ്യം	ഹെക്ടറിൽ/ ച.മീറ്ററിൽ ഉള്ള ഏകദേശ വിസ്തീർണ്ണം	കുറിപ്പ്
(1)	(2)	(3)	(4)	(5)	(6)
1	സ്കീമിന്റെ	ബർനറ്റ്	റോഡ് AA	0.45	വാർഡ് VII ബ്ലോക്ക് 1 ടൗൺസർവ്വേ

	<p>മദ്ധ്യത്തിൽ</p>	<p>സീയന കളർ വാഷ്</p>			<p>നമ്പർ:- 4p,5p,6p, 7p,8p, 9p, 10p, 11p, 19p, 20p,21p, 23p, 24p, 25p, 27p. വാർഡ്VII ബ്ലോക്ക് 2 ട്രൗൺസർവ്വേ നമ്പർ:- 42p, 43p, 44p, 45 to 62 parts. വാർഡ്VII ബ്ലോക്ക് 4 ട്രൗൺസർവ്വേ നമ്പർ:- 116p, 117p, 118p, 119p, 121p,122p. വാർഡ്VII ബ്ലോക്ക് 4 ട്രൗൺസർവ്വേ നമ്പർ:- 133p, 134,135p, 137, 138p, 140p, 142p, 143p, 144p, 145p, 146p, 148p, വാർഡ്VIII ബ്ലോക്ക് 2 ട്രൗൺസർവ്വേ നമ്പർ:- 80p,83p, 79p, 78p, 77p, 73p,74p, 72p, 70p,69p, 68p. വാർഡ്IX ബ്ലോക്ക് 3 ട്രൗൺസർവ്വേ നമ്പർ:-125p, 126p,127p, 128p, 130p, 131p, 132p, 134 to 137 parts, 143p, വാർഡ്IX ബ്ലോക്ക് 4 ട്രൗൺസർവ്വേ നമ്പർ:-200 to 216 parts, 217,193p,194,195p to 197 parts, 199p,</p>
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					157 to 161 parts, 163 to 166 parts, 231p, 284 to 293 parts. വാർഡ് IX ബ്ലോക്ക് 4 ട്രൗൺസർവ്വേ നമ്പർ:-295p, 296p, 297p, 298p, 301p, 302p, 304p, 305p, 307p. വാർഡ് VIII ബ്ലോക്ക് 1 ട്രൗൺസർവ്വേ നമ്പർ:- 48 to 61 parts.
2	മാർക്കറ്റ് റോഡ്	ബർനർ സിയന്ന കളർ വാഷ്	റോഡ് A1 A1	0.08	വാർഡ് IX ബ്ലോക്ക് 1 ട്രൗൺസർവ്വേ നമ്പർ:-50p, 51p, 54p.
3	സ്കീമിൻറെവട ക്ഷെപടിത്താർ അതിർത്തിയിൽ	ബർനർ സിയന്ന കളർ വാഷ്	റോഡ് A2 A2	0.03	വാർഡ് IX ബ്ലോക്ക് 1 ട്രൗൺസർവ്വേ നമ്പർ:- 2p.
4	റോഡ് AA യുടെയും റോഡ് B 3 B3 ന്റേയും	ബർനർ സിയന്ന കളർ	റോഡ് B1 B1	0.19	വാർഡ് IX ബ്ലോക്ക് 1 ട്രൗൺസർവ്വേ നമ്പർ:- 60p, 61p, 69p, 70p, 73p, 75p. വാർഡ് IX ബ്ലോക്ക് 3 ട്രൗൺസർവ്വേ

	ഇടയിൽ	വാഷ്			നമ്പർ:- 109p,110p,111p,112p.
5	സ്കീമിന്റേതെ ക്കേരത്തിർത്തിയിൽ	ബർനർ സിയന്ന കളർ വാഷ്	റോഡ് B3 B3	0.53	വാർഡ് IX ബ്ലോക്ക് 2 ടൗൺസർവ്വേ നമ്പർ:- 62p, 63, 64, 65, 66p, 67p, 71p, 72, 73p, 75p, 76p to 80p. വാർഡ് IX ബ്ലോക്ക് 3 ടൗൺസർവ്വേ നമ്പർ:- 82p, 84, 89, 90p, 91p. വാർഡ് IX ബ്ലോക്ക് 4 ടൗൺസർവ്വേ നമ്പർ:- 247p, 246, 245, 236p, 239p, 240p, 244p, 248p, 251.
6	റോഡ് AA യുടെയും റോഡ് B 3 B3 ന്റേയും ഇടയിൽ (മേഴ്സെൻറ്റ്റ് റോഡ്)	ബർനർ സിയന്ന കളർ വാഷ്	റോഡ് B4 B4	0.07	വാർഡ് IX ബ്ലോക്ക് 4 ടൗൺസർവ്വേ നമ്പർ:- 249p, 250p, 253p, 270p, 271p, 290p, 291p.
7	മൂപ്പൻറോഡ്	ബർനർ സിയന്ന കളർ	റോഡ് c c	0.01	വാർഡ് IX ബ്ലോക്ക് 2 ടൗൺസർവ്വേ നമ്പർ:- 57p, 58p.

		വാഷ്			
8	പിയർ റോഡ്	ബർനർ സിയന്ന കളർ വാഷ്	റോഡ് C1 C1	0.04	വാർഡ് IX ബ്ലോക്ക് 4 ടൗൺസർവ്വേ നമ്പർ:- 218p, 215p, 219p, 220p, 223p, 222p, 229p, 230p, 232p, 247p, 215p, 216p. വാർഡ് IX ബ്ലോക്ക് 3 ടൗൺസർവ്വേ നമ്പർ:- 154p, 94p, 93p.
9	സ്കീമിന്റെ വടക്ക് പടിഞ്ഞാറ് ഭാഗത്തായി റോഡ് A A യും റോഡ് A2 A2 വിനേയും ബന്ധിപ്പിക്കുന്ന റോഡ് (തെലിച്ചെ രി ഓടത്തിൽപള്ളി റോഡ്)	ഹാച്ച്ഡ് ബർനറ്റ് സിയന്ന കളർ വാഷ്	റോഡ് B B	0.21 1.61	വാർഡ് IX, ബ്ലോക്ക് I ടൗൺസർവ്വേ നമ്പർ:- 5, 6, 7, 8p, 9p, 10p, 11p, 12p, 13p, 14p, 15p, 16, 17, 18, 19, 33p, 32p, 31p, 30p, 29p, 26p, 25p, 24 p, 55p.

9	റോഡ് B4 B4 റോഡ് C1 C1 എന്നിവക്കിടയിൽ വരുന്ന പ്രദേശം	റെഡ് കളർ വാഷ്	പബ്ലിക് ആൻഡ് സെമി പബ്ലിക്	0.15	വാർഡ് IX, ബ്ലോക്ക് 4 ടൗൺസർവ്വേ നമ്പർ:- 188.
10	റോഡ് B3 B3 കിഴക്കേ അറ്റത്ത്	റെഡ് കളർ വാഷ്	പബ്ലിക് ആൻഡ് സെമി പബ്ലിക്	0.31	സർവ്വേ നമ്പർ :- 347, 346, 348.
11	റോഡ് B4 B4 ന്ററെ കിഴക്കും റോഡ് A A യുടെ തെക്കും	റെഡ് കളർ വാഷ്	പബ്ലിക് ആൻഡ് സെമി പബ്ലിക്	0.08	വാർഡ് IX, ബ്ലോക്ക് 5 ടൗൺസർവ്വേ നമ്പർ:- 295p.
				0.54	
13	റോഡ് A1 A1 റോഡ് B B എന്നിവക്കിടയിൽ വരുന്ന പ്രദേശം	ബ്ലൂ കളർ വാഷ്, , ഹാച്ച്ഡ് ബ്ലൂ കളർ വാഷ്	കൊമേഴ്ഷ്യൽ	0.5	വാർഡ് IX, ബ്ലോക്ക് 1 ടൗൺസർവ്വേ നമ്പർ:- 50p, 54p 24p, 25p, 26p, 27, 28, 29p, 30p, 31p, 32p, 33p, 34, 35, 36p, 37p, 38p, 39p.
14	റോഡ് C C യുടെ	ബ്ലൂ കളർ	കൊമേ	0.76	വാർഡ് IX, ബ്ലോക്ക് 2 ടൗൺസർവ്വേ

	കിഴക്ക് ഭാഗം	വാഷ് ,ഹാച്ച്ഡ് ബ്ലൂ കളർ വാഷ്	ഴ്ഷ്യല്		നമ്പർ:-58p, 59p, 60p,61p, 62p,64p 66p, 67p,68p, , 69p,70p,71p,73p.
15	റോഡ് B Bയുടെ കിഴക്കുംറോഡ്A A യുടെ വടക്ക് വരുന്ന പ്രദേശം	ബ്ലൂ കളർ വാഷ്	കൊമേ ഴ്ഷ്യല്	2.33	വാർഡ് VI, ബ്ലോക്ക് 3 ടൗൺസർവ്വേ നമ്പർ:- 54p,55,56p,57,58,59,60,62,63,64,65,66,6 7,68,69,70,71,72,73,74,76,77,78,79,80,8 1. വാർഡ് VI, ബ്ലോക്ക് 4 ടൗൺസർവ്വേ നമ്പർ:-85. വാർഡ് VII, ബ്ലോക്ക് 1 ടൗൺസർവ്വേ നമ്പർ:-2, 3,4, 5, 6p,7p,8p,9p,10p,11p,12,13,15,14,16,17,1 8,19,20p,21p,22p,23p,24p,25p,26,27p. വാർഡ് VII, ബ്ലോക്ക് 2 ടൗൺസർവ്വേ നമ്പർ:-41p, 42p, 43p, 44p, 45p, 46p, 47p,48p,49p,50p,51p,52p,53p,54p,55p,56p ,57p,58p,59p,60p,61p,63,64,66p. വാർഡ് VII, ബ്ലോക്ക് 4 ടൗൺസർവ്വേ

					<p>നമ്പർ:-116p, 117p, 118p, 120p,121p, 122p,123,124,128p,131p.</p> <p>വാർഡ് VII, ബ്ലോക്ക് 5 ടൗൺസർവ്വേ</p> <p>നമ്പർ:-133p, 135p, 136p,138p, 139p,140p,141p,142p,143p,144p.</p>
17	<p>റോഡ് B1 B1</p> <p>റോഡ് C1 C1</p> <p>എന്നിവക്കിടയിൽ വരുന്ന പ്രദേശം</p>	<p>ബ്ലൂ കളർ വാഷ്</p>	<p>കൊമേഴ്ഷ്യൽ</p>	0.25	<p>വാർഡ് IX, ബ്ലോക്ക് 3 ടൗൺസർവ്വേ</p> <p>നമ്പർ:-:- 113p, 114, 115, 116,117, 118, 119, 120, 121, 122, 123, 124, 125p, 126p, 127p, 128p, 129, 130p, 131p, 132p, 133, 134p, 135p, 136p, 137p, 138, 139, 140, 141, 142p, 143p, 144, 145p.</p>

18	<p>റോഡ് B1 B1 റോഡ് C1 C1 എന്നിവക്കിടയിലും റോഡ് B3 B3 യുടെ വടക്ക് ഭാഗത്തുമായി വരുന്ന പ്രദേശം</p>	<p>ബ്ലൂ കളർ വാഷ്</p>	<p>കൊമേഴ്ഷ്യൽ</p>	<p>0.94</p>	<p>വാർഡ് IX, ബ്ലോക്ക് 2 ടൗൺസർവ്വേ നമ്പർ:-75p, 76p, 77p, 78p, 80p, വാർഡ് IX, ബ്ലോക്ക് 3 ടൗൺസർവ്വേ നമ്പർ:-95, 81p, 83, 84p, 82p, 85, 86, 87, 88, 89p,90p, 94p, 150, 151, 152, 153, 91p, 92p.</p>
19	<p>റോഡ് C1 C1 റോഡ് B4 B4 എന്നിവക്കിടയിലും റോഡ് A A യുടെതെക്ക് ഭാഗത്തുമായി വരുന്ന പ്രദേശം</p>	<p>ബ്ലൂ കളർ വാഷ്</p>	<p>കൊമേഴ്ഷ്യൽ</p>	<p>0.41</p>	<p>വാർഡ് IX, ബ്ലോക്ക് 4 ടൗൺസർവ്വേ നമ്പർ:-214p,215p, 218p, 219p, 212p, 213p, 211p, 210p, 208p,209p,207p, 206p, 205p, 204p, 203p, 202p, 201p, 200p, 199p, 197p, 196p, 195p, 194p, 193p, 166p,167p,165p, 164p, 163p, 160p, 161p, 168, 169, 170, 159p, 158p, 162, 157p,231p, 284p, 285p,286p,287p,288p,289p,290p.</p>
20	<p>റോഡ് C1 C1 റോഡ് B4 B4 എന്നിവയ്ക്കിടയിലും റോഡ് B3</p>	<p>ബ്ലൂ കളർ വാഷ്</p>	<p>കൊമേഴ്ഷ്യൽ</p>	<p>0.60</p>	<p>വാർഡ് IX, ബ്ലോക്ക് 4 ടൗൺസർവ്വേ നമ്പർ:-230p, 232p, 233, 234, 235, 237p, 236, 238, 239p, 240p, 187p, 241, 242, 243, 244p, 248p, 249p, 250p, 252p.</p>
				<p>5.69</p>	

	B3വടക്കും സ്കീമിന്റെ തെക്കേ അതിർത്തിയിലു മായി വരുന്ന പ്രദേശം				
21	റോഡ് A A റോഡ് BB എന്നിവക്കിടയി ൽ വരുന്ന പ്രദേശം	ബ്രൗൺക ളർ വാഷ്	കാർപാർ ക്കിങ്ങ്	0.19	വാർഡ് IX, ബ്ലോക്ക് I ടൗൺസർവ്വേ നമ്പർ:-2p, 3, 4p, 50p, 49, 48, 46,47, 45, 42p, 8 to 15 parts.
22	റോഡ് B B തെക്ക് കിഴക്ക് അതിർത്തിയിൽ ഉള്ള പ്രദേശം	ഗ്രീൻകളർ വാഷ്	ഓപ്പൺ സ്പേസ്	0.04	വാർഡ് IX, ബ്ലോക്ക് I ടൗൺസർവ്വേ നമ്പർ:-21p,22p,23p
28	ഏരിയ റിസേർവി റോഡ് സ്കീമിന്റെ	ഹാ ച്ച്ഡ്ബ്രൗ ൺകളർ വാഷ്	ലോറി പാർക്കിംഗ്	0.13	വാർഡ് IX, ബ്ലോക്ക് 3 ടൗൺസർവ്വേ നമ്പർ:- 101p,110p,111p,112p113p.

	തെക്ക്പടിഞ്ഞാറ് ഭാഗത്ത് റോഡ് B1 B1 ന്റെകിഴക്കായു ഇള പ്രദേശം				
നോട്ട് : "p" എന്നത് സർവ്വേ നമ്പറിന്റെഭാഗംഎന്ന അർത്ഥമാക്കുന്നു					

(ഒപ്പ്)

സെക്രട്ടറി

(ഒപ്പ്)

ചെയർപേഴ്സൺ

സ്ഥലം :- തലശ്ശേരി

തീയതി :-08/08/2024

XV. In the said scheme, Form No. 9Schedule V and the entries there under may be omitted.

XVI. In the said scheme, after Schedule III Form V, “ANNEXURE-I”, “ANNEXURE-II” shall be inserted.

ANNEXURE I
TYPE OF NON-OBNOXIOUS AND NON-NUISANCE

TYPE OF SERVICE OR
LIGHT INDUSTRIES PERMISSIBLE IN RESIDENTIAL ZONES.

1. Production of copra
2. Processing of arecanut
3. Rice and Flour Mills.
4. Production of rice, flour etc., by hand pounding.
5. Processing of Cardamom, ginger, pepper etc.
6. Production of Khandsri for sugar-cane
7. Carrying and preservation of fruits and production of jam, jelly etc.
8. Processing and preservation of cashew nuts.
9. Bakeries.
10. Production of Dairy Products.
11. Oil mills (vegetables)
12. Extraction of oil by ghani.
13. Manufacture of hydrogenated oil.
14. Manufacture of “aval” (Beaten rice) appalam.
15. Production of vinegar.
16. Manufacture of soda, water, lemonade etc.
17. Manufacture of Ice.
18. Manufacture of ice cream.
19. Processing, packing and distribution of tea.
20. Processing, grinding, packing and distribution of coffee.
21. Manufacture of syrup.
22. Manufacture of beedi.
23. Manufacture of Cigar.
24. Manufacture of tobacco snuff.
25. Manufacture of chewing tobacco.
26. Cotton ginning, clearing, pressing etc.
27. Cotton spinning other than in Mills
28. Cotton spinning and weaving in Mills.

29. Cotton weaving in handloom.
30. Cotton weaving in power looms.
31. Handloom weaving.
32. Khadi Weaving in Handloom.
33. Printing of cotton textiles.
34. Manufacture of Cotton thread, rope twine, etc.
35. Jute spinning.
36. Manufacture of jute products including repairing of gunny bags.
37. Weaving of silk by Handloom.
38. Manufacture of hosiery goods.
39. Making of embroidery products
40. Tailoring
41. Manufacture of quilts and mattresses.
42. Manufacture of Coir and Coir Products.
43. Manufacture and assembling of umbrellas and production of spare parts of umbrellas.
44. Repairing of umbrellas.
45. Manufacture of wooden furniture and fixtures.
46. Manufacture of structural wooden goods such as doors, beams etc.
47. Manufacture of wooden industrial goods such as parts of handloom ambarcharka, bobbars etc.
48. Manufacture of wooden utensils, photo frames, toys, etc., and photo framing.
49. Cane industry including baskets, weaving etc.
50. Manufacture of miscellaneous wooden articles such as sticks, sandals, rules etc.
51. Manufacture of paperboard and paper hand.
52. Making of paper boxes, bags, envelopes etc.
53. Printing and publishing of newspapers and periodicals.
54. Printing and publishing of books.
55. Miscellaneous printing works including type cutting, book binding.
56. Manufacture and repairing of leather shoes and chap palls.
57. Manufacture of leather products such as suitcase, bag etc.
58. Vulcanizing and repairing of tyres and tubes.
59. Manufacture of rubber gloves.
60. Manufacture of Rubber products such as rubber sheets, nipples and rubber shoes

including smoke-rubber.

61. Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.
62. Manufacture of agarbathi and other cosmetics.
63. Manufacture of plastic products such as nameplates etc.
64. Manufacture of lemongrass oil, candles etc.
65. Manufacture of cement products such as well-keros, tube, closets etc.
66. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
67. Manufacture of stone wares.
68. Manufacture of stone images.
69. Manufacture of chinaware's and crockery.
70. Manufacture of large containers and chinaware.
71. Manufacture of glass and glass products.
72. Manufacture of clay models
73. Manufacture of iron and steel furniture.
74. Manufacture and repairing of brass and bell metal products.
75. Manufacture of aluminum utensils and other products.
76. Manufacture of tin cars and copper vessels.
77. Electroplating, tinplating, welding etc.
78. Manufacture of agricultural implements, screws etc. (blacksmith and foundry)
79. Manufacturing assembling and repairing of machinery such as water pumps, oil mill chuck etc.
80. Manufacture of small machine tools and machine parts.
81. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
82. Manufacture of electrical machinery and repairing of electric motors armature winding etc.
83. Manufacture and repairing of electric fans.
84. Charging and repairing of batteries.
85. Repairing of radios, microphones etc.
86. Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
87. Bodybuilding of motor vehicles.
88. Manufacture and repairing of motor engine parts and accessories.

89. Servicing and repairing of motor vehicle
90. Manufacture of cycles, parts and accessories.
91. Manufacture and repair of boats and barges
92. Manufacture and repairing of animal drawn and hand drawn vehicles.
93. Repairing of photographic equipment's, spectacles etc.
94. Manufacturing of medical instruments
95. Repairing of watches and clocks.
96. Manufacture of jewelry.
97. Manufacture, repair and tuning of musical instruments.
98. Manufacture of sports goods, balloons etc.
99. Ivory, carving and ivory works
100. Industries classified as Green category by State/Central Government.

ANNEXURE II

LIST OF OBNOXIOUS OR NUISANCE INDUSTRIES SUBJECT TO OBJECTIONABLE ODOURS, FUMES EFFLUENTS OR PROCESSORS TO BE LOCATED IN HAZARDOUS ZONES.

(Grouped under Indian Standard Industrial Classification)

I. Manufacture of Food Stuff:

1. Slaughtering, preservation of meat and fish and canning of fish.

II. Manufacture of Beverages:

2. Production of distilled spirits, wines, liquor etc., from alcoholic malt, fruits and malts in distillery and brewery.
3. Production of country liquor and indigenous liquor such as toddy, liquor form mahua, palm juice.

III. Manufacture of Textiles:

4. Dyeing and bleaching of cotton

IV. Manufacture of Wood and Wooden Products:

5. Sawing and planning of wood.
6. Wood seasoning and creosoting
7. Manufacture of veneer and plywood.
8. Paper, pulp and straw board.

V. Manufacture of Leather and Leather Products:

9. Currying, tanning and finishing of hides and skins and preparation of finished leather.

VI. Manufacture of rubber, petroleum and coal products:

10. Manufacture of tyres and tubes
11. Manufacture of Industrial and synthetic rubber.
12. Reclamation of rubber.
13. Production of petroleum, kerosene and other petroleum products in refineries.
14. Production of chemicals and chemical products.

VII. Manufacture of chemicals and chemical products:

15. Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric etc., acids) ammonia, chlorine and bleaching powder manufactures)
16. Manufacture of dyes, paint, colours and varnishes, printing ink.
17. Manufacture of fertilizers (Especially from organic materials):
18. Manufacture of disinfectants and insecticides
19. Manufacture of ammunition, explosive and fireworks.
20. Manufacture of matches.

VIII. Manufacture of Non-metallic mineral products other than petroleum and coal:

21. Manufacture of cement and cement products
22. Manufacture of Lime
23. Manufacture of Plaster of Paris.

IX. Manufacture of basic metals and their products:

24. Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.
25. Manufacture including smelting, refining etc., or nonferrous metals and alloys in basic forms.
26. Manufacture of Armaments.

X. Manufacture of machinery (other than transport) and electrical equipments:

27. Manufacture of all kinds of battery

XI. Miscellaneous items not covered above.

28. Incineration, reduction or dumping of offal, dead animals' garbage or refuse.
29. Manufacture of gelatin and glue.
30. Fat, tallow, grease or lard refining of manufacture.
31. Bone meal, bone grist and bone powder.
32. Manufacture of cashew nut shell oil.
33. Other similar types of nuisance industries.”

EXPLANATORY NOTE

(This does not form part of the notification, but is intended to indicate its general purport.)

Government have accorded sanction to the Detailed Town Planning Scheme for Jubilee Market Area, Tellichery vide G.O. (Ms.) No. 104/86/LAD dated, 3rd June, 1986. Later considering the overall planning and development interests of the area, Thalassery Municipal Council, in exercise of powers conferred by sub-section (2) of Section 50 and sub-section (1) of Section 46 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), has decided to vary the said Detailed Town Planning Scheme as per Resolution No.13/3 dated 29/09/2022 and the intention to vary the said scheme was notified in the Kerala Gazette Extraordinary No:273 Vol.XII dated 24.01.2023 and in one local newspaper having wide circulation.

This notification is intended to achieve the above object.