

"ഭരണഭാഷ- മാതൃഭാഷ"



കേരള സർക്കാർ

സംഗ്രഹം

തദ്ദേശസ്വയംഭരണ വകുപ്പ് - കോതമംഗലം നഗരസഭ - "മുനിസിപ്പൽ പാർക്ക് ആൻഡ് മാർക്കറ്റ് കോംപ്ലക്സ് - കോതമംഗലം" - വിശദ നഗരാസൂത്രണ പദ്ധതിയുടെ വ്യതിയാനം - അന്തിമ അനുമതി നൽകി - ഉത്തരവ് പുറപ്പെടുവിക്കുന്നു.

തദ്ദേശസ്വയംഭരണ (ആർഡി) വകുപ്പ്

സ.ഉ.(കെ) നം.210/2025/LSGD തീയതി, തിരുവനന്തപുരം, 06-11-2025

- പരാമർശം:-
1. കോതമംഗലം നഗരസഭാ കൗൺസിലിന്റെ 30.01.2023 തീയതിയിലെ 03-ാം നമ്പർ തീരുമാനം.
 2. 30.05.2023 തീയതിയിലെ കേരള അസാധാരണ ഗസറ്റ് വാല്യം 12, നമ്പർ 1794.
 3. കോതമംഗലം നഗരസഭാ കൗൺസിലിന്റെ 05.08.2023 തീയതിയിലെ 1-ാം നമ്പർ തീരുമാനം.
 4. 23.05.2024 തീയതിയിലെ കേരള അസാധാരണ ഗസറ്റ് വാല്യം 13 നമ്പർ 1634.
 5. കോതമംഗലം നഗരസഭാ കൗൺസിലിന്റെ 24.09.2024 തീയതിയിലെ 1-ാം നമ്പർ തീരുമാനം.
 6. കോതമംഗലം നഗരസഭയുടെ 02.12.2024 തീയതിയിലെ PW2-9150/22 നമ്പർ കത്ത്
 7. മുഖ്യനഗരാസൂത്രക (പ്ലാനിംഗ്)-യുടെ 21.04.2025 തീയതിയിലെ LSGD/PD/906/2025-TCPB4 നമ്പർ കത്ത്.

ഉത്തരവ്

2016-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്റ്റിന്റെ 46(1), 50(2) എന്നീ വകുപ്പുകൾക്ക് അനുസൃതമായി കോതമംഗലം നഗരസഭയിൽ നിലവിലുള്ള അംഗീകൃത വിശദനഗരാസൂത്രണ പദ്ധതിയായ "മുനിസിപ്പൽ പാർക്ക് ആൻഡ് മാർക്കറ്റ് കോംപ്ലക്സ് - കോതമംഗലം" വ്യതിയാനം വരുത്തുന്നതിന് പരാമർശം (1) പ്രകാരം കൗൺസിൽ തീരുമാനിക്കുകയും 2021-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുമതി നൽകലും) ചട്ടങ്ങളിലെ ചട്ടം (4) ഉപചട്ടം (1) പ്രകാരം വ്യതിയാനം വരുത്തുന്നതിനുള്ള ഉദ്ദേശ്യം പരാമർശം (2) പ്രകാരം വിജ്ഞാപനം ചെയ്യുകയും കരട് വ്യതിയാനവുമായി ബന്ധപ്പെട്ടു 2016-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്റ്റിന്റെ 32-ാം വകുപ്പ് പ്രകാരം സ്പെഷ്യൽ കമ്മിറ്റി രൂപീകരിക്കുകയും ചെയ്തിട്ടുള്ളതുമാണ്.

2. പരാമർശം (3) പ്രകാരം അംഗീകരിച്ച പ്രസ്തുത വിശദ നഗരാസൂത്രണ പദ്ധതിയുടെ കരട് വ്യതിയാനം, പൊതുജനങ്ങളുടെ അറിവിലേയ്ക്കായി ഔദ്യോഗിക വെബ്സൈറ്റിൽ പ്രസിദ്ധീകരിക്കുകയും, കരട് വ്യതിയാനം പ്രസിദ്ധീകരിച്ച വിവരം അറിയിച്ചുകൊണ്ടുള്ള ഫാറം VII നോട്ടീസ് നഗരസഭയുടെ നോട്ടീസ് ബോർഡിലും, വെബ്സൈറ്റിലും രണ്ടു വർത്തമാന പത്രങ്ങളിലും പരാമർശം (4) പ്രകാരം ഔദ്യോഗിക ഗസറ്റിലും പ്രസിദ്ധീകരിക്കുകയും ചെയ്തിരുന്നു.

3. കരട് വിശദ നഗരാസൂത്രണ പദ്ധതി വ്യതിയാനം സംബന്ധിച്ച് ലഭിച്ച ആക്ഷേപാഭിപ്രായങ്ങൾ സ്പെഷ്യൽ കമ്മിറ്റി പരിഗണിക്കുകയും പരാമർശം (5) പ്രകാരം "മുനിസിപ്പൽ പാർക്ക് ആൻഡ് മാർക്കറ്റ് കോംപ്ലക്സ് - കോതമംഗലം" എന്ന വിശദ നഗരാസൂത്രണ പദ്ധതിയുടെ കരട് വ്യതിയാനം കൗൺസിൽ അംഗീകരിക്കുകയും ചെയ്തിട്ടുണ്ട്. 2021 ലെ കേരള നഗരഗ്രാമാസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുമതി നൽകലും) ചട്ടങ്ങളിലെ ചട്ടം 9(2) പ്രകാരം ഫാറം - IX ൽ പരാമർശിച്ചിട്ടുള്ളതനുസരിച്ച് വിശദ നഗരാസൂത്രണ പദ്ധതിയുടെ കരട് വ്യതിയാനം സർക്കാരിന്റെ അന്തിമ അംഗീകാരം ലഭിക്കുന്നതിനായി ഉചിതമാർഗ്ഗേണ പരാമർശം (6) പ്രകാരം നഗരസഭ സമർപ്പിക്കുകയും അപ്രകാരം നഗരസഭ സമർപ്പിച്ച അന്തിമ വ്യതിയാനത്തിൽ നഗരസഭയുടെ തീരുമാനങ്ങളെ ബാധിക്കാത്തതും എന്നാൽ ആവശ്യമായതുമായ ചില മാറ്റങ്ങൾ വരുത്തി മുഖ്യനഗരാസൂത്രകയുടെ കാര്യാലയത്തിൽ നിന്നും പരിഷ്കരിച്ച അന്തിമ വ്യതിയാനത്തിന്റെ കരട് അന്തിമ അനുമതിക്കായി പരാമർശം (7) പ്രകാരം സർക്കാരിൽ ലഭ്യമാക്കുകയും ചെയ്തിരുന്നു.

4. "മുനിസിപ്പൽ പാർക്ക് ആൻഡ് മാർക്കറ്റ് കോംപ്ലക്സ് - കോതമംഗലം" എന്ന വിശദ നഗരാസൂത്രണ പദ്ധതി അന്തിമമാക്കുന്നതിന്റെ ഭാഗമായ നടപടികളിൽ അപ്രതീക്ഷിത സാഹചര്യങ്ങൾ മൂലം ആക്റ്റിൽ നിഷ്കർഷിച്ചിട്ടുള്ള സമയപരിധി പാലിക്കാൻ സാധിച്ചിട്ടില്ല എന്നും അതിനാൽ 2016 ലെ കേരള നഗരഗ്രാമാസൂത്രണ ആക്റ്റിലെ 48-ാം വകുപ്പ് പ്രകാരം സമയപരിധി സാധൂകരിച്ച് നൽകാവുന്നതാണ് എന്നും അപ്രകാരം സാധൂകരിച്ച് നൽകിക്കൊണ്ട് "മുനിസിപ്പൽ പാർക്ക് ആൻഡ് മാർക്കറ്റ് കോംപ്ലക്സ് - കോതമംഗലം" എന്ന വിശദ നഗരാസൂത്രണ പദ്ധതിയുടെ വ്യതിയാനത്തിന് 2016 ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്റ്റ്, വകുപ്പ് 46(5) പ്രകാരം സർക്കാരിന്റെ അന്തിമ അനുമതി നൽകാവുന്നതാണ് എന്നും പരാമർശം (7) പ്രകാരം മുഖ്യനഗരാസൂത്രക ശുപാർശ ചെയ്തിരുന്നു.

5. സർക്കാർ ഇക്കാര്യം വിശദമായി പരിശോധിച്ചു. അതിന്റെ അടിസ്ഥാനത്തിൽ താഴെ നൽകിയിരിക്കും പ്രകാരം ഉത്തരവ് പുറപ്പെടുവിക്കുന്നു.

- i. മുഖ്യനഗരാസൂത്രകയുടെയും കോതമംഗലം മുനിസിപ്പൽ കൗൺസിലിന്റെയും ശുപാർശ പരിഗണിച്ച് കൊണ്ട്, 2016-ലെ കേരള നഗരഗ്രാമാസൂത്രണ ആക്റ്റ്, വകുപ്പ് 46(5) പ്രകാരം കോതമംഗലം നഗരസഭയിലെ വിശദ നഗരാസൂത്രണ പദ്ധതിയായ "മുനിസിപ്പൽ പാർക്ക് ആൻഡ് മാർക്കറ്റ് കോംപ്ലക്സ് - കോതമംഗലം"-ത്തിന്റെ വ്യതിയാനം അംഗീകരിച്ച് അന്തിമ അനുമതി നൽകുന്നു. വ്യതിയാനത്തിന്റെ പകർപ്പ് ഉത്തരവിന് അനുബന്ധമായി ചേർത്തിരിക്കുന്നു.
- ii. കോതമംഗലം നഗരസഭയിലെ വിശദ നഗരാസൂത്രണ പദ്ധതിയായ "മുനിസിപ്പൽ പാർക്ക് ആൻഡ് മാർക്കറ്റ് കോംപ്ലക്സ് - കോതമംഗലം" -ത്തിന്റെ കരട് വ്യതിയാനം

അന്തിമ അനുമതിയ്ക്കായി സർക്കാരിലേയ്ക്ക് സമർപ്പിക്കുവാനുണ്ടായ കാലതാമസം, 2016-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്ടിന്റെ വകുപ്പ് 48 പ്രകാരം സാധൂകരിച്ചു നൽകുന്നു.

- iii. കോതമംഗലം നഗരസഭയിലെ വിശദ നഗരാസൂത്രണ പദ്ധതിയായ "മുനിസിപ്പൽ പാർക്ക് ആൻഡ് മാർക്കറ്റ് കോംപ്ലക്സ് - കോതമംഗലം" -ത്തിന്റെ വ്യതിയാനത്തിന്മേൽ, 2016-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്ടിന്റെ വകുപ്പ് 46(6), 2021-ലെ കേരള നഗരഗ്രാമാസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുമതി നൽകലും) ചട്ടങ്ങളുടെ ചട്ടം 11 എന്നിവ പ്രകാരം ആവശ്യമായ തുടർനടപടികൾ കോതമംഗലം നഗരസഭ സ്വീകരിക്കേണ്ടതാണ്.

(ഗവർണ്ണറുടെ ഉത്തരവിൻ പ്രകാരം)

അനുപമ ടി വി ഐ എ എസ്

സ്പെഷ്യൽ സെക്രട്ടറി

1. പ്രിൻസിപ്പൽ ഡയറക്ടർ, തദ്ദേശസ്വയംഭരണ വകുപ്പ്, തിരുവനന്തപുരം.
2. മുഖ്യനഗരാസൂത്രക (പ്ലാനിംഗ്), തിരുവനന്തപുരം.
3. ജില്ലാ നഗരാസൂത്രക എറണാകുളം (മുഖ്യനഗരാസൂത്രക മുഖേന).
4. സെക്രട്ടറി, കോതമംഗലം നഗരസഭ.
5. വിവര പൊതുജന സമ്പർക്ക (വെബ് & ന്യൂ മീഡിയ) വകുപ്പ്.
6. എക്സിക്യൂട്ടീവ് ഡയറക്ടർ, ഐ.കെ.എം.
7. സ്റ്റോക്ക് ഫയൽ/ ഓഫീസ് കോപ്പി (RD3/96/2025-LSGD).

ഉത്തരവിൻ പ്രകാരം

Signed by

Krishnakumar S

സെക്ഷൻ ഓഫീസർ

Date: 07-11-2025 11:10:45

KOTHAMANGALAM MUNICIPALITY

Variation of Detailed Town Planning Scheme for Municipal Park and Market Complex - Kothamangalam

WHEREAS, the Government have, vide order number G.O(Ms) 48/97/LAD dated, 28th February 1997, sanctioned the Detailed Town Planning Scheme for Municipal Park and Market Complex - Kothamangalam, Kothamangalam Municipality under sub section (3) of section 12 of the Town Planning Act, 1108 (IV of 1108);

AND WHEREAS, as per sub-section (1) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Town Planning Act, 1108 (IV of 1108) stands repealed;

AND WHEREAS, as per clause (ii) of sub-section (2) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the sanctioned "Detailed Town Planning Scheme for Municipal Park and Market Complex - Kothamangalam, Kothamangalam Municipality is deemed to be a Detailed Town Planning Scheme sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016).

AND WHEREAS, it is required to vary the said scheme for the purpose of making the Zoning Regulations of the said scheme area compatible to the present development scenario. The draft of the said variation was published in the website of Kothamangalam Municipality and the notice of publication in Form VII was published in Kerala Gazette Extraordinary No. 1634 dated 23th May 2024, as required under sub-section (2) of section 46 of the said Act.

NOW, THEREFORE, in exercise of powers conferred by Sub section (5) of Section 46 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), Government have sanctioned the variation of the Detailed Town Planning Scheme for Municipal Park and Market Complex - Kothamangalam, Kothamangalam Municipality submitted by Municipal Council of Kothamangalam under sub section (2) of 50 of the Kerala Town & Country Planning Act, 2016 (Act 9 of 2016) after considering the objections/ suggestions received on the draft published, as per G O dated..... as appended herewith under Section 46 of the Kerala Town and Country Planning Act, 2016..

ORDER

In exercise of the powers conferred by subsection (2) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Kothamangalam Municipal Council, hereby

vary the Detailed Town Planning Scheme for Municipal Park and Market Complex - Kothamangalam, sanctioned as per G.O(Ms) 48/97/LAD dated, 28th February 1997 to the extent as indicated below, namely:-

VARIATION

- I. In the said scheme, for the scheme rule 2, under the heading 'Definition', the following shall be substituted namely :-

"In this scheme, unless there is anything repugnant in the subject or context:-

- a) 'Act' means the Kerala Town and Country Planning Act, 2016 (9 of 2016).
- b) 'Area' means the area to which the scheme applies shall be within the inner edge of the boundary line marked on the Map.
- c) 'Chief Town Planner' means Chief Town Planner of Local Self Government Department Planning.
- d) "Date of Scheme" means the date of issue of notification in Form X in the Government Gazette under Rule 11(1) of the Kerala Town and Country Planning (Preparation and Sanctioning of Detailed Town Planning Scheme) Rules, 2021.
- e) 'Map' means the map annexed to the scheme.
- f) 'Municipal Act' means Kerala Municipality Act in force.
- g) 'Municipality' means Kothamangalam Municipality.
- h) 'Municipal Secretary' means Secretary of Kothamangalam Municipality.
- i) 'Rules' means the rules made under the Act.
- j) 'Scheme' means the Detailed Town Planning Scheme for Municipal Park and Market Complex - Kothamangalam.
- k) 'Schedule' means a schedule appended to the scheme.
- l) 'Senior Town Planner' means the Senior Town Planner of Local Self Government Department Planning having jurisdiction over the area.
- m) 'Street' includes roads, streets and lanes.

- II. In the said scheme, for the scheme rule 3, under the heading 'Responsible Authority', the following shall be substituted namely :

"The Secretary, Kothamangalam Municipality shall be the responsible authority for the purpose of this scheme, unless the Government order otherwise"

- III. In the said scheme, scheme rule 4 'Area of Scheme', scheme rule 5 'Ownership and Extent', scheme rule 6 'Estimate of the cost', scheme rule 7 'Streets', scheme rule 8

'Submission of Layout Plans' and scheme rule 9 'Approval of layout plans' shall be omitted.

IV. In the said scheme, for the scheme rule 10, under the heading "Reservation of land and zoning", the following shall be substituted namely :

"A. General Guidelines

1. All future developments in respect of land coming within the scheme area shall be in conformity with the zoning regulation prescribed hereunder and the Kerala Municipality Building Rules. These regulations shall guide the granting or refusal of permission for land development.
2. For the implementation and enforcement of the proposals envisaged in the Detailed Town Planning Scheme, the scheme area have been zoned under various uses such as
 - 1) Water bodies
 - 2) Existing roads and lanes retained
 - 3) Area reserved for roads
 - 4) Area to be acquired for roads
 - 5) Area reserved for residential use
 - 6) Area to be acquired for planned residential use
 - 7) Area to be acquired for residential use
 - 8) Area reserved for commercial use
 - 9) Area reserved for mixed - commercial and residential
 - 10) Area reserved for industrial use
 - 11) Area to be acquired for commercial use
 - 12) Area reserved for public and semipublic use
 - 13) Area reserved for KSRTC bus stand
 - 14) Area to be acquired for KSRTC bus stand
 - 15) Area reserved for taxi stand
 - 16) Area to be acquired for park and open space
 - 17) Area to be acquired for public and semipublic use
 - 18) Area reserved for Plantation
 - 19) Area reserved for paddy field / agricultural use
3. Details regarding the nature of uses 'permitted', uses 'restricted' in each zone are given in table-I below. 'Uses permitted' in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary of Kothamangalam Municipality (herein after referred to as Secretary) if it is in accordance with other relevant

rules / orders concerned in force. In some cases, it may be possible to permit some other uses also which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and spatial location factors. Such cases, which come under this category are classified as "Uses Restricted 1 & Uses Restricted 2".

- a. 'Uses Restricted-1' category deals with the uses that may be permitted by the Secretary with the concurrence of the Senior Town Planner of the Local Self Government Department (Planning).
 - b. 'Uses Restricted-2' category deals with the uses that may be permitted by the Secretary with the concurrence of the Chief Town Planner of Local Self Government Department (Planning), Kerala.
4. Those uses which are not included under 'Uses Permitted' or 'Uses Restricted' shall be treated as 'Uses Prohibited'.
 5. Any use which is not explicitly included as uses permitted or uses restricted in a zone, but is of similar or ancillary nature to the uses permitted or uses restricted in a zone, may be permitted in such zone with the concurrence of the Senior Town Planner of the Local Self Government Department (Planning)
 6. If any portion of a zone is put to a prohibited use, before the sanctioning of this variation of this scheme, such use shall be termed as non-conforming use. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction if found necessary as part of any mitigation measures may be permitted for such uses with the concurrence of the Senior Town Planner of the Local Self Government Department (Planning)
 7. No provisions in this scheme shall prevent implementation of any project/ scheme of Central/ State or Local Government and government approved projects by quasi government agencies. Such projects shall be treated as permitted uses in all zones and shall conform to widening of roads or new road alignments envisaged in the scheme.
 8. Operational constructions as defined in the Kerala Town and Country Planning Act, 2016 shall be treated as permitted use in the scheme area.
 9. The proposal for the formation of the widening /new roads for the following roads:
 - a. Road B1B1,
 - b. Road B2B2,
 - c. Road CC,
 - d. Road C1C1

- e. Road C2C2
- f. Road C3C3
- g. Road C5C5
- h. Road C6C6

shall be omitted and the reservation of land for such purpose is dispensed with. In such land, uses listed under 'Uses permitted' in adjacent land uses may be permitted by the Secretary and uses listed under 'Uses Restricted I' in adjacent land uses may be permitted by the Secretary with the concurrence of Senior Town Planner subject to the condition that the proposed width of the roads (Road AA, Road BB, Road C4C4 & Road C7C7) as per scheme map shall be ensured by the Secretary at the intersections where existing/ proposed roads intersect with the roads retained.

10. Land on both sides of the roads having existing width of 15.0 m and above in this scheme area to a width of 200.0m shall be treated as "Area Reserved for mixed – Commercial and Residential", irrespective of the land use zone except 'Water bodies', 'Area to be acquired for Park and Open Space' and 'Area reserved for paddy field / agriculture use' indicated in the scheme map.
11. Provisions under the Disaster Management Act, Archaeological Sites and Remains Act, Environment Protection Act 1986, Kerala Conservation of Paddy Land and Wetland Act and any other applicable statutes as amended from time to time will prevail over the respective provisions of this Scheme.
12. Notwithstanding anything contained in the scheme rules, provisions with regard to Off-street parking, Open spaces/yard/setbacks, Building line and Access mandated in the Kerala Municipality Building Rules in force shall prevail over the respective provisions if any mentioned elsewhere in the scheme rules.
13. Transmission / Tele communication towers, ATMs and all constructions for public utility shall be permissible within the scheme area irrespective of the zoning regulations except in the areas zoned under Existing roads and lanes retained, Area reserved for roads, Area to be acquired for roads and water bodies.
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. Subject to the Zoning Regulation of the respective zone, more than one use may be combined in a building, provided that the total built up on all floors of such a building shall not exceed the maximum built up permitted for any of such use in that zone.

16. 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
17. Existing areas and structures of archaeological importance and religious uses may be permitted to continue in all zones and shall not constitute non- conforming uses.
18. Expansion of existing Public and Semi Public Institutions including their incidental uses to adjacent plots shall be treated as permitted use irrespective of the zone in which such adjacent plot lies, except in Water Bodies.
19. For land which are legally converted to dry land by order of the competent authority, but included in "Area reserved for Paddy field /Agricultural Use" as per the scheme, the regulation of "Area reserved for Paddy field /Agricultural Use" will not be applicable. In such land developments / constructions shall be permitted by the Secretary for the uses for which it was converted.
20. In 'Area reserved for Paddy field / Agricultural Use ' zone, permitted and restricted uses in adjacent land use zone may be permitted with the concurrence of the Senior Town Planner (i) if that particular land in 'Area reserved for Paddy field / Agricultural Use' zone is not classified as paddy land or wetland as per revenue records at the time of issuance of permit or (ii) if the specific purpose for conversion is not mentioned in the order granting permission to convert the nature of land by the competent authority
21. Any clarifications or technical interpretations of the scheme may be issued by the Government in consultation with the Chief Town Planner of Local Self Government Department (Planning).
22. In the case of 'area to be acquired for park and open space' zone, only the land presently under the ownership of the municipality and functioning as park is earmarked for park and open space purpose. For the remaining land all uses permitted under 'Area reserved for Mixed - Commercial and Residential zone' may be permitted by the Secretary with the concurrence of Senior Town Planner of the Local Self Government Department (Planning).

B. Zoning Regulations

All future developments in respect of land within the scheme area shall confirm to the zoning regulations given below:

Table -I- Zoning Regulations

No.	Uses Permitted	Uses Restricted	
		Restricted (1) Uses permitted with the concurrence of Senior Town Planner	Restricted (2) Uses permitted with the concurrence of Chief Town Planner
1	Water bodies		
	All existing water courses shall be conserved. Bridges, side protection walls, jetty and facilities related to river tourism may be permitted.		
2	(i) Existing roads and lanes retained (ii) Area reserved for roads (iii) Area to be acquired for roads		
	Traffic and transportation related uses, street furniture and other ancillary uses, Authorised street vending activities.		
3	(i) Area reserved for Residential Use (ii) Area to be Acquired for Planned Residential Use (iii) Area to be Acquired for Residential Use		
	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, guest houses, orphanages, old age homes, pakalveedu, Ashram / mutt, places of worship, religious uses	Fuel filling stations	Multiplex
	Shops, commercial offices, restaurants, professional offices, Banks & other financial institutions, restaurants, hotels – built up area up to 1000 Sq.m.	Shops, commercial offices, restaurants, professional offices, Banks & other financial institutions, restaurants, hotels – built up area above 1000 Sq.m	
	Cottage industries, service	Small auto garages and other	

	Industries of non-nuisance nature (See Annexure) having built up area upto 50sqm.	non-nuisance type service industries having built up area upto 200sqm.	
	Educational institutions, day care and crèche, kindergartens having a built up area upto 1000sqm	Educational institutions, day care and crèche, kindergartens having a built up area above 1000sqm	
	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics, Diagnostic Centers, nursing homes etc. having built up area upto 1000 Sq.m.	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics, Diagnostic Centers, nursing homes etc. having built up area above 1000 Sq.m.	
	Community facilities such as community halls, Auditoriums, recreational clubs, gymnasium / yoga centers, hostels, boarding houses, libraries, reading room etc. – built up area upto 1000 Sq.m.	Community facilities such as community halls, Auditoriums, recreational clubs, gymnasium / yoga centers, hostels, boarding houses, libraries, reading room etc. – built up area above 1000 Sq.m.	
	Civic amenities essentially serving the needs of residential community such as tot lots, parks, play grounds		
	Public utility building such as water treatment plants below 5 MLD, water supply, drainage and electric installations of a minor nature, Pump house, wells & irrigation ponds, Plant nurseries incidental to community needs		
4	(i) Area reserved for Commercial use (ii)Area to be Acquired for Commercial Use		
	All shops including shopping complexes, Shopping malls, hypermarkets, restaurants,	Parking area / plaza	Multiplex

	hotels, markets		
	Professional offices, commercial offices & establishments, banking and financial institutions, IT software units, Auditorium / wedding halls / Community halls, Social welfare centres, convention centres, Exhibition Centers and Art Gallery, Library and Reading rooms.	Community facilities including Hospitals, clinics, dispensaries, Nursing homes, diagnostics centres, etc.	
	Warehouses and godowns of non-nuisance type, Weigh bridges	Fuel filling stations	
	Individual residential buildings, Residential flats / apartments, Places of worship, Religious uses		
	Gymnasium / Yoga centres, Day care and Crèche, Nursery / Kindergarten, primary school, public utilities and related buildings, parks and play grounds		
	Night shelters, hostels and boarding houses, lodges and guest houses		
	Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non-nuisance nature (see Annexure)		
5	Area reserved for Mixed - Commercial and Residential		
	All permitted uses under Residential and Commercial Uses	All restricted uses (1) under Residential and Commercial Uses	All restricted uses (2) under Residential and Commercial Uses
6	Area reserved for Industrial use		
	Industrial establishments		

	All permitted uses under Area reserved for Mixed - Commercial and Residential	All restricted uses (1) under Area reserved for Mixed - Commercial and Residential	All restricted uses (2) under Area reserved for Mixed - Commercial and Residential
7	(i) Area reserved for public & semipublic use (ii) Area to be acquired for public and semipublic use		
	Central, State and Local Government / Public sector offices and establishments	Commercial buildings having built up area above 500 sq.m	
	Community facilities including Hospitals, clinics, dispensaries, Nursing homes, diagnostics centres, etc., public utilities and related buildings, parks and play grounds	Fuel filling stations	
	Religious uses		
	Educational institutions		
	Commercial buildings having built up area upto 500 sq.m		
	Individual residential building		
8	(i) Area reserved for KSRTC Bus stand (ii) Area to be Acquired for KSRTC Bus stand		
	Traffic and transportation related uses including bus terminal, street furniture and other ancillary uses		
	Commercial uses		
	Fuel filling stations		
	Govt offices, Professional offices, commercial offices & establishments, training centres		
9	Area reserved for taxi stand		
	Traffic and transportation related uses including bus terminal, taxi stand		
	Commercial uses		

	Govt offices, Professional offices, commercial offices & establishments, training centres		
10	Area to be acquired for park and open space		
	Parks, tot lots, Open spaces and maidans, play grounds, open air theatres, constructions related to recreational activities, comfort station, cafeteria upto 50sqm built up area	All permitted uses under Area reserved for Mixed - Commercial and Residential zone	
	Additions and alterations to the existing buildings, buildings for incidental uses to the main use.		
11	Area reserved for Plantation		
	Rubber Plantation		
	All permitted uses under Area Reserved for Residential Uses	All restricted uses (1) under Area Reserved for Residential Uses	All restricted uses (2) under Area Reserved for Residential Uses
12	Area reserved for paddy field / agricultural use		
	Construction or land development in conformity with the Kerala Conservation of Paddy Land and Wetland Act in force		

V. In the said scheme, the scheme rule 11, 'Acquisition of Land'; scheme rule 12, 'Disposal of Land'; scheme rule 13, 'Construction by the side of Public streets'; scheme rule 14, 'Prohibition of building in Unhealthy sites'; Scheme rule 15, 'Drainage'; Scheme rule 16, 'Housing Scheme'; scheme rule 17, 'Reconstitution of boundaries'; Scheme rule 18, 'Advertisement'; scheme rule 19, 'Claim for compensation'; scheme rule 20, 'Claim for betterment' and scheme rule 21, 'Power of the Responsible Authority to make agreement' shall be omitted.

VI. In the said scheme, for the scheme rule 24, under the heading 'Penalty', the following shall be substituted namely:-

"Any person who commits or knowingly permits a breach of any of the provisions of the scheme or who neglects or fails to comply with any of the provisions of the scheme or any orders, conditions, proceedings, restrictions, limitations or terms made or imposed under in pursuance of any of the provisions of the scheme, the rules or the Act shall on conviction be punished in accordance with section 68 of the Act."

VII. The following ANNEXURE shall be inserted after scheme rule 24, namely:-

ANNEXURE

Type of non-obnoxious and non-nuisance type of service or light industries

1. Rice and Flour Mills.
2. Production of rice, flour etc., by hand
3. Processing of Cardamom, ginger, pepper etc.
4. Production of copra
5. Processing of arecanut
6. Carrying and preservation of fruits and production of jam, jelly, syrup. etc.
7. Processing of and preservation of cashew nuts.
8. Bakeries and confectioneries
9. Production of Dairy Products.
10. Oil mills (vegetables)
11. Extraction of oil by ghani.
12. Manufacture of hydrogenated oil.
13. Manufacture of "aval" (Beaten rice), Pappad
14. Production of vinegar.
15. Manufacture of soda, water, lemonade etc.
16. Manufacture of Ice.
17. Manufacture of ice cream.
18. Packing and distribution of tea and coffee.
19. Manufacture of beedi and Cigar.
20. Manufacture of tobacco snuff.
21. Manufacture of chewing tobacco.
22. Cotton ginning, clearing, pressing etc.
23. Cotton spinning other than in Mills
24. Cotton spinning and weaving in Mills.
25. Cotton weaving in handloom.
26. Cotton weaving in power looms.
27. Handloom weaving.
28. Khadi Weaving in Handloom.
29. Printing of cotton textiles.
30. Manufacture of Cotton thread, rope twine etc.
31. Jute spinning.
32. Manufacture of jute products including repairing of gunny bags.
33. Weaving of silk by Handloom.
34. Manufacture of hosiery goods.

35. Making of embroidery products
36. Tailoring
37. Manufacture of quilts and mattresses.
38. Manufacture of Coir and Coir Products.
39. Manufacture, repairing and assembling of umbrellas and production of spare parts of umbrellas.
40. Manufacture of wooden furniture and fixtures.
41. Manufacture of structural wooden goods such as doors, beams etc.
42. Manufacture of wooden utensils, photo frames, toys, etc., and photo framing.
43. Cane industry including baskets, weaving etc.
44. Manufacture of miscellaneous wooden articles such as sticks, sandals, rulers etc.
45. Manufacture of paperboard and paper hand.
46. Making of paper boxes, bags, envelopes, tissue paper etc.
47. Printing and publishing of newspapers, periodicals and books.
48. Miscellaneous printing works including typing, cutting, book binding.
49. Manufacture and repairing of leather shoes and chappals.
50. Manufacture of leather products such as suitcase, bag etc.
51. Vulcanizing and repairing of tyres and tubes.
52. Manufacture of Rubber products such as rubber sheets, rubber gloves, nipples and rubber shoes including smoke-rubber.
53. Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.
54. Manufacture of agarbathi and other cosmetics.
55. Manufacture of plastic products such as nameplates etc.
56. Manufacture of lemongrass oil, candles etc.
57. Manufacture of cement products such as rings, closets etc.
58. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
59. Manufacture of stone wares.
60. Manufacture of stone images.
61. Manufacture of chinaware's and crockery.
62. Manufacture of large food containers and chinaware.
63. Manufacture of glass and glass products
64. Manufacture of clay models
65. Manufacture of iron and steel furniture.
66. Manufacture and repairing of brass and bell metal products.
67. Manufacture of aluminium utensils and other products.
68. Manufacture of tin cans and copper vessels.
69. Electroplating, tinplating, welding etc.
70. Manufacture of agricultural implements, screws etc. (blacksmith and foundry)
71. Manufacturing assembling and repairing of machinery such as water

pumps, oil millchucks etc.

72. Manufacture of small machine tools and machine parts.
73. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
74. Manufacture of electrical machinery and repairing of electric motors armature winding etc.
75. Manufacture and repairing of electric fans.
76. Charging and repairing of batteries.
77. Repairing of radios, microphones etc.
78. Manufacture of electric meters, production of electric and electronic allied products, repairing and servicing of electrical appliances.
79. Manufacture and repairing of motor engine parts and accessories.
80. Manufacture of cycles, parts and accessories.
81. Repairing of photographic equipments, spectacles etc.
82. Manufacturing of medical instruments
83. Repairing of watches and clocks.
84. Manufacture of Jewellery.
85. Manufacture, repair and tuning of musical instruments.
86. Manufacture of sports goods, balloons etc.
87. Ivory, carving and ivory works
88. IT , ITES & IT Hardwares
89. Manufacture of wax, wax products
90. Manufacture of fish products , aquaponics