

**പതിനാലാം കേരള നിയമസഭ
പതിനാലാം സമ്മേളനം**

നക്ഷത്രചിഹ്നമിടാത്ത ചോദ്യം നമ്പർ 1664

05.02.2019 ലെ മറുപടിക്ക്

സോണിംഗ് ഉത്തരവ്

ചോദ്യം

ശ്രീ.പി.സി.ജോർജ്ജ്

മറുപടി

ശ്രീ.എ.സി.മൊയ്തീൻ
(തദ്ദേശസ്വയംഭരണ വകുപ്പ് മന്ത്രി)

(എ) തിരുവനന്തപുരം ഈഞ്ചെയ്ൽ-ചാക്ക ബൈപാസ് റോഡിൽ അനന്തപുരി ആശുപത്രിയ്ക്ക് സമീപം പുതിയ എസ്.പി.ഫോർട്ട് ആശുപത്രിയുടെ ബഹുനില കെട്ടിടം പണിനടക്കുന്ന സ്ഥലത്തിനോടും പെട്രോൾ പമ്പിനോടും ചേർന്ന് കിടക്കുന്ന പേട്ട വില്ലേജ് സർവ്വേ നമ്പർ 1431, 1562, 1432-ൽപ്പെടുന്ന സ്ഥലത്ത് എത്ര നില കെട്ടിടം പണിയാൻ കോർപ്പറേഷന് അനുമതി നൽകാനാകും; വിശദമാക്കാമോ;

(എ) കോർപ്പറേഷൻ, ഒരു കെട്ടിടത്തിന് അനുമതി നൽകുന്നത് പ്രധാനമായും കെട്ടിട നിർമ്മാണച്ചട്ടം, ബാധകമായ ടൗൺ പ്ലാനിംഗ് സ്കീം എന്നിവയെ അടിസ്ഥാനമാക്കിയാണ്. കേരള മുൻസിപ്പൽ കെട്ടിട നിർമ്മാണ ചട്ടങ്ങൾ, 1999 പ്രകാരം, ഒരു പ്ലോട്ടിൽ നിർമ്മിക്കാവുന്ന കെട്ടിടത്തിന്റെ പരമാവധി ഉയരം, കെട്ടിടത്തിന്റെ ഉപയോഗം, പ്ലോട്ടിന്റെ വിസ്തൃതി, കെട്ടിടത്തിന്റെ മൊത്തം തറ വിസ്തീർണ്ണം എന്നിവയുടെ അടിസ്ഥാനത്തിലെ FAR (Floor Area Ratio)-ന്റെ അടിസ്ഥാനത്തിലും, പുരയിടത്തിന് സമീപത്ത് കൂടെയുള്ള റോഡിന്റെ വീതിയുടെയും, കെട്ടിടത്തിന് റോഡിന് അഭിമുഖമായി നൽകുന്ന സെറ്റ് ബാക്കിന്റെയും അടിസ്ഥാനത്തിലും, എയർപോർട്ട് അതോറിറ്റി, പ്രതിരോധ വകുപ്പ് മുതലായവയുടെ നിയന്ത്രണത്തിന് വിധേയമായുമാണ്. കൂടാതെ ടൗൺ പ്ലാനിംഗ് സ്കീം നിലവിലുള്ള സ്ഥലമാണെങ്കിൽ, സ്കീമിൽ ഉയരം നിജപ്പെടുത്തിയിട്ടുണ്ടെങ്കിൽ ആ നിയന്ത്രണവും പാലിക്കേണ്ടതാണ്.

(ബി) നിലവിൽ പ്രസ്തുത പ്രദേശം ഏത് സോണിംഗിൽ പെടുന്നതാണ്; സോണിംഗ് ഉത്തരവും മാപ്പും ലഭ്യമാക്കാമോ; ഈ പ്രദേശം പുതിയ സോണിംഗ് ആക്കാൻ എന്തെങ്കിലും പുതിയ നടപടിയുണ്ടോ;

(ബി) തിരുവനന്തപുരം പേട്ട വില്ലേജ് സർവ്വേ നമ്പർ 1431, 1562, 1432-ൽപ്പെടുന്ന സ്ഥലം residential use zone -ൽ ഉൾപ്പെടുന്നു. അംഗീകൃത തിരുവനന്തപുരം മാസ്റ്റർ പ്ലാനിന്റെ മാപ്പ് അനുബന്ധം-1-ആയും, സോണിംഗ് ഉത്തരവിന്റെ പകർപ്പ് അനുബന്ധം-2-ആയും ഇതോടൊപ്പം ചേർത്തിരിക്കുന്നു. കേന്ദ്ര പദ്ധതിയായ 'അമൃത് പട്ടണങ്ങളുടെ ജി.ഐ.എസ് അധിഷ്ഠിത മാസ്റ്റർ പ്ലാനുകളുടെ തയ്യാറാക്കൽ' എന്ന പദ്ധതിയിൽ തിരുവനന്തപുരം നഗര പ്രദേശത്തിനായി ഒരു പുതിയ മാസ്റ്റർ പ്ലാൻ തയ്യാറാക്കുന്ന നടപടി പുരോഗമിക്കുകയാണ്. പുതിയ മാസ്റ്റർ പ്ലാനിന് അംഗീകാരം ലഭിച്ചു കഴിഞ്ഞാൽ ഇത് പ്രകാരമുള്ള

(തുടർച്ച.....2)

സോണിംഗ് നിയന്ത്രണങ്ങളായിരിക്കും ഈ പ്രദേശത്ത് ബാധകം.

(സി) ഇപ്പോൾ ഈ പ്രദേശത്ത് പണി നടക്കുന്ന പുതിയ എസ്.പി. ഫോർട്ട് ആശുപത്രിയ്ക്ക് എത്ര നില പണിയുവാനാണ് പെർമിറ്റ് നൽകിയിരിക്കുന്നത്; പ്രസ്തുത സ്ഥലത്തിന്റെ വിസ്തീർണ്ണം എത്ര;

(സി) എസ്.പി.ഫോർട്ട് ആശുപത്രിയ്ക്ക് 8 നിലയും അതിനുമുകളിലായി പാർക്കിംഗ് നിലയും പണിയുവാൻ പെർമിറ്റ് നൽകിയിട്ടുണ്ട്; പ്രസ്തുത സ്ഥല വിസ്തീർണ്ണം - 290.280 സെന്റ് ആകുന്നു.

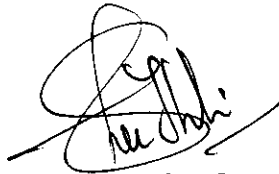
(ഡി) പ്രസ്തുത സ്ഥലം ബി.ടി.ആർ. പ്രകാരം നിലമാണോ പുരയിടമാണോ എന്ന് അറിയിക്കാമോ; ഏത് സർവ്വേ നമ്പറിൽ പെടുന്ന സ്ഥലമാണ്; പെർമിറ്റിന്റെ പകർപ്പ് ലഭ്യമാക്കുമോ; ഈ പ്രദേശം ഏത് സോണിംഗിൽ പെടുന്നതാണ്;

(ഡി) പ്രസ്തുത സ്ഥലം തണ്ടപ്പേര് കണക്ക് പ്രകാരം പുരയിടമാണ്; സർവ്വേ നമ്പർ 1545, 1545/1-1, 1503/1, 1498/1, 1545/1-2, 1548/1, 1548/1-1, 1548, 1501/2, 1502, 1503/3-1, 1498, 1550/1-1, 1550/1-2, 1551/3-1, 1551/3-2, 1551/3-3, 1550/2, 1542/A-1, 1542, 1542/B, 1544/2, 1543/2, 1544/3, 1544, 1547/2-3, 1547/2-2-2, 1499/1-2-ൽപ്പെടുന്ന സ്ഥലമാണ്; പെർമിറ്റിന്റെ പകർപ്പ് അനുബന്ധം-3 ആയി ചേർത്തിരിക്കുന്നു; ഈ പ്രദേശം റസിഡൻഷ്യൽ സോണിൽ ഉൾപ്പെടുന്നതാണ്.

(ഇ) തിരുവനന്തപുരം ബൈപാസിന് ചേർന്ന് കിടക്കുന്ന പല നല്ല സ്ഥലങ്ങളും റവന്യൂ രേഖകളിലും മറ്റും ഗ്രീൻസ്ട്രീപ്പ് എന്നും ബി.ടി.ആർ.-ൽ നിലമെന്നും മറ്റും രേഖപ്പെടുത്തിയിരിക്കുന്നതിനാൽ പ്രസ്തുത ബൈപാസിലെ പല നല്ല സ്ഥലങ്ങളിലും വികസനം ഇല്ലാതെ വരുന്നത് മനസ്സിലാക്കി വികസനത്തിന് ആവശ്യമായ സോണിംഗ് നൽകുന്നതിന് നടപടി സ്വീകരിക്കുമോ; വിശദമാക്കാമോ?

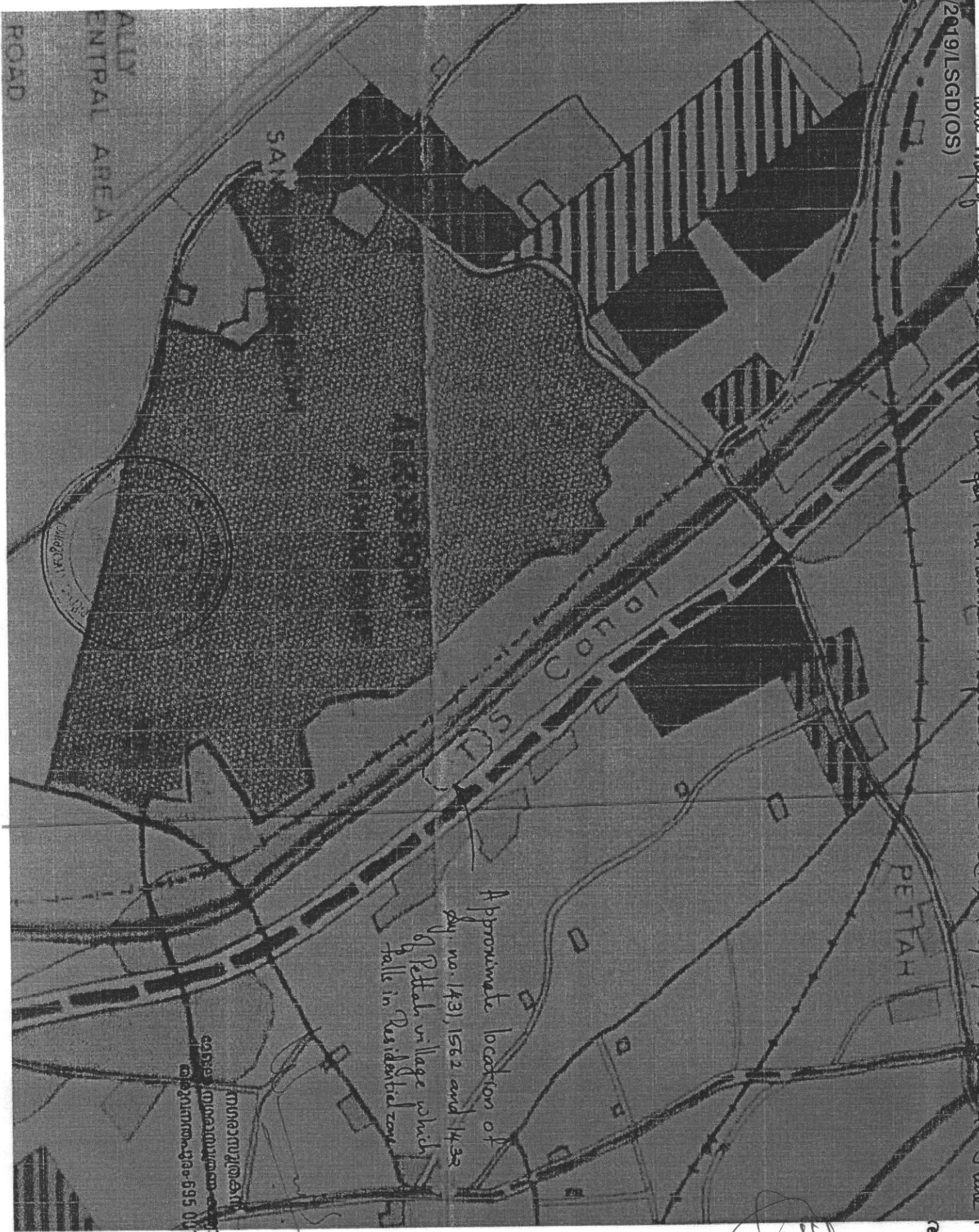
(ഇ) ഭൂമിയുടെ നിലവിലെ വികസന പ്രവണതകളും വികസന സാധ്യതകളും അവലോകനം ചെയ്ത് മറ്റ് ഘടകങ്ങളോടൊപ്പം വിശകലനം ചെയ്ത് നഗരതലത്തിൽ ആവിഷ്കരിക്കുന്ന കാഴ്ചപ്പാടിന്റെ അടിസ്ഥാനത്തിലാണ് നിർദ്ദിഷ്ട ഭൂവിനിയോഗം നിർണ്ണയിക്കപ്പെടുന്നത്. ആയതിനാൽ 'അമൃത് പട്ടണങ്ങളുടെ ജി.ഐ.എസ്. അധിഷ്ഠിത മാസ്റ്റർ പ്ലാനുകളുടെ തയ്യാറാക്കൽ' എന്ന കേന്ദ്ര പദ്ധതിയിലുൾപ്പെടുത്തി തയ്യാറാക്കി വരുന്ന പുതിയ തിരുവനന്തപുരം മാസ്റ്റർ പ്ലാനിൽ ഈ കാര്യങ്ങൾ പരിഗണിക്കുന്നതാണ്.

B


സെക്ഷൻ ഓഫീസർ

3223681 2019/LSGD(OS)

Part map of Soudanad Mofsa Plan for Thiruvananthapuram vide G.O.PD 921/71/LAD dated 1st June 1971



[Handwritten Signature]

സഹായക ഓഫീസർ

താരിഖ്:



GOVERNMENT OF KERALA
Local Self Government Department

NOTIFICATION*

G O. (Ms.) No. 144/07/LSGD.

Dated, Thiruvananthapuram, 31st May, 2007.

WHEREAS, the Government have in G. O. (Rt.) 921/71/LAD dated 21st June, 1971 sanctioned the General Town Planning Scheme for Trivandrum under section 12 of the Town Planning Act 1108 ME (IV of 1108) and subsequently varied vide Notification No. 42271/G2/74/LA&SWD dated 19th December, 1975 [sanctioned vide G. O. (Ms.) No. 99/76/LA&SWD dated 27th April, 1976] and;

WHEREAS, it is required to further vary the said Scheme for the purpose of making the zoning regulations compatible to the present development scenario and heritage conservation priorities to the extent possible as an immediate measure, until the scheme is further varied after detailed studies;

NOW, THEREFORE, in exercise of powers conferred by sub-section (2) (a) of section 13 of the Town Planning Act, 1108 ME (IV of 1108), the Government of Kerala hereby issue a notification varying the said Town Planning Scheme to the extent required, after incorporating modifications considering all objections and suggestions received on the draft of the notification, published vide G.O. (Ms.) No. 293/06/LSGD dated 23rd December, 2006, in Kerala Gazette Extraordinary No. 2031 dated 23rd December, 2006 as required under sub-section (2) (b) of section 13 of the Town Planning Act, 1108 ME (IV of 1108), read with rule 71 of the Town Planning Rules, 1113 ME.

ORDER

In exercise of the powers conferred by sub-section (2) of section 13 of the Town Planning Act, 1108 ME (IV of 1108), the Government of Kerala hereby further vary the General Town Planning Scheme for Trivandrum sanctioned under section 12 of the Town Planning Act, 1108 ME (IV of 1108) in G. O. (Rt.) 921/71/LAD dated 21st June, 1971 and subsequently varied vide Notification No. 42271/G2/74/LA&SWD dated 19-12-1975; to the extent as indicated below, namely:-

* Published in the Kerala Gazette Extraordinary No. 1005 dated 1st June, 2007.

VARIATION

In the said scheme, for "Appendix C" the following shall be substituted, namely: -

"APPENDIX 'C'"

ZONING REGULATIONS

1. All future developments shall be in conformity with the provisions of the Development Plan for Trivandrum.
2. For the implementation and enforcement of the proposal envisaged in the Development Plan for the town, areas have been zoned under various uses such as residential, commercial, industrial, public and semi-public, etc. Details regarding the nature of uses 'permitted', uses 'restricted' and uses 'prohibited' in each zone are given in the accompanying sheets. In addition to the above, guidelines for regulating developments are also provided herein. The application of these regulations will prevail over the provisions of the Kerala Municipality Building Rules in force. The provisions of the Coastal Zone Regulations will be applicable for the coastal regulations zone notified under Environment (Protection) Act.
3. Uses 'permitted' in a zone cover the uses that can be normally accommodated in the relevant zone. 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 prohibited" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.
4. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. They are essentially intended to help the competent authority in decisions regarding granting or refusal of planning permissions for land use conversions and construction of buildings/structures or any other matter specifically mentioned in these regulations.
5. In addition, based on the provisions of sub-section (m) and (n) of section 3 of the Town Planning Act, 1108 ME, regulations are also proposed to conserve the heritage character of the Fort Area and its environs in Thiruvananthapuram, with due regard to the historical significance and architectural character of the area.

6.0 Residential Zones

6.1 Uses permitted (1):

All residences including Residential Flats/Apartments and Residential uses incidental to other main uses, night shelters, orphanage/old age homes/Dharmasala, Ashram/Mutts, professional offices and studios of the residents, Retail shops/professional offices/commercial offices or establishments up to 200 Sq.m., ATMs., restaurants/canteen up to 100 Sq.m., Day-care and Creches, nursery/Kindergarten/Primary School, library and reading rooms, social welfare centres, clinics (out patient), diagnostic centres, community halls, clubs, parks and playgrounds incidental to the residential uses, public utility buildings such as water supply, drainage and electric installation of a minor nature and small service industries of a non-nuisance nature (Annexure I) engaging not more than 3 workers with power limited to 3 HP or 6 workers without power.

6.2 Uses restricted (2):

- (i) Hostels, boarding houses and commercial offices, Shops/banking and financial institutions/restaurants/canteen up to 500 Sq.m., diagnostic centers, Markets, Gymnasium/Yoga Centre, Automobile show rooms, weigh bridge, Automobile workshop 2/3 wheelers and power up to 20HP, Service industries up to 20 workers without power or 10 workers with 10HP, Printing Press, IT hardware/Electronics industries, Local/State/Central/Public Sector offices, Secondary/Higher Secondary School, Vocational training institute, Technical Training centre/Polytechnic, transmission towers and wireless stations, cultural and information centres, parking plaza, taxi/jeep/Autorickshaw stand.

Remarks

Usage of items coming under column (i) shall be restricted by the executive authority with the concurrence of the Town Planner of the State Town planning service having jurisdiction over the area.

Remarks

- (ii) Petrol filling stations, Automobile service station—light vehicles, Colleges/Universities, General educational institute, specialized professional educational institute, Research and development institute, courts, Radio/TV station, Convension centre, exhibition centre/Art Gallery, Hospitals and health care up to 20 beds, Stadia, Amusement park, fair ground, zoological and botanical garden, Bird Sanctuary, Camping site, Transport terminals, Container terminal, gas godown and areas or building for religious uses.

6.3 *Uses prohibited (3):*

Any other use not specified in rows (1) and (2)

7.0 **Industrial Zone**7.1 *Uses permitted (1):*

All types of industries other than obnoxious and nuisance type industries (Annexure II), retail business and wholesale business incidental to the industries, storages and godowns, public and semipublic offices incidental to the industrial use and warehousing, IT software units, Residences up to 300 Sq.m., residential uses incidental to industrial uses, Shops/Restaurants/canteen up to 500 Sq.m., Professional Offices, Automobile showrooms, weigh bridge, Automobile work shops, Automobile service stations for light and heavy vehicles, spray painting work shops, printing press, Marble/Granite Storage/Cutting centre, Industrial estate and Industrial park, Clinics (OP), diagnostic centres, Cremation ground/crematorium, burial-ground/common vault, slaughter house, gas godowns, saw mills with timber yard, fish/meat processing centre,

Usage of items coming under column (ii) shall be restricted by the executive authority with the concurrence of the Chief Town Planner to Government.

Remarks

dairy/poultry farm, dumping yard, Electric sub-station, water treatment plant, Sewage treatment plant, other public utility buildings, Transmission towers and Wireless Station.

7.2 *Uses restricted (2):*

- (i) Guest houses/lodges, Commercial offices/ Establishments up to 200 Sq.m., Banking and Financial institutions, Local/State/ Central Government and public sector offices, day-care and creche, nursery/ kindergarten/primary school, library and reading rooms, social welfare centres, cultural and information centre, bus and truck terminals, junkyards, landing places and stacking yards.
- (ii) General education institutes, hospitals and health centres, amusement parks, petrol filling stations, obnoxious and nuisance type industries, minor storage of explosives and fire works.

Uses of items coming under column (i) shall be restricted by the executive authority with the concurrence of the Town Planner of the State Town planning service having jurisdiction over the area.

Usage of items coming under-column (ii) shall be restricted by the executive authority with the concurrence of the Chief Town Planner to Government.

7.3 *Uses prohibited (3):*

Any other use not specified in rows (1) and (2).

8.0 **Mercantile or Commercial zone**8.1 *Uses permitted (1):*

Retail and wholesale shops, godowns and warehouses, professional offices, studios, commercial offices, theatres, cinemas, residences floor area up to 300 sq.m., night shelters, orphanage/old age home/dharmasala, guest houses, hostels, hotels, lodging houses, restaurants, Banking/ Financial institutions, markets, gymnasium/ yoga centres, shopping/ office complexes, shopping malls, multiplex, hyper

market, IT software units, automobile workshops, weigh bridges, public sector offices, educational institutions except colleges/ university, police post/station, fire post/ station, post and telegraph office, community halls, library and reading rooms, auditorium/wedding halls, information centres, water treatment plants below 5 MLD, electric sub-station and other public utility buildings, clinics (OP), diagnostic centres, transport terminals, parks and open spaces, non-nuisance type of service and light industries employing not more than 10 workers and using 15 H. P. motors, existing residential uses.

8.2 Uses restricted (2):

- 5
- (i) Social welfare institutions, printing presses, service garages, truck terminals, residences floor area above 300 Sq.m., stacking yards, spray painting workshops, saw mills, IT hardware/electronic industries, marble/granite storage/cutting centres, College/University, Transmission Towers and Wireless stations, exhibition centres and art gallery.
 - (ii) Industrial uses of non-nuisance character employing not more than 20 workers and HP not exceeding 30, petrol filling stations, areas and building for religious uses, automobile service stations, convention centre, stadia, cremation ground/crematorium, burial-ground/common vault, slaughter house, dumping yard, gas godowns, saw mills with timber yard, fish/ meat processing centres.

Remarks

Use of items coming under column (i) shall be restricted by the executive authority with the concurrence of the Town Planner of the State Town Planning Service having jurisdiction over the area.

Usage of items coming under column (ii) shall be restricted by the executive authority with the concurrence of the Chief Town Planner to Government.

8.3 Uses prohibited (3).

Junkyards, storage of materials causing dust, objectionable odours and fumes etc. and any other use not specified in rows (1) and (2).

9.0 Public and semi public Zone

9.1 Uses permitted (1):

Local, State and Central Government offices, Social and Cultural establishments, community facilities including hospitals, clinics, educational institutions, etc., public utilities and related buildings, religious buildings, residences floor area up to 300 Sq.m., residential uses incidental to other main uses, hostels and boarding houses, ashram/mutts, shops/professional offices/ restaurants/canteen up to 500 s.q.m., banking and financial institutions, gymnasium/yoga centres, godowns/ warehouses/storage up to 100 Sq.m. non-hazardous, IT software units, public sector offices, Radio and TV stations, transmission towers and wireless stations, library and reading rooms, museums, auditorium/wedding halls, convention centres, exhibition centres and art gallery, community halls, tot lots, parks, fair grounds, open air theatres, traffic parks, play grounds, stadium, plant nursery, pump house, Wells and irrigation ponds.

9.2 Uses restricted (2):

- (i) Movie halls, Hostels, Markets, Godowns, Warehouses/storage up to 500 Sq.m. non-hazardous, automobile showrooms, weigh bridges, automobile workshops 2/3 wheelers, printing presses, IT hardware/ electronic industries, marble and granite storage/cutting centres, taxi/jeep/ autorickshaw stand, parking plaza.

Remarks

Usage of items coming under column (i) shall be restricted by the executive authority with concurrence of the Town Planner of the State Town Planning Service having jurisdiction over the area.

Remarks

- (ii) Cremation grounds, burial-grounds and related constructions, sewage treatment plants, solid waste management/processing units, slaughter houses, Godowns/Warehouses/storage above 500 Sq.m. non-hazardous, Fuels filling stations, Automobile workshops, Automobile service stations, spray painting workshops, Non-nuisance type service industries (above 20 workers above 30 HP). Camping sites and Transport terminals.

9.3 *Uses prohibited (3):*

Any other use not specified in rows (1) and (2)

10.0 **Parks and open spaces Zone**10.1 *Uses permitted (1):*

Parks, Open spaces and Maidans. Play grounds, Stadia, Swimming pools, Open air theatres, Existing cemeteries, existing religious uses, Fair Grounds, Amusement Parks, Zoological and Botanical Gardens, Bird Sanctuary and Camping sites.

10.2 *Uses restricted (2):*

- (i) Pavilions and Grand-stands, bath houses, Gymnasium, Aquarium, Reading rooms, Radio kiosks, social and cultural establishments, ATMs, public utility buildings, parking plaza/autorickshaw/taxi stands.

Usage of items coming under column (ii) shall be restricted by the executive authority with concurrence of the Chief Town Planner to Government.

Usage of items coming under column (i) shall be restricted by the executive authority with concurrence of the Town Planner of the State Town Planning Service having Jurisdiction over the area.

*Remarks*10.3 *Uses prohibited (3):*

Any other use not specified in rows (1) and (2).

11.0 **Green strip or Agricultural reservation:**11.1 *Uses permitted (1):*

Paddy fields, all land put to agricultural uses, pastures grazing grounds, fodder cultivation, brick kilns, dobikhana and removal of clay/gravel up to a depth of 1 m. below the level of land surrounding the agricultural area, Zoological and Botanical gardens, Bird Sanctuary, Plant Nursery, Fish Farm, Seed Farm, Pump house wells and Irrigation Ponds, Storage of Agricultural Produces and seeds, Green houses and existing religious uses.

11.2 *Uses restricted (2):*

- (i) Diary and poultry farms, Single family residential buildings of floor area up to 300 Sq. m. in areas which are substantially built up with lawful residential buildings on the date of this notification and public utility and service areas.

Usage of items coming under column (i) shall be restricted by the executive authority with concurrence of the Town Planner of the State Town Planning Service having Jurisdiction over the area.

- (ii) Milk processing plants, storage and processing of farm products, service and repair of farm machinery, burial grounds and cremation grounds and religious uses.

Usage of items coming under column (ii) shall be restricted by the executive authority with the concurrence of the Chief Town Planner to Government.

11.3 Uses prohibited (3):

Any other use not specified in rows (1) and (2). Notwithstanding anything contained in the rows (1) and (2), a depth of land, up to 20m. on both sides of Karamana and Killi Rivers and up to 10 m. on both sides of Amayizanja Thodu, TS Canal and other major Thodus will be retained as construction free zone.

12.0 Transport and communication zone**12.1 Uses permitted (1)**

All buildings and uses connected with transport and communication such as bus terminals, railway stations, airports, water landings, ports and harbours, transporting and wireless stations etc., and essential repair and service shops related to the above, transportation routes, Residential use incidental to main use, ATMs, Tot lots, Parks, Parking plaza, Lorry stand, Auto/Taxi Jeep stand, Container terminal.

12.2 Uses restricted (2):

- (i) Night shelters, Police Post/Station, Fire Post/ Station, Post and Telegraph office, Telephone exchange, Electric substation, clinics (QP)

Remarks

Usage of items coming under column (i) shall be restricted by the executive authority with concurrence of the Town Planner of the State Town Planning Service having Jurisdiction over the area.

Remarks

- (ii) Fuel filling stations, public utilities and related building.

Usage of items coming under column (ii) shall be restricted by the executive authority with the concurrence of the Chief Town Planner to Government.

12.3 Uses prohibited (3):

Any other use not specified above in (1) and (2)

13.0 Restricted zone

Defense installations, such as Army camps, stores, defense air ports, naval ports, etc. industries producing defense equipments, defense research stations and other similar institutions which Government may declare as out of bounds for public.

- 14. Fort area and Environs** comprising of Sy. Nos. 352(p) 354(p), 355, 356, 357, 358, 359(p), 531(p) 538, 539(p) 540, 541(p), 548(p), 549, 550, 551(p), 553(p), 554, 555, 556, 557, 558, 559, 560 to 658, 659, 660, 661, 662 to 735, 745(p), 746(p), 747, 748(p), 749(p), 750(p), 759(p), 760(p), 761, 762(p), 765(p), 768(p), 769(p), 770(p), 779(p), 780, 781, 782(p), 783(p), 784(p), 785, 786, 787(p), 788(p), 990(p), 993, 994(p), 995, 996(p), 997, 998, 999(p), 1000(p), 1001(p), 1002(p), 1003(p), 1006(p), 1007(p), 1010(p), 1011(p), of Vanchiyoor Village;

Sy. Nos. 1090 to 1094, 1095(p), 1101(p), 1102(p), 1199, 1200, 1201, 1202, 1203, 1206, 1207, 1210, 1230, 1232, 1233, 1234, 1235 to 1251, 1252, 1253, 1254, 1266(p), 1267, 1268, 1269, 1270(p), 1271(p), 1272(p), 1273(p), 1279(p), 1280, 1281(p), 1293 to 1306, 1308, 1309, 1320(p), 1615(p), 1618(p), of Palkulangara Village; and

Sy. Nos. 1 to 5, 6(p), 121 to 128, 129(p), 131(p), 2055(p), 2057(p), 2058, 2059(p), 2060, 2061(p), 2062(p), 2063, 2064(p), 2070, 2071, 2072(p), 2073, 2074(p), 2079(p), 2080(p), 2081(p), 2082, 2083(p), 2084(p), of Muttathara Village.

14.1 Notwithstanding anything contained in the zoning regulations, of the scheme and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, comprised in survey numbers listed above, shall be allowed except with the prior written recommendation of the Art and Heritage Commission constituted by the Government under Rule 154 of the Kerala Municipality Building Rules 1999, in order to conserve the heritage character of the Fort area and its environs:

Provided that, no area or buildings or objects, which in the opinion of the said commission have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to change from the existing condition without the recommendations of the commission:

Provided also that new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations, namely:-

- (i) the total number of storeys including the existing if any shall not exceed two from the street level;
- (ii) the overall height of the construction including the existing up to the topmost point of the proposed construction shall not exceed 9 metres; and
- (iii) the architectural character of the facades of the construction shall be as per the advice of the commission:

Provided also that the use or reuse of any site or building shall be as per the recommendations of the commission.

14.2 The Local Self Government Institution concerned shall insist on any such recommendations of the commission.

14.3 The Art and Heritage Commission, if found necessary, may entrust the above regulatory aspects to a committee constituted for the purpose by the commission.

General Guidelines

- (i) In land to a depth of 50 metres in residential zone and 100 metres in Commercial, Public and Semi Public and Industrial zones on either sides of roads having an existing or proposed width of 12 metres or more, uses permitted in Commercial and Public and Semi Public zones may also be permitted by the executive authority if such uses are not

allowable otherwise in the zoning regulations. However such uses may not be permitted in the residential zone if the area is substantially developed as a residential area. Criteria for classifying an area as substantially developed will be issued along with the general guidelines mentioned under (v) below.

- (ii) In residential zones if the area is substantially developed as residential, the zoning regulation spelt out in the scheme shall continue.
- (iii) In residential zones, for hospitals, the following additional restrictions shall apply:

The minimum extent of land shall be 0.20 hectare with coverage and FAR limited to 30% and 1.0 respectively.

- (iv) Regulation of constructions on the sides of new roads/roads proposed for widening as per the scheme shall be governed by the distance from the centerline of the road, unless otherwise specified in the General Town Planning Schemes or Detailed Town Planning Schemes or any detailed road alignments approved by the Chief Town Planner. The provisions of Detailed Town Planning Schemes or Area Development Plans if any will prevail over these regulations.
- (v) Regarding the assessment of permissibility of uses classified under the category 'Restricted Uses', the Chief Town Planner shall issue general guidelines from time to time and such guidelines shall be adhered to by the responsible authorities.
- (vi) Large Scale development proposals in an area not less than 2 Ha. exceeding an investment of Rs. 50 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in all zones 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 of Kerala State Town and Country Planning Department, the Town Planner, District Office of the Kerala State Town and Country Planning Department, Thiruvananthapuram, Secretary, Thiruvananthapuram Development Authority and the Secretary, Corporation of Thiruvananthapuram, and satisfying the following conditions:

- * The developer shall produce 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.

- * The developer shall produce before the committee all required clearances from the State and Central Government agencies concerned.
 - * 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 cost.
 - * Adequate MoU between the developer and the secretary, Thiruvananthapuram Corporation shall be undertaken to bring this into effect.
 - * The maximum FAR shall be 2 and minimum access width shall be 12 m.
 - * The project shall be completed within a period of 3 years if not specified otherwise.
- (vii) The town planner, Thiruvananthapuram District shall be the convener of the committee.

ANNEXURE I

Type of non-obnoxious and non- nuisance type of service or Light industries permissible in residential zones, vide regulation 6.1

1. Flour mills
2. Embroidery and Lace manufacturing
3. Gold and Silver Smithy
4. Watch, Pen and Spectacle repairing
5. Laundry, dry cleaning and dyeing
6. Photo and picture framing
7. Manufacture and repair of musical instruments
8. Automobile servicing (excluding repair)
9. Radio servicing and repairing
10. Cotton and silk printing
11. Bakeries
12. Confectioneries
13. Cold storage
14. Aerated waters and fruit beverages
15. Manufacture of tobacco products
16. Garment making
17. Electroplating
18. Bamboo and cane products
19. Sports goods
20. Card board box and paper products

21. Domestic electrical appliances
22. Toy making
23. Furniture without machinery
24. Wooden electrical accessories
25. Copper, brass and metal utensils
26. Small foundries
27. Padlock
28. Sanitary fittings and other similar industries.

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 from malwa, palm juice
- III. *Manufacture of wood and wooden products:*
 4. Sawing and planing of wood
 5. Wood seasoning and creosoting
 6. Manufacture of veneer and plywood
 7. Paper, Pulp and straw board
- IV. *Manufacture of leather and leather products:*
 8. Currying, tanning and finishing of hides and skins and preparation of finished leather
- V. *Manufacture of rubber, petroleum and coal products:*
 9. Manufacture of tyres and tubes
 10. Manufacture of Industries and synthetic rubber
 11. Reclamation of rubber
 12. Production of petroleum, kerosene and other petroleum products in refineries.
 13. Production of coal tar and coke in coke oven

VI. *Manufacture of chemicals and chemical produces:*

14. 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 manufacturers
15. Manufacture of dyes, paints, colours and varnishes, printing ink
16. Manufacture of fertilizers (specially from organic materials)
17. Manufacture of disinfectants and insecticides
18. Manufacture of ammunition, explosive and fire works
19. Manufacture of matches

VII. *Manufacture of non-metallic mineral products other than petroleum and coal:*

20. Manufacture of cement and cement products
21. Manufacture of lime
22. Manufacture of plaster of paris

VIII. *Manufacture of basic metals and their products:*

23. Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms
24. Manufacture including smelting, refining etc. of non-ferrous metals and alloys in basic forms
25. Manufacture of armaments

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

26. Manufacture of all kinds of battery

X. *Miscellaneous items not covered above :*

27. Incineration, reduction or dumping of offal, dead animal's garbage or refuse
28. Manufacture of gelatin and glue.
29. Fat, tallow, grease or lard refining of manufacture
30. Bone meal, bone grist and bone powder and
31. Other similar types of nuisance industries.

By order of the Governor,

T. K. JOSE,

Secretary to Government,
Local Self Government Department.



തൊഴിലാളി വകുപ്പിന്റെ മേധാവിയുടെ ഉത്തരവ്



തിരുവനന്തപുരം നഗരസഭ

കെട്ടിട നിർമ്മാണ അനുവാദ പത്രം

അപ്പൻഡിക്സ് - സി നിയമം 11(3) കാണുക
 തീയതി : 04.07.2018
 നമ്പർ : FE2/4871/2018

സുപന : ശ്രീ/ശ്രീമതി/സർവ്വശ്രീ **P. ASOKAN & P. SUBRAMONIAN** അപേക്ഷകർ
 തിരുവനന്തപുരം നഗരസഭയിലെ **PERUNTHANNI** വാർഡിൽ (വാർഡ് നമ്പർ)
 തിരുവനന്തപുരം താലൂക്കിലെ **PETTAH** വില്ലേജിൽപ്പെട്ട **Survey: 1545, 1545/1-1, 1499/1-2, 1500, 1499/1-1, 1499, 1547/2-2-1, 1547/2-4, 1547, 1498/4-2, 1498/4-1, 1547/2-3, 1498/2, 1498/1, 1545//1-2, 1548/1, 1548/1-1, 1548, 1547/2-2-2, 1503/1, 1501/2, 1502, 1503/1, 1498/1, 1498/3, 1550/1-1, 1550/1-2, 1551/3-1, 1551/3-2, 1551/3-3, 1544/2, 1543/2-2, 1542/A-1, 1542/A-2, 1542/B, 1543-2-3, 1543/2, 1544/3, 1544, 1550/2** ൽ ഉൾപ്പെട്ട **290.280 CENT** സ്ഥലത്ത് കെട്ടിട നിർമ്മാണത്തിന് / പുനർ നിർമ്മാണത്തിന് / കൂട്ടിച്ചേർക്കുന്നതിന് / വ്യതിയാനം വരുത്തുന്നതിന് / പൊളിച്ചു മാറ്റുന്നതിന് / കിണർ നിർമ്മിക്കുന്നതിന് / കുടിൽ നിർമ്മാണത്തിന് ശ്രീ/ശ്രീമതി/സർവ്വശ്രീ **P. ASOKAN & P. SUBRAMONIAN, YESPEESONS ENTERPRISES, C/O. M/S. S. POTTIVELU, SABAPATHI COIL STREET, CHALAI BAZAR, THIRUVANANTHAPURAM-695036** എന്നയാൾക്ക് താഴെപ്പറയുന്ന നിബന്ധനകൾക്ക് വിധേയമായി അനുവാദം നൽകുന്നു.

നിർമ്മാണത്തിന്റെ വിശദവിവരങ്ങൾ

നിബന്ധനകൾ

1. Rule 11 (A) of KMBR പ്രകാരമുള്ള Excavation നടത്തുന്നതിനു മുമ്പ് ബന്ധപ്പെട്ട റവന്യൂ, ജിയോളജി എന്നീ ഡിപ്പാർട്ടുമെന്റുകളിൽ നിന്നും അനുമതി വാങ്ങേണ്ടതാണ്.
2. Rule 11 (A) പ്രകാരമുള്ള സുരക്ഷാ ക്രമീകരണങ്ങൾ എർപ്പെടുത്തേണ്ടതാണ്.
3. ഏതെങ്കിലും വിധമായ പുറമ്പോക്ക് കൈയേറ്റം ഉണ്ടാകാൻ പാടില്ലാത്തതാകുന്നു.
4. ചട്ടങ്ങൾ 53(5), 53(6), പ്രകാരമുള്ള treatment സംവിധാനങ്ങൾ എർപ്പെടുത്തേണ്ടതാണ്.

നിലകൾ	സ്ക്വിന്റ് / ഫ്ലോർ ഏരിയ	ഉപയോഗം
BASEMENT FLOOR	4458.06 M ²	HOSPITAL
GROUND FLOOR	4278.46 M ²	FIRE NOC NO. : B-1155/2018 DTD. 17.04.2018
FIRST FLOOR	3574.56 M ²	AIR PORT NOC NO. : THIR/SOUTH/B/042717/215887 DTD. 08.05.2017
SECOND FLOOR	3933.36 M ²	LAY OUT APPROVAL NO. : D/574/18/D.DIS DTD. 24.03.2018
THIRD FLOOR	4326.66 M ²	PCB NOC NO. : PCB/HO/TVM/IC/12521/13 DTD. 13.03.17
FOURTH FLOOR	3912.21 M ²	AS PER GO (MS) 144/2017 DTD. 31.05.2007
FIFTH FLOOR	3912.21 M ²	
SIXTH FLOOR	3912.21 M ²	
SEVENTH FLOOR	3912.21 M ²	
EIGHTH FLOOR	3912.21 M ²	
NINETH FLOOR -PARKING	687.83 M ²	
TOTAL AREA : 40819.98 M²		PERMIT VALID UP TO 03.07.2018

ലൈസൻസ് ഫീസ് വിശദ വിവരങ്ങൾ
 ചെലവ് നമ്പർ NO. **01/118060109421** തീയതി : 04.07.2018
 തുക : 6,12,300/-

ഫയൽ നമ്പർ : **FE2/4871/2018**

LEKHA SESHU
 Thiruvananthapuram Corporation

പകർപ്പ് : ബി.ഐ (അംഗീകൃത പ്ലാനിന്റെ കോപ്പിയോടുകൂടി)
 (ആർ.ഒ)



തിരുവനന്തപുരം നഗരസഭ

വികസന അനുവാദ പത്രം

അപ്പൻഡിക്സ് -ബി നിയമം 11(3) കാണുക

DEVELOPMENT PERMIT

നമ്പർ : FE2/4871/2018 & (FE2/BA/83/2018)

തീയതി : 04.07..2018

സൂചന : ശ്രീ/ശ്രീമതി/സർവ്വശ്രീ P. ASOKAN & P. SUBRAMONIAN, അപേക്ഷ

തിരുവനന്തപുരം നഗരസഭയിലെ PERUNTHANNI വാർഡിൽ (വാർഡ് നമ്പർ) തിരുവനന്തപുരം താലൂക്കിലെ PETTAH വില്ലേജിൽപ്പെട്ട Survey: 1545, 1545/1-1, 1499/1-2, 1500, 1499/1-1, 1499, 1547/2-2-1, 1547/2-4, 1547, 1498/4-2, 1498/4-1, 1547/2-3, 1498/2, 1498/1, 1545//1-2, 1548/1, 1548/1-1, 1548, 1547/2-2-2, 1503/1, 1501/2, 1502, 1503/1, 1498/1, 1498/3, 1550/1-1, 1550/1-2, 1551/3-1, 1551/3-2, 1551/3-3, 1544/2, 1543/2-2, 1542/A-1, 1542/A-2, 1542/B, 1543-2-3, 1543/2, 1544/3, 1544, 1550/2 -ൽ ഉൾപ്പെട്ട 290.280 CENT സ്ഥലത്ത് land development ചെയ്യുന്നതിന് ശ്രീ/ശ്രീമതി/സർവ്വശ്രീ P. ASOKAN & P. SUBRAMONIAN, YESPEESONS ENTERPRISES, C/O. M/S. S. POTTIVELU, SABAPATHI COIL STREET, CHALAI BAZAR, THIRUVANANTHAPURAM-695036 എന്നയാൾക്ക് താഴെപ്പറയുന്ന നിബന്ധനകൾക്ക് വിധേയമായി അനുവാദം നൽകുന്നു.

നിർമ്മാണത്തിന്റെ വിശദവിവരങ്ങൾ

1. സാധിക്കുന്നിടത്തോളം നിലവിലുള്ള മരങ്ങൾ നിലനിർത്തേണ്ടതും, വികസനത്തിനുശേഷം ലഭ്യമായ സ്ഥലത്ത് കൂടുതൽ മരങ്ങൾ വയ്ക്കേണ്ടതുമാണ്.
2. കെ.എം.ബി.ആർ (11എ), 20(6), (7) പ്രകാരമുള്ള നിബന്ധനകൾ പാലിക്കേണ്ടതാണ്.
3. മണ്ണ് ഘനനം നടത്തുന്നതിന് മുമ്പ് ഖനനപ്പെട്ട MINING, GEOLOGICAL DEPARTMENT & റവന്യൂ അധികാരികൾ എന്നിവരിൽ നിന്നും ആവശ്യമായ അനുമതികൾ വാങ്ങിയിരിക്കണം
4. പരിസരത്തെ വസ്തു ഉടമകളുടെ ജീവനും സ്വത്തിനും നഷ്ടമുണ്ടാകാൻ പാടുള്ളതല്ല.
5. ഏതെങ്കിലും വിധമായ പുറമ്പോക്ക് കൈയേറ്റമോ, മറ്റോ ഉണ്ടാകാതിരിക്കാൻ പ്രത്യേകം ശ്രദ്ധിക്കണം.

	പ്ലീൻ / ഫ്ലോർ ഏരിയ	ഉപയോഗം
		LAND DEVELOPMENT PERMIT
QUANTITY OF EARTH TO BE EXCAVATED	290.280 CENT	
TOTAL AREA : 290.280 CENT		PERMIT VALID UPTO 03.07.2021



LEKHA S.S
Executive Engineer
തിരുവനന്തപുരം നഗരസഭ
Local Self Govt Dept

സെക്ഷൻ ഓഫീസർ