



കേരള സർക്കാർ
Government of Kerala
2016



Regn. No. KERBIL/2012/45073
dated 5-9-2012 with RNI
Reg. No. KL/TV(N)/634/2015-17

കേരള ഗസറ്റ്
KERALA GAZETTE

അസാധാരണം
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
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GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G. O. (Ms.) No. 63/2016/LSGD.

Dated, Thiruvananthapuram, 21st May, 2016
7th Idavam, 1191.

S. R. O. No. 394/2016.—WHEREAS, the Government have sanctioned the Structure Plan (General Town Planning Scheme) for the Central City of Kochi under sub-section (2) of Section 12 of the Town Planning Act, 1108 ME (Act IV of 1108 ME) and Section 14 of the Madras Town Planning Act, 1920 (Madras Act VII of 1920) vide G. O. (Ms.) No. 103/91/LAD dated 20th March, 1991 and published as S.R.O. No. 712/91 in the Kerala Gazette Extraordinary No. 18 dated 30th April, 1991 and have subsequently incorporated variations in the said Plan vide G.O. (Ms.) No. 79/99/LAD dated 13th April, 1999 and published as S.R.O. No. 342/99

in the Kerala Gazette Extraordinary No. 766 dated 13th April, 1999 and thereafter vide G. O. (Ms.) No. 143/07/LSGD dated 31st May, 2007 and published in the Kerala Gazette Extraordinary No. 1004 dated 1st June, 2007 and vide G. O. (Ms.) No. 34/2014/LSGD dated 10th February, 2014 and published as S.R.O. No. 113/2014 in the Kerala Gazette Extraordinary No. 491 dated 13th February, 2014;

AND WHEREAS, the Town Planning Act, 1108 ME (Act IV of 1108 ME) and the Madras Town Planning Act, 1920 (Madras Act VII of 1920) were repealed with effect on and from the commencement of the Kerala Town and Country Planning Act, 2016 (9 of 2016) and the Structure Plan for Central City of Kochi is deemed to be a Master Plan sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016) under clause (ii) of sub-section (2) of Section 113 of the said Act;

AND WHEREAS, it is required to vary the Structure Plan (Master Plan) for Central City of Kochi for the purpose of bringing in more clarity in some of the provisions of the said Plan to make them compatible with the present development scenario to the extent possible as an immediate measure, until the Master Plan is further varied after detailed review;

NOW, THEREFORE, in exercise of the powers conferred by sub-section (3) of Section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016) the Government of Kerala hereby issue a notification varying the said Master Plan to the extent required, and having received no objections and suggestions on the draft which was published as Notification No. 3066/RD/2015/LSGD dated 3rd December, 2015 in the Kerala Gazette Extraordinary No. 2718 dated 4th December, 2015 as required by the proviso to sub-section (3) of Section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016).

ORDER

In exercise of the powers conferred by sub-section (3) of Section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala hereby vary the Structure Plan (General Town Planning Scheme) for the Central City of Kochi, which is deemed to be a

Master Plan sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016) under clause (ii) of sub-section (2) of Section 113 of the said Act, to the extent as indicated below, namely:—

VARIATION

In the said Plan, in "Part IV, ZONING AND SUB-DIVISION REGULATIONS"—

(1) In Clause 4.13 Other Special provisions,—

(i) For item 3 of sub-clause (iii) the following shall be substituted, namely:—

"3. NH-17 from Edappally By-Pass Junction to northern boundary of the central city along the present alignment."

(ii) after item 5 of sub-clause (iii), the following item shall be inserted, namely:—

"6. Info Park Expressway from Sea Port-Air Port road to the boundary of Info Park (SEZ);

Provided that the Government may, in consultation with the Chief Town Planner concerned of the Department of Town and Country Planning, by order, extend provisions as per sub-clause (iii) above to any other road formed with a width of 22m. minimum in the Structure Plan area."

(iii) after sub-clause (ix), the following sub-clause shall be inserted, namely:—

"(x) The proposal in this Plan for formation of NH-17, with 45m. width and 6m. building line, will henceforth be applicable to the present alignment of NH-17. For those stretches of the proposed alignment of this road, where the NH had been formed in the deviated alignment, the proposal for formation of NH-17 with 45m. width and 6m. building line and the reservation of land for the said purpose are hereby dispensed with and henceforth 'Use Regulations' as per TABLE No. 4.4 under clause 4.4 shall be applicable for such land except for land under roads."

(2) after 'ANNEXURE-D' the following 'ANNEXURE', shall be added, namely:—

BY THE STATE GOVERNMENT TO KOCHI
METRO RAIL LIMITED

The use regulations for the land assigned by the State Government, by order, to Kochi Metro Rail Limited (KMRL) in Thrikkakara Municipal limits and bearing Re-survey Numbers 305/1, 310/1, 310/5 of Block No. 8 and Re-survey Numbers 305/1, 311/1 of Block No. 9 of Vazhakkala Village of Kanayannur Taluk are as shown in the Table given below:

TABLE
USE REGULATION

(i) Uses Permitted

1. All uses permitted under residential use zone.
2. All uses permitted under commercial use zone.
3. Local, State and Central Government Offices, Institutions of entertainment, utility installations such as electric sub-stations, telephone exchange etc.
4. Parks, botanical gardens, aquarium, bird sanctuaries, exhibition grounds, libraries and clubs.
5. Service industries and light manufacturing and customary home occupation engaging not more than 10 workers with power limited to 10 H.P. or not more than 20 workers without power, provided such activities do not create smoke, vibration or other nuisance or hazard.

(ii) Uses permitted on appeal to competent authority

1. Institutions of higher education and hospitals.
2. Service Industries and light manufacturing specified in Appendix 1 and 2, engaging not more than 20 workers with power limited to 10 H.P. or not more than 30 workers without power provided such activities do not create smoke, vibration or other nuisance or hazard, marked as

3. Wholesale business establishments, petrol filling stations, parcel booking offices, truck terminals, storages and godowns.
- (iii) Uses prohibited

All uses not specifically permitted under (i) and (ii) above.

By order of the Governor,
A. P. M. MOHAMMED HANISH,
Secretary to Government.

Explanatory Note

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

The Structure Plan for Central City of Kochi is deemed to be a Master Plan sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016) under clause (ii) of sub-section (2) of Section 113 of the said Act.

The NH-17 has been formed in a deviated alignment from that proposed in the Structure Plan. Government have decided to incorporate this change in the Plan. Government have also decided to permit mixed use of residential and commercial along the sides of a newly formed major roads on a case to case basis considering the development potentials.

As per G.O.(Ms.) No. 91/13/RD dated 12th March, 2013 Government have decided to assign part of the 33 acres of PWD land at Kakkadan in Ernakulam bearing Re-survey No. 305/1, 310/1, 310/5 of Block No. 8 and Re-survey No. 305/1, 311/1 of Block No. 9 of Vazhakkala Village of Kanayannur Taluk and situated within the Thrikkakara Municipal limits to the Kochi Metro Rail Limited (KMRL). The present Zoning and Sub-division Regulations of the Structure Plan (Master Plan) for Central City of Kochi does not permit mixed developments of residential and commercial as envisaged by the Kochi Metro Rail Limited in the said land. Government have considered the matter and decided to make the use regulations for the said land compatible to the requirements of Kochi Metro Rail Limited to put the land to mixed use of residential and commercial.

The above document is intended to achieve the above object.

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