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Government of Kerala
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കേരള ഗസറ്റ്
KERALA GAZETTE

അസാധാരണം
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
PUBLISHED BY AUTHORITY

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GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G O. (P) No. 227/2014/LSGD. Dated, Thiruvananthapuram, 20th December, 2014
5th Dhanu, 1190.

S. R. O. No. 809/2014.—WHEREAS, the Government have sanctioned the Trivandrum Medical College Area Development Scheme, under section 4 of the Travancore Town and Country Planning Act, 1120 (Travancore Act XXI of 1120) vide notification issued under G.O. (Ms.) No. 261/76/LA and SWD dated 27th October, 1976 and published as S.R.O. No. 1119/76 in the Kerala Gazette Extraordinary No. 620 dated 3rd November, 1976;

AND WHEREAS, a draft notification for varying the said Scheme was published as per notification under G.O. (Ms.) No. 184/2010/LSGD dated 20th August, 2010 and published in the Kerala Gazette No. 35 dated 7th September, 2010;

AND WHEREAS, major changes in the said draft amendment Scheme, were found necessary while considering objections and suggestions received thereon, such as releasing the areas included in the proposed acquisition for the expansion of Medical College Campus and proposing new areas for acquisition for Regional Cancer Centre and Sree Chitra Tirunal Institute;

AND WHEREAS, in exercise of the powers conferred by section 12 of the Travancore Town and Country Planning Act, 1120 (Travancore Act XXI of 1120), the Government of Kerala withdraw the notification issued under G.O.(Ms.) No. 184/2010/LSGD dated 20th August, 2010 published in the Kerala Gazette No. 35 dated 7th September, 2010 and issued another draft notification for varying the said Town Planning Scheme to the extent required vide G.O. (Ms.) No. 283/2012/LSGD dated 3rd November, 2012 and published in the Kerala Gazette No. 24 dated 20th November, 2012;

AND WHEREAS, modifications were incorporated in the said Town Planning Scheme, after considering all objections and suggestions received on the draft of the notification issued vide G.O. (Ms.) No. 283/2012/LSGD dated 3rd November, 2012 and published in the Kerala Gazette No. 24 dated 20th November, 2012;

WHEREAS, Government of Kerala have promulgated the Kerala Town and Country Planning Ordinance, 2014 (Ordinance No. 16 of 2014) with effect from 23rd September, 2013 repealing the Kerala Town and Country Planning Ordinance (51 of 2013) and (7 of 2014) and as per section 113 of the said Ordinance the said Master Plan sanctioned under section 4 of the Travancore Town and Country Planning Act, 1120 (Travancore Act XXI of 1120) vide G.O. (Ms.) No. 261/76/LA and SWD dated 27th October, 1976 and published as S.R.O. No. 1119/76 in the Kerala Gazette Extraordinary No. 620 dated 3rd November, 1976 is deemed to be a Master Plan sanctioned under the said Ordinance and the draft proposal for variation of the said Town Planning Scheme published vide G.O. (Ms.) No. 283/2012/LSGD dated 3rd November, 2012 in the Kerala Gazette No. 24 dated 20th November, 2012 is deemed to be a draft proposal for variation of the Trivandrum Medical College Area Development Scheme published under the said Ordinance.

NOW, THEREFORE, in exercise of the powers conferred by sub-section (8) of section 36 read with sub-section (3) of section 50 of the Kerala Town and Country Planning Ordinance, 2014 (Ordinance No. 16 of 2014) Government of Kerala hereby sanction and publish the Master Plan for Thiruvananthapuram Medical College Area after incorporating modifications considering the objections and suggestions received on the draft of the notification published vide G.O. (Ms.) No. 283/2012/LSGD dated 3rd November, 2012 and published in the Kerala Gazette No. 24 dated 20th November, 2012 superseding all the earlier notifications issued in this regard.

MASTER PLAN

1. *Short title and commencement.*—(1) This may be called the Master Plan for Thiruvananthapuram Medical College Area.

(2) It shall come into force with effect from a date to be announced by the Government.

2. *Application.*—It shall apply to the area declared as controlled area as per Government Notification No. EM. 3-5151/51/EHL dated 17th July, 1951.

3. *Boundaries.*—

Northern Boundary.—A line 45 metres to the north of the road from Ulloor Bridge to Ulloor Junction.

A line 45 metres to the north of the road from Ulloor Junction to Akkulam Lake.

Two lines 45 metre on either side of the Trivandrum Kollam Road up to a distance of 200 m. from Ulloor Junction to Kollam.

Eastern Boundary.—The Ulloor Thodu commencing from Ulloor Bridge to Murinja Palam.

Southern Boundary.—The Old Corporation boundary and beyond that a line 45 m. to the south of the lane from Kanjipura to Kannammoola Thodu. i.e., a line passing through Sy. Nos. 336, 339, 340, 342, 343, 344, 345, 347, 348, 387, 386, 380, 367, 381 of Madathuvilakam Village and 910, 914, 922, 924, 926 of Cheruvikkal Village and 1318, 1319, 1353, 1368, 1346, 1321, 1354, 1367, 1364, 1365, 1366 of Kadakampalli Village.

Western Boundary.—Kannammoola Thodu and Akkulam Lake.

4. *Definitions.*—In this Master Plan unless there is anything repugnant in the subject or context,—

(a) “Ordinance” means, the Kerala Town and Country Planning Ordinance of 2014 (Ordinance No. 16 of 2014).

(b) “Medical College Area” means, the area notified as controlled area as per Government Notification No. EM. 3-5151/51/EHL dated 17th July, 1951.

(c) “Chief Town Planner” means, the Chief Town Planner to Government of Kerala.

5. *Responsible Authority.*—The Secretary, Thiruvananthapuram Corporation shall be the responsible authority for the implementation of the Master Plan.

6. *Period of execution of the works.*—The works included in the Master Plan are to be executed by the Responsible Authority or any other Agency in such order and at such time as the responsible authority may determine.

7. *Zoning and Reservation.*—(1) All future developments shall be in conformity with the provisions of the Master Plan for Thiruvananthapuram Area. All future construction within the planning area boundary prescribed in the Master Plan shall also conform to the Kerala Municipality Building Rules in force, the Coastal Zone Regulations and other statutes applicable.

(2) For the implementation and enforcement of the proposals envisaged in the Development Plan, areas have been zoned under various uses such as Agriculture (Land as defined in Schedule I); Commercial, Public and Semi-public, Residential-I; Residential-II (Land as defined in Schedule III), Industrial, Existing Planned Residential, Mixed use, Medical College Campus, T.B. Sanatorium campus, Air Force Command Area; Area for the expansion of Medical College, Regional Cancer Centre and Sree Chitra Tirunal Institute of Medical Sciences and Technology (Land as defined in Schedule II) etc. The respective zones are shown in the accompanying Map using suitable colour notations. Details regarding the nature of uses namely “Permitted”, “Restricted” and “Prohibited” in each zones are enlisted serially as 6a to 6k in the Table below.

(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 which are not likely to affect the quality and environment in a zone specified for the particular use. Such cases have to be individually studied based on the 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) Existing compatible and authorized uses including existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all zones.

(6) Table:—

TABLE				
<i>Uses restricted by the Secretary of the Local Self Government Institution with the concurrence of</i>				
<i>Sl. No.</i>	<i>Use Zone</i>	<i>Uses permitted</i>	<i>Town Planner of the State Town and Country Planning Department having jurisdiction over the area</i>	<i>Chief Town Planner</i> <i>Uses prohibited</i>
(1)	(2)	(3)	(4)	(5)
(6)(a)	Agriculture	Paddy Fields, All land put to Agricultural Uses, Pastures, Grazing Grounds, Fodder Cultivation, Dhobi Khana, Zoological and Botanical Gardens, Plant Nursery, Pump House, Wells and Irrigation Ponds, existing religious and residential uses with their maintenance and their expansion up to 200 sq.m. (including existing), Residential buildings up to a floor area of 60 sq.m. under the schemes approved by Government.	Residential buildings up to a floor area of 300 sq.m., religious use and orphanage/old age homes/dharmasala/Palliative and Geriatric centre all up to a total floor area of 1600 sq.m. and run on a non commercial basis.	Transmission towers and wireless stations, Telecommunication Towers (General guidelines 7.6 shall also apply). Any other uses not specified in items in columns (3), (4) and (5).

(1)	(2)	(3)	(4)	(5)	(6)
(6)(b)	Commercial	Commercial offices, theatres, cinema halls, Residences with 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, IT Software units, Automobile workshops and service industries limiting to 10 workers and 30 HP, weigh bridges, public sector offices, Educational institutions except College/University, Police post/station, Fire post/station, Post & Telegraph office, community halls, library & reading rooms, parks and open spaces, Taxi and Autostand, Clinic (OP) and Diagnostic Centres.	Auditorium/wedding halls, information centres, water treatment plants below 5 MLD (Million Litres per day), Electric sub-station and other Public utility buildings, Transport terminals.	Social welfare institutions, service garages, IT hardware/electronic industries, College/University Transmission towers and wireless stations, Telecommunication Towers, exhibition centres and art gallery, convention centre (General guidelines 7.6 shall also apply).	Any other uses not specified in items in columns (3), (4) and (5).

(6) (c) Public and Semi Public	Local, State and Central Government offices, Professional offices, social and cultural establishments, community facilities including hospitals, clinics, educational institutions, etc., public utilities and related buildings, religious buildings, residences with floor area up to 300 sq.m., Residential uses incidental to other main uses, Hostels and Boarding houses, Ashram/Mutts, Shops/Restaurants/Canteen up to 500 sq.m. Banking and financial institutions, Gymnasium/Yoga centres, IT software units, Public sector offices, Radio and TV Stations, Transmission towers and wireless stations, Telecommunication Towers, Library and reading rooms, Museums, Auditorium/Wedding halls, Convention centres, Exhibition Centres	Movie halls, Hotels, Markets, Godowns/Warehouses/storage of non hazardous materials all up to 500 sq.m. Automobile showrooms, weigh bridges, Automobile workshops for 2/3 wheelers, Printing press, IT hardware/electronic industries, Taxi/JEEP/Autorickshaw stand, Parking plaza, Cremation grounds, workers above 30 burial grounds and HP), Dumping sites related constructions, and Transport terminals (General sewage treatment plants and solid waste management/processing units.	Any other uses not specified in items (3), (4) and (5).
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(1)	(2)	(3)	(4)	(5)	(6)
		<p>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.</p>			
(6) (d)	<p>Residential Use I [Except the area coming under Sl. No. 6 (e) below]</p>	<p>All residences including Residential flats/Apartments and night shelters, orphanage/old age homes/Dharmasala, Ashram/Mutts, professional offices and studios of the residents, retail shops/professional offices/commercial offices or establishments all 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), community halls, clubs, parks and playgrounds</p>	<p>Hostels, boarding houses and commercial offices, Shops/banking and financial institutions/restaurants/canteen up to 500 sq.m., diagnostic centres, Gymnasium/Yoga centre, Automobile show rooms, weigh bridge, Automobile workshop 2/3 wheelers with power up to 20 HP, Service industries up to 20 workers without power or 10 workers with 10 HP, Printing Press, IT hardware/Electronics industries, Local/State/Central/public sector offices, secondary/higher secondary school, Vocational training</p>	<p>Fuel filling stations, Automobile service station for light vehicles, Colleges, General educational institutions, specialized/professional educational institutions, Research and development institutions, Radio/TV station, Convention centre, exhibition centre/Art Gallery, Hospitals and health care up to 20 beds, Stadia, Amusement park, fair ground, Camping site,</p>	<p>Any other use specified in columns (4) and (5).</p>

<p>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 non nuisance nature (Annexure-I) engaging not more than 3 workers with power limited to 3 HP or 6 workers without power.</p>	<p>institute, technical training centre/polytechnic, transmission towers and wireless stations, Telecommunications Towers, Cultural and information centers, parking plaza, taxi/jeep/auto rickshaw stand, and areas or building for religious uses.</p>	<p>Transport terminals, gas godown. (General guidelines 7.6 shall also apply).</p>
<p>(6)(c) Residential Use-II [Area changed from the area reserved for Agricultural use (Paddy Field) to Residential use zone and other areas as given in Schedule-III]</p>	<p>Public utility buildings such as water supply, drainage and electrical installation of a minor nature, 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, Automobile workshop for 2/3 wheelers. Telecommunication towers, Transmission Towers, Wireless stations, Night shelters, Orphanages, Old age homes, Dharmasalas Ashrams, Mutts and Patient care centres and the like.</p>	<p>General guidelines 7.6 shall apply. Any other uses not specified in items in columns (3), (4) and (5).</p>

(1)	(2)	(3)	(4)	(5)	(6)
(6)(f)	Industrial	All type of industries including obnoxious and nuisance type industries (see Annexure-II), retail business and wholesale business incidental to the industries, storage and godowns, public and semipublic offices incidental to the industrial use and warehousing, residences incidental to the industrial use, transmission towers, telecommunication towers and wireless stations, public utility areas and buildings.	Residences exceeding 500 sq.m. of floor area, junk yards, stacking yards, shops/ professional offices/ banking and financial institutions/restaurants and canteen all up to 200 sq.m. of floor area.	Residences exceeding 500 sq.m. of floor area and fuel filling stations (General guidelines 7.6 shall also apply).	Any other uses not specified in items in columns (3), (4) and (5).
(6)(g)	Existing Planned Residential Area (P.T. Chacko Nagar)	All activities permissible as per approved lay-out plan prepared by Kerala State Housing Board. Repair and maintenance of all authorized structures shall also be permitted.	Additions/alterations/ reconstruction of all authorized structures shall be permitted.	General guidelines 7.6 shall also apply.	Any other uses not specified in items in columns (3), (4) and (5).

(6)(h)	Mixed Use	All permitted uses included in column (3) of the residential zone (6)(d), commercial zone (6)(b) and public and semi public zone (6)(c) above.	General guidelines 7.6 shall apply.	Any other uses not specified in items in columns (3), (4) and (5).
(6)(i)	Medical College Campus and areas proposed for the expansion of Medical College, Regional Cancer Centre and Sree Chitra Tirunal Institute for Medical Sciences and Technology	All types of buildings required for the functioning of Medical College Hospital, Sree Chitra Tirunal Institute, Regional Cancer Centre and their allied activities.	General guidelines 7.6 shall apply.	Any other uses not specified in items in columns (3), (4) and (5).

7. General Guidelines

7.1 Large Scale development proposals in an area not less than 1 Ha. exceeding an investment of ₹ 25 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 250 persons may be permitted in all zones [except Agriculture Zone 6(a)], 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, Corporation of Thiruvananthapuram, and also satisfying the following conditions:

- The developer shall produce the 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 Memorandum of Understanding between the developer and the Secretary, Thiruvananthapuram Corporation shall be undertaken to bring this into effect.
- The maximum Floor Area Ratio shall be 2.0 and minimum existing access width shall be 12m.
- The project shall be completed within a period of 3 years if not specified otherwise.
- The Town Planner, Thiruvananthapuram District shall be the convener of the committee.

7.2 Land to a depth of 10 meters on the bank of Amayizhanjan thodu and to a depth of 7.5 meters on the bank of Ulloor thodu along the scheme boundary shall be construction free zones. The provisions of Coastal Regulation Zone shall also be complied with.

7.3 If the acquisition proceedings for the land given in Schedule II are not initiated within a period as provided in the Land Acquisition Act in force from the date of sanctioning of the scheme, these areas may be treated as coming within the Residential Use Zone II, given as 6(e) in the Zoning Regulations, with the concurrence of the Health and Family Welfare and Local Self Government Departments of the Government.

7.4 The Responsible Authority concerned shall ensure that all the constructions and land developments are in conformity with the provisions contained in the Kerala Conservation of Paddy Land and Wet Land Act, 2008 (28 of 2008), in all zones mentioned in the scheme.

7.5 The Government shall decide upon the technical interpretations of any of the provisions described in the Scheme in consultation with the Chief Town Planner concerned.

7.6 Any use not specified in the uses permitted or restricted but which are of similar nature or related activities shall be considered by the Responsible Authority with the concurrence of the Chief Town Planner concerned".

8. *Acquisition of land.*—Any land to be acquired immediately for the expansion of the Regional Cancer Centre and Sree Chitra Tirunal Institute is detailed in Schedule II.

9. *Disposal of land.*—The Responsible Authority or any other agency authorised by Government may with the approval of the Government dispose of any land belonging to the Master Plan or acquired under the Master Plan by sale or otherwise subject to the compliance with the provisions of the Master Plan and subject also to the payment of ground rent at the rate in force for the time being. The rate so fixed shall be liable to revision from time to time in accordance with the rules in force at the time of the revision. The condition subject to which site shall be disposed of may be as decided by the Responsible Authority and those shall be binding on the purchaser, transferee, his or her heirs, assignee and their successors.

10. *Roads and Streets.*—(1) Subject to the provisions of the Master Plan, all roads except Ulloor-Kesavadasapuram road, Ulloor-Sreekariyam road, Ulloor-Akkulam road, Ulloor-Kumarapuram road, Medical College—Murinjapalam road, Poonthi road and the Road starting from KIMS Hospital to Air Force Command Area shall be constructed by the authority concerned on the lines shown in the map kept in the office of the Responsible Authority, provided that reasonable modification in the alignment of roads on in the layout of any portion of the area may be made by the Responsible Authority with the approval of the Chief Town Planner.

The proposed width of important roads of the Master Plan area is furnished below. For these roads the widening is proposed to be effected by equal distance from the central line of the existing roads.

Kesavadasapuram-Ulloor road	.. 27.00 meters
Ulloor -Sreekariyam road	.. 27.00 meters
Ulloor-Akkulam road	.. 21.00 cm from Ulloor Junction to the proposed road connecting Akkulam Road and Poonthi Road; and 18.00 m for the remaining length
Ulloor -Kumarapuram road	.. 18.00 meters
Medical College-Murinjapalam Road	.. 18.00 meters
Poonthi Road	.. 21.00 meters
Road starting from KIMS Hospital to Air Force Command Area	.. 16.00 meters”.

11. *Submission of layout plans.*—(i) If any owner of land within the area intends or proposes to lay out a street, lane or pathway or subdivide, utilise, lease or otherwise dispose of any land as a site or sites for building purposes, he shall submit for the approval of the Responsible Authority, a site plan or layout plan showing the land and the site intended or proposed for building purposes and the street or the streets either existing already or intended to be laid out and made by the owners for giving access to the site or sites.

(ii) Save in such cases as the site or sites intended for building purposes may abut on any existing public street or any existing private street, the owner of the land shall layout and make the street or streets giving access to the site or sites and connecting with an existing street in compliance with the provisions of the Scheme.

(iii) The owner of the land shall not proceed to subdivide, utilise, sell, lease or otherwise dispose of the site or sites intended for building purposes unless he has carried out or otherwise made arrangements to carry out the street works in compliance with the provisions of the Scheme.

(iv) If the street or streets have not been made as required by sub-clause (i), (ii) and (iii) above, the Responsible Authority may order the street works to be carried out or carry out the works himself in the manner prescribed in the Master Plan, in which case, the cost of such works will be recovered from the owner or occupier.

(v) For the purpose of adjusting the boundary of any street, the Responsible Authority may with the approval of the Government make an exchange of land forming part of any street for the land that it may require with or without paying or receiving any money for equality of exchange or otherwise.

12. *Approval of layout plans and building plans.*—

(1) (a) No owner or other person shall layout a street, lane or pathway or subdivide, utilise, sell, lease or otherwise dispose of his land or portion or portions of the same as site or sites for building purposes until a site plan or layout or plan of subdivision has been approved by the Responsible Authority.

(b) The application for approval of a site or layout plan or plan of a sub-division shall be submitted to the Responsible Authority in the form prescribed.

The Responsible Authority may in the interest of the Master Plan impose reasonable restrictions and conditions and also insist on such modifications of the plan as he thinks fit.

(c) The restrictions and conditions as laid down by the Responsible Authority shall be adopted by the owner or other person and shall be enforceable.

2 (a) No owner or other person shall construct or re-construct or in any way alter or add to a building without conforming in every particular with the requirements of the Master Plan and unless he has applied for and obtained permission of the Responsible Authority and in compliance with the requirements

of sub-clause (4) below. No building shall be constructed or reconstructed in any land in which building is expressly forbidden or which is reserved in the Master Plan for any purpose incompatible with building.

(b) The Responsible Authority may for the purpose of the Master Plan demolish or cause to be demolished or alter or cause to be altered any building in the area so far as may be necessary for carrying out the Master Plan into effect.

(3) Notwithstanding anything contained in the Master Plan, the Responsible Authority may prepare a layout plan for any portion of the area to determine the lines on which the detailed development of such area shall take place and the manner in which the streets, sub-divisions of lands into sites for building purposes and the reservation of any lands for communal or public purposes shall be laid out and submit the same for the approval of the Chief Town Planner. The layout plan as approved by the Chief Town Planner and the restrictions and conditions, if any, imposed by him, shall be read as part of the Master Plan, and shall be enforceable.

(4) Every application for permission required to be obtained under clause 2 (a) above, shall be submitted to the Responsible Authority in the form specified in the Municipal Building Rules in force with such variations as circumstances may require and shall be accompanied by site plan and ground plan of each floor, elevation and sections of the building or buildings and also a specification or specifications in regard to design materials, architectural details, drainage, water supply, use of building and the other details of building construction in duplicate.

13. *The building line in respect of all roads and streets and off-street parking.*—The building line in respect of all roads and streets and off-street parking of vehicles shall be as specified in the Kerala Municipality Building Rules in force and the subsequent amendments thereto.

14. *Prohibition of building in unhealthy sites.*—The Responsible Authority may refuse to sanction any building within an area, in which in his opinion the erection of buildings would be objectionable for reasons of health and sanitation.

15. *Drainage.*—Sufficient means of effectual drainage shall be provided in every private street by the owners or occupiers of sites abutting thereof and every site and building shall be provided with suitable drains leading therefrom to the nearest street drain. All the sullage water shall be disposed of in such a

way as to prevent it from running on to or stagnating on adjacent streets. It may be used for watering gardens and compounds if no nuisance is created thereby or allowed to flow into drains or channels or its having previously been treated sanitarily in the manner required by the Responsible Authority.

16. *Housing Schemes.*—Housing Schemes may be under taken in conformity with the provisions of the Master Plan by the Responsible Authority or the Responsible Authority may enter into contract with co-operative housing societies or other agencies to take up housing Master Plans with the previous sanction of Government.

17. *Reconstitution of boundaries.*—

(a) Where necessary, boundaries or sites or lands shall be redistributed and plots reconstituted:

(1) to suit the alignment of the proposed streets,

(2) to provide frontage on streets,

(3) to alter or improve the size and shape of any site or plot in order to render it more suitable for building purposes, or

(4) to procure the transference of ownership of land or portion of land from one person to another.

(b) No shop, market, factory, petrol filling station, slaughter house, cattle-yard, timber or firewood depot, manure store, godown or place of public entertainments shall be opened after the commencement of this Master Plan except under and in accordance with the conditions of a permit issued by the Responsible Authority.

(c) No application for registration of sub division of private properties within the said area shall be entertained in any registration office except with copies of plans approved by the Responsible Authority. For this purpose all survey numbers within the notified area shall be got registered by the Responsible Authority in the registration offices concerned.

(d) The Responsible Authority or any person authorised by him in writing in this behalf, shall have power to enter and inspect any land or building or the premises thereof with a view to secure the due and proper enforcement of the Master Plan.

(c) Whenever it appears to the Responsible Authority that any portion of the controlled area is to be measured, plans prepared and marks and stones fixed, a notice to that effect shall be published by him in the office of the Responsible Authority.

Thereupon it shall be lawful for the Responsible Authority and his assistants,—

(i) to enter upon and survey and take levels of any kind in such locality;

(ii) to dig or bore into the sub-soil;

(iii) to plant stones and make the necessary markings regarding the layout of roads, pathways, ditches, etc. and

(iv) where otherwise the survey cannot be completed and the levels taken and the lines marked, to cut down and clear away any part of any standing crop, fence or jungle:

Provided that no person shall enter upon any building or upon any enclosed court-yard or garden attached to a dwelling house, either without the consent of the occupier thereof or without previously giving such occupier atleast seven days notice in writing of his intention to do so.

(f) Notice required to be given shall be served or sent in the following manner:—

(i) by giving or tendering the notice to the occupier of the dwelling house;

(ii) if the occupier is not found, affixing the same in a conspicuous part of such dwelling house; and

(iii) by sending the same to the occupier by registered post.

SCHEDULE I

LAND RESERVED FOR AGRICULTURE USE

Kadakampally Village

1443(P), 1444(P), 1485(P), 1487(P), 1488(P), 1489(P), 1490(P), 1495, 1496(P), 1498(P), 1500, 1635 and 1636.

Cheruvikkal Village

691, 692, 693, 694, 695, 696, 697, 698, 699(P), 700(P), 701(P), 702(P), 703, 704, 705, 709, 710, 711, 712(P), 714(P), 715, 716(P), 717(P), 718(P), 719(P), 731(P), 732(P), 733, 734(P), 735(P), 736(P), 737(P), 740(P), 741(P), 742(P), 743, 744, 745(P), 749(P), 750(P), 751(P), 752, 753, 754, 756, 757, 758, 759, 760(P), 762(P), 763, 764, 765, 766, 767, 768, 770, 771, 772, 773(P), 775(P), 776(P), 777, 778, 779, 780(P), 781, 782(P), 783(P), 784(P), 785, 786, 787, 945(P), 946, 947(P), 948(P), 949(P), 950, 951(P), 952(P), 953(P), 954(P), 957(P), 958(P), 959, 960, 961(P), 962(P), 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 981, 988, 989, 990, 991, 992, 993, 994(P), 995(P), 996, 997(P), 998(P), 999(P), 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012(P), 1013(P), 1014(P), 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1026, 1027, 1028, 1029, 1030, 1031(P), 1033(P), 1034, 1035, 1037, 1038, 1039, 1040, 1041, 1042, 1043(P), 1044(P), 1045(P), 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066(P), 1067(P), 1068(P), 1069(P), 1070(P), 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086(P), 1087, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1105, 1106, 1107(P), 1109(P), 1113, 1114, 1115, 1116(P), 1117(P), 1120, 1121, 1122, 1123(P), 1124(P), 1125, 1126, 1127, 1128, 1132, 1133, 1134, 1135(P), 1136, 1137, 1138, 1139, 1140, 1141, 1149(P), 1150(P), 2092(P), 2093, 2094, 2095, 2096, 2097, 2098, 2114 (P), 2122(P), 2124, 2125, 2126 and 2128(P).

SCHEDULE II

AREA TO BE ACQUIRED FOR THE EXPANSION OF MEDICAL COLLEGE
CAMPUS, REGIONAL CANCER CENTRE AND SREE CHITRA TIRUNAL
INSTITUTE OF MEDICAL SCIENCES AND TECHNOLOGY

Cheruvikkal Village

818(P), 819(P), 822(P), 823, 824(P), 825(P), 828(P), 829, 830, 831, 832, 833, 834, 835, 836, 837, 844, 845, 847(P), 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859(P), 860 and 861.

Madathuvilakom Village

7, 9(P) and 10(P).

SCHEDULE III

RESIDENTIAL USE ZONE II

Cheruvikkal Village

690(P), 741(P), 755, 760(P), 761(P), 762(P), 774(P), 775(P), 776(P), 780(P), 783(P), 788(P), 789(P), 790(P), 791(P), 792, 793, 794(P), 795(P), 797(P), 798(P), 799, 800, 801(P), 802(P), 803(P), 804(P), 805, 808(P), 809(P), 810(P), 811(P), 812(P), 813(P), 814(P), 815(P), 816(P), 817(P), 876, 878, 879, 881, 882, 883, 884, 885, 889(P), 906(P), 1025, 1036, 1055(P), 1056(P), 1057, 1086(P), 1088, 1131(P), 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1150(P), 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163(P), 1164(P), 1165, 1171(P), 1173 (P), 1175(P), 1176, 1177, 1178(P), 1179, 1180(P), 1181(P), 1182, 1183, 1184, 1187, 1195, 1196, 1197, 1198(P), 1200(P), 1201(P), 2037(P), 2038(P), 2042(P), 2043(P), 2044, 2045, 2046, 2047, 2048, 2049, 2050(P), 2051(P), 2055(P) and 2056(P)

Madathuvilakom Village

268, 269, 270, 271, 272, 273, 274, 285, 286, 287, 288, 289, 290, 296(P), 297(P), 302, 303, 304, 305, 306, 307, 308, 309, 315, 316, 317, 318, 319, 327, 328(P), 329, 330, 331, 332, 333, 334, 335, 336, 337(P), 339(P).

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. Processing of cardamom, ginger, pepper etc.
5. Production of Khandsari from sugar cane.
6. Carrying and preservation of fruits and production of Jam, Jelly etc.
7. Processing and preservation of Cashew nuts.
8. Bakeries.
9. Production of Dairy Products.
10. Oil Mills (Vegetables).
11. Manufacture of Hydrogenated oil.
12. Manufacture of "aval" (Beaten rice), appalam.
13. Production of Vinegar.
14. Manufacture of soda, water, lemonade etc.
15. Manufacture of Ice.
16. Manufacture of Ice cream.
17. Processing, packing and distribution of Tea.
18. Processing, grinding, packing and distribution of Coffee.
19. Manufacture of Syrup.
20. Manufacture of Beedi.
21. Manufacture of Cigar.
22. Manufacture of Tobacco snuff.
23. Manufacture of chewing Tobacco.
24. Cotton ginning, cleaning, pressing etc.
25. Cotton spinning other than in Mills.
26. Cotton spinning and weaving in Mills.
27. Dyeing and Bleaching of cotton.

28. Cotton weaving in power looms.
29. Handloom Weaving.
30. Khadi Weaving in Handloom.
31. Printing of Cotton Textiles.
32. Manufacture of Cotton thread, Rope Twine etc.
33. Jute Spinning.
34. Manufacture of jute products including repairing of gunny bags.
35. Weaving of silk by handloom.
36. Manufacture of hosiery goods.
37. Making of embroidery products.
38. Tailoring.
39. Manufacture of Quilts and Mattresses
40. Manufacture of Coir and Coir products.
41. Manufacture and assembling of umbrellas and production of spare parts of Umbrellas.
42. Repairing of Umbrellas.
43. Manufacture of wooden furniture and fixtures.
44. Manufacture of structural wooden goods such as doors, beams etc.
45. Manufacture of wooden industrial goods such as parts of handloom, ambarcharka, bobbins etc.
46. Manufacture of wooden utensils, photo frames, toys, etc. and photo framing.
47. Cane industry including baskets, weaving etc.
48. Manufacture of miscellaneous wooden articles such as sticks, sandals, rulers etc.
49. Manufacture of paperboard and paper by hand.
50. Making of paper boxes, bags, envelopes etc.
51. Printing and publishing of newspapers and periodicals.
52. Printing and publishing of books.
53. Miscellaneous printing works including type cutting, book binding.
54. Manufacture and repairing of leather shoes and chappals.

55. Manufacture of leather products such as suitcase, bag etc.
56. Vulcanising and repairing of tyres and tubes.
57. Manufacture of rubber gloves.
58. Manufacture of agarbathi and other cosmetics.
59. Manufacture of plastic products such as nameplates etc.
60. Manufacture of lemongrass oil, candles etc.
61. Manufacture of cement products such as well-keros, tube, closets etc.
62. Manufacture of stonewares.
63. Manufacture of stone images.
64. Manufacture of chinawares and crockery.
65. Manufacture of clay models.
66. Manufacture of Agricultural implements, screws etc. (Blacksmith and foundry).
67. Manufacturing, assembling and repairing of machinery such as water pumps, oil mill chuck etc.
68. Manufacture of small machine tools and machine parts.
69. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
70. Manufacture of electrical machinery and repairing of electric motors, armature windings etc.
71. Manufacture and repairing of electric fans.
72. Charging and repairing of batteries.
73. Repairing of Radios, microphones etc.
74. Manufacture and repairing of motor engine parts and accessories.
75. Manufacture of cycles, parts and accessories.
76. Repairing of photographic equipments, spectacles etc.
77. Repairing of watches and clocks.
78. Manufacture of Jewellery.
79. Manufacture, repair and tuning of musical instruments.
80. Manufacture of sports goods, balloons etc.
81. Ivory, carving and ivory works.

List of obnoxious or nuisance industries subject to objectionable odours, fumes, effluents or process

I. Manufacture of food stuff

- (1) Slaughtering, preservation of meat and fish, 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 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) Curing, 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 (specially sulphurous, sulphuric, nitric, hydrochloric acids etc.), ammonia, chlorine and bleaching powder manufactures

- (16) Manufacture of dyes, paints, colours and varnishes, printing ink etc.
- (17) Manufacture of fertilizers (specially from organic materials)
- (18) Manufacture of disinfectants and insecticides.
- (19) Manufacture of ammunition, explosives and fire works
- (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. of non ferrous metals and alloys in basic forms
- (26) Manufacture of armaments

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

- (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 or manufacture
- (31) Bone meal, bone grist and bone powder
- (32) Manufacture of cashew nut shell oil
- (33) Other similar type of nuisance industries.

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.)

Government have accorded sanction for the Trivandrum Medical College Area Development Scheme, vide notification issued under G.O.(Ms.) No. 261/76/LA and SWD dated 27th October, 1976 and published in the Kerala Gazette Extraordinary No. 620 as S.R.O. No. 1119/76 dated 3rd November, 1976. Later on, taking into consideration of the overall developments in the area, Government have decided to vary the Scheme in part as per the provision given under section 12 of the then Town and Country Planning Act, 1120. The varied scheme was published vide notification issued under G.O. (Ms.) No. 184/2010/LSGD dated 20th August, 2010 and published in the Kerala Gazette No. 35 dated 7th September, 2010.

In the sanctioned plan, an area of 19.42 Ha. adjoining the Medical College Campus was marked for acquisition for the expansion of the Medical College. In the varied and published plan, certain developed areas proposed earlier were released from acquisition and new undeveloped areas were included in the area to be acquired for the expansion of Medical College. After publication of the varied plan in 2010 new demands from Institutions such as Regional Cancer Centre and Sree Chitra Tirunal Institute of Medical Sciences and Technology were received. Also the Government have received grievances by the affected parties in the areas included for the expansion of the Medical College Campus. Government withdrew the varied plan of 2010 and published another draft proposal for variation of the said Scheme on 2012 to the extent required. The scheme is now published finally, after incorporating modifications considering all objections and suggestions received on the republished draft scheme.

The notification is intended to achieve the above object.