

"ഭരണഭാഷ- മാതൃഭാഷ"



കേരള സർക്കാർ

സംഗ്രഹം

തദ്ദേശ സ്വയംഭരണ വകുപ്പ് - മലപ്പുറം നഗരസഭ, കുന്നുമ്മൽ ഏരിയ വിശദനഗരാസൂത്രണ പദ്ധതിയുടെ വ്യതിയാനത്തിന് അന്തിമ അനുമതി നൽകി ഉത്തരവ് പുറപ്പെടുവിക്കുന്നു.

തദ്ദേശ സ്വയംഭരണ (ആർ.ഡി) വകുപ്പ്

സ.ഉ.(കെ) നം.100/2025/LSGD തീയതി,തിരുവനന്തപുരം, 15-06-2025

- പരാമർശം:-
1. 21.02.2022 -ലെ സ.ഉ.(കെ) നം.109/2022/തസ്വഭവ നമ്പർ ഉത്തരവ്.
 2. 19.09.2022 ലെ 3189 - ാം നമ്പർ അസാധാരണ ഗസറ്റ് വിജ്ഞാപനം
 3. 15.07.2024 ലെ 2269 - ാം നമ്പർ അസാധാരണ ഗസറ്റ് വിജ്ഞാപനം
 - 4 മലപ്പുറം നഗരസഭാ കാൺസിലിന്റെ 07.10.2024 ലെ 1 - ാം നമ്പർ കൗൺസിൽ തീരുമാനം
 - 5 മലപ്പുറം നഗരസഭാ സെക്രട്ടറിയുടെ 26.10.2024 ലെ 1258886 - 2024 നമ്പർ കത്ത്
 - 6 മുഖ്യനഗരാസൂത്രകൻ (പ്ലാനിംഗ്) -ന്റെ 28.01.2025 ലെ LSGD/PD/40028/2024-TCPB4 നമ്പർ കത്ത്.

ഉത്തരവ്

പരാമർശം (1) പ്രകാരമുള്ള സർക്കാർ ഉത്തരവിന്റെ അടിസ്ഥാനത്തിൽ മലപ്പുറം നഗരസഭയിൽ നിലവിലുണ്ടായിരുന്ന അംഗീകൃത 'കുന്നുമ്മൽ ഏരിയ, മലപ്പുറം നഗരസഭ' പുനരവലോകനം ചെയ്യുന്നതിന് കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്ട്, 2016 വകുപ്പ് 32(1) പ്രകാരം സ്പെഷ്യൽ കമ്മിറ്റി രൂപീകരിക്കുകയും, പ്രസ്തുത സ്പെഷ്യൽ കമ്മിറ്റിയുടെ ശുപാർശ പ്രകാരം അടിയന്തിരമായി മേഖലാ നിയന്ത്രണങ്ങളിൽ വ്യതിയാനം വരുത്തുന്നതിനും, വ്യതിയാനം വരുത്തുന്നതിനായി കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്ട് അനുബന്ധ ചട്ടങ്ങളും പ്രകാരം ഇ-ഗസറ്റ് നോട്ടീഫിക്കേഷൻ പുറപ്പെടുവിക്കുവാനും മലപ്പുറം നഗരസഭ കൗൺസിൽ തീരുമാനിക്കുകയും ആയത് പ്രകാരം വ്യതിയാനം വരുത്തുന്നതിനുള്ള ഉദ്ദേശ്യം പരാമർശം (2) പ്രകാരം വിജ്ഞാപനം ചെയ്തിട്ടുള്ളതാണ്.

അപ്രകാരം വ്യതിയാനം വരുത്തിയ കരട് വിശദ നഗരാസൂത്രണ പദ്ധതി 2016-

ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ നിയമം, വകുപ്പ് 46 ഉപവകുപ്പ് 2 പ്രകാരവും 2021-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരിക്കലും അനുമതി നൽകലും) ചട്ടങ്ങളിലെ ചട്ടം 8(2) പ്രകാരവും പരാമർശം (3) പ്രകാരം വിജ്ഞാപനം ചെയ്തിട്ടുള്ളതാണ്. തുടർന്ന്, മേഖലാ നിയന്ത്രണത്തിന്റെ വ്യതിയാനത്തിന്റെ കരട്, പരാമർശം (4) പ്രകാരം പ്രകാരം മലപ്പുറം മുനിസിപ്പൽ കൗൺസിൽ അംഗീകരിച്ചിട്ടുള്ളതും ആയത് സർക്കാരിൽ നിന്നും അന്തിമ അംഗീകാരം ലഭ്യമാക്കുന്നതിലേക്കായി മലപ്പുറം ജില്ലാ നഗരാസൂത്രകന്റെ ശുപാർശയോട് കൂടി മലപ്പുറം നഗരസഭ സെക്രട്ടറി പരാമർശം (5) പ്രകാരം മുഖ്യനഗരാസൂത്രകന്റെ കാര്യാലയത്തിൽ സമർപ്പിച്ചിട്ടുള്ളതുമാണ്.

മലപ്പുറം നഗരസഭ കൗൺസിലിന്റെ ശുപാർശ പരിഗണിച്ച്, നഗരസഭ കൗൺസിൽ കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്ട് വകുപ്പ് 50 ഉപവകുപ്പ് (2) പ്രകാരം സമർപ്പിച്ചിട്ടുള്ള 'കുന്നുമ്മൽ ഏരിയ, മലപ്പുറം നഗരസഭ' വിശദ നഗരാസൂത്രണ പദ്ധതിയുടെ വ്യതിയാനം, കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്ട്, വകുപ്പ് 46, ഉപവകുപ്പ് (5) പ്രകാരവും, 2021-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുമതി നൽകലും) ചട്ടങ്ങളിലെ ചട്ടം 10 എന്നിവ പ്രകാരമുള്ള അന്തിമ സർക്കാരനുമതി നൽകി കൊണ്ടുള്ള ഉത്തരവ് പുറപ്പെടുവിക്കുന്നതിന് പരാമർശം (6) പ്രകാരം ചീഫ് ടൗൺ പ്ലാനർ ശുപാർശ ചെയ്തിട്ടുണ്ട്.

സർക്കാർ ഇക്കാര്യം വിശദമായി പരിശോധിച്ചു. ചീഫ് ടൗൺ പ്ലാനറുടെ ശുപാർശ പരിഗണിച്ച് മലപ്പുറം നഗരസഭയിലെ കുന്നുമ്മൽ ഏരിയ വിശദ നഗരാസൂത്രണ പദ്ധതിയുടെ വ്യതിയാനത്തിന് (അനുബന്ധമായി ചേർത്തിരിക്കുന്നു) കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്ട് വകുപ്പ് 46(5), 2021ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുമതി നൽകലും) ചട്ടങ്ങളിലെ ചട്ടം 10 എന്നിവ പ്രകാരമുള്ള അന്തിമ അനുമതി നൽകിക്കൊണ്ടും പ്രസ്തുത വ്യതിയാനം സംബന്ധിച്ച് 2016 ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്ടിന്റെ വകുപ്പ് 46 (6), 2021 ലെ കേരള നഗര- ഗ്രാമാസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുമതി നൽകലും) ചട്ടങ്ങളിലെ ചട്ടം 11 എന്നിവ പ്രകാരം ആവശ്യമായ തുടർ നടപടികൾ സ്വീകരിക്കുന്നതിന് നഗരസഭയ്ക്ക് നിർദ്ദേശം നൽകിക്കൊണ്ടും ഉത്തരവാകുന്നു.

(ഗവർണ്ണറുടെ ഉത്തരവിൻ പ്രകാരം)
അനുപമ ടി വി ഐ എ എസ്
സ്പെഷ്യൽ സെക്രട്ടറി

1. പ്രിൻസിപ്പൽ ഡയറക്ടർ, തദ്ദേശ സ്വയംഭരണ വകുപ്പ്
2. മുഖ്യനഗരാസൂത്രകൻ (പ്ലാനിംഗ്), തിരുവനന്തപുരം
3. ജില്ലാ നഗരാസൂത്രകൻ, മലപ്പുറം (മുഖ്യനഗരാസൂത്രകൻ മുഖേന)
4. സെക്രട്ടറി, മലപ്പുറം നഗരസഭ
5. എക്സിക്യൂട്ടീവ് ഡയറക്ടർ, ഇൻഫർമേഷൻ കേരള മിഷൻ
6. വിവര പൊതുജന സമ്പർക്ക (വെബ് & ന്യൂ മീഡിയ) വകുപ്പ്

7. സ്റ്റോക്ക് ഫയൽ./ഓഫീസ് കോപ്പി (RD2/17/2025/LSGD)

ഉത്തരവിൻ പ്രകാരം

Signed by

സെക്ഷൻ ഓഫീസർ

Date: 16-06-2025 15:19:44

Malappuram Municipality
Variation of Detailed Town Planning Scheme for
Kunnummal Area in Malappuram Municipality in Malappuram District

Date: ____ / ____ / 2025

WHEREAS, the Government have sanctioned, vide order number G.O.(MS) No.211/86/LAD Dated 24/10/1986, the "*Detailed Town Planning Scheme for Kunnummal Area in Malappuram Municipality*" in Malappuram District under Sub-section 3 of Section 14 of the Madras Town Planning Act, 1920 (Madras Act VII of 1920) ;

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

AND WHEREAS, as per clause (ii) of sub-section 113(2) of Kerala Town and Country Planning Act, 2016 (9 of 2016), the "*Detailed Town Planning Scheme for Kunnummal Area in Malappuram Municipality*" in Malappuram District 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 scheme area compatible to the present development scenario. The draft of the said variation was published in the website of Malappuram Municipality and the notice of publication in Form VII was published in Gazette No. 2269 Vol XIII dated 15 July 2024 and no objections or suggestions were received on the said draft variation;

NOW, THEREFORE, in exercise of powers conferred by Sub section (5) of Section 46, Government have sanctioned the variation of the Detailed Town Planning Scheme for Kunnummal Area in Malappuram Municipality, submitted by the Municipal Council of Malappuram under sub-section (2) of Section 50 of the Kerala Town and Country Planning Act, 2016 (Act 9 of 2016), as per G.Odated..... as appended herewith under Section 46 of the Kerala Town and Country Planning Act, 2016.

ORDER

In exercise of powers conferred by Sub-section (2) of Section 50 and Section 46 of the Kerala Town and Country Planning Act, 2016 (Act 9 of 2016), the Malappuram Municipal Council hereby propose to vary the "*Detailed Town Planning Scheme for Kunnummal Area in Malappuram Municipality*" in Malappuram District sanctioned as per G.O.(MS)No.211/86/LAD Dated 24/10/1986 to the extent as indicated below, namely:-

'VARIATION'

- I. In the said scheme, for the scheme rule "**2. DEFINITIONS**", after the words "In this scheme unless there is anything repugnant in the subject or context:", for the rules 2(a) to 2(n), the following shall be substituted namely :-
 - a. "**Act**" means the Kerala Town and Country Planning Act, 2016 (9 of 2016).
 - b. "**Arbitrator**" means the arbitrator appointed for the scheme by the Government
 - c. "**Building Line**" means the line up to which the plinth of a building adjoining a street or an extension of a street or a future street may lawfully extend.
 - d. "**Chief Town Planner**" means the Chief Town Planner to the Government of Kerala.
 - e. "**Council**" means the Municipal council, Malappuram.
 - f. "**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.
 - g. "**Government**" means the Government of Kerala
 - h. "**Map**" means a Map annexed to the scheme
 - i. "**Municipal Act**" means the Kerala Municipality Act 1994.
 - j. "**Municipality**" means the Malappuram Municipality
 - k. "**Schedule**" means a schedule appended to the scheme.
 - l. "**Scheme**" means the Detailed Town Planning Scheme for Kunnummal Area, Malappuram Municipality.
 - m. "**Commissioner**" or "**Secretary**" means the Secretary, Malappuram Municipality.
 - n. "**Street**" includes roads, streets and lanes.
 - o. "**Town Planner**" means the Town Planner of Local Self Government Department Planning having jurisdiction over the area.

- II. In the said scheme, under the scheme rule "**3. RESPONSIBLE AUTHORITY**", the following shall be substituted namely :-
The Secretary, Malappuram Municipality shall be the responsible authority for the purpose of the scheme.
- III. In the said scheme, under the scheme rule "**4. AREA OF THE SCHEME**", for the words 'betterment levy', the words 'development charges and user fees' shall be substituted and for the figures '23' and '24', the figures, '83' and '85' shall be substituted respectively.
- IV. In the said scheme, under the scheme rule "**5. OWNERSHIP AND EXTENT**", shall be omitted.
- V. In the said scheme, under the scheme rule "**7. STREETS**", in sub-rule 3 shall be substituted namely :-
Any other private street that may be permitted in the scheme area with the permission of the responsible authority and in conformity with the proposed development of the area, shall comply with the relevant sections of Kerala Municipality Building Rules in force, unless otherwise approved by the Chief Town Planner.
- VI. In the said scheme, the scheme rule "**8. SUBMISSION OF LAYOUT PLANS**", shall be omitted.
- VII. In the said scheme, the scheme rule "**9. APPROVAL OF LAYOUT PLANS**", shall be omitted.
- VIII. In the said scheme, for the scheme rule "**10. RESERVATION OF LAND AND ZONING**", the following shall be substituted namely :-

10. RESERVATION OF LAND AND ZONING

a. General Provisions:

- 1) Details regarding the nature of uses 'permitted', uses 'restricted' in each zone are given below. In addition to the same, guidelines for regulating developments are also provided herein.
- 2) Uses 'permitted' in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary, if in accordance with other relevant acts, rules and orders concerned in force.
- 3) 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

- location factors. Such cases which come under this category are classified as “Uses Restricted I & Uses restricted II”.
- 4) “Uses Restricted I” category deals with the uses that may be permitted by the Secretary with the concurrence of the Town Planner.
 - 5) “Uses Restricted II” category deals with the uses that may be permitted by the Secretary with the concurrence of the Chief Town Planner.
 - 6) Those uses which are not included under “Uses Permitted’ or Uses Restricted’ shall be treated as ‘Uses Prohibited’.
 - 7) Operational constructions as defined in the Kerala Town and Country Planning Act, 2016 shall be treated as permitted use in the scheme area.
 - 8) 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 Town Planner.
 - 9) All future developments and constructions shall be in conformity with the provision of this scheme and the Kerala Municipality Building Rules in force unless otherwise specified in these regulations/scheme.
 - 10) If any portion of a zone is put to a use prohibited as stated in para 6, before the sanctioning of this variation of the detailed town planning scheme, such use shall be termed as non-conforming use.
 - 11) 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 Town Planner.
 - 12) 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.
 - 13) Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all zones.
 - 14) No provisions in this scheme shall prevent implementation of any project/ scheme of Central, State or Local Self 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 and other applicable statutes.
 - 15) Provisions under the Disaster Management Act, Archaeological Sites and Remains Act, Aircraft Act 1934, 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.

- 16)** Silence zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 as amended from time to time, shall be applicable to such areas under this Scheme
- 17)** Disaster mitigation projects by competent authorities shall be permitted in all zones.
- 18)** Roads C2- C2, C3 - C3, C4- C4, D- D, D1- D1, D2- D2 and D5- D5 are omitted, as shown in Schedule III. Wherever the proposals for new roads or the proposals for the widening of existing roads are omitted (Road C2-C2, Road C3-C3, Road C4-C4, Road D-D, Road D1-D1, Road D2-D2, Road D5-D5), the zoning regulations in the adjacent land use zones shall be permitted in the proposed alignment with the concurrence of Town Planner.
- 19)** In case different land use zones falls within a single plot, all uses permitted as per zoning regulations of such land use zones may be permitted by the Secretary in the plot. If application submitted includes any of the restricted uses and not included in such permitted uses, the Secretary shall issue permit with the concurrence of the Town Planner/Chief Town Planner, as the case may be. However, for the part of the plot which comes under area reserved for roads, this provision shall not be applicable.
- 20)** Land to a depth of 50 metres along the sides of roads having a continuous existing width of 12 metres or more, uses permitted in Mixed use zone & public & semi public zone may also be permitted by the Secretary of the Local Self Government if such uses are not allowable otherwise mentioned in the Zoning Regulations.
- 21)** Any clarifications or interpretations of the scheme shall be issued only by the Government in consultation with the Chief Town planner.

b. Zoning Regulations:

Table 10.1

Uses Permitted	Uses Restricted I	Uses Restricted II
1	2	3
Area reserved for Residential use and Area to be acquired for residential use		
<p>All residences, Residential quarters, Residential flats/Apartments upto 50 dwelling units, Night shelters, Orphanages / Oldage Homes / Dharmasala, Ashram / Mutt, Day care centre, Creche, Kinder Garten / Anganwadi / Nursery, Madrassa, Clubs, Reading room.</p> <p>Offices and Studios of the residents, Homestay, ATMs, LPG Distribution centres without godown, Cottage industries, Service Industries of non-nuisance Nature with upto 20 workers (See Annexure I).</p> <p>Post and Telegraph office, Telephone exchange, swimming pools, Totlots/ Parks / Playground / Turf, Open air theatre, Zoological and Botanical Gardens / Bird Sanctuary, Camping Site, Plant nursery, Fish farms, seed farms, Pump House, Wells and irrigation ponds, Green Houses,</p> <p>Markets (plot upto 500Sqm.)</p> <p>Local / State / Central Govt. or Public sector offices / facilities and Establishments, Other Public Utility Areas / Public Utility Buildings and Facilities.</p> <p>Built up area upto 500Sqm.</p> <p>IT / Software Units, Hardware manual assembling unit</p> <p>Built up area upto 1000 Sqm.</p> <p>Retail and convenience shops, wholesale shops, Professional Offices/Services, Commercial Offices /Establishments, Banking and Financial Institutions, Restaurants /Canteen, Hotels</p>	<p>LPG Distribution Centre with Godown</p> <p>Cremation Ground / Crematorium, Burial Ground / Common Vault, Automobile fuel filling station, Industrial estates and parks.</p>	Multiplexes

<p>Built up area upto 1500 Sqm. and or the limit prescribed in the KMBR inforce, whichever is greater</p> <p>Lower/Upper Primary School, Senior/ Higher Secondary School, Library, Auditorium, Wedding Hall, Community hall, Movie hall, Convention centres, Exhibition centres and Art gallery, Places of worship, Renovation /Expansion of existing places of worship, Medical/Hospital Institutions, Gymnasium, Yoga centers, Social Welfare centers, Cultural Establishment, Clinics (Outpatient) / dispensary / Diagnostic centres.</p> <p>Cybercafe, 3D printing, Tuition and Coaching Institutions, Poultry farm (Less than 1000birds)</p>	<p>Built up area exceeding 1500 Sqm. and or the limit prescribed in the KMBR inforce, whichever is greater1500 Sqm.</p> <p>Lower/Upper Primary School, Senior/ Higher Secondary School Auditorium, Wedding Halls, Community hall, Convention centres, Places of worship, Renovation</p> <p>/Expansion of existing places of worship, Medical/Hospital Institutions</p>	
<p>Built up area upto 8000 Sqm. and or the limit prescribed in the KMBR inforce, whichever is greater</p> <p>Hostels/ Boarding houses/Guest Houses/Lodges</p>	<p>Built up area exceeding 8000 Sqm. and or the limit prescribed in the KMBR inforce, whichever is greater</p> <p>Hostels/ Boarding Houses/Guest Houses/Lodges</p>	
<p>Dairy Farm (Less than 20 Cows and 50 Goats) Upto10 Cows and25 Goats- 2Are Land required Upto 20 Cows and 50 Goats-4Are Land required</p>		
<p align="center">Area reserved for Commercial use and Area to be acquired for Commercial use</p>		
<p>Retail shops, wholesale shops, Professional offices/ Services, Commercial Offices / Establishments, Banking and Financial institutions, Office Complex, ATMs, Restaurants/ Canteen, Hotels, Hostels & Boarding Houses, Guest houses, Lodges, Markets, Gymnasium / Yoga centers, Shopping Complex / Malls, Hypermarkets.</p> <p>LPG Distribution centre without godown, cottage industries, spray painting workshop, cold storage, Service Industries of non-nuisance Nature with upto 30 workers (See Annexure I) , 3D printing, Marble and Granite Storage / Cutting centres</p>	<p>Service Industries of non-nuisance Nature above 30 workers and upto 50 workers (See Annexure I), Automobile fuel filling station</p> <p>Sawmills with timber yard, Industrial estates and industrial parks.</p> <p>Residential flats / Apartments exceeding 100 dwelling units</p>	

<p>Automobile Showrooms, Weigh- Bridge, IT/ Software, Hardware manual assembling unit, stacking yard, cyber café, Tuition and coaching institutions, Day care centre, Creche, Kinder Garten / Anganwadi / Nursery, Madrassa. Clubs, Library, Reading rooms, Social welfare centres, Museum, Indoor game stadium, Exhibition Centres and Art Gallery, Clinics(outpatient) / dispensary, Diagnostic centre.</p> <p>Local / State / Central Govt. or Public sector offices and Establishments, Totlots / Parks / Playgrounds / Turf, Stadium, Fair ground, Open air theatre, Parking plaza, Bus terminal / station / bay, Lorry Stand, 3/4 wheeler taxi stand, Plant Nursery, Fish farms, Seed farms, Pump house, wells & irrigation ponds, Storage of Agricultural Produces & Seeds.</p> <p>All residences, Residential quarters, Renovation/expansion of existing residential, Residential flats / Apartments upto 100 dwelling units, Ashram / Mutt, Night shelters, Offices and studios of the residents, Home stay.</p>		Multiplexes	
<p>Built up area upto 1500 Sqm. and or the limit prescribed in the KMBR inforce, whichever is greater</p> <p>Auditorium, Wedding Halls, Community halls, Movie Hall, Convention centre, Places of Worship/Renovation /Expansion of existing Places of Worship, Medical/Hospital Institutions.</p>	<p>Built up area exceeds 1500 Sqm. and or the limit prescribed in the KMBR inforce, whichever is greater</p> <p>Auditorium, Wedding Halls, Community halls, Movie hall, Convention centre, Places of Worship, Hospital / Medical Institutions.</p>		
<p>Built up area upto 6000 Sqm. and or the limit prescribed in the KMBR inforce, whichever is greater</p> <p>Godowns / Warehouses / Storage-non hazardous.</p>	<p>Built up area exceeds 6000 Sqm. and or the limit prescribed in the KMBR inforce, whichever is greater</p> <p>Godowns / Warehouses / Storage-non hazardous.</p>		

Area reserved for Mixed use (Residential and Commercial)		
All uses permitted under Area reserved for Residential and Area to be acquired for Commercial.	All uses permitted under Area reserved for Residential and Area to be acquired for Commercial.	All uses permitted under Area reserved for Residential and Area to be acquired for Commercial.
Area reserved for Pubic and Semi public use and Area to be acquired for Public and Semi public use		
<p>Local/State/Central Govt. or Public sector offices and establishments</p> <p>Day Care and Creche, Kinder Garten/Anganwadi/Nursery, Courts, Clubs, library / Reading room, Social welfare centers, cultural establishments, museum, Exhibition centres and Art gallery.</p> <p>Clinics (out patient)/dispensary, Diagnostic centre, Tourism facilitation centres and related infrastructure, Tot lots/Parks/Play ground, Turfs, Outdoor Game facilities, fair ground, open air theatre, amusement parks, zoological & botanical garden/bird sanctuary, Parking plaza, ATMs.</p> <p>Residential Buildings, Single & Multifamily dwellings incidental to Public and semi public uses</p> <p>Retail shops, wholesale shops, Professional offices/ Services, Commercial Offices / Establishments, Shopping Complex / Malls, Hypermarkets, Office Complex, Banking & Financial institutions, Restaurant/ canteen, Hotels, Markets, Gymnasium/ Yoga centers Tuition and coaching institutions.</p>	<p>Cremation ground/Crematorium, Burial ground/Common Vault,</p>	

<p>Built up area upto 1500 Sqm. and or the limit prescribed in the KMBR inforce, whichever is greater.</p> <p>Lower/Upper Primary School, Senior/Higher Secondary School, Vocational Training Institutes, Colleges/University, Technical Training Centre/Polytechnic, General Education Institutions, Specialised/ Professional Educational Institutes/Research and Development Institutions, Community halls.</p> <p>Places of Worship/Renovation /Expansion of existing places of worship, Medical/Hospital Institutions</p> <p>Convention centres and Auditoriums.</p>	<p>Builtup area exceeds 1500 Sqm. and or the limit prescribed in the KMBR inforce, whichever is greater</p> <p>Lower/Upper Primary School, Senior/Higher secondary School, Colleges/University, Vocational Training Institutes, Technical Training Centre/Polytechnic, General Education Institute, Specialised/ Professional Educational Institutes/Research and Development Institutes, Community Halls, Places of Worship/Renovation /Expansion of existing places of worship, Medical/Hospital Institutions.</p> <p>Convention centre and Auditoriums.</p>	
<p align="center">Area to be reserved for parks and open spaces</p>		
<p>Any construction/land development essential for the development/improvement of open air recreational facilities</p> <p>Fair Grounds, Exhibition Centre, Art gallery, Museums, Reading room, Library, Gymnasium/yoga centre, Traffic park, Amusement Park, Social welfare centre, cultural establishments, Tourism facilitation centres and related infrastructure</p> <p>Tot lots, Park, Play grounds, Open air stadium, Open air Theatre, Travelling cinemas, Parking plaza</p> <p>Zoological and Botanical garden, Bird Sanctuary, watch tower, water sports facilities, Eco Walk Way.</p> <p>Incidental uses viz. retail shops, restaurants/canteens, Community hall</p>		

Area reserved for Bus stand		
<p>Bus Terminal, Parking Plaza, Taxi / Jeep Stand, Auto rickshaw Stand</p> <p>Retail shops, wholesale shops, Professional Offices/Services, Commercial Offices / Establishments, Banking and Financial institutions, ATMs, Restaurants / Canteen, Bakeries & Confectionaries, Hotels, Markets, Gymnasium / Yoga Centers, IT / Software Units, Hardware Manual Assembling unit, Cyber café, Day Care and Creche</p> <p>Shopping Complex / Malls, Hypermarket, Office Complex and Super markets</p> <p>Reading room, Social Welfare centers, Cultural Establishment, Community Hall, Exhibition Centres and Art Gallery, Tourism facilitation centres and related infrastructure</p> <p>Local / State / Central Govt. or Public sector offices and establishments.</p> <p>Other Public Utility Areas / Public Utility Buildings and Facilities</p>	Fuel filling stations	Multiplexes

- IX. In the said scheme, the scheme rule "**11. ACQUISITION OF LAND**", shall be omitted.
- X. In the said scheme, the scheme rule "**12. DISPOSAL OF LAND**", shall be omitted.
- XI. In the said scheme, the scheme rules "**13 & 14. MINIMUM AREAS FOR DWELLING HOUSES AND BUILDING**", shall be omitted.
- XII. In the said scheme, the scheme rule "**17. HOUSING SCHEMES** ", shall be omitted.
- XIII. In the said scheme, the scheme rule "**20. CLAIM FOR COMPENSATION**", shall be omitted.
- XIV. In the said scheme, for the scheme rule "**21. CLAIM FOR BETTERMENT**", the following paragraph shall be substituted, namely:
- "21. Development Charges and User fees: The Municipality may levy and collect Development charges and User fee for any development carried out in the scheme area or service or amenities provided in the scheme area, as per section 83 and 85 of the Act and Rules, if any, made under section 112 of the Act."*
- XV. In the said scheme, the scheme rule "**25. PENALTY**", for the words 'section 44B' the words ' section 68 and section 103' shall be substituted.
- XVI. In the said scheme, under the scheme rule "**SCHEDULE III**", the item "iii) List of new streets and widening of existing streets in Form No.8", shall be substituted with "(iii) List of Proposed new roads and proposed widening of existing roads in Form No. III ".
- XVII. In the said scheme, under the scheme rule "**SCHEDULE V**", Land proposed to be acquired for the scheme in Form No. 9 shall be deleted.

Schedule III*Form III*

Kerala Town and Country Planning (Preparation and Approval of Detailed Town Planning) Rules, 2021

(See rule 7(a)(vii))

DETAILED TOWN PLANNING SCHEME KUNNUMMAL AREA

Malappuram Municipal Council

Proposed new roads and proposed widening of existing roads

The name given to the street under the detailed town planning plan (DSN/02)	Explanation of the Road	Whether the new road or the widening of the existing lane is	Length of streets in Metres	The width of the Proposed road in Metres	Distance from the edge of the road (Proposed RoW) to the building in Metres	Note
Road A-A	MCT road through the middle of the scheme	Widening	2280	20	5m	Retained the proposal and building line shall be varied to 5m
Road A1-A1	Between Road A-A and Road C-C (Jubilee Road)	..	344	20	5m	Retained the proposal and building line shall be varied to 5m
Road B-B	Between Road B1-B1 and Road A-A	..	664	18	5m	Retained the proposal and building line shall be varied to 5m
Road B1-B1	Kunnummal Junction to Civil station	..	130	18	5m	Retained the proposal and building line shall be varied to 5m
Road C-C	Off take from road A-A towards east of the scheme	..	750	12	5m	Retained the proposal and building line shall be varied to 5m
Road C1-C1	Existing PHED Road	Widening and New	550	12	5m	Retained the proposal and building line shall be varied to 5m

Road C2-C2	Offtake road from Road B-B towards west of the scheme	-	-	-	5m	Road implemented, hence the proposal omitted. Building line to alignment as implemented shall be varied to 5m.
RoadC3-C3	Offtake road from Road C2-C2 towards west of the scheme	-	-	-	-	Road implemented, hence the proposal omitted. Building line to alignment as implemented shall be varied to 5m.
Road C4-C4	In between B-B and road D-D	-	-	-	3m	Omitted
Road C5-C5	North western end of the scheme	New	64	12	-	Retained
Road D-D	In between road B-B and A-A	-	-	-	-	Omitted
Road D1-D1	Cul-de-sac road (offtake from road C1-C1 towards north of the scheme)	-	-	-	5m	Omitted
Road D2-D2	Offtake from Road A1-A1 towards east of the scheme (D.P.O road)	-	-	-	5m	Road implemented, hence the proposal omitted. Building line to alignment as implemented shall be varied to 5m.
Road D3-D3	Offtake from Road B1-B1 towards south of the scheme	New	28	7	3m	Retained the proposal and building line shall be varied to 3m
Road D4-D4	Offtake from Road A-A towards south of the scheme	Widening	156	7	3m	Retained the proposal and building line shall be varied to 3m
Road D5-D5	Offtake road from Road A-A towards North of the scheme	-	-	-	-	Omitted

ANNEXURE I

Type of non-obnoxious and non-nuisance type of service or Light industries permissible in various zones.

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

38. Manufacture of hosiery goods.
39. Making of embroidery products
40. Tailoring
41. Manufacture of quilts and mattresses.
42. Manufacture of Coir and Coir Products.
43. Manufacture and assembling of umbrellas and production of spare parts of umbrellas.
44. Repairing of umbrellas.
45. Manufacture of wooden furniture and fixtures.
46. Manufacture of structural wooden goods such as doors, beams etc.
47. Manufacture of wooden industrial goods such as parts of handloom ambarcharka, bobbins etc.
48. Manufacture of wooden utensils, photo frames, toys, etc., and photo framing.
49. Cane industry including baskets, weaving etc.
50. Manufacture of miscellaneous wooden articles such as sticks, sandals, rules etc.
51. Manufacture of paperboard.
52. Making of paper boxes, bags, envelopes etc.
53. Printing and publishing of newspapers and periodicals.
54. Printing and publishing of books.
55. Miscellaneous printing works including type cutting, book binding.
56. Manufacture and repairing of leather shoes and chappals.
57. Manufacture of leather products such as suitcase, bag etc.
58. Vulcanizing and repairing of tyres and tubes.
59. Manufacture of rubber gloves.
60. Manufacture of Rubber products such as rubber sheets, nipples and rubber shoes including smoke-rubber.
61. Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.
62. Manufacture of agarbathi and other cosmetics.
63. Manufacture of plastic products such as nameplates etc.
64. Manufacture of lemongrass oil, candles etc.
65. Manufacture of cement products such as well-keros, tube, closets etc.
66. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
67. Manufacture of stone wares.
68. Manufacture of stone images.
69. Manufacture of chinaware's and crockery.
70. Manufacture of large containers and chinaware.
71. Manufacture of glass and glass products.
72. Manufacture of clay models
73. Manufacture of iron and steel furniture.
74. Manufacture and repairing of brass and bell metal products.

75. Manufacture of aluminium utensils and other products.
76. Manufacture of tin cans and copper vessels.
77. Electroplating, tinplating, welding etc.
78. Manufacture of agricultural implements, screws etc. (blacksmith and foundry)
79. Manufacturing assembling and repairing of machinery such as water pumps, oil mill chuck etc.
80. Manufacture of small machine tools and machine parts.
81. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
82. Manufacture of electrical machinery and repairing of electric motors armature winding etc.
83. Manufacture and repairing of electric fans.
84. Charging and repairing of batteries.
85. Repairing of radios, microphones etc.
86. Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
87. Bodybuilding of motor vehicles.
88. Manufacture and repairing of motor engine parts and accessories.
89. Servicing and repairing of motor vehicle.
90. Manufacture of cycles, parts and accessories.
91. Manufacture and repair of boats and barges.
92. Manufacture and repairing of animal drawn and hand drawn vehicles.
93. Repairing of photographic equipments, spectacles etc.
94. Manufacturing of medical instruments
95. Repairing of watches and clocks.
96. Manufacture of Jewellery.
97. Manufacture, repair and tuning of musical instruments.
98. Manufacture of sports goods, balloons etc.
99. Ivory, carving and ivory works
100. Miscellaneous industries.