



കേരള ഗസറ്റ്

KERALA GAZETTE

അസാധാരണം

EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
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തിരുവല്ല നഗരസഭ വിജ്ഞാപനം

NO E5-14946/20

2023 ഫെബ്രുവരി 14

2016 - ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്റ്റിലെ (2016 ലെ 9-ാം ആക്റ്റ് 46-ാം വകുപ്പിന്റെ 2-ാം ഉപവകുപ്പ് പ്രകാരം തിരുവല്ല മുനിസിപ്പൽ പ്രദേശത്തിന് വേണ്ടിയുള്ള വിശദ നഗരാസൂത്രണ പദ്ധതി പ്രസിദ്ധീകരിക്കുന്നതിനുള്ള നോട്ടീസ് ഫോറം-VII ൽ ഇതിനാൽ വിജ്ഞാപനം ചെയ്യുന്നു.

(ഒപ്പ്)
സെക്രട്ടറി



ഫാറം-VII

2021 ലെ കേരള നഗര ഗ്രാമാസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുബന്ധ നൽകലും) ചട്ടങ്ങൾ [ചട്ടം 8(2) കാണുക]

തിരുവല്ല മുനിസിപ്പൽ കൗൺസിൽ

2016 ലെ കേരള നഗര ഗ്രാമാസൂത്രണ ആക്റ്റിലെ (2016 ലെ 9-ആം ആക്ട്) 46-ആം വകുപ്പിന്റെ 2-ആം ഉപവകുപ്പ് പ്രകാരം തിരുവല്ല മുനിസിപ്പൽ പ്രദേശത്തിന് വേണ്ടിയുള്ള വിശദ നഗരാസൂത്രണ പദ്ധതി പ്രസിദ്ധീകരിക്കുന്നതിനുള്ള നോട്ടീസ്.

തിരുവല്ല മുനിസിപ്പൽ കൗൺസിൽ താഴെ പറയുന്ന വിശദാംശങ്ങളോട് കൂടിയ ആസൂത്രണ പ്രദേശത്തെ വിശദ നഗരാസൂത്രണ പദ്ധതിയായ - ഡിറ്റെയ്ൽഡ് ടൗൺ പ്ലാനിംഗ് സ്കീം ഫോർ സ്റ്റേഡിയം ആൻഡ് സൗണ്ടിങ്സ് തിരുവല്ല, തിരുവല്ല മുനിസിപ്പൽ കൗൺസിലിന്റെ ഔദ്യോഗിക വെബ് സൈറ്റായ www.thiruvallamunicipality.in ൽ 2016 ലെ കേരള നഗര ഗ്രാമാസൂത്രണ ആക്റ്റിലെ (2016 ലെ 9) 46-ആം വകുപ്പിന്റെ (2)-ആം ഉപവകുപ്പ് പ്രകാരം പ്രസിദ്ധീകരിച്ചിരിക്കുന്നു.

എ. അതിരുകൾ: (സർവ്വേ നമ്പരുകൾ)

വടക്ക് : 203, 199, 218, 217, 216

കിഴക്ക് : 215, 223, 228, 230, 231, 222

തെക്ക് : 232, 177

പടിഞ്ഞാറ് : 178, 185, 186, 187, 188, 198, 199, 200

ബി. റവന്യൂ സർവ്വേ അല്ലെങ്കിൽ റീ സർവ്വേ നമ്പരുകൾ, ബാധകമാകുന്ന പക്ഷം ബ്ലോക്ക് നമ്പരുകളും റവന്യൂ വാർഡ് നമ്പരുകളും/ഉൾപ്പെട്ടിട്ടുള്ള ദേശത്തിന്റെ പേര്, അതോടൊപ്പം അതാതു റവന്യൂ വില്ലേജുകളുടെ പേര്: തിരുവല്ല വില്ലേജ്.

ഓഫീസ് പ്രവർത്തി സമയത്ത് പൊതുജനങ്ങളുടെ പരിശോധനയ്ക്കായി വിശദ നഗരാസൂത്രണ പദ്ധതിയുടെ ഒരു കരട് തിരുവല്ല മുനിസിപ്പൽ കൗൺസിൽ ഓഫീസിൽ സൂക്ഷിച്ചിട്ടുണ്ട്.

ഔദ്യോഗിക ഗസറ്റിൽ നോട്ടീസ് പ്രസിദ്ധീകരിച്ച് 60 ദിവസത്തിനുള്ളിൽ താല്പര്യമുള്ള ആർക്കും, വിശദ നഗരാസൂത്രണ പദ്ധതിയെ സംബന്ധിച്ച അഭിപ്രായങ്ങളും നിർദ്ദേശങ്ങളും മുനിസിപ്പൽ കൗൺസിൽ സെക്രട്ടറിയെ രേഖാമൂലം അറിയിക്കാവുന്നതാണ്.

കേരള നഗര ഗ്രാമാസൂത്രണ ആക്ട് 2016 ന്റെ (2016 ലെ 9) 61-ആം വകുപ്പ് പ്രകാരം ബാധകമായ നിയന്ത്രണങ്ങൾക്കനുസൃതമല്ലാതെ യാതൊരാളും ഭൂമി വിനിയോഗിക്കുകയോ, വിനിയോഗിക്കാൻ ഇടയാക്കുകയോ ഏതെങ്കിലും ഭൂവികസന നടപ്പാക്കുകയോ, ഭൂവിനിയോജനത്തിന് മാറ്റം വരുത്തുകയോ ചെയ്യുവാൻ പാടുള്ളതല്ല.

സെക്രട്ടറി

ചെയർപേഴ്സൺ



Thiruvalla Municipality
Publication of draft variation of Detailed Town Planning Scheme for
Stadium and Surroundings - Thiruvalla

No: E5-14946/20

Date: 14/02/2023

WHEREAS, Government have sanctioned the Detailed Town Planning Scheme for Stadium and Surroundings, Thiruvalla Municipality under sub-section (3) of section 12 of the Town Planning Act, 1108 (Act IV of 1108) as per notification issued under G.O. (MS) No.170/96/LAD dated 21.08.1996

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

AND WHEREAS, as per clause (ii) of sub-section (2) of section 113 of the Kerala Town & Country Planning Act, 2016 (Act 9 of 2016), the sanctioned Detailed Town Planning Scheme for Stadium and Surroundings, Thiruvalla Municipality is deemed to be a sanctioned Detailed Town Planning Scheme under the Kerala Town & Country Planning Act, 2016 (Act 9 of 2016);

AND WHEREAS, it is required to vary the said Scheme for the purpose of making the scheme compatible to the present development scenario;

NOW, THEREFORE, in exercise of powers conferred by Sub-section (2) of Section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Thiruvalla Municipal Council hereby propose to vary the said Detailed Town Planning Scheme to the extent required, a draft of which is appended as required by Section 46 of the Kerala Town and Country Planning Act, 2016.

DRAFT

In exercise of powers conferred by Sub-section (2) of Section 50 and Sub-section (2) of Section 46 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), Thiruvalla Municipal Council hereby propose to vary the Detailed Town Planning Scheme for Stadium and Surroundings, Thiruvalla Municipality, sanctioned as per G.O. (MS) No.170/96/LAD dated 21.08.1996, which is deemed to be a Detailed Town Planning Scheme sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016), 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. **"Date of Scheme"** the date of coming into operation of the plan as per section 62 of the Act.
 - f. **"Government"** means the Government of Kerala
 - g. **"Map"** means a Map annexed to the scheme
 - h. **"Municipal Act"** means the Kerala Municipality Act 1994.
 - i. **"Municipality"** means the Tiruvalla Municipality
 - j. **"Schedule"** means a schedule(s) appended to the scheme.
 - k. **"Scheme"** means the Detailed Town Planning Scheme for Stadium and Surroundings, Tiruvalla.
 - l. **"Secretary" or "Municipal Commissioner"** means the Secretary, Tiruvalla Municipality.
 - m. **"Street"** includes roads, streets and lanes.
 - n. **"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, Thiruvalla Municipality shall be the responsible authority for the purpose of the scheme, unless the Government orders otherwise"

- III. In the said scheme, under the scheme rule **"4. AREA OF THE SCHEME"**, the paragraph after the words *"The area to which the scheme applies shall be that within the inner edge of the boundary lines (dot and dash) marked in the map."*, shall be deleted.
- IV. In the said scheme, under the scheme rule **"7. STREETS"**, sub-rule 7(3), shall be deleted.
- V. In the said scheme, the scheme rule **"8. SUBMISSION OF LAYOUT PLANS"**, shall be deleted.
- VI. In the said scheme, the scheme rule **"9. APPROVAL OF LAYOUT PLANS"**, shall be deleted.
- VII. 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) All future developments and constructions shall be in conformity with the provisions of this scheme and the Kerala Municipality Building Rules in force, unless otherwise specified in these regulations/scheme.
- 2) Details regarding the nature of uses 'permitted' and uses 'restricted' in each zone are given below. In addition to the same, guidelines for regulating developments are also provided herein.

- 3) 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.
- 4) 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' and are included as "Uses Restricted 1".
- 5) "Uses Restricted 1" category deals with the uses that may be permitted by the Secretary with the concurrence of the 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) Notwithstanding anything contained in this scheme rules, provisions with regard to Submission of Layout Plans, Approval of Layout Plans, F.S.I, Coverage, Exterior open spaces, Parking, Building line and Access as mandated in the Kerala Municipality Building Rules in force shall prevail over the respective provisions if any mentioned elsewhere in the scheme rules.
- 10) If any portion of a zone is put to a 'Use(s) Prohibited', 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 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, Coastal Zone Regulations, 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) Large Scale development projects in an area 1 hectare or more, exceeding an investment of Rs.100 Crores, which will provide direct employment (after commissioning of the project) to the tune of not less than 500 persons may be permitted in all zones other than "water courses" zone, even if not included in the permitted uses or restricted uses as per zoning regulation applicable. In such cases, the recommendation of a committee with constitution as below shall be obtained, subject to satisfying the procedures laid out here under and the Secretary shall comply the same while issuing permit.

Also, Adequate provision shall be made for supporting infrastructure such as water supply, sewerage, solid waste management, power supply etc. Separate systems for management of solid waste and sewage shall be provided and maintained by the developer at their cost. The project shall be completed within a period of 5 years or as suggested by the Committee.

Procedure to be followed

- a) The developer shall submit the project report, detailing the demand, feasibility and Environmental Impact Assessment aspects of the project, together with the approval, if necessary, obtained from the Ministry of Environment and Forests, Government of India to the Convener of the committee and the Convener shall make all arrangements for convening meeting of the committee at the earliest and the committee shall consider and dispose of the project report within a period of one month from the date of receipt of the same.
- b) The constitution of the committee shall be as given under:

Principal Secretary/Secretary to Government, Local Self Government Department, Govt. of Kerala	Chairperson
The Director, Local Self Government Department (Urban)	Member
The Chief Town Planner, Local Self Government Department (Planning)	Convenor
The District officer of LSGD (Planning) having jurisdiction over the district concerned	Member
The Secretary, Thiruvalla Municipality	Member

- c) The Convener shall fix the venue, date and time of the meeting in consultation with chairperson and shall be responsible for safe custody of records and communications thereof.
- d) The meeting shall be presided over by the Chairperson or in his absence by a member to be authorised by him.
- e) The quorum of the meeting shall be majority of the total number of members of the committee for the project.

- f) The developer shall also produce before the committee, all required clearances from the State and Central Government agencies concerned.
- 19) Any clarifications or interpretations of the scheme may be issued by the Government in consultation with the Chief Town Planner.
- 20) The "Land Reserved for Roads" for the proposed roads Q1Q1 and Q2Q2 including survey numbers 411/2 and 412/10 shall be changed to **"Residential Use Zone"** excluding the widening of road proposed in the Road-PIPI.
- 21) The "Land Reserved for Roads" for the proposed road P2P2 shall correspond to the adjoining Land use if the proposed road has any deviation in the alignment.
- 22) Lands up to a depth of 100 meters on either side of roads with a right of way of 12 meters or above shall be deemed to be in mixed zone, and the zoning regulations of **"LAND RESERVED FOR MIXED USE (RESIDENTIAL/ COMMERCIAL)"** shall be applicable in such lands.
- 23) Subject to zoning regulations of the respective use zones, more than one uses may be combined in a building or as a group of building, provided that, the floor area of any of such use in one plot shall not exceed the maximum floor area permitted in that particular use zone for such use. For the purpose of these regulations, floor area means the total floor area of the building on all floors

Sl No.	Use Permitted (i)	Use Restricted 1 (With the approval of the Town Planner) (ii)
(a)	LAND ACQUIRED / RESERVED FOR RESIDENTIAL USE (Residential Use Zone)	
	All residences including residential flats & apartments, orphanages /old age homes, hostels & boarding houses.	Higher Educational Institutions,
	Wholesale & Retail shops / Restaurants / Commercial offices / Banking and financial institutions / Professional offices / Gymnasium /Yoga Centers / Sports Centers / Turfs / Play Grounds / Clinics & Diagnostic Centers.	Transmission / Telecommunication Towers and Wireless stations.
	Auditorium / Wedding halls / Community halls / Swimming Pools - All up to 500 Sq.m floor area.	Buildings for religious uses.
	IT Software / Hardware Units, Printing press, Training Centers, Services industries of non nuisance nature (see Annexure) engaging not more than 10 workers. Cultural Institutions & Libraries, Day Care and Crèche, Schools till Higher Secondary Level, Parks, Green houses, Plant nursery, Pump House.	Service industries of non nuisance nature (see Annexure) engaging not more than 20 workers.
	Local / State / Central Government or Public Sector Offices & Establishments.	Public Utility Areas and Public Utility Buildings
	Automobile workshops for 2 or 3 Wheelers up to 200 Sq.m. floor area provided that the access road has a width of 5m minimum.	
	For plots abutting Road of existing Right of Way 10 meters or more:	
	Shopping Complexes and Malls, Multiplex, Hypermarkets, Automobile Showrooms, Hotels, Fuel filling stations.	
	Movie Halls, Auditorium / Wedding Halls / Community Halls, Indoor games stadium, Convention Centers, Exhibition centers, & Art gallery	
	Hospitals & Healthcare Institutions, Palliative Care Centers.	

	For plots abutting Road of existing Right of Way 12 meters or more:	
	Automobile workshops, Automobile service stations for light vehicles, Godowns / Warehouses / Stacking Yards / Storage of non-hazardous materials and weigh bridges	
(b)	LAND ACQUIRED / RESERVED FOR COMMERCIAL USE (Commercial Use Zone)	
	<p>All Shops including Wholesale & Retail Shops, Shopping complexes and Malls, Movie halls, Hypermarkets, Professional & Commercial Offices & Establishments, Banking and financial institutions, Training Centers.</p> <p>Restaurants, Hotels, Lodges, Hostels, Boarding houses.</p> <p>Libraries, Clubs, Auditorium / Wedding halls, Theatres, Cinemas, Parks & open spaces, Stadiums & Exhibition Grounds.</p> <p>Clinics & Diagnostic centers, Godowns / Warehouse / Storage of non-hazardous materials, Printing presses.</p> <p>Non-nuisance types of service and light industries (See Annexure) employing not more than 20 workers.</p> <p>IT Software units, Transmission Towers, Parking plazas, Auto/taxi stands, Public utility areas and public utility buildings.</p> <p>Day care, Crèche, Nursery, Kindergarten, Schools upto higher secondary level, Library & Reading rooms.</p> <p>Local / State / Central / Local Government or Public Sector Offices & Establishments.</p> <p>Gymnasium / Yoga Centers / Sports Centers & Indoor Games.</p> <p>All Residences including Residential flats and Apartments.</p>	<p>Higher Educational Institutions, Hospitals, Palliative Care Centers, Stacking yards, Truck Terminals.</p> <p>Places of worship, Fuel filling stations, Junk yards.</p> <p>Other non-nuisance types of service and light industries (see Annexure) employing more than 20 workers.</p> <p>Public Utility Areas and Public Utility Buildings</p>
(c)	LAND RESERVED FOR MIXED USE (RESIDENTIAL/ COMMERCIAL)	
	All uses included as permitted use under Residential Use Zone & Commercial Use Zone. (Paragraphs a(i) and b(i) above)	All uses included as restricted 1 use under Residential Use Zone & Commercial Use Zone. (Paragraphs a(ii) and b(ii) above)
(d)	LAND TO BE ACQUIRED / RESERVED FOR PUBLIC & SEMI PUBLIC USE	
	<p>Local / State / Central Government or Public Sector Offices & Establishments, Educational Institutions, Places of worship, Social & Cultural establishments, Libraries & Community Halls, Hospitals, Clinics & Diagnostic Centers.</p> <p>Orphanages & Old age Homes, Hostels / Hotels / Boarding Houses / Lodging facilities, Parks & Open Spaces, Parking Plazas, Auto / Taxi stands.</p> <p>Expansion or modernization of existing burial grounds.</p>	<p>Fuel Filling stations, Sewage / Solid Waste Treatment plants, Slaughter Houses.</p> <p>Cremation ground / Crematorium, Burial ground / common vault.</p> <p>Auditorium / Wedding Halls / Community Halls.</p>

	Residences of single and multiple dwelling units, Shops / Restaurants / Commercial Offices / Banking and financial institutions / Printing presses, Training Centers. Gymnasium / Yoga Centers / Sports Centers & Indoor Games.	Public Utility Areas and Public Utility Buildings or Establishments, Transmission / Telecommunication towers.
(e)	WATER COURSES	
	Bridges, Side protection walls, Bathing Ghats, Boat Landing Facilities	
(f)	LAND TO BE ACQUIRED / RESERVED FOR PARK	
	Parks, Open spaces and maidans, Play grounds, Tot lots, Zoological and Botanical Gardens, Stadium, Swimming pools, Art Gallery, Traffic park, Amusement parks etc. Local / State / Central / Local Government or Public Sector Offices & Establishments.	If the land parcel not owned / acquired by State / Local Government, All uses included as permitted use under Residential Use Zone may also be allowed.
(g)	LAND TO BE ACQUIRED / RESERVED FOR PARKING	
	Parking Plazas, Multilevel Parking Facilities, Associated Retail establishments, Rest Rooms, Restaurants, Coffee Shops, Electric Vehicle Charging Stations, Parks, Play grounds, Swimming pools, Traffic park. Local / State / Central / Local Government or Public Sector Offices & Establishments.	If the land parcel not owned / acquired by State / Local Government, All uses included as permitted use under Commercial Use Zone may also be allowed.
(h)	PADDY FIELDS	
	Paddy cultivation, wet cultivation not involving change in nature of land, pump house and ponds for irrigation purpose, other crops and cultivations. Constructions or land developments in conformity with the Kerala Conservation of Wet Land and Paddy Land Act in force.	Provided that the land is not covered under the Kerala Conservation of Wet Land & Paddy Act in force and is classified as a Dry Land as per the records of Land Revenue, the following uses may be permitted by the Responsible Authority, with the approval of the Town Planner. Poultry or Animal houses, Farm houses, Open Air Recreational Facilities, Single Dwelling Unit Residential Buildings all limited to a total floor area of 300 sq.m.

- VIII.** In the said scheme, the scheme rule "13. CONSTRUCTIONS BY THE SIDE OF PUBLIC STREETS", shall be deleted.
- IX.** In the said scheme, the scheme rule "19. CLAIM FOR COMPENSATION", shall be deleted.
- X.** In the said scheme, The following shall be added at the end as Annexure of the scheme rules, namely:

ANNEXURE

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

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
25. Wooden electrical accessories
26. Copper, brass and metal utensils
27. Small foundries
28. Padlock
29. Sanitary fittings and other similar industries"



TOWN PLANNER
PATHANAMTHITT

SECRETARY
Thiruvalla Municipality

MUNICIPAL CHAIRPERSON
THIRUVALLA