



കേരള ഗസറ്റ്

KERALA GAZETTE

(Draft Notification)

അസാധാരണം

EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
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കോതമംഗലം നഗരസഭ
വിജ്ഞാപനം

PW2-9150/22

2023 മെയ് 15

ഫോറം - 1

2021-ലെ കേരള നഗര - ഗ്രാമാസൂത്രണ

(വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുബന്ധ നൽകലും) ചട്ടങ്ങൾ

(ചട്ടം 4(1) കാണുക)

കോതമംഗലം മുനിസിപ്പൽ കൗൺസിൽ



2016-ലെ കേരള നഗര - ഗ്രാമാസൂത്രണ ആക്റ്റിലെ (2016-ലെ 9-ാം ആക്റ്റ്) 50-ാം വകുപ്പിൻറെ 2-ാം ഉപവകുപ്പും 46-ാം വകുപ്പിൻറെ 1-ാം ഉപവകുപ്പും പ്രകാരം കോതമംഗലം മുനിസിപ്പാലിറ്റിക്ക് വേണ്ടിയുള്ള മുനിസിപ്പൽ പാർക്ക് ആൻറ് മാർക്കറ്റ് കോംപ്ലക്സ് കോതമംഗലം വിശദ നഗരാസൂത്രണ പദ്ധതി വ്യതിയാനം വരുത്തുന്നതിനുള്ള ഉദ്ദേശ്യത്തിൻറെ വിജ്ഞാപനം

28.02.97 തീയതിയിൽ G.O (MS) 48/97/LAD പ്രകാരം സർക്കാർ അംഗീകരിച്ച മുനിസിപ്പൽ പാർക്ക് ആൻറ് മാർക്കറ്റ് കോംപ്ലക്സ് കോതമംഗലം പ്രദേശത്തിനായുള്ള വിശദ നഗരാസൂത്രണ പദ്ധതിയിൽ നിലവിലെ വികസിത സാഹചര്യങ്ങൾക്കനുസൃതമായി മാറ്റങ്ങൾ ഉൾപ്പെടുത്തുന്നതിന് പ്രസ്തുത പദ്ധതി വ്യതിയാനം വരുത്താൻ ഉദ്ദേശിക്കുന്നു.

2016-ലെ കേരള നഗര - ഗ്രാമാസൂത്രണ ആക്റ്റിലെ (2016-ലെ 9-ാം ആക്റ്റ്) 50-ാം വകുപ്പിൻറെ 2-ാം ഉപവകുപ്പും 46-ാം വകുപ്പിൻറെ 1-ാം ഉപവകുപ്പും പ്രകാരം കോതമംഗലം മുനിസിപ്പൽ കൗൺസിൽ താഴെ വിശദമാക്കിയിരിക്കുന്ന ഉദ്ദേശ്യങ്ങളോടും ലക്ഷ്യങ്ങളോടും കൂടിയുള്ള മുനിസിപ്പൽ പാർക്ക് ആൻറ് മാർക്കറ്റ് കോംപ്ലക്സ് കോതമംഗലത്തിന് വേണ്ടിയുള്ള കോതമംഗലം വിശദ നഗരാസൂത്രണ പദ്ധതി വ്യതിയാനം വരുത്താൻ 30.01.2023 തീയതിയിൽ നടന്ന യോഗത്തിൽ 3-ാം നമ്പർ പ്രമേയം പ്രകാരം തീരുമാനിച്ചിരിക്കുന്നു.

(എ) പദ്ധതി വ്യതിയാനം വരുത്തുന്നതിനുള്ള ഉദ്ദേശ്യം.

പദ്ധതി പ്രദേശത്തെ നിലവിലുള്ള മാർക്കറ്റിൻറെ സ്ഥാനമാറ്റവും ടൗൺ ഹാൾ, ബസ് സ്റ്റാൻ്റ് എന്നിവയുടെ നിർമ്മാണവും മുഖേനയുണ്ടാകാവുന്ന ക്രമരഹിതമായ വികസനങ്ങളെ നിയന്ത്രിക്കുക, പദ്ധതി പ്രദേശത്തെ വൈദ്യുതി, മലിനജലം, ജലസേചനം തുടങ്ങിയ സംവിധാനങ്ങൾ മെച്ചപ്പെടുത്തുക, ഗതാഗത സൗകര്യം മെച്ചപ്പെടുത്തുന്നതിനായി പ്രധാന റോഡും സബ് ആർട്ടീരിയൽ റോഡുകളും കൂടി ഉൾപ്പെടുത്തി റിംഗ് റോഡ് രൂപീകരിക്കുക എന്നീ ഉദ്ദേശങ്ങളോടെയാണ് മുനിസിപ്പൽ പാർക്ക് ആൻറ് മാർക്കറ്റ് കോംപ്ലക്സ് കോതമംഗലം എന്ന വിശദ നഗരാസൂത്രണ പദ്ധതി തയ്യാറാക്കിയിരിക്കുന്നത്. പദ്ധതി വിഭാവനം ചെയ്തതിൽ നിന്നും വ്യത്യസ്തമായാണ് നിലവിൽ ഈ പ്രദേശം വികസിച്ചിരിക്കുന്നത്. ആയതിനാൽ നിലവിലെ വികസിത സാഹചര്യങ്ങൾക്കനുസൃതമായി മാറ്റങ്ങളു് ഉൾപ്പെടുത്തുന്നതിന് പ്രസ്തുത പദ്ധതി വ്യതിയാനം വരുത്താൻ ഉദ്ദേശിക്കുന്നത്.



(ബി) പദ്ധതി വൃതിയാനം വരുത്തുന്നതിനുള്ള ലക്ഷ്യങ്ങൾ.

നഗരത്തിന്റെ വികസനഗതിയോട് ചേർന്നുപോകുന്ന തരത്തിൽ ഭൂവുപയോഗത്തിന്റെ മേഖലാ നിയന്ത്രണ ചട്ടങ്ങളിൽ വൃതിയാനം വരുത്തുക.

(സി) അതിരുകൾ

വടക്ക് : കോതമംഗലം വില്ലേജിലെ സർവ്വേ നമ്പരുകൾ 1011, 1040, 1041, 1044, 1068, 1070, 1072

കിഴക്ക് : കോതമംഗലം നദി, സർവ്വേ നമ്പർ 1230

തെക്ക് : കോതമംഗലം നദി

പടിഞ്ഞാറ് : കോതമംഗലം വില്ലേജിലെ സർവ്വേ നമ്പരുകൾ 1241, 1027, 1025 (കോതമംഗലം നദി)

(ഡി) റവന്യൂ സർവ്വേ/ അല്ലെങ്കിൽ റീ സർവ്വേ നമ്പരുകൾ ബാധകമാകുന്നപക്ഷം ബ്ലോക്ക് നമ്പരുകളും റവന്യൂ വാർഡ് നമ്പരുകളും / ഉൾപ്പെട്ടിട്ടുള്ള ഭാഗത്തിന്റെ പേര് അതോടൊപ്പം അതാത് റവന്യൂ വില്ലേജുകളുടെ പേര്.

വില്ലേജ്	സർവ്വേ നമ്പർ	സബ് ഡിവിഷൻ നമ്പർ
കോതമംഗലം	1012	1,2,3,4,5,6,7
	1037	1,2,3,4
	1040	1,7,9,10,14,16,22,26
	1039	1,2,3,4,5,6,7,8,9,10
	1038	1,2,3,5,6,7,8,9,10,11,12,13,14,15,16
	1068	5
	1070	1,2,3,4
	1069	1,2,3,4,5
	1219	1
	1229	
	1029	1,2,3
	1030	1,2,3,4
	1026	1,2,3,4,5,6,7,8,9,10,11
	1036	1,2,3,4,5,6
	1035	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15
	1032	1,2,3,4,5,6,7,8,9,10,11
	1033	1,2,3,4,5,6,7,8,9,10
	1034	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18
	1231	1,2,3,4,5,6
	1230	9,10,11,12,13,14,15
	1232	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23



	1233	1,2,3,4,5,6,7,8,9,10,11,12
	1234	1,2,3,4,5,6
	1236	1,2,3,4,5,6,7,8
	1237	1,2,3,4,5
	1031	1,2,3,4,5,6,7,8,9,10,11,12,13
	1028	1,2,3,4,5,6,7,8,9,10,11
	1240	1,2,3,4,5,6,7
	1235	1,2,3,4,5,6,7,8,9,10,11,12
	1238	1,2,3,4
	1239	1,2,3,4

(ഇ) ആസൂത്രണ പ്രദേശത്തിന്റെ ഏകദേശ വിസ്തൃതി : 121 ഹെക്ടർ

ആസൂത്രണ പ്രദേശത്തിന്റെ മാപ്പ് കോതമംഗലം മുനിസിപ്പൽ കൗൺസിൽ ഓഫീസിൽ ഓഫീസ് പ്രവൃത്തി സമയത്ത് പരിശോധനയ്ക്കായി സൂക്ഷിച്ചിരിക്കുന്നു.

2016-ലെ കേരള നഗര - ഗ്രാമാസൂത്രണ ആക്റ്റിലെ (2016-ലെ 9-ാം ആക്റ്റ്) 50-ാം വകുപ്പിന്റെ 2-ാം ഉപവകുപ്പും 46-ാം വകുപ്പിന്റെ 1-ാം ഉപവകുപ്പും പ്രകാരം ടി വിവരം ഇതിനാൽ വിജ്ഞാപനം ചെയ്യുന്നു.


സെക്രട്ടറി.


ചെയർമാൻ.

സ്ഥലം : കോതമംഗലം

തീയതി : 18/05/2023



KOTHAMANGALAM MUNICIPALITY

Publication of Draft Variation of Detailed Town Planning Scheme for Municipal Park and Market Complex - Kothamangalam

WHEREAS, the Government have, vide order number G.O(Ms) 48/97/LAD dt. 28/02/97, sanctioned the Detailed Town Planning Scheme for Municipal Park and Market Complex - Kothamangalam, Kothamangalam Municipality under sub section (3) of section 12 of the Town Planning Act, 1108 (IV of 1108);

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

AND WHEREAS, as per clause (ii) of sub-section (2) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the sanctioned "Detailed Town Planning Scheme for Municipal Park and Market Complex - Kothamangalam, Kothamangalam Municipality 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 said scheme area 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 Kothamangalam Municipal Council hereby propose to vary the said Detailed Town Planning Scheme to the extent required, a draft of which is appended as required in Section 46 of the Kerala Town and Country Planning Act, 2016.

DRAFT

In exercise of the powers conferred by subsection (2) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Kothamangalam Municipal Council, hereby propose to vary the Detailed Town Planning Scheme for Municipal Park and Market Complex - Kothamangalam, sanctioned as per G.O(Ms) 48/97/LAD dt. 28/02/97 to the extent as indicated below, namely:-



VARIATION

1. In the said scheme, for the scheme rule 2, under the heading 'Definition', the following shall be substituted namely :-

"In this scheme, unless there is anything repugnant in the subject or context:-

- a. 'Act' means the Kerala Town and Country Planning Act, 2016 (9 of 2016).
- b. 'Municipal Act' means Kerala Municipality Act.
- c. 'Municipality' means Kothamangalam Municipality.
- d. 'Municipal Secretary' means Secretary of Kothamangalam Municipality.
- e. 'Chief Town Planner' means Chief Town Planner of Local Self Government Department Planning.
- f. 'Scheme' means the Detailed Town Planning Scheme for Municipal Park and Market Complex - Kothamangalam.
- g. 'Schedule' means a schedule appended to the scheme.
- h. 'Map' means the map annexed to the scheme.
- i. 'Street' includes roads, streets and lanes.
- j. 'Date of Scheme' the date of coming into operation of the plan as per section 62 of the Act.
- k. "Rules" means the rules made under the Act.
- l. 'Senior Town Planner' means the Senior Town Planner of Local Self Government Department Planning having jurisdiction over the area.

2. In the said scheme, for the scheme rule 3, under the heading 'Responsible Authority', the following shall be substituted namely :

"The Secretary, Kothamangalam Municipality shall be the responsible authority for the purpose of this scheme, unless the Government order otherwise"

3. In the said scheme, scheme rule 7 'Streets', scheme rule 8 'Submission of Layout Plans' and scheme rule 9 'Approval of layout plans' shall be omitted.
4. In the said scheme, for the scheme rule 10 under the heading "Reservation of land and zoning" the following shall be substituted namely :

"A. General Guidelines

1. All future developments in respect of land coming within the scheme area shall be in conformity with the zoning regulation prescribed hereunder and the Kerala Municipality Building Rules. These regulations shall guide the granting or refusal of permission for land development.



2. For the implementation and enforcement of the proposals envisaged in the Detailed Town Planning Scheme, the scheme area have been zoned under various uses such as

- 1) Water bodies
- 2) Existing roads and lanes retained
- 3) Area reserved for roads
- 4) Area to be acquired for roads
- 5) Area reserved for residential use
- 6) Area to be acquired for planned residential use
- 7) Area to be acquired for residential use
- 8) Area reserved for commercial use
- 9) Area reserved for mixed - commercial and residential
- 10) Area reserved for industrial use
- 11) Area to be acquired for commercial use
- 12) Area reserved for public and semipublic use
- 13) Area reserved for KSRTC bus stand
- 14) Area to be acquired for KSRTC bus stand
- 15) Area reserved for taxi stand
- 16) Area to be acquired for park and open space
- 17) Area to be acquired for public and semipublic use
- 18) Area reserved for Plantation
- 19) Area reserved for paddy field / agricultural use

3. Details regarding the nature of uses 'permitted', uses 'restricted' in each zone are given in table-I below. '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 of Kothamangalam Municipality (herein after referred to as Secretary) if it is in accordance with other relevant rules / orders concerned in force. 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 spatial location factors. Such cases, which come under this category are classified as "Uses Restricted 1 & Uses Restricted 2".

- a. 'Uses Restricted-1' category deals with the uses that may be permitted by the Secretary with the concurrence of the Senior Town Planner of the Local Self Government Department (Planning).



- b. 'Uses Restricted-2' category deals with the uses that may be permitted by the Secretary with the concurrence of the Chief Town Planner of Local Self Government Department (Planning), Kerala.
4. Those uses which are not included under 'Uses Permitted' or 'Uses Restricted' shall be treated as 'Uses Prohibited'.
 5. 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 Senior Town Planner of the Local Self Government Department (Planning)
 6. If any portion of a zone is put to a prohibited use, before the sanctioning of this variation of this scheme, such use shall be termed as non-conforming use. 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 Senior Town Planner of the Local Self Government Department (Planning)
 7. 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.
 8. Operational constructions as defined in the Kerala Town and Country Planning Act, 2016 shall be treated as permitted use in the scheme area.
 9. The proposal for the formation of the widening /new roads for the following roads:
 - a. Road B1B1,
 - b. Road B2B2,
 - c. Road CC,
 - d. Road C1C1
 - e. Road C2C2
 - f. Road C3C3
 - g. Road C5C5
 - h. Road C6C6

shall be omitted and the reservation of land for such purpose is dispensed with. In such land, uses listed under 'Uses permitted' in adjacent land uses may be permitted by the Secretary and uses listed under 'Uses Restricted 1' in adjacent land uses may be permitted, by the Secretary with the concurrence of Senior Town Planner of the Local Self Government Department (Planning).



10. Land on both sides of the roads having existing width 15.0 m in this scheme area to a width of 200.0m shall be treated as "Area Reserved for mixed – Commercial and Residential", irrespective of the land use zone except 'Water bodies', 'Area to be acquired for Park and Open Space' and 'Area reserved for paddy field / agriculture use' indicated in the scheme map.
11. Provisions under the Disaster Management Act, Archaeological Sites and Remains Act, 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.
12. Notwithstanding anything contained in the scheme rules, provisions with regard to Off-street parking, Open spaces/yard/setbacks, Building line and Access mandated in the Kerala Municipality Building Rules in force shall prevail over the respective provisions if any mentioned elsewhere in the scheme rules.
13. Transmission / Tele communication towers, ATMs and all constructions for public utility shall be permissible within the scheme area irrespective of the zoning regulations except in the road widening area and water bodies.
14. 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.
15. Subject to the Zoning Regulation of the respective zone, more than one use may be combined in a building, provided that the total built up on all floors of such a building shall not exceed the maximum built up permitted for any of such use in that zone.
16. Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 under the Environment (Protection) Act, 1986 and its subsequent amendments, shall be applicable to the area under this scheme
17. Existing areas and structures of archaeological importance and religious uses may be permitted to continue in all zones and shall not constitute non- conforming uses.
18. Expansion of existing Public and Semi Public Institutions including their incidental uses to adjacent plots shall be treated as permitted use irrespective of the zone in which such adjacent plot lies, except in water courses zone.
19. For land which are legally converted to dry land by order of the competent authority, but included in "Area reserved for Paddy field / Agricultural Use" as per the scheme, the regulation of "Area reserved for Paddy field / Agricultural Use" will not be applicable. In such land developments / constructions shall be permitted by the Secretary for the uses for which it was converted.
20. In 'Area reserved for Paddy field / Agricultural Use ' zone, permitted and restricted uses in adjacent land use zone may be permitted with the concurrence of the Senior Town Planner (i)

if that particular land in 'Area reserved for Paddy field / Agricultural Use' zone is not classified as paddy land or wetland as per revenue records at the time of issuance of permit or (ii) if the specific purpose for conversion is not mentioned in the order granting permission to convert the nature of land by the competent authority

21. Any clarifications or technical interpretations of the scheme may be issued by the Government in consultation with the Chief Town Planner of Local Self Government Department (Planning).

B. Zoning Regulations

All future developments in respect of land within the scheme area shall conform to the zoning regulations given below:

Table -I- Zoning Regulations

3 No.	Uses Permitted	Uses Restricted	
		Restricted (1) Uses permitted with the concurrence of Senior Town Planner	Restricted (2) Uses permitted with the concurrence of Chief Town Planner
3.1	Water bodies		
	All existing water courses shall be conserved. Bridges, side protection walls, jetty and facilities related to river tourism may be permitted.		
3.2	(i) Existing roads and lanes retained (ii) Area reserved for roads (iii) Area to be acquired for roads		
	Traffic and transportation related uses, street furniture and other ancillary uses, Authorised street vending activities		
3.3	(i) Area reserved for Residential Use (ii) Area to be Acquired for Planned Residential Use (iii) Area to be Acquired for Residential Use		
	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, guest houses, orphanages, old age homes,	Fuel filling stations	Multiplex

	pakalveedu, Ashram / mutt, places of worship, religious uses		
	Shops, commercial offices, restaurants, professional offices, Banks & other financial institutions, restaurants, hotels – built up area up to 1000 Sq.m.	Shops, commercial offices, restaurants, professional offices, Banks & other financial institutions, restaurants, hotels – built up area above 1000 Sqm	
	Cottage industries, service Industries of non-nuisance nature (See Annexure) having built up area upto 50sqm.	Small auto garages and other non-nuisance type service industries having built up area upto 200sqm.	
	Educational institutions , day care and crèche, kindergartens having a built up area upto 1000sqm	Educational institutions, day care and crèche, kindergartens having a built up area above 1000sqm	
	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics, Diagnostic Centers, nursing homes etc. having built up area upto 1000 Sq.m.	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics, Diagnostic Centers, nursing homes etc. having built up area above 1000 Sq.m.	
	Community facilities such as community halls, Auditoriums, recreational clubs, gymnasium / yoga centers, hostels, boarding houses, libraries, reading room etc. – built up area upto 1000 Sq.m.	Community facilities such as community halls, Auditoriums, recreational clubs, gymnasium / yoga centers, hostels, boarding houses, libraries, reading room etc. – built up area above 1000 Sq.m.	
	Civic amenities essentially serving the needs of residential community such as tot lots, parks, play grounds,		
	Public utility building such as water treatment plants below 5 MLD, water supply, drainage and electric installations of a		

	minor nature, Pump house, wells & irrigation ponds, Plant nurseries incidental to community needs		
3.4	(i) Area reserved for Commercial use (ii) Area to be Acquired for Commercial Use		
	All shops including shopping complexes, Shopping malls, hypermarkets, restaurants, hotels, markets	Parking area / plaza	Multiplex
	Professional offices, commercial offices & establishments, banking and financial institutions, IT software units, Auditorium / wedding halls / Community halls, Social welfare centres, convention centres, Exhibition Centers and Art Gallery, Library and Reading rooms.	Community facilities including Hospitals, clinics, dispensaries, Nursing homes, diagnostics centres, etc.	
	Warehouses and godowns of non-nuisance type, Weigh bridges	Fuel filling stations	
	Individual residential buildings, Residential flats / apartments, Places of worship, Religious uses		
	Gymnasium / Yoga centres, Day care and Creche, Nursery / Kindergarten, primary school, public utilities and related buildings, parks and play grounds		
	Night shelters, hostels and boarding houses, lodges and guest houses		
	Cottage industries, automobile workshops, automobile service stations, cold storage, service		

	industries of non-nuisance nature (see Annexure)		
3.5	Area reserved for Mixed - Commercial and Residential		
	All permitted uses under Residential and Commercial Uses	All restricted uses (1) under Residential and Commercial Uses	All restricted uses (2) under Residential and Commercial Uses
3.6	Area reserved for Industrial use		
	Industrial establishments		
	All permitted uses under Area reserved for Mixed - Commercial and Residential	All restricted uses (1) under Area reserved for Mixed - Commercial and Residential	All restricted uses (2) under Area reserved for Mixed - Commercial and Residential
3.7	(i) Area reserved for public & semi public use (ii) Area to be acquired for public and semipublic use		
	Central, State and Local Government / Public sector offices and establishments	Commercial buildings having built up area above 500 sqm	
	Community facilities including Hospitals, clinics, dispensaries, Nursing homes, diagnostics centres, etc, public utilities and related buildings, parks and play grounds	Fuel filling stations	
	Religious uses		
	Educational institutions		
	Commercial buildings having built up area up to 500 sqm		
	Individual residential building		
3.8	(i) Area reserved for KSRTC Bus stand (ii) Area to be Acquired for KSRTC Bus stand		
	Traffic and transportation related uses including bus terminal, street furniture and other ancillary uses		
	Commercial uses		
	Fuel filling stations		

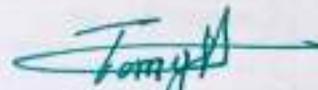
	Govt offices, Professional offices, commercial offices & establishments, training centres		
3.9	Area reserved for taxi stand		
	Traffic and transportation related uses including bus terminal, taxi stand		
	Commercial uses		
	Govt offices, Professional offices, commercial offices & establishments, training centres		
3.10	Area to be acquired for park and open space		
	Parks, tot lots, Open spaces and maidans, play grounds, open air theatres, constructions related to recreational activities, comfort station, cafeteria upto 50sqm built up area		
	Additions and alterations to the existing buildings, buildings for incidental uses to the main use.		
3.11	Area reserved for Plantation		
	Rubber Plantation		
	All permitted uses under Area Reserved for Residential Uses	All restricted uses (1) under Area Reserved for Residential Uses	All restricted uses (2) under Area Reserved for Residential Uses
3.12	Area reserved for paddy field / agricultural use		
	Construction or land development in conformity with the Kerala Conservation of Paddy Land and Wetland Act in force		

5. In the said scheme, the scheme rules 11,12,13,14,19,20 & 21 shall be omitted.



Secretary

Kothamangalam Municipality



Chairman

Kothamangalam Municipality

ANNEXURE

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

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



37. Manufacture of quilts and mattresses.
38. Manufacture of Coir and Coir Products.
39. Manufacture , repairing and assembling of umbrellas and production of spare parts of umbrellas.
40. Manufacture of wooden furniture and fixtures.
41. Manufacture of structural wooden goods such as doors, beams etc.
42. Manufacture of wooden utensils, photo frames, toys, etc., and photo framing.
43. Cane industry including baskets, weaving etc.
44. Manufacture of miscellaneous wooden articles such as sticks, sandals, rulers etc.
45. Manufacture of paperboard and paper hand.
46. Making of paper boxes, bags, envelopes, tissue paper etc.
47. Printing and publishing of newspapers, periodicals and books.
48. Miscellaneous printing works including typing, cutting, book binding.
49. Manufacture and repairing of leather shoes and chappals.
50. Manufacture of leather products such as suitcase, bag etc.
51. Vulcanizing and repairing of tyres and tubes.
52. Manufacture of Rubber products such as rubber sheets, rubber gloves , nipples and rubber shoes including smoke-rubber.
53. Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.
54. Manufacture of agarbathi and other cosmetics.
55. Manufacture of plastic products such as nameplates etc.
56. Manufacture of lemongrass oil, candles etc.
57. Manufacture of cement products such as rings, closets etc.
58. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
59. Manufacture of stone wares.
60. Manufacture of stone images.
61. Manufacture of chinaware's and crockery.
62. Manufacture of large food containers and chinaware.
63. Manufacture of glass and glass products.
64. Manufacture of clay models.
65. Manufacture of iron and steel furniture.
66. Manufacture and repairing of brass and bell metal products.
67. Manufacture of aluminum utensils and other products.
68. Manufacture of tin cans and copper vessels.
69. Electroplating, timplating, welding etc.
70. Manufacture of agricultural implements, screws etc. (blacksmith and foundry)
71. Manufacturing assembling and repairing of machinery such as water pumps, oil millchucks etc.
72. Manufacture of small machine tools and machine parts.

73. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
74. Manufacture of electrical machinery and repairing of electric motors armature winding etc.
75. Manufacture and repairing of electric fans.
76. Charging and repairing of batteries.
77. Repairing of radios, microphones etc.
78. Manufacture of electric meters, production of electric and electronic allied products, repairing and servicing of electrical appliances.
79. Manufacture and repairing of motor engine parts and accessories.
80. Manufacture of cycles, parts and accessories.
81. Repairing of photographic equipments, spectacles etc.
82. Manufacturing of medical instruments
83. Repairing of watches and clocks.
84. Manufacture of Jewellery.
85. Manufacture, repair and tuning of musical instruments.
86. Manufacture of sports goods, balloons etc.
87. Ivory, carving and ivory works
88. IT , ITES & IT Hardwares
89. Manufacture of wax, wax products
90. Manufacture of fish products , aquaponics

