Karunagappally Municipality

Variation of Master plan- 2031 for Karunagappally Town

WHEREAS, the Government have sanctioned, vide G.O.(MS) No.101/2018/LSGD dated 31.07.2018, the Master plan for Karunagappally Town in Kollam District and notice regarding the same was published in PART IV of the Kerala Gazette number 39 dated 02.10.2018 under Sub-section 8 of Section 36 of the Kerala Town and Country Planning Act 2016(Act 9 of 2016);

AND WHEREAS, it is required to vary the said Master plan for the purpose of making it compatible to the present development scenario, until the plan is further varied after detailed studies;

AND WHEREAS the Government have given permission vide letter no. LSGD/ RD2/73/2018 dated 16/02/2022 to vary the said plan;

AND WHEREAS, Karunagappally Municipality has requested the Government vide resolution number 1 of the Municipal council meeting held on 16/02/2024 to vary the Master plan for Karunagappally Town for making the said scheme compatible to the present development scenario to the extent possible and Government, vide GO (MS) No. 117/2024/LSGD dated 11.09.2024, have accorded permission to publish the draft variation for inviting objections and/or suggestions on the draft, if any. The draft of the said variation was published in the website of Karunagappally Municipality and the notice of publication in Form IV was published in Gazette No. 3868 Vol. XIII dated 27 November 2024 and objections or suggestions were received on the said draft variation;

NOW, THEREFORE, in exercise of powers conferred by sub section (8) of Section 36 of the Kerala Town and Country Planning Act 2016, Government have sanctioned the variation of "Master plan for Karunagappally Town", in Karunagappally Municipality in Kollam District, submitted by the Karunagappally Municipality under Sub-section(7) of Section 36 of the Kerala Town and Country Planning Act, 2016 (Act 9 of 2016), modified after considering the objections/ suggestions received in due time, as per G.O ……..dated…….. as appended herewith.

PART I

'VARIATION'

1. In the said Master Plan, in the 'Chapter 21- DEVELOPMENT CONCEPT' under the heading 21.1 FUTURE FUNCTIONS AND FORM,

(i) the figure " Fig 21.11 Distribution of commercial area", shall be substituted with the following:-

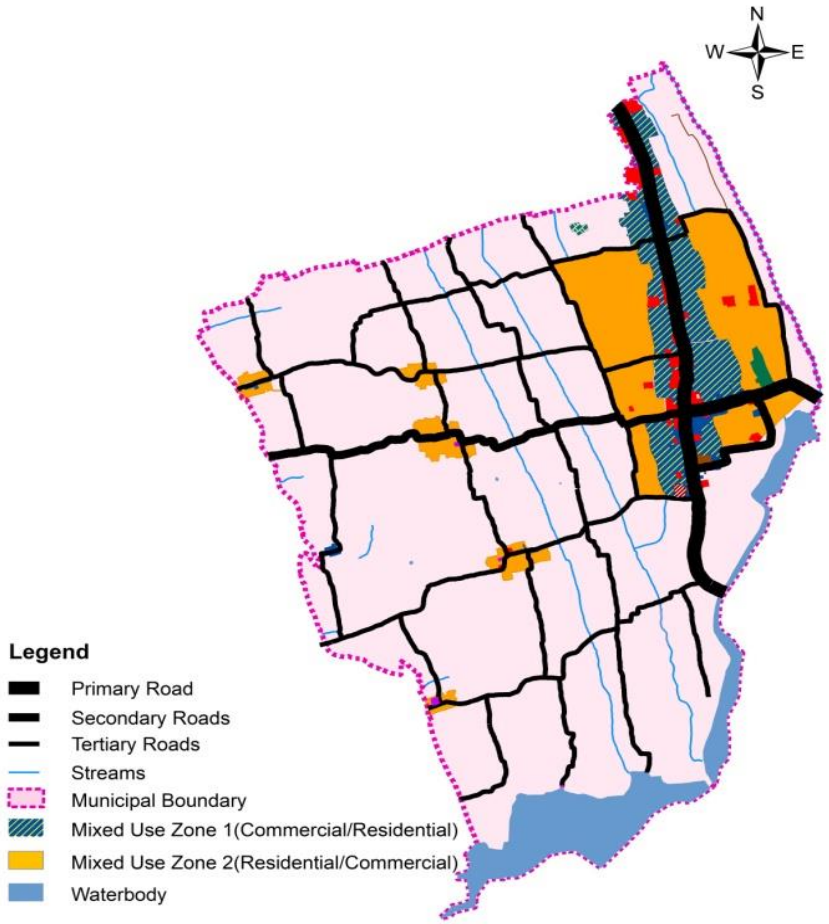


Fig 21.11 Distribution of Commercial area

(ii) the figure "Fig 21.12 Road network", shall be substituted with the following:-

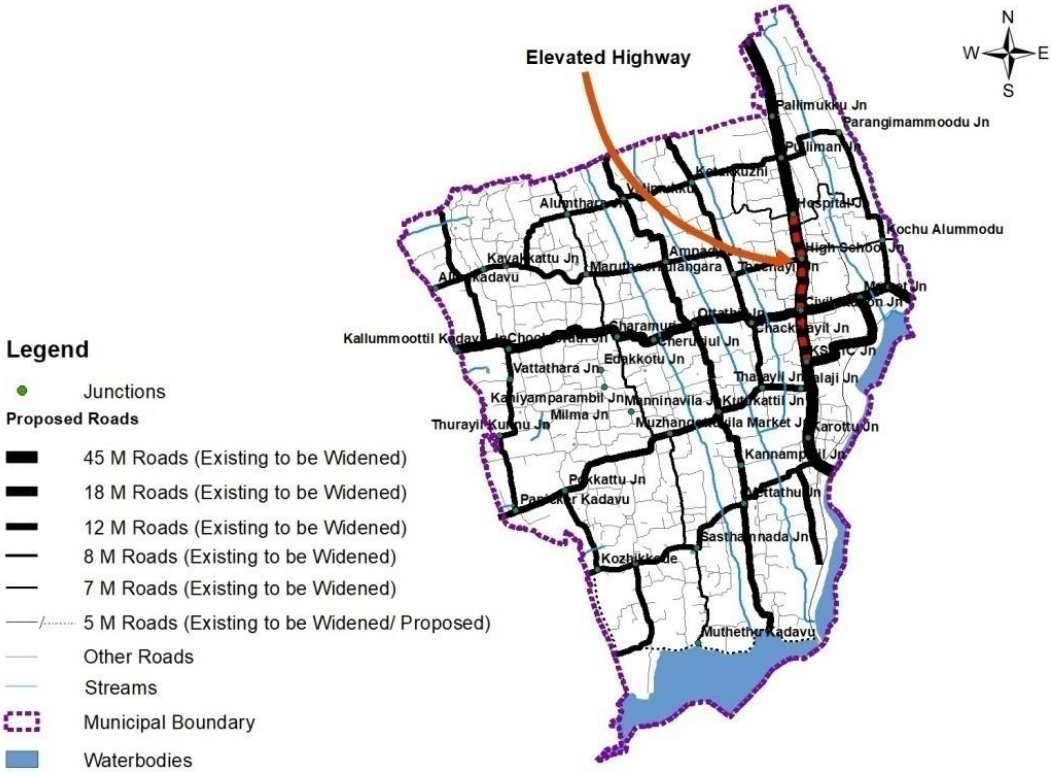


Fig 21.12. Road network

2. In the 'Chapter 21- DEVELOPMENT CONCEPT' under the heading 21.2 LANDUSE PLAN – 2031,

(i) For the table, "Table 21.1. Land use break up as per proposed land use map", the following shall be substituted, namely:-

ZONE	Area in sq.km
Residential Use Zone	11.790
Commercial Use Zone	0.270
Mixed Use Zone (Com & Res)	0.940
Residential Mix Use Zone	1.810
Public and semi public Use Zone	0.400
Industrial Use Zone	0.088
Transportation Use Zone	0.480
Park/ Stadium	0.045
Dry Agriculture Use Zone	0.650
Paddy/ Low lying land	0.460
Crematorium/ Solid Waste dumping yard	0.007
Water bodies	1.150
Total	**18.090**

Table 21.1 Land use break up as per proposed land use map.

(ii) the figure "Fig 21.15 Proposed land use map of Karunagappally", shall be substituted with the following:-

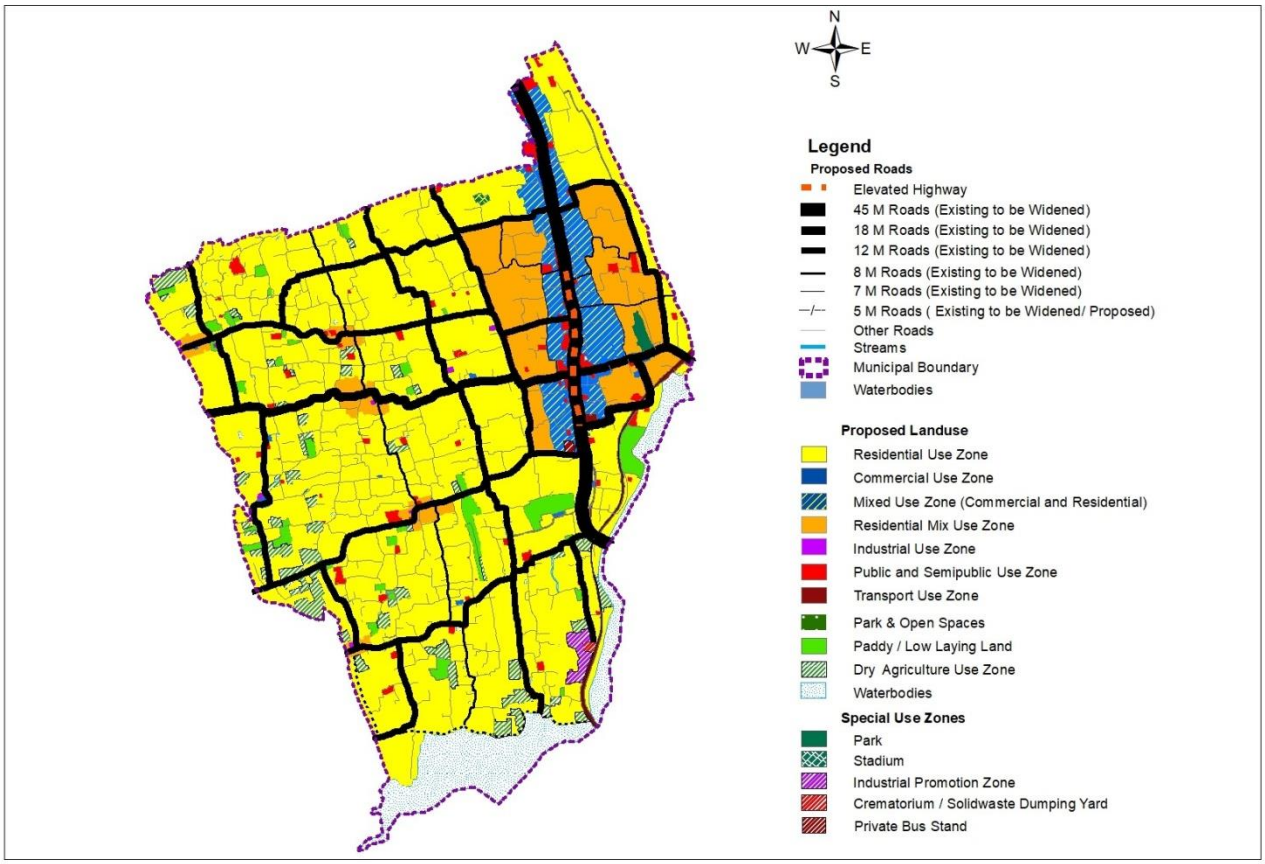


Fig 21.15. Proposed land use map of Karunagappally

3. In the 'Chapter 22- SECTORAL PROPOSALS' under the heading 22.1 INDUSTRIES, for the sub heading 'Industrial estate' and for the paragraph and figure 'Fig 22.2 Proposed industrial estate' below, shall be substituted with the following:-

Industrial Promotion Zone

An Industrial Promotion Zone is proposed in the south east side of the municipality near the waste dumping yard. The location is given in figure 22.2

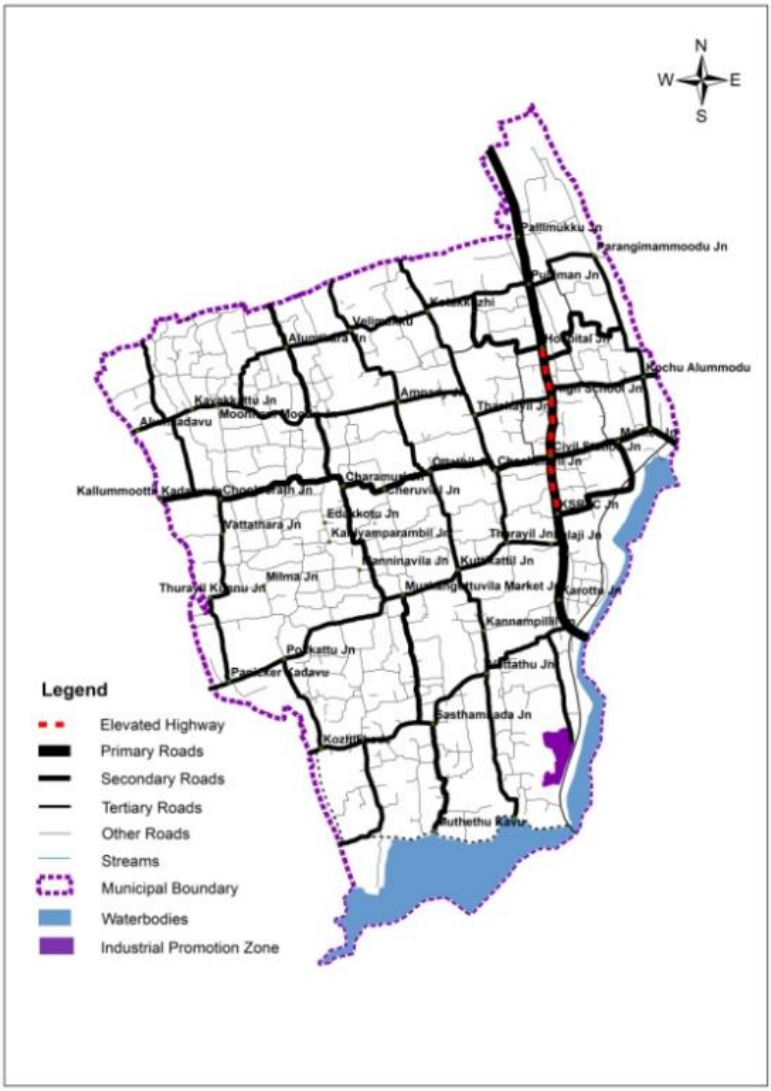


Fig 22.2 Proposed Industrial promotion zone

4. In the 'Chapter 22- SECTORAL PROPOSALS' under the heading 22.8 RECREATION FACILITIES

(i) the figure "Fig 22.8 Proposed park and stadium", shall be substituted with the following:-

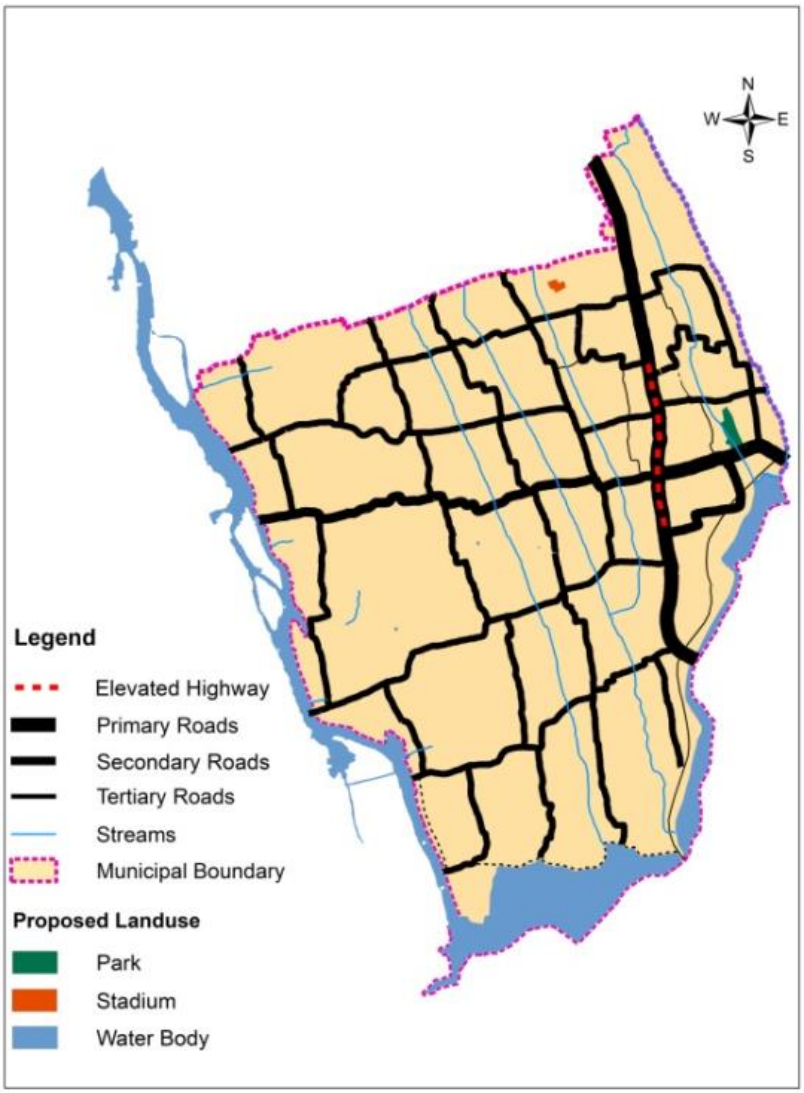


Fig 22.8 Proposed Park and Stadium

(ii) For the third paragraph, the following shall be substituted, namely:-

"Stadium: - The proposal intends to establish a mini stadium at ward 9 in an area of 2.57 acres as shown in figure 22.8"

5. In the 'Chapter 22- SECTORAL PROPOSALS' under the heading 22.9 TRAFFIC AND TRANSPORTATION',

(i) the figure "Fig 22.9 Inter connectivity between the three modes of transport," shall be substituted with the following:-

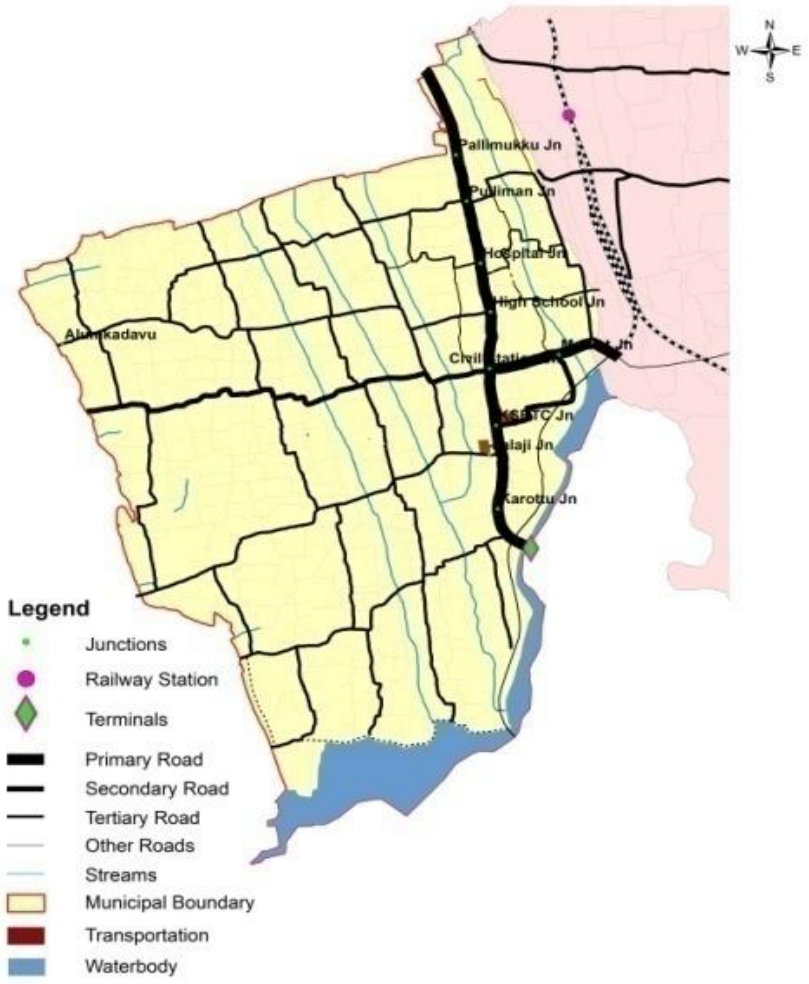


Fig 22.9 Inter connectivity between the three modes of transport

(ii) In paragraph under Sub heading **Primary Road**, the figures '21m' is replaced with "18m"

(iii) The paragraph under Sub heading **Tertiary Roads,** shall be substituted with the following: - "Tertiary roads provide connectivity to the town centre with rest of activity centres. The proposed right of way of tertiary road is 12m and 8 m.

Following roads are considered as tertiary roads of width 12 m

1. Road from Ayanivelikulangara jn to Municipal limit North via Ottathil jn
2. Road from Karottu Jn to solid waste dumping yard
3. Road from Lalaji jn to Amruthapuri
4. Road from High school jn to Alumkadavu
5. Road from Karottu Jn to Kozhikkode
6. Road from Pulliman Jn via Parangimammoodu Jn to Alummoodu Jn
7. Road from Pulliman Jn via Kottakkuzhi Jn to Tharayil Jn
8. Road from Padmanabhan jetty to Municipal limit North via Pookkattu jn to Choolarath jn
9. Road from Pulliman jn to Kayakkattu jn via Alumthara jn

Following road is considered as tertiary road of width 8 m

1. Road from Muthethukadavu (South Municipal boundary) to Municipal limit North"

(iv) the figure "Fig 22.10 Proposed road network" , shall be substituted with the following:-

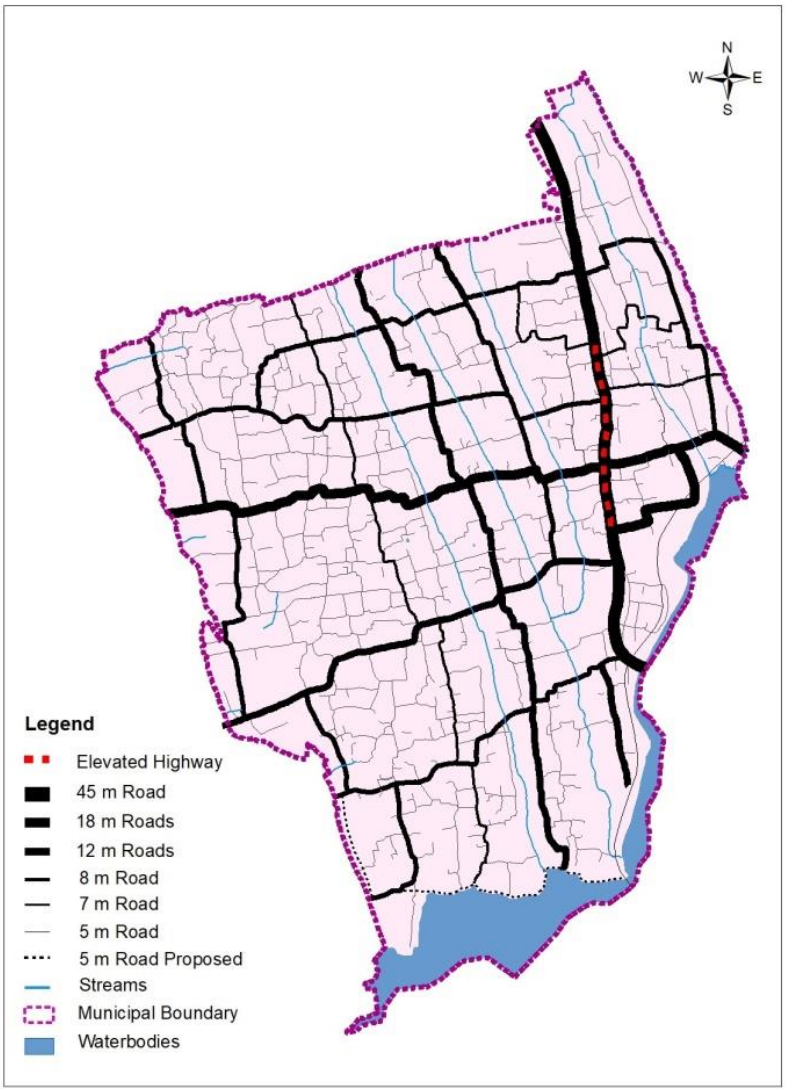


Fig 22.10 Proposed road network

(v) In paragraph under Sub heading **Proposals for Private Bus stand,** the sentence ''Hence it is proposed on the northern side of Karunagappally- Sasthamkotta road near the Krishna cine theatre opposite market; which is shown in figure 22.11**",** shall be substituted with the following:-

"Hence a private bus stand is proposed near Lalaji junction, which is shown in figure 22.11.**"**

(vi) the figure "Fig 22.11 Location of proposed private bus stand", shall be substituted with the following:-

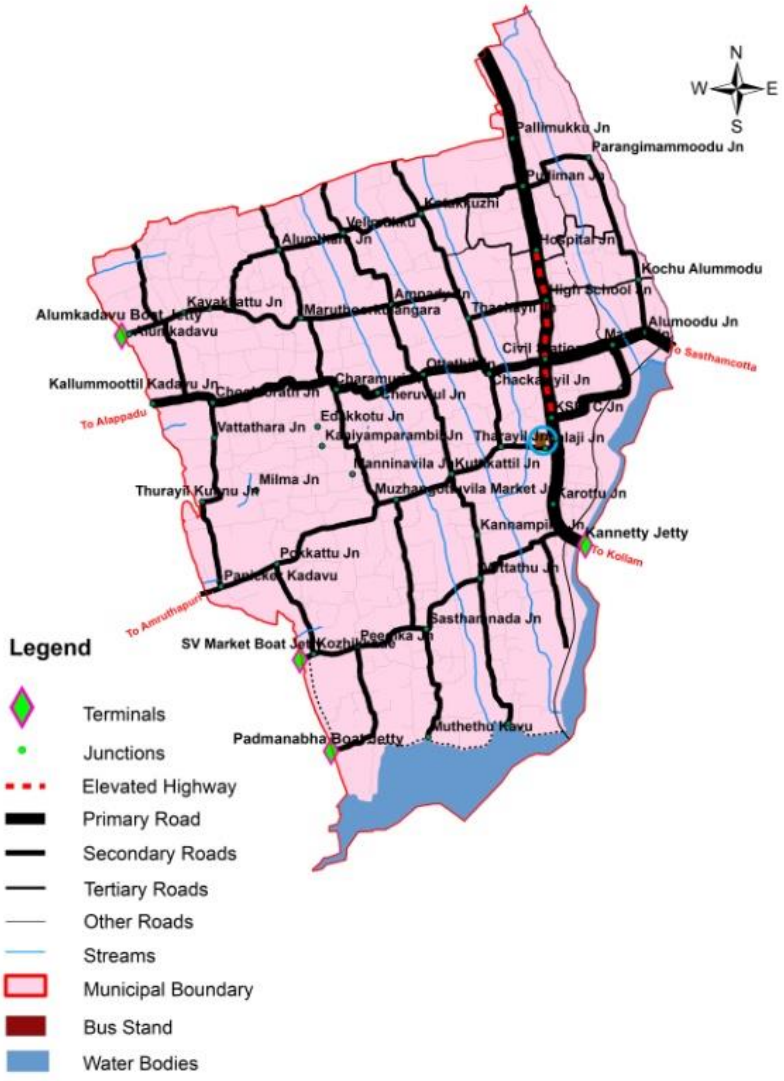


Fig 22.11 Location of proposed private bus stand

6. In Zoning regulations, following changes are made:

(i) After Paragraph Number 3 following paragraph shall be inserted, namely:-

"3a. Any use not specified in the "Permitted / Restricted Uses" of a particular use zone, but which is of similar nature to any use under "Permitted / Restricted Uses" can be considered by the Secretary with the concurrence of the Town Planner or the Chief Town Planner of the LSGD (Planning) as the case may be."

(ii) After Paragraph Number 4 following paragraphs shall be inserted, namely:-

"4a. Operational constructions as defined in the Kerala Town & Country Planning Act 2016 shall be treated as permitted use in the Master Plan Area."

"4b. Electric Vehicle charging stations shall be permitted in all zones except Paddy / Low lying land and water bodies."

"4c. Livestock buildings for keeping not more than 20 cows, 50 goats and poultry farms for keeping not more than 1000 birds shall be permitted in all zones except Paddy / Low lying land and water bodies."

"4d. Telecommunication/ Transmission towers, Gas pipe lines, Wireless station, ATMs, water tanks, waste management units and similar public utility buildings / structures shall be permitted in all zones except in water bodies, subject to other rules and regulations in force."

"4e. Parks & Open Spaces, Playgrounds, turfs are permitted in all zones."

(iii) After Paragraph Number 5 following paragraphs shall be inserted, namely:-

"5a. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the Master Plan in consultation with the Chief Town Planner concerned of the Local Self Government Department (Planning)."

"5b. If any private property is included within the boundary of "Public & Semi Public- Use Zone or Industrial Use Zone" in the Proposed Land use Map, the Secretary may after verification of the revenue ownership documents and if found that the land is not under the ownership of the above mentioned uses as per the revenue records, the Secretary with the concurrence of District Town Planner of LSGD (Planning) may permit such uses that are permissible in adjacent land use zone as per the proposed Land Use Map subject to the provisions as applicable to CRZ notifications and their subsequent amendments, other applicable Acts, Rules and Government Orders in force in the State."

"5c. In the case of new roads / road widening projects taken up by any implementing agency, the implementing agency concerned shall provide the alignment of such new roads / road widening to the District Town Planner for the future planning purpose."

"5d. In the event of change in alignment of newly proposed roads in the Master Plan, after the commencement of land acquisition of the new alignment, the land parcels in stretches excluded from the original alignment may be changed to adjacent suitable land use zone with the concurrence of the Town Planner. This provision is applicable only to new road development proposals and not to widening proposal."

"5e. In case of a shift in the cadastral overlay with respect to the land use or road network, or in the event of uncertainty in identifying the alignment or boundary of a thodu, canal, river, existing public road, or railway line, and where survey boundaries are absent in the Proposed Land Use maps, the actual position on the ground and the revenue records shall be referred to. The decision taken by the Secretary in this regard shall be final."

(iv) After Paragraph Number 7 following paragraphs shall be inserted, namely:-

"7a. Development in Land which are legally converted to dry land by order of the competent authority or dry land as per revenue records but included in **Paddy/ low lying land** as per the proposed land use map shall be permitted by the Secretary with the concurrence of the District Town planner after considering the zoning regulation of surrounding land use zone."

"7b. Local/ State/ Central government offices, judicial offices etc. serving the local community shall be considered permissible under all zones."

"7c. 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 Master plan area."

"7d. In the case of concurrence issued for constructions involving filling of wetland, low lying land and paddy fields, various mitigation measures including proper drainage measures have to be insisted."

"7e. If a land marked as waterbody in the proposed land use map, is not classified as waterbody / wetland as per revenue records, the Secretary with the concurrence of the Town Planner of the LSGD (Planning), may permit in such land uses that are permissible in adjacent land use zone."

(v) After Paragraph Number 8 following paragraphs shall be inserted, namely:-

"8a. Expansion of existing "Public & Semi Public Uses and Industrial units including their incidental uses" may be permitted by the secretary with the concurrence of District Town Planner of LSGD (Planning) to all adjacent land use zones except water bodies as per the proposed Land Use Map subject to the provisions as applicable to CRZ notifications and their subsequent amendments, other applicable Acts, Rules and Government Orders in force in the State."

"8b. There shall be a building line of 3.00 meters from the right-of-way (RoW) for all roads with a proposed or existing width of 6.00 meters or more, unless otherwise specified in the Master Plan, Detailed Town Planning Schemes, or detailed road alignments appended to the Master Plan. No construction, other than a compound wall, fence, gate, or outdoor display structure, shall be permitted within this building line. For roads that are un-notified or have a width of less than 6.00 meters, the building line shall be determined according to the provisions specified in the Kerala Municipality Building Rules currently in force in the state."

(vi) Fourth row of Paragraph No. 9 Residential Use Zone, shall be substituted with the following:-

"Cottage Industries, Service Industries of non-nuisance Nature (See Annexe I, with number of workers limited to 15 without power or 10 workers with power limited to 20 HP), cold storage"

(vii) First row of Paragraph No.11 Public& Semi Public Use Zone, shall be substituted with the following:-

"Additions and alterations to the existing buildings / addition of new block(s) without altering the use, buildings essentially incidental to the main use with floor area limited to 100 sq.m. Bus terminal building, garage, office building incidental to bus stand, commercial buildings."

(viii) First row of Paragraph No. 12 Mixed Use Zone (Commercial & Residential), the following shall be inserted, namely:-

"Land to a depth of 200m on either side of the NH 66 (From KMML Railway line near Kannetti kayal to the Northern end of Municipality) wherever Mixed Use zone (Commercial & Residential) is not provided on proposed land use map will also be deemed as Mixed Use zone (Commercial & Residential). If only a part of a plot is included within this depth of 200 m, the entire plot shall be deemed to be included under such Mixed Use Zone (Commercial and Residential)".

(ix) First row of Paragraph No. 13 Residential Mix Use Zone, shall be substituted with the following:-

"**Land to a depth of 100 m on either side of the following roads falling in residential use zone will also be deemed as Residential Mix Use Zone.**

1. NH 66 (From KMML Railway line near Kannetti kayal to the Southern end of Karunagappally Municipality)
2. Karunagappally (Lalaji jn - Amruthapuri road)
3. Karunagappally (Highschool jn - Alumkadavu road)
4. Karunagappally (Civil Station) - Alappadu via Kallummoottil Kadavu road
5. Karunagappally (Karottu) - Kozhikode road
6. Karunagappally (KSRTC jn) - Market jn
7. Karunagappally (Civil Station jn) - Sasthamcotta
8. Pulliman Jn - Alummoodu Jn via Parankimaamoodu Jn
9. Pulliman Jn - Tharayi Jn via Kottakuzhi
10. Padmanabhan jetti - Municipal limit at North via Pukkattu Jn, Chooloorath Jn etc.
11. Karottu jn - Solid Waste Dumping yard
12. Ayanivelikulangara - Municipal limit at north via Ottathil Jn
13. Pulliman Jn - Kayakattu Jn via Alumthara

As per the Master plan the above 13 roads are proposed to be widened to 12m or greater. "

(x) First row of Paragraph No. 19 under Special Use Zones – Park, following paragraph shall be inserted along with:

Land to a depth of 50 m on the Northern side of Market Jn. to Sasthamcotta road in Park (Special Use Zone) will also be deemed as Residential Mix Use Zone.

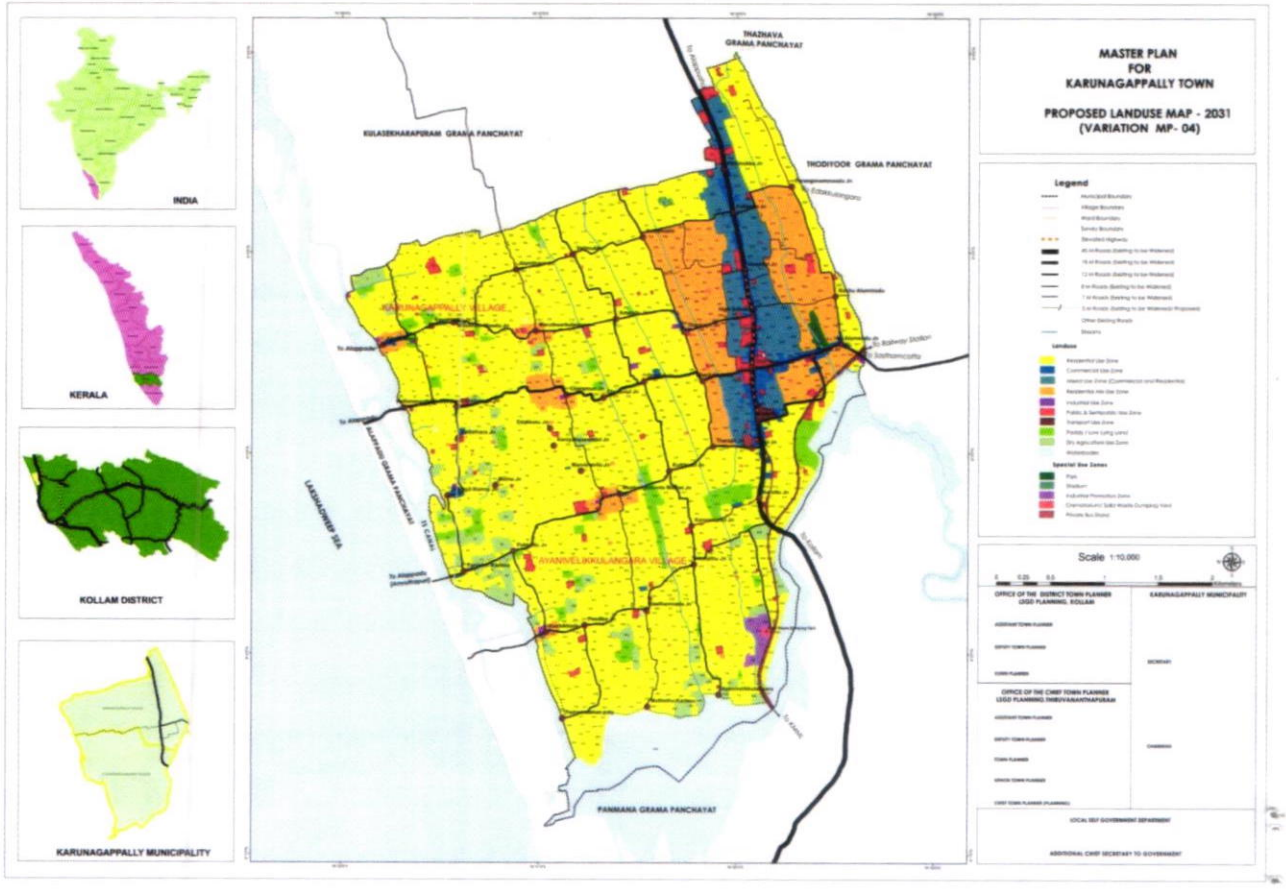
(xi) Third row of Paragraph No. 19 Special Use Zones,

'Industrial Estate:- All industries other than obnoxious and nuisance type, Automobile workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Ice Factory, Cold storage, Printing Press, Water Treatment Plants, Marble and Granite Storage/ Cutting centers, Industrial Estates & Industrial Parks, Godowns / Warehouse/ Storage of non hazardous materials, stacking yards, weigh bridge, dry cleaning plants, laundries, poultry farms, kennel, IT Software units, Residential uses incidental to the industrial use, Govt. or Public sector offices incidental to the industrial use, Tot lots, parks & playgrounds attached to the incidental residential use, Transport terminals incidental to the industrial use.' **, shall be substituted with the following namely:-**

"Industrial Promotion Zone**:-** All industries other than obnoxious and nuisance type, Automobile workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Ice Factory, Cold storage, Printing Press, Water Treatment Plants, Marble and Granite Storage/ Cutting centers, Industrial Estates & Industrial Parks, Godowns/ Warehouse/ Storage of nonhazardous materials, stacking yards, weigh bridge, dry cleaning plants, laundries, poultry farms, kennel, IT Software units, Residential uses incidental to the industrial use and single family residential buildings with area limited to 150 sq.m. , Govt. or Public sector offices incidental to the industrial use, Tot lots, parks & playgrounds attached to the incidental residential use, Transport terminals incidental to the industrial use**."**

(xii) In Zoning Regulations, Sl. No. 21 General Notes, points 3 and 4 shall be omitted.

7. The Proposed land use map, shall be substituted with the following:-



Town Planner
SHARY. M.V.
Town Planner
Kollam

Secretary
Sandeep Kumar. v.s
Municipal Secretary
Karunagappally Municipality
Pen 891704

OFFICE OF THE KARUNAGAPPALLY MUNICIPALITY

Chairperson
PADIPPURA LATHEEF
CHAIRMAN
KARUNAGAPPALLY MUNICIPALITY
9447741080