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കേരള ഗസറ്റ്
KERALA GAZETTE

അസാധാരണം
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
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GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G. O. (P) No. 68/18/LSGD.

Dated, Thiruvananthapuram, 24th September, 2018 / 8th Kanni, 1194.

S. R. O. No. 686/2018.—WHEREAS, the Government have sanctioned the Development Plan (General Town Planning Scheme) for Vaikom Town under sub-section (3) of section 12 of the Town Planning Act, 1108 ME (Act IV of 1108) as per notification issued under G. O. (Ms.) No. 9/2010/LSGD., dated 14th January, 2010 and published in the Kerala Gazette No. 7 dated 16th February, 2010;

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33/3686/2018/S-3.

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of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Town Planning Act, 1108 ME (Act IV of 1108) stands repealed;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 Development Plan for Vaikom Town is deemed to be a Master Plan sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016);

AND WHEREAS, it is required to vary the said Master Plan for the purpose of making certain provisions of the said Plan compatible to the present development scenario to the extent possible as an immediate measure, until the plan is further varied after detailed studies and also in view of the changes occurred in the survey numbers comprised in the villages of Naduvila and Vadakkemuri;

AND WHEREAS, the Government as per notification issued under G. O. (P) No. 77/2017/LSGD., dated 30th October, 2017 have published the proposed variation in the said Master Plan for Vaikom Town in the Kerala Gazette Extraordinary No. 2397 dated 4th November, 2017, as required under sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016);

NOW, THEREFORE, in exercise of the powers conferred by sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala, after considering all the objections and suggestions received in respect of the proposed variation in the Development Plan, hereby sanction and publish the variation of the Development Plan for Vaikom Town sanctioned under sub-section (3) of section 12 of the Town Planning Act, 1108 ME (Act IV of 1108) issued under G. O. (Ms.) No. 9/2010/LSGD., dated 14th January, 2010 and published in the Kerala Gazette No. 7 dated 16th February, 2010 which is deemed to be a Master Plan sanctioned under clause (i) of sub-section (2) of section 113 of the said Act to the extent as indicated below, namely:—

VARIATION

In the said plan,—

(1) in Chapter '1 INTRODUCTION', in paragraph '1.2 Regional Setting', for the words and symbols, "Vaikom Village, Naduvila and Vadakkemuri Village", the words "Vaikom and Naduvila Villages" shall be substituted;

(2) in Chapter '3 LAND USE PATTERN', in paragraph '3.2 Land use pattern' for the words and symbols "lies in three villages namely, Vaikom, Naduvila and Vadakkemuri", the words and symbols "lies in the two villages namely, Vaikom and Naduvila", shall be substituted;

(3) in chapter '11 POPULATION PROJECTION AND LAND REQUIREMENTS', in paragraph '11.4 Area requirement for various urban uses 2021',—

(i) under the heading '11.4.1, Residential use', for the figures, symbol and words "673.47 hectare", the figures, symbol and word "684.76 hectares" shall be substituted;

(ii) under the heading '11.4.2 Commercial use', for the figures, symbol and word "27.95 hectare", the figures, symbol and word "31.63 hectares" shall be substituted;

(iii) under the heading, '11.4.3 Public and semi public use', for the figures, symbol and word "36.24 hectares", the figures, symbol and word "35.34 hectares" shall be substituted;

(iv) under the heading '11.4.4 Industrial', for the figures, symbol and word "4.47 hectare", the figures, symbol and word "3.02 hectares" shall be substituted;

(v) under the heading '11.4.6 Park and open spaces', for the figures, symbol and word "6.30 hectare", the figures, symbol and word "3.66 hectares" shall be substituted;

(4) in Chapter '12 POLICY PLAN 2021', in paragraph '12.3 Land use classification for various uses',—

(a) for the Table under heading table '12.1 proposed land use', the following Table shall be substituted, namely:—

"

Sl. No.	*Description*	*Area (Ha.)*	*Percentage*
1	Residential	684.76	78.16
2	Commercial	31.63	3.61
3	Public and semi public	35.34	4.03
4	Industrial	3.02	0.34
5	Low lying Agriculture land to be retained	40.90	4.67
6	Transportation	54.24	6.19
7	Water bodies	15.4	1.76
8	Park and open space	3.66	0.42
9	Green strip	7.13	0.82
	Total	**876.08**	**100**

",

(b) under the heading '12.3.1 Residential areas', for the figures, symbols, word and brackets "673.47 hectares (77.14%)", the figures, symbols, word and brackets "684.76 hectares (78.16%)" shall be substituted;

(c) under the heading '12.3.2 Commercial use', for the figures, symbol and word "27.95 hectares", the figures, symbol and word "31.63 hectares" shall be substituted;

(d) under the heading, '12.3.3 Public and semi public', —

(i) for the figures, symbol and word "36.24 hectares", the figures, symbol and word "35.34 hectares" shall be substituted;

(ii) for the figure "5.00 hectares", the figure "2.27 hectares" shall be substituted;

(e) under the heading '12.3.4 Industrial',—

(i) for the figures, symbol and the word, "4.47 hectare", the figures, symbol and word "3.02 hectares" shall be substituted;

(ii) for the word "Amalapuri", the word "Kariyaar" shall be substituted;

(f) under the heading '12.3.5 Low lying wetland', for the figures, symbol and word "43.90 hectares", the figures, symbol and word "40.90 hectares" shall be substituted;

(g) under the heading '12.3.6 Transportation',—

(i) for the figures, symbols and words, "58.87 hectares" and "6.74 percentage", the figures, symbols and words "54.24 hectares" and "6.19 percentage" shall, respectively be, substituted;

(ii) in item i and the entries against it shall be omitted;

(iii) for the entries against item ii the following shall be substituted, namely:—"One hectare of land has been set apart for municipal bus stand at Dalavakulam";

(iv) in item v for the figures, symbol and word "0.18 hectares", the figures, symbol and word "0.39 hectares" shall be substituted;

(h) under the heading '12.3.7 Water bodies', for the figures, symbols and words "14.67 hectares" and "1.60 percentage", the figures, symbols and words "15.40 hectares" and "1.76 percentage", shall, respectively be, substituted;

(i) under the heading '12.3.8 Park and open spaces',—

(i) for the figures, symbol and word "6.30 hectare", the figures, symbol and word "3.66 hectares" shall be substituted;

(ii) under the sub-heading 'i Botanical Park', for the figures, symbol and word, "2.60 hectares", the figures, symbol and word "0.43 hectares" shall be substituted;

(iii) the entries against item ii shall be omitted;

(5) in Chapter '13 TRANSPORTATION PLAN 2021',—

(a) in paragraph '13.2 Road traffic' under the heading '13.2.3 Proposed road network for the year 2021' under the sub-heading 'b. Sub arterial road (12m/9m wide)' under item 'l. Widening of existing roads',—

(i) under sub-item 'widening to 12.00m', serial number "x" and the entries against it shall be omitted;

(ii) under sub-item 'widening to 9.00m', after serial number (i), the following serial number and entry shall be inserted, namely:—

"ii. Kovilakathumkadavu Road";

(b) (i) under the sub-item 'a. Arterial road (18m wide)', serial number (ix) and the entries against it shall be omitted;

(ii) under the sub-item 'Widening to 12.00m', after the serial number xv, the following serial number and entry shall be inserted, namely:—

"(xvi) Road parallel to and on the eastern side of Perumchila Thodu (Link road) connecting Kottayam road and Vazhamana road;"

(c) in the Table 13.2 'Details of arterial roads', serial No. 9 and entries against it shall be omitted;

(d) in the Table 13.3, 'Details of Sub-arterial roads',—

(i) against serial number 11, under the heading "Proposed width (in m)" in column 7, for the figures and symbol "12.00", the figures and symbol "9.00" shall be substituted;

(ii) the following entries shall be inserted as serial No. 19, namely:—

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
"19	Road parallel to and on the eastern side of Perumchila Thodu connecting Kottayam Road and Vazhamana Road (Southern part of this road form part of Parikrama)	5.00	0.9	..	0.9	18.00	3.00 ";

(e) in paragraph '13.2.4.1 Municipal bus stand', for the figures, symbol and word "3.160 hectare" the figures, symbol and word "1.09 hectares" shall be substituted;

(f) entries against '13.2.4.2 Tourist parking area and Taxi stand', shall be omitted;

(6) in Chapter '14 INFRASTRUCTURE PLAN 2021',—

(a) in paragraph '14.9, Industries',—

(i) for the figures, symbol and word "4.47 hectare" the figures, symbol and word "3.02 hectares" shall be substituted;

(ii) for the word "Amalapuri", the words "area near Kariyaar" shall be substituted;

(b) in paragraph '14.10 Park and Open spaces', for the figures, symbol and word "6.30 hectares" the figures, symbol and word "3.66 hectares" shall be substituted;

(c) in paragraph '14.11 Public and semi public use', for the figures, symbol and word "36.24 hectares", the figures, symbol and word "35.34 hectares" shall be substituted;

(7) in Chapter '15 ZONING REGULATIONS',—

(a) in paragraph '15.1 Introduction', for sub-paragraph 15.1.7, the following shall be substituted, namely:—

"15.1.7 Renovation and extension of existing authorized buildings are permitted in commercial, public and semi public use zone, if such uses are not allowable otherwise in the zoning regulations, provided that the total floor area on all floors of such of the buildings after renovation and extension shall not exceed 300 sq.m.

Residential buildings or extension to existing residential buildings constructed under Government approved schemes for economically weaker sections or constructed with financial assistance of Local Self Government Institutions shall be

permitted in all zones and having total floor area limited to 60 sq.m. subject to conformity with the provisions of the Kerala Conservation of Paddy land and Wetland Act, 2008 (28 of 2008) and other relevant Acts or Regulations in force in the area.

In the case of the following roads, land to a depth of 50 metres on either side from the central line of road in residential zone and to a depth of 100m on either side from the centre line of road in Commercial, Public and Semi-public use zones, uses permitted as per paragraph 15.2, 15.3 and 15.5 are also permitted with the concurrence of the Town Planner of the Department of Town and Country Planning having jurisdiction over the area, if such uses are not allowable otherwise in the zoning regulations, subject to the condition that the minimum proposed width of the road shall be 12 metres.

(i) Ettumanoor road (Ernakulam Junction to Municipal boundary).

(ii) Ernakulam road (Ernakulam Junction to Municipal boundary).

(iii) KSRTC Bus Station road (Post Office Junction to Ernakulam Junction).

(iv) West Nada road (West Nada to Boat Jetty).

(v) North Nada road (Ernakulam Junction to GHS).

(vi) Pulinchuvadu-Cherumchuvadu road.

(vii) TV Puram Road (Kacheripadi to KV Canal).

(viii) Venchoor road (along the southern side of KV Canal).

(ix) New road parallel to and on eastern side of Perumchila thodu, connecting Kottayam Road and Vazhamana Road.

(x) Vazhamana Road (East Nada to Muriyankulangara).

(xi) TV Puram road (KV Canal to Municipal boundary).

(xii) Vazhamana road (Muriyankulangara to Municipal boundary).

(xiii) Moothedathukavu road (South Nada to Municipal boundary).

(xiv) Chalaparambu-Arattukulam Road.

(xv) Arattukulam-Iyerkulangara Road.

(xvi) Perumpalliyazham road (Kavarapadi to Municipal boundary).

(xvii) Poothalapadi road (Kochukavala to Udayanapuram temple via. Poothalapadi, Nerekadavu).

(xviii) New road to Garbage disposal area from Perumpilliyazham Road.

(xix) Link road from TV Puram road to Pulinchuvadu-Cherumchuvadu Road.

(xx) A.K.G. Road (Vazhamana road to Perumpilliyazham Road).

(xxi) Pre metric hostel road (Pulinchuvadu junction to Municipal boundary).

(xxii) Homappura Road.

(xxiii) Kochukavala-Kacherikavala Road.

(xxiv) Road connecting Kochukavala and Vadakkenada Road.

(xxv) Road around Mahadeva Temple connecting West, South and East Nada.

(xxvi) Road connecting South Nada Road and Vazhamana Road.";

(b) in paragraph '15.2, Residential Use Zone', under heading "ii Permissible use", the words and symbols "Local/State/ Central Government Offices, Public Sector Offices" shall be omitted;

(c) in paragraph '15.3, Commercial use zone',—

(i) under the heading 'i Permitted use', after the words "movie halls", the symbol and words, "All Government and Public Sector Institutions and Offices" shall be inserted;

(ii) under the heading 'ii Permissible use', the words and symbols "Local/State/Central Government Offices", shall be omitted;

(d) in paragraph '15.4 Industrial use zone', under sub-heading 'i Permitted use', after the words, letters, figure and symbol "Retail shops up to 100 sq.m", the words "all Government and Public sector Institutions and Offices" shall be inserted;

(e) in paragraph 15.8 Low lying Land,—

(i) under the heading 'ii Uses Permissible', for the words "Dwellings of the people engaged in the farm" the words "Residence and Government building with area up to 100 sq.m." shall be inserted.

(8) In the Proposed Land Use Map,—

(i) Survey number 159/1(part) and 159/4 of Naduvila Village changed from "Park and Open Spaces" to "Residential use";

(ii) Survey number 159/1 (part) and 159/2 of Naduvila Village changed from "Park and Open Spaces" to "Water course";

(iii) Survey numbers 16/14 and 16/15 of old Vadakkemuri Village are changed to the Survey numbers 16/14 and 16/15 of Naduvila Village;

(iv) The area in Survey number 16/14 of Naduvila Village is changed from 'Low Lying Agricultural Land to be retained' to 'Residential use Zone';

(v) Width of Kovilakathumkadavu Road changed from 12 metres to 9 metres;

(vi) Corrected the alignment of Karuvallil Road;

(vii) Survey number 202/3 (part) of Naduvila Village changed from "Transportation facilities" to "Commercial use";

(viii) Width of Link road connecting Kottayam Road and Vazhamana Road reduced from 18 metres to 12 metres;

(ix) Survey numbers 190 (part) and 191 (part) on the eastern side of link road of Naduvila Village changed from 'Transportation facilities' to 'Commercial use';

(x) Survey numbers 190 (part) and 191 (part) on the western side of link road of Naduvila Village changed from 'Transportation facilities' to 'Residential use';

(xi) Survey numbers 39/1 and 39/2 (part) of Naduvila Village changed from 'Industrial Zone' to 'Park and Open Space';

(xii) Survey numbers 39/2 (part), 39/3, 39/4, 39/8, 39/9, 39/10, 39/11, 39/12, 39/31 and 39/32 (part) of Naduvila Village changed from 'Industrial Zone' to 'Residential use';

(xiii) Survey numbers 39/2 (part), 39/5, 39/6 and 39/7 of Naduvila Village changed from "Industrial use" to "Public and Semi public use";

(xiv) Survey numbers 198/1 of Naduvila Village changed from 'Park and Open Space' to 'Residential use';

(xv) Survey numbers 107/18, 107/19 and 107/20 of Naduvila Village changed from 'Low Lying Agricultural Land to be retained' to 'Residential use';

(xvi) Survey numbers 105 (part), 109 (part) and 81 (part) of Naduvila Village changed from 'Low Lying Agricultural Land to be retained' to 'Residential use';

(xvii) Survey numbers 154/20 (part), 179/17 and 179/18 of Vaikom Village changed from 'Park and Open Space' to 'Residential use';

(xviii) Survey numbers 9/2, 9/3, 9/4 (part) and 9/5 (part) of Naduvila Village changed from 'Public and Semi Public' to 'Residential use';

(xix) Survey number 9/1 of Naduvila Village changed from 'Park and Open Space' to 'Industrial use';

(xx) Survey numbers 11/9 (part) and 11/10 (part) of Naduvila Village changed from 'Residential use' to 'Public and Semi Public';

(xxi) Survey numbers 157/5 and 133/8 of Naduvila Village changed from 'Low Lying Agricultural Land to be retained' to 'Residential use';

(xxii) Survey numbers 80/7 and 106/6 (part) of Naduvila Village changed from 'Residential use' to 'Public and Semi public use';

(xxiii) Survey numbers 166/30 (part) and 166/31 of Vaikom Village changed from 'Transportation facilities' to 'Residential use';

(xxiv) Survey numbers 166/29 (part) of Vaikom Village changed from "Residential use" to "Transportation Facilities";

(xxv) Survey numbers 166/29 (part) and 166/32 (part) of Vaikom Village changed from "Residential use" to "Road";

(xxvi) Survey numbers 197/1 (part) of Vaikom Village changed from "Water course" to "Transportation Facilities";

(xxvii) Survey numbers 197/1 (part) of Vaikom Village changed from "Water course" to "Commercial use";

(xxviii) Survey numbers 197/1 (part) of Vaikom Village changed from "Water course" to "Park and Open Space".

By order of the Governor,

T. K. JOSE,
Additional Chief Secretary to Government.

Explanatory Note

(This does not form part of the notification, but is intended to indicate its general purport.)

Government have sanctioned the Development Plan for Vaikom Town under sub-section (3) of section 12 of the Town Planning Act, 1108 (Act IV of 1108), as per the notification issued under G. O.(Ms.) No. 9/2010/LSGD. dated 14th January, 2010 and published in the Kerala Gazette No.7 dated 16th February, 2010.

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 ME (Act IV of 1108) stands repealed. 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 Development Plan for Vaikom Town is deemed to be a Master Plan sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016).

As per Revenue notification issued under G. O. (Ms.) No. 570/13 dated 18th December, 2013 and published in the Kerala Gazette Extraordinary No. 238 dated 22nd January, 2014 which corrected, as per Erratum notification issued under G. O. (Ms.) No. 572/13 dated 18th December, 2013 and published in the Kerala Gazette Extraordinary No. 240 dated 22nd January, 2014 the survey numbers previously comprised in Vadakkemuri Village which fall in Vaikom Municipal area were included in Naduvila Village.

It is required to vary the said Master Plan for the purpose of making certain provisions of the said Plan compatible to the present development scenario to the extent possible as an immediate measure, until the plan is further varied after detailed studies and due to the change in survey numbers comprised in the Villages Naduvila and Vadakkemuri as stated above.

A draft notification for the above purpose was issued under G. O. (P) No. 77/2017/LSGD, dated 30th October, 2017, and published in the Kerala Gazette Extraordinary No. 2397 dated 4th November, 2017. After considering all the objections and suggestions received on the said draft proposal, Government have now decided to issue the final notification.

The notification is intended to achieve the above object.