"ഭരണഭാഷ- മാതൃഭാഷ"

കേരള സർക്കാർ

സംഗ്രഹം

തദ്ദേശസ്വയംഭരണ വകുപ്പ് - പെരുമ്പാവൂർ നഗരസഭ - പെരുമ്പാവൂർ മാസ്റ്റർ പ്ലാൻ വ്യതിയാനം - അന്തിമ അനുമതി നൽകി - ഉത്തരവ് പുറപ്പെടുവിക്കുന്നു.

തദ്ദേശസ്വയംഭരണ (ആർഡി) വകുപ്പ്

സ.ഉ.(കൈ) നം.211/2025/LSGD തീയതി,തിരുവനന്തപുരം, 06-11-2025

പരാമർശം:-

1. 09.02.2022 തീയതിയിലെ സ.ഉ.(കൈ) നം.22/2022/തസ്വഭവ. നമ്പർ സർക്കാർ ഉത്തരവ്
2. 30.01.2024 തീയതിയിലെ സ.ഉ.(കൈ) നം.16/2024/തസ്വഭവ. നമ്പർ സർക്കാർ ഉത്തരവ്
3. 22.11.2024 തീയതിയിലെ സ.ഉ.(കൈ) നം. 162/2024/തസ്വഭവ. നമ്പർ സർക്കാർ ഉത്തരവ്
4. 18.01.2025 തീയതിയിലെ കേരള അസാധാരണ ഗസറ്റ് വാല്യം 14, നമ്പർ 180.
5. പെരുമ്പാവൂർ നഗരസഭാ കൗൺസിലിന്റെ 27.05.2025 തീയതിയിലെ 19-ാം നമ്പർ തീരുമാനം.
6. പെരുമ്പാവൂർ നഗരസഭാ സെക്രട്ടറിയുടെ 24.03.2025 തീയതിയിലെ PW2 - 7125/12 നമ്പർ കത്ത്.
7. മുഖ്യനഗരാസൂത്രക (പ്ലാനിംഗ്)-ന്റെ 24.08.2025 തീയതിയിലെ LSGD/PD/17227/2023-TCPB4 നമ്പർ കത്ത്.

ഉത്തരവ്

പരാമർശം (1) പ്രകാരം സർക്കാർ അംഗീകരിച്ചിട്ടുള്ള പെരുമ്പാവൂർ മാസ്റ്റർ പ്ലാൻ 2016-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്റ്റിന്റെ വകുപ്പ് 50(1) പ്രകാരം ഭേദഗതി ചെയ്യുന്നതിന് പരാമർശം (2) പ്രകാരം അനുമതിയും പരാമർശം (3) പ്രകാരം കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്റ്റ് 2016-ലെ സെക്ഷൻ 36(3) പ്രകാരമുള്ള പ്രസിദ്ധീകരണാനുമതിയും ലഭ്യമായിട്ടുള്ളതാണ്.

2. തുടർന്ന് കരട് മാസ്റ്റർ പ്ലാൻ വ്യതിയാനത്തിന്മേലുള്ള ആക്ഷേപങ്ങളും നിർദ്ദേശങ്ങളും ക്ഷണിച്ചുകൊണ്ട് കരട് വ്യതിയാനം നഗരസഭയുടെ വെബ്സൈറ്റിൽ പ്രസിദ്ധീകരിക്കുകയും അത് സംബന്ധിച്ച ഫാറം- IV നോട്ടീസ്, രണ്ട് മലയാള ദിനപത്രങ്ങളിൽ പ്രസിദ്ധീകരിക്കുകയും പരാമർശം (4) പ്രകാരം നഗരസഭ ഗസറ്റിൽ വിജ്ഞാപനം ചെയ്യുകയും ചെയ്തിട്ടുള്ളതാണ്.

3. 2016-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്റ്റ്, വകുപ്പ് 36(8), 2021-ലെ കേരള നഗരഗ്രാമാസൂത്രണ (മാസ്റ്റർപ്ലാനിന്റെ രൂപീകരണവും അനുമതി നൽകലും) ചട്ടങ്ങളിലെ ചട്ടം 21(ഡി) എന്നിവ പ്രകാരം കരട് പെരുമ്പാവൂർ മാസ്റ്റർ പ്ലാൻ വ്യതിയാനത്തിന് സർക്കാരിന്റെ

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അന്തിമ അംഗീകാരം ലഭിക്കുന്നതിനായി ഫാറം V-ൽ പരാമർശിച്ചിട്ടുള്ളതനുസരിച്ച് മാസ്റ്റർ പ്ലാൻ വിജ്ഞാപനത്തിന്റെ കരടും, മാപ്പുകളും പെരുമ്പാവൂർ നഗരസഭാ കൗൺസിലിന്റെ പരാമർശം (5) തീരുമാനത്തിന്റെ അടിസ്ഥാനത്തിൽ പെരുമ്പാവൂർ നഗരസഭ സെക്രട്ടറി ഉചിതമാർഗ്ഗേന പരാമർശം (6) പ്രകാരം സർക്കാരിൽ ലഭ്യമാക്കിയിട്ടുണ്ട്.

4. പ്രസ്തുത കരട് വ്യതിയാനത്തിൽ അനുവദനീയമായ ചില ഉപയോഗങ്ങൾക്ക് നൽകിയിരുന്ന വിസ്തൃതി സംബന്ധിച്ച വ്യക്തത കുറവ് പരിഹരിച്ച് മുഖ്യനഗരാസൂത്രക (പ്ലാനിംഗ്)-ന്റെ കാര്യാലയത്തിൽ നിന്നും പെരുമ്പാവൂർ മാസ്റ്റർ പ്ലാനിന്റെ പരിഷ്കരിച്ച കരട് വ്യതിയാനം, കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്റ്റ് 2016-ന്റെ വകുപ്പ് 36(8), 2021-ലെ കേരള നഗരഗ്രാമാസൂത്രണ (മാസ്റ്റർപ്ലാനിന്റെ രൂപീകരണവും അനുമതി നൽകലും) ചട്ടങ്ങളിലെ ചട്ടം 22 എന്നിവ പ്രകാരം അന്തിമ അനുമതി നൽകാവുന്നതാണ് എന്ന് ശിപാർശ ചെയ്തുകൊണ്ട് മുഖ്യനഗരാസൂത്രക (പ്ലാനിംഗ്) അന്തിമ അനുമതിക്കായി പരാമർശം (7) പ്രകാരം സർക്കാരിൽ ലഭ്യമാക്കിയിട്ടുണ്ട്. കൂടാതെ അന്തിമ അനുമതി നൽകുന്ന മുറയ്ക്ക് മാസ്റ്റർ പ്ലാനിന് അനുമതി നൽകിയ വസ്തുത അറിയിച്ചുകൊണ്ട്, ഔദ്യോഗിക ഗസറ്റിൽ ചട്ടം 22 പ്രകാരം ഫാറം VI-ലുള്ള നോട്ടീസ് പ്രസിദ്ധീകരിക്കാവുന്നതുമാണെന്നും മുഖ്യനഗരാസൂത്രക (പ്ലാനിംഗ്) ശിപാർശ ചെയ്തിരുന്നു.

5. സർക്കാർ ഇക്കാര്യം വിശദമായി പരിശോധിച്ചു. മുഖ്യനഗരാസൂത്രക (പ്ലാനിംഗ്)-ന്റെ ശിപാർശയുടെയും പെരുമ്പാവൂർ നഗരസഭാ കൗൺസിൽ തീരുമാനത്തിന്റെയും അടിസ്ഥാനത്തിൽ, ഇതോടൊപ്പം അനുബന്ധമായി ചേർത്തിരിക്കുന്ന പെരുമ്പാവൂർ മാസ്റ്റർ പ്ലാൻ വ്യതിയാനത്തിന് 2016-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്റ്റ്, വകുപ്പ് 36(8), 2021-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ (മാസ്റ്റർ പ്ലാനിന്റെ രൂപീകരണവും അനുമതി നൽകലും) ചട്ടങ്ങൾ, ചട്ടം 22, എന്നിവ പ്രകാരം അന്തിമ അനുമതി നൽകി ഉത്തരവ് പുറപ്പെടുവിക്കുന്നു.

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

പ്രിൻസിപ്പൽ ഡയറക്ടർ, തദ്ദേശസ്വയംഭരണ വകുപ്പ്, തിരുവനന്തപുരം.
മുഖ്യനഗരാസൂത്രക (പ്ലാനിംഗ്), തിരുവനന്തപുരം.
ജില്ലാ നഗരാസൂത്രക എറണാകുളം (മുഖ്യനഗരാസൂത്രക മുഖേന).
സെക്രട്ടറി, പെരുമ്പാവൂർ നഗരസഭ.
വിവര പൊതുജന സമ്പർക്ക (വെബ് & ന്യൂ മീഡിയ) വകുപ്പ്.
എക്സിക്യൂട്ടീവ് ഡയറക്ടർ, ഐ.കെ.എം.
സ്റ്റോക്ക് ഫയൽ/ ഓഫീസ് കോപ്പി (RD3/98/2025-LSGD).

ഉത്തരവിൻ പ്രകാരം

സെക്ഷൻ ഓഫീസർ

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PERUMBAVOOR MUNICIPALITY

Variation of Master Plan for Perumbavoor Town 2031

WHEREAS, the Government have sanctioned the Master Plan for Perumbavoor Town 2031 under sub-section 8 of section 36 and sub-section 1 of section 38 of the Kerala Town and Country Planning Act 2016 vide G.O.(MS) No.22/2022/LSGD dated 09.02.2022 and the notice of sanction was published vide Form VI notice in the Kerala Gazette Extraordinary No.837 dated 15th March 2022;

AND WHEREAS, the Government have accorded permission to the Municipal Council of Perumbavoor to vary the Master Plan under section 50 of the Kerala Town and Country Planning Act 2016, vide G.O(Ms)No.16/2024/LSGD dated 30.01.2024 ;

AND WHEREAS, the Municipal Council has decided to vary the Master Plan for Perumbavoor Town for the purpose of bringing in more clarity in certain provisions of the said Plan to make them compatible with the present development scenario to the extent possible as an immediate measure, until the Master Plan is further varied after detailed review. The draft variation was published in the website and the notification of the same was published in Form IV in Kerala Gazette Extraordinary No. 180 dated 18th January 2025 as required under subsection (2) of Section 50 and sub section (4) of section 36 of the Act, after getting permission to publish from the Government as per G.O. (MS) No.162/2024/LSGD dated 22.11.2024 as required under subsection (2) of Section 50 & sub section (3) of section 36 of the Act.

NOW, THEREFORE, in exercise of powers conferred by subsection (2) of Section 50 & sub section (8) of Section 36 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), Government have sanctioned the variation of the Master Plan for Perumbavoor Town submitted by the Municipal Council of Perumbavoor under sub section (2) of section 50 and sub section (7) of section 36 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), after considering the objections and suggestions received on the draft published, as per .....dated.....as appended herewith.

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ORDER

In exercise of the powers conferred by sub-section (2) of Section 50 of the Kerala Town and Country Planning Act, 2016, Perumbavoor Municipality hereby vary the Master Plan for Perumbavoor Town, to the extent as indicated below:

VARIATION

In the said Plan,

I. In Chapter – 7, DEVELOPMENT PROPOSALS,

i. in Table 7.2- 'Details of proposed road network' under the heading III. LINK ROADS-North-South, for Sl.No. NS-5 Govt Girls High School road-from AM road to TB junction, the Proposed ROW (m) '12m' is substituted as '10m'.

ii. 'Figure 7.3' shall be omitted.

iii. after the sub-heading '7.1.12. WATER BODIES'& after Figure 7.2, the following shall be inserted:

"7.1.13 BUFFER

A buffer (overlay) of 5 m is provided along major water bodies such as Periyar river, Vallom thodu and thodu along northern and southern boundary as shown in the proposed Land Use Map".

II. In the "Chapter – 8, DEVELOPMENT CONTROL REGULATIONS (DCR)", the following shall be substituted namely :-

"CHAPTER 8. DEVELOPMENT CONTROL REGULATIONS (DCR)

ZONING REGULATIONS

8.1 General Guidelines

1. All future developments shall be in conformity with the provisions of the master plan for Perumbavoor Town 2031.
2. All future constructions and developments within the plan area shall also conform to the Kerala Municipality Building Rules in force, if not otherwise specified in these regulations or in any Detailed Town Planning scheme in force.

3. Provisions /regulations under Kerala conservation of Paddy and Wet land Act 2008, Disaster Management Act, Archaeological Sites and Remains Act, Environment Protection Act 1986, Aircraft Act 1934, Coastal Regulation Zone Notifications and any other applicable statutes as amended from time to time, shall prevail over the respective provisions of this master plan.
4. The following use zones are identified for the implementation and enforcement of the proposals

I. Residential use zone
II. Sub center I, II & III (Mixed use zone)
III. Town Centre (Mixed use zone)
IV. Industrial use zone, M1 (Existing Industries)
V. Industrial use zone, M2 (Preferred Industrial zone)
VI. Public and semi public use zone
VII. Parks and open spaces use zone
VIII. Parks and open spaces (Prop) use zone
IX. Traffic and Transportation use zone
X. Dry cultivation use zone
XI. Heritage zone (Kavu)
XII. Paddy/ Wet land
XIII. Water bodies

Details regarding the nature of uses "permitted", uses "restricted" and uses "prohibited" in each zone are given in item 8.2 Zone wise land use regulations. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the master plan.

5. **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, Perumbavoor Municipality, hereinafter referred to as the Secretary.
6. 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 examined based on their performance characteristics and locational factors. Such cases which come under this category are classified as **"Uses Restricted". Uses Restricted-1** category deals with the uses that may be permitted by the Secretary, with the concurrence of the District Officer of the Local Self Government Department (Planning) having jurisdiction over the area (hereinafter referred to as Senior

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Town Planner). **Uses Restricted-2** Category deals with the restricted uses that may be permitted by the Secretary with the concurrence of the Chief Town Planner of Local Self Government Department (Planning).

7. **"Uses Prohibited"** are the various objectionable uses in each zone which shall not be permitted under normal circumstances. All uses which does not come under 'Uses Permitted' or 'Uses Restricted' shall be considered as 'Uses *prohibited'*.
8. Any use not specified either in the "uses permitted" or "uses restricted" category of a particular use zone, but which is of a similar nature to any use permitted or restricted in that particular use zone, may be permitted by the Secretary, with the concurrence of the Senior Town Planner.
9. In addition, regulations are also proposed to conserve the heritage character of Iringole kavu area.
10. If any part/portion of a zone is put to a prohibited use as stated in para 7, before the sanctioning of the Master Plan, such use shall be termed as non-conforming use. A non-conforming use except unauthorized industrial use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use create no adverse environmental influence in the zone. Addition, alternation or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Senior Town Planner. The total built up area of such non-conforming use shall not exceed 1.5 times the existing built-up area.
11. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically mentioned in this Master Plan. Zoning Regulations are essentially intended to help the competent authority in taking decisions regarding granting or refusal of permits for land development and construction of buildings/ structures.
12. Existing areas and structures of archeological importance and religious uses shall be permitted to continue in all the zones and shall not constitute non-conforming uses.
13. Subject to the zoning regulations of the respective use zone, more than one use may be combined in a building and/or plot. In such case, the total floor area of each use shall not exceed the maximum permissible area in the zone in which the plot is located.
14. 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 Master Plan.

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15. Regulation of constructions and / or land development on the sides of new roads / roads proposed for widening as per the plan shall be governed by the distance from the centre line of the road, unless otherwise specified in the Master Plan or Detailed Town Planning Scheme in force or any Detailed Road Alignment approved by Government. If widening on one side of any stretch of the road is constrained due to the physical barriers of water body zone, railway land and heritage zone, the road widening in that stretch shall be accounted from the other side.
16. In the event of change in alignment of new bypass (RB 7, RB 8) road proposal, after the commencement of land acquisition of the new alignment, the land parcels in stretches excluded from the original alignment in the proposed land use map may be changed to adjacent suitable land use zone with the concurrence of the Senior Town Planner. This provision is applicable only to the new road development proposal and not to widening proposals.
17. In the event of change in alignment of Sabari rail proposal, after finalisation of land acquisition of the new alignment, the land parcels in stretches excluded from the original alignment in the proposed land use map along with the underlying transportation zone may be changed to adjacent suitable land use zone with the concurrence of the Senior Town Planner.
18. Operational constructions as defined in the Kerala Town & Country Planning Act 2016 shall be treated as permitted use in the Master Plan Area.
19. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the plan in consultation with the Chief Town Planner concerned of the Local Self Government Department (Planning).
20. Expansion of existing Public and Semi-Public Institutions and existing authorised Industrial units including their incidental uses to adjacent plots shall be permitted with the concurrence of Senior Town Planner irrespective of the zone in which such adjacent plot lies, except in Park and open spaces use zone, Parks and open spaces (prop) use zone, heritage zone, and water bodies zones.
21. Only the existing areas under Public and Semi-Public uses and authorized Industrial uses are intended to be included under Public and Semi-Public zone and Industrial use zone respectively. If any private property put under uses other than those permitted or restricted in the above zones has got included within such zones, the Secretary may, with the concurrence of the Senior Town Planner, after verification of the revenue ownership documents, accord sanction for development by adopting the regulations of the

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surrounding land use zone in the proposed land use map, subject to the provisions as per applicable Acts, Rules and Government Orders in force in the State.

22. If public activity ceases in a private land, uses permitted/ restricted in the surrounding land use zone shall be allowed in the plot with the concurrence of the Senior Town Planner, if no records are available with Perumbavoor Municipality regarding any proposal for acquiring that particular land for any public use at the time of application for building construction or land development.
23. If any existing industry ceases to function in a property zoned under Industrial use zone, M1 (Existing Industries), uses permitted/restricted in the surrounding land use zone shall be permitted in the plot with the concurrence of the Senior Town Planner.
24. Regulations of Town Centre (Mixed use zone) shall also be applicable in land to a depth of 100m on either sides of roads having an existing or proposed width of 12m & above and in land to a depth of 50m on either sides of roads having existing or proposed width of 10m & above in Residential use zone, Subcenters I, II & III (Mixed use zone), Industrial use zone, M1 (Existing Industries) and Dry agriculture use zone. If more than 50% of the extent of plot falls within such Mixed Use Zone, the entire plot shall be treated as under Mixed Use Zone.
25. Disaster mitigation projects by competent authorities shall be permitted in all zones.
26. Transmission / telecommunication towers, wireless station, ATMs, water tanks, waste management units and public utility buildings/structures shall be treated as permitted uses in all zones except in water bodies zone and heritage zone.
27. Projects of Central/ State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions may be permitted with concurrence of the Senior Town Planner in all zones if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable subject to the provisions as per applicable acts, rules and government orders in force.
28. A Buffer overlay of 5 m along major water bodies such as Periyar river, Vallom thodu, thodu along north and southern boundary, shall be provided as indicated in the proposed land use map. In case of buildings constructed in plots adjacent to such water bodies zone, the required setback from the plot boundary in that portion as per the Kerala Municipality Building Rules 2019, may be included within the buffer area. However, no new constructions and land developments including utility lines, septic tank etc. shall be permitted in the buffer overlay area.
29. In case of uncertainty in identifying the alignment and boundary of thodu, canal, river, existing public road, proposed railway line and in the absence of survey boundaries for

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the same in the Proposed Land Use Maps, it shall be referred to the actual position on ground as well as revenue records and decision taken by the Secretary in this regard shall be final. Also, in case of any missing survey numbers in the proposed Land Use Map, the actual location of the plot on ground may be referred along with the revenue records and a decision in this regard shall be taken by the Secretary with the concurrence of the Senior Town Planner.

30. If different land use zones fall 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 Senior Town Planner/ Chief Town Planner, as the case may be. However, for the part of the plot which comes under water bodies, heritage zone (Kavu), Parks and open spaces use zone and Parks and open spaces (Prop) use zone, this provision shall not be applicable.
31. Electric charging stations for vehicles may be permitted in all zones other than water bodies, heritage zone (Kavu), Parks and open spaces use zone and Parks and open spaces (Prop) use zone and buffer zone.
32. In Paddy /Wet land zone and water bodies zone, residential buildings up to 500 sqm shall be permitted by the Secretary if that particular land in Paddy/ wet land zone or water bodies zone, is not classified as paddy land or wetland or waterbody as per revenue records at the time of issuance of permit. In case of all other uses or change in occupancy of existing buildings in such land, the Secretary shall issue permit considering the surrounding land use along with the concurrence of the Senior Town Planner/ Chief Town Planner, as the case may be.
33. Large Scale development projects in an area of 1 hectare or more, exceeding an investment of Rs.100 Crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in all zones other than water bodies and heritage zone 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 his cost. The project shall be completed within a period of 5 years or as suggested by the Committee.

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(1) 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	-	Chairperson
The Director, Local Self Government Department (Urban)	-	Member
The Chief Town Planner, Local Self Government Department (Planning)	-	Convenor
Senior Town Planner	-	Member
Secretary, Perumbavoor Municipality	-	Member(s)

(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.

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8.2 Zone wise land use regulations

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted -2	Uses Prohibited
I	**RESIDENTIAL USE ZONE**			
a.	Residential buildings consisting of single or multifamily dwellings, residential flats /apartments, residential quarters, night shelters, orphanages, old age homes, dharmasala, associated parks and play grounds	Solid waste management facilities		Any other uses not specified
	Shops, professional offices, commercial offices, banks & other financial institutions, restaurants, canteen, hotels – floor area up to 200 Sq.m.	Cremation ground/ Crematorium, burial ground / Common vault		
	Cottage Industries, Service Industries of non-nuisance nature (See Annexe-I), with floor area upto 200 sq.m.	Fuel Filling stations.		
	Educational institutions essentially serving the needs of residential community such as Day care, creche, nursery schools, kindergartens and schools offering general education (up to high school level)with floor area not exceeding 500 sqm.			
	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics, Diagnostic Centres, nursing homes etc. and having floor area upto 200 Sq.m.			
	Community facilities such as community halls, recreational clubs, Social welfare centres,			

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	gymnasium/yoga centers, swimming pool, libraries, reading rooms etc. – Floor area upto 200 Sq.m.			
	Public utility areas and Public Utility buildings, Utility installations and civic amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, electric substation, fire station, totlots, parks, play grounds, water treatment plants below 5 MLD			
	Plant nurseries, Storage of Agricultural produces and seeds, pump house, wells and irrigation ponds incidental to community needs			
	Place of worship, Asram, Mutt, Madrasa, Religious buildings			
b.	**Provided that the access road has a width of 5m minimum.**			
	Shops/professional offices, banking and financial institutions – floor area limited to 500 sq m., Automobile workshops for two/three wheelers - floor area upto 200 sqm			
c.	**Provided that the access road has a width of 8 m minimum.**			
	i. Hospitals with floor area upto 1500 sqm	LPG distribution centers, excluding bottling plants and bulk storage limiting the floor area to 50 sqm.		
	ii. Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery - floor area	Educational institutions of Higher order such as colleges/ universities/ general education institutions/ research and		

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	upto 1000 Sq.m	development institutions		
	iii. Educational institutions upto Higher secondary schools.	Saw Mills with/without timber yards		
II	**SUB CENTRES I, II & III (MIXED USE ZONE)**			
a	Zoning Regulations of Residential use zone shall be applicable. In addition, following uses shall be permitted.			
b	All shops including shopping complexes, shopping malls, hypermarkets, restaurants, hotels, markets.	Fuel filling stations	Multiplex	Any uses not specified
	Professional offices, commercial offices & establishments, banking and financial institutions, IT software units, IT Hardware/electronic industries	Auditorium, Movie Halls, Wedding Halls, Community Halls floor area above 1000sqm		
	Godowns / warehouse / storage of Non-hazardous materials, stacking yards	Slaughter Houses.		
	Auditorium, Movie halls, Wedding Halls, Community Halls floor area upto 1000 sqm			
	Gymnasium/ Yoga centres, Day care, Creche, Nursery / Kintergarten, schools up to higher secondary level, expansion of existing educational institutions			
	Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non-nuisance nature (See Annexe-II), saw mills, weigh bridges, printing press, IT hardware / electronic industries, marble and granite storage / cutting centres.			
	Government (Local / State / Central) or Public Sector Offices, Other public utility areas & Public			

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	utility buildings.			
	Social welfare centres, library and reading rooms, exhibition centres, art gallery, museum, convention centres, swimming pools.			
	Places of worship, religious buildings			
c	**Provided that the access road has a width of 5m minimum**			
	Fair grounds, open air theatres, Indoor games stadium			
	Parking plaza			
	Clinics, diagnostic centres and hospitals with floor area upto 1500 sq.m.			
	Higher secondary schools			
d	**Provided that the access road has a width of 8m minimum**			
	Clinics, diagnostic centres and Hospitals with floor area above 1500 sq.m		Transport terminals	
III	**TOWN CENTRE (MIXED USE ZONE)**			
a	Zoning Regulations of Sub Centres (Mixed use zone) shall be applicable. In addition, following uses shall be permitted.			
b	Secondary/ Higher Secondary Schools, Junior Technical Institutions			Any other uses not specified
c	**Provided that the access road has a width of 8m minimum**			
	Educational Institutions of Higher order such as colleges/universities/general education institutions/ specialized/ professional education institutions/ research and development			

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	institutions.			
	Weigh Bridge			
	Automobile workshops/ Automobile Service stations - Heavy Vehicles			
d	**Provided that the access road has a width of 12m minimum**			
			Multiplex Bus terminal/ lorry stand	
e	**Provided that the access road has a width of 18m minimum**			
			Container Terminal	
IV	**DRY CULTIVATION USE ZONE**			
a	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry	Smoke house		Any other uses not specified
	Dairy farms, fish farms, seed farms, piggery farms, poultry farms, plant nursery, pump house, pools, wells and irrigation ponds and buildings incidental to above use	Public utility areas and buildings like water supply and electrical installations, sewage treatment plant etc.		
	Residential buildings with floor area upto 500 Sq. m.	Saw mills with / without timber yard		
	Orphanages, old age homes, dharmasala , ashram/mutt, madrassa with floor area upto 1000 sqm	Cremation ground / crematorium, burial ground, common vault		
	Clinics (Outpatient) and diagnostic centres- floor area upto 200 Sq.m.	slaughter house		
	Shops, professional offices, commercial offices/establishments,	Fuel filling stations		

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	banking and financial institutions, Gymnasiums/ Yoga Centres, restaurants/ canteens – floor area upto 200 sq.m			
	Police Post/Police Station, Post and Telegraph office, Fire Post/ Fire station, Telephone Exchange	Gas Godowns, Dumping yard		
	Educational institutions essentially serving the needs of residential community such as Day care, creche, nursery schools, kindergartens and schools offering general education (up to high school level) with floor area not exceeding 200 sq.m.			
	Library and Reading Rooms			
	Storage , processing and sale of farming products and seeds, Stacking yards, Godowns/ warehouses/ Storage – non hazardous – floor area upto 200 sq.m.			
	Cottage industries, Service industries of non-nuisance Nature (See Annex-I)			
	Automobile workshops for 2/3 wheelers			
	Tot lots/Parks/Play Grounds			
	service and repairing of farm machineries and sale of agricultural supplies			
	Places of worship, religious buildings			
b	**Provided that the access road has a width of 5m minimum**			
	Residential flats / Apartments, Residential buildings with- floor	Stacking yards, Godowns/ Warehouses/Storage -non		

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	area greater than 500 sqm	hazardous materials upto 500 sqm.		
	Educational institutions upto Higher secondary schools having total floor area upto 1000sqm.	Dumping yard		
	Clinics, Health care, diagnostic centres, Hospitals with floor area upto 500 sq.m			
	Auditorium/Wedding Halls/Community halls with floor area upto 500 sq.m.			
c	**Provided that the access road has a width of 8m minimum**			
	Auditorium/Wedding Halls/Community halls with floor area above 500 Sq.m.	Higher educational institutions		
	Hospitals & Health Centers - with area upto 1500 sq.m	Health care facilities including diagnostic centres, clinics, hospital above 1500 sq.m.		
	Educational institutions up to Higher secondary schools.	Storage of explosive and fire works		
	Markets			
	Botanical garden, zoological parks, bird sanctuary			
V	**INDUSTRIAL USE ZONE M1(EXISTING INDUSTRIES)**			
a	Modernization of equipment and existing facilities	Community centres, hospitals, hotels and other social infrastructure facilities subject to a total floor area of 300 sqm		Any other uses not specified
	Transport Terminals incidental to industrial use	Fuel Filling Stations		
	Residential uses incidental to the			

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	industrial use.			
	Storage and sale of goods incidental to the manufacturing activity			
	Residential buildings up to 500 sqm floor area and associated parks, play grounds other recreational facilities.			
	Public utility installations Religious buildings up to 100 sq.m floor area			
	Shops, Professional Offices, Commercial Offices, Banks & other financial institutions, restaurants, canteen, hotels - floor area up to 200 sq.m			
	Libraries and reading rooms			
	Educational institutions essentially serving the needs of residential community such as Day care, crèche, nursery schools, kindergartens and schools offering general education (up to Lower Primary School level)with floor area not exceeding 200 sq.m			
	Plant nurseries, Storage of Agricultural produces and seeds, pump house, wells and irrigation ponds incidental to community needs			
b	**Provided that the access road has a width of 5 m minimum.**			
	Automobile workshops for 2/3 wheelers			
	Shops, Professional Offices, Commercial Offices, Banks & other financial institutions, restaurants, canteen, hotels - floor			

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	area up to 500 sq.m.			
c	**Provided that the access road has a width of 8 m minimum.**			
		LPG distribution centers, excluding bottling plants and bulk storage limiting the floor area to 50 sq.m.		
VI	**INDUSTRIAL USE ZONE M2 (PREFERRED INDUSTRIAL AREA)**			
a	Cottage industries, service industries of non-nuisance nature (See Annex -II), weigh bridge, automobile workshops & automobile service stations, spray painting workshops, saw mills with/without dumping yards, ice factory, cold storage, printing press, water treatment plants, marble and granite storage / cutting centers.	Other Public Utility Areas and Public Buildings		
	Industrial estates & industrial parks of non-obnoxious and non-nuisance type industries	LPG distribution centers excluding bottling plants and bulk storage godown.		
	Information Technology buildings and Information Technology Parks In the Information Technology Parks, 70% of the land area is to be set aside for the construction of Information Technology buildings and the remaining land area could be utilized for all the supporting activities. The buildings for the supporting activities could include residential buildings, recreational facilities, educational facilities, convention centers, hospitals, hotels and other social infrastructure meant to support the activities in the information technology buildings	Storage of Explosives and Fire Works, Gas Godowns, Crusher Unit		

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	and Information Technology Parks.			
	Godowns /Warehouses/Storage of non-hazardous material, stacking yards.	Sewage Treatment Plants, Dumping Yard.		
	Storage and sale of goods/ commercial and business offices incidental to the manufacturing activity	Slaughter House		
	Plant nurseries, Storage of Agricultural produces and seeds, pump house, wells and irrigation ponds incidental to community needs			
	Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House.			
	Retail shopping, commercial buildings, banks, professional offices, residential buildings, educational facilities, convention centres, hospitals, hotels and other social infrastructure incidental to main use.			
	Markets			
	Dry Cleaning Plants, Power Plants, Sub Stations			
	Government or Public Sector Offices			
	Parking plazas, other parking areas (incidental to industrial use)			
	Any other activity essentially incidental to industrial use.			
	Libraries and reading rooms			

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	Tot lots, Parks and Play Grounds attached to incidental residential use.			
b	**Provided with an access width of 12 m minimum**			
		Transport Terminals		
c	**Provided with an access width of 18 m minimum**			
		Container Terminals		
VII	**PUBLIC AND SEMI-PUBLIC USE ZONE**			
a	Local/State/Central-Government/Public-Sector Offices and Other Related Public Buildings	Cremation Ground, Crematorium, Burial Ground, Common Vault.		Any other use not specified
	Residential Quarters incidental to public and semi-public use, Ashram, mutts	Parking plazas/ parking areas		
	Public Utility Areas and Buildings.			
	Additions and alterations to the existing public and semi-public buildings including addition of new blocks without altering the use.			
	Buildings for incidental uses with floor area limited to 500 sq.m			
	Places of worship, other religious buildings			
	Educational institutions of all types			
	Health institutions			
	Exhibition centres, convention centres, auditoriums, indoor stadium			
	Parking plazas, parking area			
VIII	**PARKS AND OPEN SPACES USE ZONE**			
	Any construction/land development essential for the development/			Any other use not

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	improvement of open-air recreational facilities not exceeding 5% of the total area.			specified
	Renovation of existing structures			
	Gymnasium, Aquarium, social and cultural establishments covering up to 10% of the area, restaurant with plinth area up to 100 sq.m which will not affect the character of the area			
	Snack bars, stalls and booths incidental to above use and catering to the public not exceeding a total floor area of 50 sq.m.			
IX	**PARKS AND OPEN SPACES (Prop) USE ZONE**			
a	Tot lots, Parks and play grounds, Urban forestry & organic farming. Open air theatre, Nature Parks, Nurseries, Botanical garden, ponds and lakes, Zoological parks and bird sanctuaries essentially planned for the preservation of flora & fauna and accessible to the public. Bleachers, seating areas, stages, changing rooms, comfort stations incidental to Play grounds, Open gym.			Any other use not specified
	Any construction / land development essential for the development/ improvement of open-air recreational facilities			
	Gymnasium, Aquarium, social and cultural establishments covering up to 10% of the area, restaurant with plinth area up to 100 sq.m which will not affect the character of the area			

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	Snack bars, stalls and booths incidental to above use and catering to the public not exceeding a total floor area of 50 sq.m.			
X	**TRAFFIC AND TRANSPORTATION USE ZONE**			
	Transport terminals including constructions that form an integral or essential part of the terminal. ATMs, Comfort stations, Weigh bridge. All uses incidental to the main use; VCF mechanism	fuel filling stations		Any other use not specified
	Automobile service stations, garage incidental to main use			
XI	**HERITAGE ZONE (KAVU)**			
	Any development or redevelopment in this area shall be with the prior recommendation of the Art and Heritage Commission of Government of Kerala.			
	Additional guidelines 1. No constructions shall be permitted within the Heritage Zone, except in existing Temple compound and premise, to ensure its preservation. 2. Construction activities may be allowed only in existing Temple compound and premise subject to the following conditions: • **Permitted Use**: Only temple-related structures shall be allowed. • **Built-up Area Limitation**: Construction shall not exceed 10% of the existing total Temple built-up area as on the date of publication of the draft variation of the sanctioned master plan. • **Architectural Compliance**: Only single-storied structures shall be permitted, maintaining the architectural character of the temple. • **Height**: Height of the proposed building shall not exceed the height of the Temple. • **Regulatory Compliance**: All constructions shall strictly adhere to the			

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	provisions of the Kerala Municipality Building Rules (KMBR) and its amendments from time to time. • **Natural Heritage (Green cover)** should not be disturbed at all.			
XII	**PADDY / WETLAND**			
	Construction or land development in conformity with the conservation of Paddy Land and Wetland act in force in lands designated as paddy land or wet land under the said act.			
XIII	**WATER BODIES**			
	Bridges, side protection walls, bathing ghats, jetty, floating jetty and facilities related to river tourism may be permitted.			Any other use not specified

8.3 Regulations for buffer

A buffer overlay of 5 m is provided along major water bodies such as Periyar river, Vallom thodu, thodu along north and southern boundary as depicted in the proposed land use map. The following regulations are applicable in the areas under buffer overlay.

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
A.	Green patches, green belts, parks, open spaces, biodiversity garden, orchards, social forestry, beautification, landscaping etc.			
	Jogging trails, cycle tracks/cycle stands, streets, pathways, canal widening, exercise parks etc.			
	Boat jetties			
	Renovation and reconstruction of existing buildings limiting to existing area			

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	Water Transport Terminals			

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III. The Proposed Land use Map 2031 MP/04 is substituted with PROPOSED LAND USE MAP- 2031 (Variation) (MP/03 (Variation)) & its 4 Module Maps namely

PROPOSED LAND USE MAP- 2031 (Variation) (MP/03 (Variation)) – Module A,

PROPOSED LAND USE MAP- 2031 (Variation) (MP/03 (Variation)) – Module B,

PROPOSED LAND USE MAP- 2031 (Variation) (MP/03 (Variation)) – Module C,

PROPOSED LAND USE MAP- 2031 (Variation) (MP/03 (Variation)) – Module D.

Sd/-

Secretary
Perumbavur Municipality

Sd/-

Chairman
Perumbavur Municipality

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