CHNAGANASSERY MUNICIPALITY

VARIATION OF MASTER PLAN FOR CHANGANASSERY TOWN

WHEREAS, the Government have sanctioned the Development Plan for Changanassery Town vide GO (Ms) No 107/2012/LSGD dated 19 April, 2012 under sub section (3) of section 12 of the Town Planning Act, 1108 ME (IV of 1108) and published as S.R.O. No. 287/2012 in the Kerala Gazette Extraordinary No. 849 Vol 57dated 24 April , 2012;

AND WHEREAS,as per sub-section (1) of section 113 of Kerala Town and Country Planning Act, 2016 (9 of 2016), the Town Planning Act, 1108 ME (IV of 1108) stands repealed;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 Changanassery Town is deemed to be a Master Plan sanctioned under Kerala Town and Country Planning Act, 2016 (9 of 2016);

AND WHEREAS, the said plan was varied vide G.O.(P)No. 70/2018/LSGD. dated 30 September, 2018 and published as S.R.O. No. 703/2018 in the Kerala Gazette Extraordinary No. 2532 Vol VII dated 9 October, 2018; and vide G.O.(P)No. 33/2025/LSGD. dated 11 June, 2025 and published as S.R.O. No. 658/2025 in the Kerala Gazette Extraordinary No. 2149,Vol XIV dated 11 June, 2025;

AND WHEREAS, as it is required to further vary the said Master Plan for Changanassery Town to make it compatible with the present development scenario to the extent possible as an immediate measure until the plan is varied after detailed studies, the Changanassery Municipal Council , vide Resolution No. 1 dated 27th April 2022 decided to vary the said Master Plan for Changanassery Town and the intention to vary the said Master Plan was notified, as per sub-section (1) of Section 36 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), in Kerala Gazette Extraordinary No:39 Vol. XII dated 6/1/2023 ;

AND WHEREAS, upon obtaining the approval of the Government to publish the draft variation vide G.O(Ms) No.75/2025/LSGD dated 7/05/2025 as per sub-section (3) of Section 36 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), Changanassery Municipal Council published the draft variation of the said

Master Plan in the Official web-site, and Notice of publication in Official Gazette No.2597 Vol. XIV dated 14.07.2025 and in two local newspapers having wide circulation in the area and the said draft has been taken up for consideration for 60 days from the date of publication of the said notification in the Gazette, and objections and suggestions from public were received by the Secretary, Changanassery Municipality.

AND WHEREAS, the Master Plan Committee formed as per Resolution No.9 dated 28 th January 2026 of Changanassery Municipal Council , has considered all the objections and suggestions and submitted its recommendations to the Council and the Municipal Council has resolved to approve the recommendations of the Master Plan Committee and to submit the variation of Master Plan for Changanassery Town to the Government.

NOW,THEREFORE, in exercise of powers conferred by sub-sections(8) of section 36, Government have sanctioned the variation of the Master Plan for Changanassery Town submitted by the Municipal Council of Changanassery Municipality under sub-section (2) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016) , as per G.O..... dated ..... as appended herewith under section 36 of the Kerala Town and Country Planning Act, 2016.

ORDER

In exercise of powers conferred by sub-section(1) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016) ,the Changanassery Municipal Council hereby further vary the Development Plan for Changanassery Town sanctioned as per orders issued under G.O(Ms) No. 107/2012/LSGD. Dated 19th April , 2012 and published as S.R.O No. 287/2012 in the Kerala Gazette Extraordinary No. 849 dated 24th April, 2012 which is deemed to be a Master Plan sanctioned under clause (ii) of sub-section 113 of the said Act, to the extent as indicated below namely: -

VARIATION

I. In the said Development plan, in Chapter 24 "ZONING REGULATIONS"under the heading "24.1 General Conditions",

1. Sl.No.9. is replaced with, " Subject to the zoning regulations of respective use zones, more than one use may be combined in a building/ plot provided that the area of individual uses shall be limited to that prescribed for each such use in the zoning regulation for the respective zone."

2. In Sl. No. 11, the words "from the central line of the road" is replaced by the words

"from the boundary of road"

3. After Sl.No. 12, the following may be added;

"13. The Secretary of Local Self Government Institutions, with the concurrence of the Town Planner, Local Self Government Department Planning, having jurisdiction over the area, shall permit in land uses such as Paddy/Environmentally sensitive zone or Water bodies or Developable Agricultural Zone, such uses that are permissible in adjacent land use zone, if that particular land in the Paddy/Environmentally sensitive zone or Water bodies zone or Developable Agricultural Zone is not classified as Paddy Land or Water Body as per revenue records.

14. Provisions/regulations under the Kerala Conservation of Paddy Land & Wetland Act 2008, Disaster Management Act, Archaeological Sites and Remains Act, Coastal Zone Regulations, Aircraft Act 1934, Environment Protection Act 1986 and any other applicable statutes as amended from time to time, shall prevail over the respective provisions of this Master Plan."

15. Plots within all zones which are classified as Dry Land or Converted Land as per revenue records, and falls within a depth of 150 m from the boundary of any road with existing or proposed width of 15m or more, shall be deemed as Residential Mixed Zone.

16. In Table 24.1 ZONING REGULATIONS, in Sl no. 3, RESIDENTIAL MIXED ZONE, road width condition wherever specified is omitted from the uses permitted in column No. 2.

17. In Table 24.1 ZONING REGULATIONS, in Sl.no. 4, PUBLIC AND SEMI PUBLIC ZONE, column 2, "Retail shops/Restaurants/Canteen up to 200 sqm, ATMs" is replaced by "All Shops/Establishments, Professional offices, Commercial Offices & Establishments, Banking and financial institutions"

18. In Table 24.1 ZONING REGULATIONS, in Sl no. 11, DEVELOPABLE AGRICULTURE ZONE, column 3, "upto 200 Sq.M of total built up area with coverage limited 40%" is omitted.

II .In the proposed land use Map

i. Western Bye Pass is omitted
ii. As the proposed western bye pass road is omitted, the adjacent RESIDENTIAL MIXED ZONE is changed to RESIDENTIAL ZONE.
iii. Alignment of Southern part of Mathumoola- Market road (Kakkamthodu to Market road) is changed.

iv. Proposed Width of Vazhappally Colony Road changed from 22m to 15m.

III .In Chapter 20 TRANSPORTATION PLAN 2021

i. In Paragraph 20.2.2 Arterial Roads, (vi) Western by pass is omitted.

ii. Table 20.1 List of Arterial Road (width 24m and 22m), B Arterial Road (width 15.00m) and Table 20.3 List of Collector Road (width 12m / 8m) are replaced by the following table 20.1.

Table 20.1

Sl. No.	Name of the Road	Category	From	To	Existing Width (Average) metre	Proposed Width (metre)	Building Line (metre)
List of Arterial Road Width 24m and 22m							
1	2	3	4	5	9	10	11
1	MC Road bye pass	Arterial road (24m and 22m)	Vazhappally	Laikkad	18	24	3
2	AC Road		Perunna	Onnampalam	17	22	3
3	MC Road		Perunna	Laikkad	14	22	3
4	C.V Road		Railway Station Jn	Kurishumood	15	22	3
List of Sub Arterial road (15m)							
1	MC Road bye pass	Sub Arterial road (15m)	Vazhappally Chira	Perunna	12 - 16	15	3
2	Changanachery Perum puzha kadavu		Perunna	PanachikaduvuJn	7	15	3
3	Kaviyoor Road		Municipal Office Jn	Eruppa Bridge (Municipal Boundary)	7 - 8	15	3
4	T.B Road		Post office Jn	Kavil Bhagavathi Temple	5-13	15	3
5	C.V Road		Central Jn	Railway Station Jn	12 - 15	15	3
6	Mathumoola-Parelpalli Road		Parel Church Jn	Mathumoola Jn	-	15	3
7	VazhappallyColeny Road		Palathara	Vazhappally Coloney	6	15	3

List of Collectors road Width 12m /8m								
1	Perunna Temple road	Collector streets	Perunna Temple Jn	VallikkavuJn	8	12	3
2	Kakkattukadavu road		Panachikadavu Ju	Kakkattukadavu	7	12	3
3	Perumpuzhakadavu Road		Panachikkadavu	Parumpuzha kadavu	7	12	3
4	Manakkachira Perunna Temple Road		Manackalchira	Perunna Temple	5	12	3
5	Mannam Road		PerunnaJn	Eroopa Level cross	5	12	3
6	Perunna-Eruppa Road		Perunna	Eroopa	7	12	3
7	FathimapuramPattasseri Road		Fathimapuram Jn	Pattasseri Jn	3 -5	12	3
8	Parayil Slum road		Fathimapuram Jun	Pattasseri Jn	5	12	3
9	Fathimapuram-Parel Church road		Parel Church	Fathimapuram Jn	5 - 6	12	3
10	Fathimapuram-Kannakkattukula Road		Fathimapuram Jn	Kunnakkattukulam Jn	5	12	3
11	Holychild English Medium School road		Vazhoor road	Munucipal Boundary	5	12	3
12	AnandasramamKurishummood road		Anandasramam Jn	Kurishummoodu Jn	8	12	3
13	P P Jose road		Central Jn	MC Road bypass	7	12	3
14	Mathumoola Vazhappally temple road		Mathumoola Jn	Parelkadavu (Western bye pass road)	3.5-6.5	12	3
15	Annappoorneswary Temple road		MC Road	Mathumoola road	3	8	3
16	Mathumoola Market road		Mathumoola Jn	Market Road	6 - 6.4	12	3
17	Poovakkattuchira road		Poovakkattuchira	Western Byepass	4- 6	12	3
18	Boat jetty road		Central Jn	Western bye pass (Boat jetty)	10-13	12	3
19	Market-Puzhavathu road		Market	Kavil Temple road	4	12	3

20	Metropolitan church road	Collector streets	Market	TB Road	8 - 11	12	3
21	Pandakasalakadavu road		Puzhavathu road	Western bye pass (Boat Jetty)	7	12	3
22	NSS-Lekshipuram Road		Perunna NSS	Lekshmipuram	4.05	12	3
23	Avani Road		Hidayath	Avani Jn	7	8	3
24	Manakkachira Puzhavathu road		Puzhavathu	Manackachira Jn	6	12	3
25	Boat Jetty road Extension		Boat jetty	Municipal Boundary	3	12	3
26	Hospital road		MC Road	Taluk Hospital	5	12	3
27	Poochimukku –NSS College road		Poochimukku	NSS College	7	12	3
28	Pattathimukku-NSS College road		Pattathimukku	NSS College	7	12	3
29	EMS Road		AC Road	Boat Jetty Canal	8	12	3
30	EMS Road-Vettadi temple road		Leskhmipuram	Vettady temple	6.5	8	3

Digitally signed by
Asha Ajoy Ghosh
Date: 31-07-2026
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