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Government of Kerala
2025

Regn.No. KERBIL/2012/45073
dated 05-09-2012 with RNI
Reg No.KL/TV(N)/634/2021-2023

കേരള ഗസറ്റ്
KERALA GAZETTE
അസാധാരണം
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
PUBLISHED BY AUTHORITY

വാല്യം 14
Vol. XIV

തിരുവനന്തപുരം,
വ്യാഴം
Thiruvananthapuram,
Thursday

2025 ജൂൺ 26
26th June 2025
1200 മിഥുനം 12
12th Mithunam 1200
1947 ആഷാഢം 5
5th Ashadha 1947

നമ്പർ
No.
2331

GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G.O. (P) No. 38/2025/LSGD. *Dated, Thiruvananthapuram, 25th June, 2025*
11th Mithunam , 1200.

S. R. O. No. 721/2025

WHEREAS, the Government have sanctioned the Detailed Town Planning Scheme for Trippunithura – Karimugal Road, vide G.O. (Ms.) No. 232/80/LA&SWD. dated 18th September, 1980 and published as S.R.O. No. 1233/80 in the Kerala Gazette No. 51, PART – I dated 23rd December, 1980, under sub-section (3) of section 12 of the Town Planning Act, 1108 (IV of 1108);

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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113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Town Planning Act, 1108 (IV of 1108) stands repealed;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 Trippunithura – Karimugal Road, 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 provisions of the said scheme compatible with the present development scenario to the extent possible as an immediate measure, until the scheme is varied after detailed studies;

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, hereby, issue a notification varying the sanctioned Detailed Town Planning Scheme for Tripunnithura-Karimugal Road to the extent required, after considering all the objections and suggestions received on the draft of the notification issued as notification No. LSGD-RD2/86/2024-LSGD dated 16th December, 2024 and published in the Kerala Gazette Extraordinary No. 4096 dated 27th December, 2024, and notice is published in Form-XII in the Kerala Gazette Extraordinary No. 204 dated 20th January, 2025, as required under the proviso to sub-section (3) of section 50 of the said Act.

ORDER

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 hereby, vary the Detailed Town Planning Scheme for Trippunithura – Karimugal Road, sanctioned as per G.O.(Ms.) No. 232/80/LA&SWD. dated 18th September, 1980 and published as S.R.O. No. 1233/80 in the Kerala Gazette No. 51, PART I, dated 23rd December, 1980 which is deemed to be a Detailed Town Planning Scheme sanctioned under clause (ii) of sub-section (2) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016) to the extent as indicated below, namely:-

VARIATION

1. In the said scheme, under the heading “THE SCHEME”,-

I. Under the sub-heading “Definition.”, for paragraph 2 the following Paragraph shall be

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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) 'Chairman' means Municipal Chairman of Trippunithura Municipality or President of Vadavucode – Puthencruz Grama Panchayat as applicable;

(c) 'Chief Town Planner' means the Chief Town Planner of Local Self Government Department (Planning);

(d) 'Council' means Trippunithura Municipal Council or Vadavucode – Puthencruz Grama Panchayat Committee, as applicable;

(e) 'Date of the Scheme' means the date of publication of the notice in the official gazette intimating the fact of sanction of the variation of the scheme under the provisions of the Act;

(f) 'Government' means the Government of Kerala;

(g) 'Map' means the map annexed to the scheme;

(h) 'Rules' means rules made under sub-section (1) of section 112 of the Kerala Town and Country Planning Act, 2016;

(i) 'Senior Town Planner' means the Senior Town Planner of Local Self Government Department (Planning) having jurisdiction over the area;

(j) 'Schedule' means schedule appended to the scheme;

(k) 'Scheme' means the Detailed Town Planning Scheme for Trippunithura – Karimugal Road;

(l) 'Street' includes roads, streets and lanes.";

II. Under the sub-heading "Responsible Authority:-", for paragraph 3 the following paragraph shall be substituted, namely:-

"3. The Secretary, Trippunithura Municipality shall be the responsible authority for the portion of the scheme in Trippunithura Municipality and the Secretary, Vadavucode – Puthencruz Grama Panchayat shall be the responsible authority for the portion of the scheme in Vadavucode – Puthencruz Grama Panchayat, unless the Government order otherwise.";

III. Under the sub-heading "Area of Scheme:-", for paragraph 4 the following paragraph shall be substituted, namely:

"4. The area to which the scheme applies shall be within the inner edge of the boundary lines (dots marked in the scheme map).";

IV. Sub-headings "Ownership and Extent:", "Estimate of the cost:", "Streets:", "Heights of

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Buildings:-", "Submission of layout plans:", "Approval of layout plans:" and the respective paragraphs 5 to 10 thereunder shall be omitted;

V. Under the sub-heading "Reservation of lands and zoning:", paragraph 11 shall be omitted, and for the existing paragraph 12 the following paragraph shall be substituted, namely:-

"12. 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 here under and the Kerala Municipality Building Rules, 2019 or Kerala Panchayat Building Rules, 2019 as applicable. 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,-
    i. Existing roads retained
    ii. Land to be reserved for roads
    iii. Land to be acquired for roads
    iv. Land allotted for public and semi public
    v. Land to be reserved for industries
    vi. Land to be reserved for commercial
    vii. Land to be acquired for commercial
    viii. Existing agricultural uses (paddy field) retained
    ix. Land reserved for residential
    x. Existing railway retained
    xi. Water courses
3. Details regarding the nature of 'uses permitted' and 'used 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 Responsible Authority 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 and Uses Restricted 2".

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a. 'Uses Restricted-1' category deals with the uses that may be permitted by the Responsible Authority with the concurrence of the Senior Town Planner.

b. 'Uses Restricted-2' category deals with the uses that may be permitted by the Responsible Authority with the concurrence of the Chief Town Planner.

4. Those uses which are not included under 'Uses Permitted' or 'Uses Restricted' shall be treated as 'Uses Prohibited'.

5. Any uses 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.

6. If any portion of a zone is put to a prohibited use, before sanctioning the 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.

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 if not otherwise mentioned in the zoning regulations.

8. Operational constructions as defined in the Act shall be treated as permitted use in the scheme area.

9. In case of lands reserved for the new road proposal/widening of roads, for roads except Seaport-Airport road and Trippunithura-Karimugal road, in Trippunithura Municipal area, uses listed under 'Uses permitted' and 'Uses Restricted I' under "Land reserved for Residential" Zone, may be permitted in such lands by the Secretary in Trippunithura Municipal area with the concurrence of the Senior Town Planner.

10. In case of lands reserved for the new road proposal/widening of roads in Vadavucode-Puthencruz Grama Panchayat area, uses listed under 'Uses permitted' and 'Uses Restricted I' under "Land reserved for Residential" Zone, and "Land to be reserved for

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Industries" zone may be permitted in such lands by the Secretary in Vadavucode-Puthencruz Grama Panchayat with the concurrence of the Senior Town Planner.

11. The uses permitted and restricted under the zones 'Land reserved for Residential' and 'Land to be reserved for Commercial' shall be treated as uses permitted and uses restricted respectively for the land on both sides of the Trippunithura-Karimugal road and Seaport - Airport roads as applicable under Sl. No. 9 and Sl. No. 10 to a width of 50.0 meter, irrespective of the land use zone indicated in the scheme map except for water courses. Provided that, in the case of the zone titled 'existing agricultural uses (paddy field) retained', such provision shall be applicable only in conformity with the Kerala Conservation of Paddy Land and Wetland Act, 2008 (28 of 2008) in force, wherever applicable.

12. Provisions under the Disaster Management Act, 2005 (Central Act 53 of 2005), The Ancient Monuments and Archaeological Sites and Remains Act, 1958 (Central Act 24 of 1958), The Aircraft Act, 1934 (Central Act 22 of 1934), The Environment Protection Act, 1986, (Central Act 29 of 1986), The Kerala Conservation of Paddy Land and Wetland Act, 2008 (28 of 2008) and any other applicable statutes as amended from time to time will prevail over the respective provisions of this Scheme.

13. Notwithstanding anything contained in the scheme provisions with regard to Off-street parking, Open spaces/yard/setbacks, Building line and Access mandated in the Kerala Municipality Building Rules, 2019 in force shall prevail over the respective provisions if any, mentioned elsewhere in the scheme.

14. Transmission/Telecommunication towers, Automatic Teller Machines and all constructions for public utility shall be permissible within the scheme area irrespective of the zoning regulations except in the road widening area of Trippunithura-Karimugal road in Trippunithura Municipal area, Seaport - Airport road and water courses.

15. 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.

16. 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 area on all floors of such a building shall not exceed the total of the maximum built up area permitted for any of such use in that zone, subject to satisfying the building rules as applicable.

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17. Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 under the Environment (Protection) Act, 1986 (Central Act 29 of 1986) and subsequent amendments thereto, shall be applicable to the area under this scheme.
18. 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.
19. If no industry is developed in the designated industrial use zone at the time of sanctioning of variation, the Secretary may with the concurrence of the Senior Town Planner, accord sanction for development by adopting the regulations of the surrounding land use zone in the Scheme Map, subject to the provisions as per the applicable Acts, Rules and Government Orders.
20. Expansion of existing Public and Semi Public Institutions and existing Industrial units 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.
21. If public activity ceases or do not exists in a private land falling in 'Land allotted for public and semi public' zone, 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 the Local Self Government concerned regarding any proposal for acquiring that particular land for any public use at the time of application for building construction or land development.
22. For land which are legally converted to dry land by order of the competent authority, but included in the zone- "Existing agricultural uses (paddy field) retained" as per the scheme, the regulation of the zone - "Existing agricultural uses (paddy field) retained" will not be applicable. In such land, developments/constructions shall be permitted by the Secretary for the uses for which it was converted.
23. In 'Existing agricultural uses (paddy field) retained' 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 'Existing agricultural uses (paddy field) retained' 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.
24. Any clarifications or technical interpretations of the scheme may be issued by the Government in consultation with the Chief Town Planner.

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B. Zoning Regulations

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

Table-I-Zoning Regulations

3		Uses Restricted	
No.	Uses Permitted	Uses Restricted-I Uses Permitted with the concurrence of Senior Town Planner	Uses Restricted-II Uses Permitted with the concurrence of Chief Town Planner
3.1	i. Existing roads retained ii. Land to be reserved for roads iii. Land to be acquired for roads		
	Traffic and transportation related uses, street furniture and other ancillary uses		
3.2	Land allotted for public and semi public		
	Central, State and Local Government/Public sector offices and establishments	Commercial buildings having built up area above 300 square meter	
	Community facilities including Hospitals, clinics, dispensaries, Nursing homes, diagnostics centres, etc, public utilities and related buildings, parks and play grounds	Industrial buildings, Uses incidental to the industrial use	
	Religious uses	Fuel filling stations	
	Educational institutions		
	Commercial buildings having built up area upto 300 square meter		

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	Individual residential building		
3.3	i. Land to be reserved for commercial ii. Land to be acquired for commercial		
	All shops including shopping complexes, Shopping malls, hypermarkets, restaurants, hotels, markets	Parking area/plaza	Multiplex
	Professional offices, commercial offices and 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	Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of no-nuisance nature (see Annexure)	
	Night shelters, hostels and boarding houses, lodges and guest houses	Industrial buildings, Uses incidental to the industrial use	

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3.4	Land to be reserved for industries.		
	Industrial establishments	Permitted and restricted uses in surrounding land use zone	
	Residential and commercial uses incidental to the main use.		
	Educational institutions		
	Individual residential buildings		
	Commercial buildings having built up area upto 300 square meter		
	Parks, play grounds and other recreational facilities.		
3.5	Existing agricultural uses (paddy field) retained		
	Construction or land development in conformity with the Kerala Conservation of Paddy Land and Wetland Act, 2008 (28 of 2008) in force		
3.6	Land reserved for Residential		
	Residential buildings consisting of single or multifamily dwellings, residential flats/apartments, residential quarters, night shelters, guest houses, orphanages, old age homes, Pakalveedu, Ashram/Mutt, places of worship, religious uses	Fuel filling stations	Multiplex
	Shops, commercial offices, restaurants, professional offices, Banks and other	Shops, commercial offices, restaurants,	

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	financial institutions, restaurants, hotels-builtup area upto 500 square meter.	professional offices, Banks and other financial institutions, restaurants, hotels – built up area above 500 sq. m.	
	Cottage industries, service Industries of non-nuisance nature (See Annexure) having built up area upto 50 square meter.	Small auto garages and other non-nuisance type service industries having built up area upto 200 sq. m.	
	Educational institutions, day care and creche, kindergartens having a built up area upto 1000 square meter.	Educational institutions, day care and creche, kindergartens having a built up area above 1000 square meter.	
	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics, Diagnostic Centers, nursing homes etc. having built up upto 1000 square meter.	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 square meter.	
	Community facilities such as community halls, Auditoriums, recreational clubs, gymnasium/yoga	Community facilities such as community halls, Auditoriums,	

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	centers, hostels, boarding houses, libraries, reading room etc. - built up area upto 1000 square meter.	recreational clubs, gymnasium/yoga centers, hostels, boarding houses, libraries, reading room etc. - built up area above 1000 square meter.	
	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 Megaliters per Day, water supply, drainage and electric installations of a minor nature, Pump house, wells and irrigation ponds, Plant nurseries incidental to community needs.		
3.6	Existing railway retained		
	Railway lines, ancillary buildings etc.		
3.7	Water courses		
	All existing water courses shall be conserved. Bridges, side protection walls, jetty and facilities related to river tourism.		

VI. Sub-headings “Acquisition of Lands:”, “Disposal of Land:” and the respective paragraphs 13 to 16 thereunder and Sub-headings “Housing schemes:”, “Reconstitution of boundaries:”, “Claim for Compensation:”, and the respective paragraphs 19, 20 and 22 thereunder shall be omitted;

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VII. Under the sub-heading "Claim for betterment", for paragraphs 23 and 24, the following paragraph shall be substituted, namely:

"23. Development charges and User fee: The Municipality may levy and collect Development charges or User fee for any developments carried out in the Scheme area; or services or amenities provided in the Scheme area as per section 83 and 85 of the act and the rules, if any, made under section 112 of the Act.";

VIII. Sub-heading "Time of execution of scheme:" and paragraph 26 thereunder shall be omitted;

IX. Under the sub-heading "Penalty:", for paragraph 27 the following paragraph shall be substituted, namely:-

"27. Any person who commits or knowingly permits a breach of any of the provisions of the Scheme or who neglects or fails to comply with any of the provisions of the Scheme or any orders, conditions, proceedings, restrictions, limitation or terms made or imposed under or in pursuance of any of the provisions of the Scheme, the rules or the Act shall on conviction be punished in accordance with section 68 of the Act.";

X. The following shall be added at the end as ANNEXURE of the scheme, namely:-

"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 cashewnuts.
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.

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15. Manufacture of soda, water, lemonade etc.
16. Manufacture of Ice.
17. Manufacture of icecream.
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 powerlooms.
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 paper board and paper hand.
46. Making of paper boxes, bags, envelopes, tissue paper etc.

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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 name plates etc.
56. Manufacture of lemon grass 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 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 aluminium utensils and other products.
68. Manufacture of tin cans and copper vessels.
69. Electroplating, tin plating, welding etc.
70. Manufacture of agricultural implements, screws etc. (blacksmith and foundry)
71. Manufacturing, assembling and repairing of machinery such as water pumps, oil mill chucks 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.

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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. Information Technology, Information Technology Enabled Services and Information Technology Hardwares
89. Manufacture of wax, wax products
90. Manufacture of fish products, aquaponics.".

By order of the Governor,

Anupama TV,

Special Secretary to Government.

Explanatory Note

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

The Government have, sanctioned the Detailed Town Planning scheme for Trippunithura – Karimugal Road, vide G.O. (Ms.) No. 232/80/LA&SWD. dated 18th September, 1980 and published as S.R.O. No. 1233/80 in the Kerala Gazette No. 51, PART-I dated 23rd December, 1980, under sub-section (3) of section 12 of the Town Planning Act, 1108 (IV of 1108).

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 (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

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sanctioned Detailed Town Planning Scheme for Trippunithura-Karimugal Road, is deemed to be a Detailed Town Planning Scheme, sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016).

For the purpose of making the provisions of the said scheme compatible with the present development scenario, the Government have decided to vary the scheme and issued a draft notification No. LSGD-RD2/86/2024-LSGD dated 16th December, 2024 and published in the Kerala Gazette Extraordinary No. 4096 dated 27th December, 2024 inviting objections and suggestions thereby. Now, the Government after considering all the objections and suggestions received on the draft notification, decided to vary the said scheme.

The notification is intended to achieve the above object.

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ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
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ബുധൻ
Thiruvananthapuram,
Wednesday

2025 ജൂലൈ 16
16th July 2025
1200 മിഥുനം 32
32nd Mithunam 1200
1947 ആഷാഢം 25
25th Ashadha 1947

നമ്പർ
No.
2620

കേരള സർക്കാർ

തദ്ദേശ സ്വയംഭരണ (ആർ.ഡി) വകുപ്പ്

നോട്ടീസ്

ഫാറം–XIII

2021–ലെ കേരള നഗര–ഗ്രാമാസൂത്രണ (വിശദ നഗരാസൂത്രണ പദ്ധതി രൂപീകരണവും അനുമതി നൽകലും) ചട്ടങ്ങൾ

[ചട്ടം 14(4) കാണുക]

തൃപ്പണിത്തുറ മുനിസിപ്പൽ കൗൺസിൽ/വടവുകോട് പുത്തൻകുരിശ് ഗ്രാമപഞ്ചായത്ത്

2016–ലെ കേരള നഗര–ഗ്രാമാസൂത്രണ ആക്ടിലെ (2016–ലെ 9–ാം ആക്ട്) 50–ാം വകുപ്പിന്റെ (3)–ാം ഉപവകുപ്പ് പ്രകാരം തൃപ്പണിത്തുറ നഗരസഭക്കും വടവുകോട് പുത്തൻകുരിശ് ഗ്രാമപഞ്ചായത്തിനും വേണ്ടിയുള്ള തൃപ്പണിത്തുറ–കരിമുകൾ റോഡ് വിശദ നഗരാസൂത്രണ പദ്ധതി വ്യതിയാനം വരുത്തിയത് സംബന്ധിച്ച നോട്ടീസ്

റഫ. നമ്പർ തസ്വഭവ–ആർ.ഡി2/86/2024–തസ്വഭവ. തീയതി, *തിരുവനന്തപുരം, 2025, ജൂലൈ 07.*

തൃപ്പണിത്തുറ മുനിസിപ്പൽ കൗൺസിൽ/വടവുകോട് പുത്തൻകുരിശ് ഗ്രാമപഞ്ചായത്തിലെ താഴെ

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പറയുന്ന വിശദാംശങ്ങളോട് കൂടിയ ആസൂത്രണ പ്രദേശത്തെ വിശദ നഗരാസൂത്രണ പദ്ധതി സർക്കാർ ഉത്തരവ് ജി. ഒ. (പി) നം. 38/2025/എൽ.എസ്.ജി.ഡി. തീയതി 25/6/2025 പ്രകാരം സർക്കാർ വ്യതിയാനം വരുത്തിയിട്ടുള്ളതും ഈ വസ്തുത കേരള ഗസറ്റ് നമ്പർ 2331 തീയതി 26/6/2025 എസ്. ആർ. ഒ. നമ്പർ 721/25 ആയി 2016-ലെ കേരള നഗര-ഗ്രാമാസൂത്രണ ആക്ടിലെ (2016-ലെ 9) 50-ാം വകുപ്പിന്റെ 3-ാം ഉപവകുപ്പ് പ്രകാരം വിജ്ഞാപനം ചെയ്തിട്ടുള്ളതുമാണ്.

(എ) <u>അതിരുകൾ</u>:

വടക്ക് : നടമവില്ലേജ് – 1198 part, 1308 part, 1307 part, 1282 part, 1274 part, 1306 part, 1273 part, 1261 part, 1217 part, 1219 part, 1220 part, 1199 part, 1281 part.

തിരുവാങ്കുളം വില്ലേജ് – 604 part, 607 part, 677 part, 687 part, 678 part, 1155 part, 689 part, 688 part, 596 part, 592 part, 591 part, 424 part, 423 part, 422 part, 420 part, 417 part, 406 part, 407 part, 409 part, 405 part, 404 part, 403 part, 392 part, 685 part, 690 part, 692 part, 693 part, 696 part, 598 part, 599 part, 601 part, 602 part, 603 part.

ചെമ്മനാട് വില്ലേജ് – 853 part, 866 part, 799 part, 833 part, 837 part, 609 part, 631 part, 625 part, 628 part, 795 part, 798 part, 800 part, 802 part, 803 part, 819 part, 832 part, 840 part, 847 part, 848 part, 1150 part, 1149 part, 867 part, 599 part

കിഴക്ക് : ചെമ്മനാട് വില്ലേജ് – 534 part, 631 part

തെക്ക് : നടമ വില്ലേജ് – 1223 part, 1314 part, 1311 part, 1309 part, 1280 part, 1279 part, 1278 part, 1277 part, 1275 part, 1260 part, 1259 part, 1195 part, 1224 part, 1315 part, 1219 part, 1261 part, 1274 part.

തിരുവാങ്കുളം വില്ലേജ് – 1155 part, 397 part, 394 part, 395 part, 396 part, 399 part, 400 part, 402 part, 407 part, 410 part, 415 part, 414 part, 707 part, 706 part, 690 part, 691 part, 692 part, 693 part, 697 part, 701 part, 698 part, 676 part, 605 part, 611 part, 610 part, 609 part, 597 part, 595 part, 594 part, 593 part.

ചെമ്മനാട് വില്ലേജ് – 1148 part, 1147 part, 850 part, 853 part, 854 part, 865 part, 867 part, 868 part, 837 part, 833 part, 598 part, 599 part, 600 part, 601 part, 602 part, 609 part, 625 part, 624 part.

പടിഞ്ഞാറ് : ഏഴുർ – വൈക്കം റോഡ് (എസ്. എൻ ജംഗ്ഷൻ)

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(ബി) റവന്യൂ സർവ്വെ അല്ലെങ്കിൽ റീ സർവ്വെ നമ്പരുകൾ ബാധകമാകുന്ന പക്ഷം ബ്ലോക്ക് നമ്പരുകളും റവന്യൂ വാർഡ് നമ്പരുകളും/ഉൾപ്പെട്ടിട്ടുള്ള ദേശത്തിന്റെ പേര്, അതോടൊപ്പം അതാത് റവന്യൂ വില്ലേജുകളുടെ പേരും:

വില്ലേജ്	സർവ്വെ നമ്പർ
നടമ	1197, 1196, 1198, 1223, 1314, 1311, 1310, 1309, 1308, 1307, 1282, 1280, 1279, 1278, 1277, 1275, 1274, 1306, 1273, 1261, 1260, 1259, 1217, 1218, 1219, 1220, 1221, 1222, 1199, 1195, 1224, 1315, 1281.
തിരുവാങ്കുളം	604, 606, 609, 610, 611, 608, 607, 676, 677, 687, 678, 1155, 1171, 697, 698, 701, 706, 707, 689, 688, 597, 596, 595, 594, 593, 592, 591, 424, 423, 422, 421, 420, 417, 416, 415, 414, 410, 406, 407, 409, 405, 404, 403, 402, 400, 399, 392, 394, 395, 396, 397, 685, 690, 691, 692, 693, 694, 696, 598, 599, 601, 602, 603, 605.
ചെമ്മനാട്	1147, 854, 850, 1148, 865, 853, 866, 601, 799, 833, 600, 837, 868, 609, 624, 534, 631, 625, 628, 795, 798, 800, 802, 803, 819, 832, 840, 847, 848, 1150, 1149, 867, 599, 602, 598

സർക്കാർ വ്യതിയാനം വരുത്തിയ വിശദ-നഗരാസൂത്രണ പദ്ധതി തൃപ്പൂണിത്തുറ നഗരസഭയുടെയും വടവുകോട് പുത്തൻകുരിശ് ഗ്രാമപഞ്ചായത്തിന്റെയും വെബ്സൈറ്റിൽ പ്രസിദ്ധീകരിച്ചിട്ടുണ്ട്. പ്രസ്തുത വിശദ നഗരാസൂത്രണ പദ്ധതിയുടെ പകർപ്പ് പരിശോധനയ്ക്കായോ വിൽപ്പനയ്ക്കായോ തൃപ്പൂണിത്തുറ നഗരസഭയുടെയും വടവുകോട് പുത്തൻകുരിശ് ഗ്രാമപഞ്ചായത്തിന്റെയും ഓഫീസിൽ പ്രവൃത്തി സമയത്ത് ലഭ്യമാണ്.

ഈ വിശദ നഗരാസൂത്രണ പദ്ധതിയ്ക്ക് അനുയോജ്യമല്ലാതെയോ ഭംഗം വരുത്തുന്ന വിധത്തിലോ ഏതെങ്കിലും ഭൂമി വിനിയോഗിക്കുകയോ വിനിയോഗിക്കാൻ ഇടയാക്കുകയോ ഏതെങ്കിലും ഭൂവികസനം നടപ്പാക്കുകയോ ഭൂവിനിയോഗത്തിന് മാറ്റം വരുത്തുകയോ ചെയ്യുവാൻ പാടുള്ളതല്ല.

അനുപമ ടി. വി.

സ്പെഷ്യൽ സെക്രട്ടറി.

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