

‘VARIATION’

I. In the said scheme, for the scheme rule 2 “Definition”, after the words “In this scheme unless there is anything repugnant in the subject or context”, for the rules 2(a) to 2(p), the following shall be substituted namely :-

- a. “**Act**” means the Kerala Town and Country Planning Act, 2016 (9 of 2016).
- b. “**Arbitrator**” means the arbitrator appointed for the scheme by the Government
- c. “**Building Line**” means the line up to which the plinth of a building adjoining a street or an extension of a street or a future street may lawfully extend.
- d. “**Chief Town Planner**” means the Chief Town Planner to the Government of Kerala.
- e. “**Date of Scheme**” the date of coming into operation of the plan as per section 62 of the Act.
- f. “**Government**” means the Government of Kerala
- g. “**Map**” means a Map annexed to the scheme
- h. “**Municipal Act**” means the Kerala Municipality Act 1994.
- i. “**Schedule**” means a schedule appended to the scheme.
- j. “**Scheme**” means the Detailed Town Planning Scheme for The area between PWD Office Junction and DSP Office Junction
- k. “**Secretary**” means the Secretary, Kollam Corporation.
- l. “**Street**” includes roads, streets and lanes.
- m. “**Town Planner**” means the Town Planner of Local Self Government Department Planning having jurisdiction over the area.

II. In the said scheme, under the heading “ZONING REGULATION”, the following shall be substituted namely:-

ZONING REGULATION

a. General Provisions:

- 1) Details regarding the nature of uses ‘permitted’, uses ‘restricted’ in each zone are given below. In addition to the same, guidelines for regulating developments are also provided herein.
- 2) Uses ‘permitted’ in a zone cover the uses that can be normally accommodated in the relevant

Kollam Municipal Corporation

Publication of draft variation of Detailed Town Planning Scheme for The Area between PWD Office and DSP Office Junction

WHEREAS, the Government have sanctioned, vide order number G.O.(Rt)NO. 3790/99/LSGD dated 15.12.1999 the Detailed Town Planning Scheme for "The Area between PWD Office Junction and DSP Office Junction", Kollam Municipal Corporation in Kollam District under Sub-section 3 of Section 12 of the Town Planning Act 1108 ME (IV of 1108 ME).

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(1) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Town Planning Act 1108 stands repealed: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 "The Area between PWD Office Junction and DSP Office Junction", Kollam Municipal Corporation in Kollam District 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 Zoning Regulations compatible to the present development scenario;

NOW, THEREFORE, in exercise of powers conferred by Sub-section (2) of Section 50 of the Kerala Town and Country Planning Act, 2016 (Act 9 of 2016), the Municipal Corporation of Kollam hereby propose to vary the said Detailed Town Planning Scheme to the extent required, a draft of which is appended as required by Section 46 of the Kerala Town and Country Planning Act, 2016.

DRAFT

In exercise of powers conferred by Sub-section (2) of Section 50 of the Kerala Town and Country Planning Act, 2016 (Act 9 of 2016), Kollam Municipal Corporation hereby propose to vary the Detailed Town Planning Scheme for "The Area between PWD Office Junction and DSP Office Junction", Kollam Corporation in Kollam District sanctioned as per G.O.(Rt) NO.3790/99/LSGD dated 04.07.1988 to the extent as indicated below, namely:-

- 13) All future developments and constructions shall be in conformity with the provision of this scheme and the Kerala Municipality Building Rules in force unless otherwise specified in these regulations/ scheme.
- 14) Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all zones.
- 15) Constructions and / or land developments, if any, in paddy lands or in wet lands shall be in conformity with the Kerala Conservation of Paddy Land and Wetland Act in force in the state.
- 16) 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 and other applicable statutes.
- 17) No construction is permissible in the water course zone other than bridges, culverts, boat landing facilities, protection structures and such similar operational constructions.
- 18) Any clarifications or interpretations of the scheme may be issued by the Government in consultation with the Chief Town Planner.

zone. Such uses may be permitted by the Secretary, if in accordance with other relevant acts, rules and orders concerned in force.

- 3) 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 special location factors. Such cases which come under this category are classified as “Uses Restricted 1 & Uses restricted 2 “.
- 4) “Uses Restricted-1” category deals with the uses that may be permitted by the Secretary with the concurrence of the Town Planner.
- 5) “Uses Restricted-2” category deals with the uses that may be permitted by the Secretary with the concurrence of the Chief Town Planner.
- 6) Those uses which are not included under “Uses Permitted’ or Uses Restricted’ shall be treated as ‘Uses Prohibited’.
- 7) Operational constructions as defined in the Kerala Town and Country Planning Act, 2016 shall be treated as permitted use in the scheme area
- 8) Any use 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 Town Planner.
- 9) Notwithstanding anything contained in the scheme rules, provisions with regard to F.S.I, Coverage, Exterior open spaces, building line and access, mandated in the Kerala Municipality Building Rules in force shall prevail over the respective provisions if any mentioned elsewhere in the scheme rules.
- 10) If any portion of a zone is put to a use prohibited as stated in para 6, before the sanctioning of this variation of the detailed town planning scheme, such use shall be termed as non conforming use.
- 11) 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 Town Planner.
- 12) 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.

No.	Use Zone	Uses permitted	Uses restricted by the Secretary with the concurrence of	
			TownPlanner (Restricted-1)	ChiefTownPlanner (Restricted-2)
1	2	3	4	5
		<p>I.T hardware/electronic industries. Godowns / Warehouse /Storage/ stacking yards of non-hazardous materials.</p> <p>Residential Buildings & Apartments, Night Shelters, lodges, boardings, hostels, guest houses, Gymnasium and Yoga center, Turfs / Play Grounds / Clubs, Training Centres.</p> <p>Central /State/Local Govt. or Public sector offices, Water treatment plants.</p> <p>Day care, creche, Nursery, Kindergarten, Primary schools and Expansion of existing higher educational institutions, Social Welfare centers, Museum / Auditorium/ Wedding Halls/ Community halls, Convention Centers/Indoor stadium/Exhibition centers/Art galleries, library and reading rooms</p> <p>Clinics, Diagnostic Centers and hospitals up to 50 beds. Public Utility areas & buildings, Parking Plazas, Transport terminals, Autorickshaw stand. Plant Nursery, Roof top gardens, Fair Grounds, Markets. Parks, Open air Theatre, swimming pools.</p>		
3	“Land to be reserved for Mixed use (commercial and Residential)”	All types of uses permitted under residential and commercial Zone	All types of uses included under Restricted-1 category of residential and commercial use zone.	All types of uses included under Restricted-2 category of residential and commercial use zone
4	“Land to be reserved for Public and Semipublic use”	Local/State/Central Govt. or Public sector offices & establishments, Educational Institutions, Civil Defense and Home Guard, Library and Reading Rooms, Social Welfare Centers, Museum, Indoor Games Stadium, Swimming Pools, Exhibition Centers and Art Gallery, Public Utility Building, Clinics, Diagnostic Centers and Hospitals.	Fuel Filling Stations Auditorium/Wedding Halls/Community Halls above 1000sqm/ Bus Terminal/Stand, Lorry Stand, Cremation Grounds/Crematorium, Burial Ground.	Any other use for which prior approval is obtained from state government.

b. Use Zone Regulations

No.	Use Zone	Uses permitted	Uses restricted by the Secretary with the concurrence of	
			Town Planner (Restricted-1)	Chief Town Planner (Restricted-2)
1	2	3	4	5
1	"Land to be reserved for Residential use"	<p>All Residences including apartments, Night Shelters, Orphanages, Old Age Homes Dharmasala, Residential Quarters. Day Care and Crèche, Nursery Schools, Kinder Garten, Primary Schools.</p> <p>Shops/Hotels/Restaurants/Professional Offices/Commercial Complexes & Offices / Banking and Financial institutions / Gymnasium / Yoga Centers/Turfs/Play Grounds/Clubs/Clinics (Outpatient) / Diagnostic centres, IT Software/Hardware Units, Moviehalls, Training Institutes- floor area upto 1000 sq.m. Cottage Industries, Service Industries of non-nuisance Nature (See Annexeure - I) with number of workers limited to 30 without power or 20 workers with power limited to 20HP). Local/State/Central Government Offices, Public utility areas and public utility buildings. Library and Reading Rooms, Community Halls- floor area upto 500sq.m. Tot Lots, Parks, Green houses, Plant nursery, Pump House.</p>	<p>Asram/Mutt Automobile workshops for 2/3 Wheelers. Fuel Filling Stations. Places of Worship Shops/Hotels/Restaurants/Professional Offices/Commercial Complexes & Offices / Banking and Financial institutions / Gymnasium /Yoga Centers/Turfs/Play Grounds/Clubs/Clinics (Outpatient)/ Diagnostic centres, IT Software/Hardware Units, Movie halls, Training Institutes - floor area above 1000sq.m.</p> <p>Poultry farms and dairy farms, modern meat processing unit, abattoir, Ware house, godowns and storage facilities.</p> <p>Solid waste, sewage and septage treatment. Crematorium.</p>	
2	"Land to be reserved for Commercial use"	<p>All Shops including shopping complexes, Shopping malls, Moviehalls, Hypermarkets, Restaurants, Hotels, Professional & Commercial Offices & Establishments, Banking and financial institutions.</p> <p>IT Software units, Cottage Industries, Automobile showrooms, workshops & Service Stations, Cold storage, Ice factory, Service Industries of non-nuisance nature (See Annexeure- I) with number of workers limited to 30 without power or 20 workers with power limited to 30 H.P, Weigh bridges, printing press,</p>	<p>Places of Worship. Outdoor Games Stadium. Other Public Utility areas & buildings of floor area above 200sq.m. Dairy farm, Poultry farm. Fuel Filling Stations Hospitals & Health Centers above 50 beds</p> <p>Solid waste, sewage and septage treatment units</p>	<p>Container terminals with access width of 18m minimum. Multiplexes.</p>


No.	Use Zone	Uses permitted	Uses restricted by the Secretary with the concurrence of	
			Town Planner (Restricted-1)	Chief Town Planner (Restricted-2)
1	2	3	4	5
6	"Land to be reserved for Parks and Open Space"	Parks, Open spaces and maidans, Play grounds, Totlots, Zoological and Botanical Gardens, Stadium, Swimming pools, Public utility Buildings such as Art Gallery, Traffic park, Amusement parks etc.	Pavilions, Stadium and grand stands, Bath House, Aquarium, Reading room, Gymnasium / yoga centers, Social and Cultural Establishments, Public utilities, Museums, Parking Plazas, Incidental uses viz. retail shops, Restaurants/ canteens etc.	
7	Water Course	Bridges, side protection walls, Bathing Ghats		

- I. In the said scheme, the provisions under the heading "Minimum area of Dwelling Houses and Buildings", (scheme rule 13) shall be deleted.
- II. In the said scheme, the provisions under the heading "Claim for compensation", (scheme rule 20) shall be deleted.


 Secretary
 Kollam Corporation

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 Mayor
 Kollam Corporation

No.	Use Zone	Uses permitted	Uses restricted by the Secretary with the concurrence of	
			Town Planner (Restricted-1)	Chief Town Planner (Restricted-2)
1	2	3	4	5
		Auditorium / Wedding Halls / Community Halls, Convention Centers upto 1 000s qm, Outdoor Games Stadium, Parking Plazas, Autorickshaw/Taxi/Jeep Stands, Residential Uses incidental to the public and Semi-public use, Ashram/Mutts. Retail Shops/Restaurant/Canteen, ATMs. Water treatment plants, Tot Lots / Parks / Play Ground, Open Air theatre, Zoological and Botanical Gardens/Birds Sanctuary, Camping Sites.		
5	“Land to be reserved for Industrial use”	<p>All industries other than obnoxious and nuisance type industries, Automobile Workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Timber Yard, Ice Factory, Cold Storage, Fish and Meat Processing Units, Printing Press, Water Treatment Plants, Marble and Granite Storage and Cutting Centers, Industrial Estates & Industrial Parks.</p> <p>Godowns / Warehouses / Storage of non-hazardous material, stacking yards, weighbridge.</p> <p>Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House, Dry Cleaning Plants, Power Plants, Sub Stations</p> <p>State/Central/Local Government or Public Sector Offices & Establishments, Other Public Utility Areas and Public Buildings, Transport Terminals & Residential uses incidental to industrial use. Tot lots, Parks and Play Grounds attached to incidental residential use.</p> <p>Any other activity essentially incidental to Industrial use.</p>	<p>Cremation Ground / Crematorium, Burial Ground, Common Vault, Gas Godowns, Fuel filling station, Slaughter House</p> <p>All Residences including apartments, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Residential Quarters. Day Care and Crèche, Nursery Schools, Kindergarten, Primary Schools.</p> <p>All Shops including shopping complexes, Shopping malls, Movie halls, Hypermarkets, Restaurants, Hotels, Professional & Commercial Offices & Establishments, Banking and financial institutions, Training Centres & Educational Institutions.</p>	<p>Sewage Treatment Plants, Solid Waste Treatment, Septage Treatment.</p> <p>Obnoxious and nuisance industries (see Annexure-II). Container Terminals with access width of 18m minimum.</p>