



കേരള ഗസറ്റ് KERALA GAZETTE

അസാധാരണം EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
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Thiruvananthapuram,
Monday

2026 ഫെബ്രുവരി 16
16th February 2026

1201 കുംഭം 4
4th Kumbham 1201

1947 മാഘം 27
27th Magha 1947

നമ്പർ
No. 640

GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

No. LSGD-RD3/101/2025-LSGD.

Dated, Thiruvananthapuram, 12th February, 2026

29th Makaram, 1201

23rd Magha, 1947.

WHEREAS, the Government have sanctioned Thiruvananthapuram Master Plan, 2040 under sub-section (8) of section 36 of the Kerala Town and Country Planning Act, 2016 (9 of 2016) as per G.O. (Ms.) No. 85/2024/LSGD. dated 4th July, 2024 and notice intimating the fact of sanction



of the said Master Plan was published as Reference No. LSGD-RD2/91/2024-LSGD. dated 11th July, 2024 in the Kerala Gazette Extraordinary No. 2332 dated 19th July, 2024;

AND WHEREAS, Thiruvananthapuram Municipal Corporation Council as per council resolution No. 3F(1) dated 27th November, 2024 has requested the Government to vary the sanctioned Thiruvananthapuram Master Plan 2040;

AND WHEREAS, it is required to vary the said Master Plan for the purpose of making the Zoning Regulations compatible to the present development scenario;

NOW, THEREFORE, in exercise of 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, proposes to issue a notification varying the said Master Plan, to the extent required, a draft of which is appended as required under sub-section (3) of section 50 of the said Act, 2016 (9 of 2016);

Notice is, hereby, given that the said draft will be taken up for consideration on or after 60 days from the date of publication of Notice in Form VIII in the Kerala Gazette as prescribed under sub-rule (2) of rule 25 of the Kerala Town and Country Planning (Preparation and Sanctioning of Master Plan) Rules, 2021 and any person or authority concerned with or affected by the proposed notification shall submit in writing, their objections or suggestions, if any, to the Principal Secretary to Government, Local Self Government Department, Government Secretariat, Thiruvananthapuram-695001 on or before the period specified above. Copy of the draft variation will be available at the official website of Thiruvananthapuram Corporation and at the office of the Secretary, Thiruvananthapuram Corporation, for inspection during office hours.

DRAFT

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, proposes to vary the Thiruvananthapuram Master Plan, 2040 sanctioned under sub-section (8) of the section 36 of the said Act, as per order issued under G.O. (Ms.) No. 85/2024/LSGD. dated 4th July, 2024 and the notice of sanction published as per Ref. No. LSGD-RD2/91/2024-LSGD. dated 11th July, 2024 in the Kerala Gazette Extraordinary No. 2332 dated 19th July, 2024, to the extent as indicated below, namely:-

VARIATION

In the said Master Plan, in Chapter 36. Development Regulations,-



I. under the heading “36.2 GENERAL GUIDELINES (PART A)”, for clause 20 the following clause shall be substituted, namely:-

“20. Projects of Central/State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions may be permitted in all zones, except in Conservation Zone, Water Body and Buffer -Water Body Zone, even if such uses are not allowable/not permissible as per the zoning regulations applicable. However, Projects by State Government and Local Self Government Institution for Waste treatment, Water supply and Sanitation and constructions of ancillary uses shall be permitted in Conservation Zone and Buffer - Water Body Zone through proper implementation of scientifically accepted mitigation measures in terms of disaster risk reduction and environmental conservation, subject to the prior approval of a Committee to be constituted by Government with Secretary, Thiruvananthapuram Corporation as Convenor, Competent Officers from Kerala State Disaster Management Authority, District Disaster Management Authority, Kerala State Pollution Control Board, Subject Experts from the Departments of Environment and Climate change, Ground Water, Irrigation, Kerala Water Authority and District Town Planner, Thiruvananthapuram as Members.” ;

II. under the heading, “36.3 SPECIFIC REGULATIONS REGARDING PROPOSED LANDUSE ZONES (PART B)”,-

(a) under the sub heading, “36.3.2 PRIORITY DEVELOPMENT ZONE”, in the Table, against item F in column (1), in the column (2), the symbols, words, figure and letter “-All above uses upto 10000 sq.m. total built up area” shall be omitted;

(b) under the sub-heading, “36.3.3 MIXED RESIDENTIAL ZONE”, in the Table, in column (2),-

(i) against item A1 in column (1), the words and figure “up to 150 units” shall be omitted;

(ii) against item A2 in column (1), the words, symbols, figure and letter “storage-All above uses upto 10000 sq. m. Total built up area” shall be omitted;

(iii) against item B, C, D, E, G2 and H in column (1), the symbols, words, figure and letter “-All above uses upto 3000 sq. m. Total built up area” shall be omitted;

(iv) against item F in column (1), the symbols, words, figure and letter “-All above uses upto 10000 sq. m. Total built up area” shall be omitted;



(c) under the sub heading, “36.3.5 MIXED RESIDENTIAL COMMERCIAL ZONE”, in the Table, against item A1 in column (1), in column (2), after the word “libraries” the symbol and word “,apartments” shall be inserted.

By order of the Governor,
ANUPAMA T.V.,
Secretary to Government.

