

പതിനാലാം കേരള നിയമസഭ

പത്താം സമ്മേളനം

നക്ഷത്രചിഹ്നമിടാത്ത ചോദ്യം നമ്പർ 5574

27.03.2018 ലെ മറുപടിക്ക്

തിരുവനന്തപുരം കോർപ്പറേഷനിൽ ഗ്രീൻബെൽറ്റിൽ ഉൾപ്പെടുത്തിയ ഭൂമി

ചോദ്യം

ഉത്തരം

ശ്രീ.കെ.എൻ.എ.ഖാദർ

ശ്രീ.കെ.റ്റി.ജലീൽ

(തദ്ദേശസ്വയംഭരണവും ന്യൂനപക്ഷക്ഷേമവും വഖഹും ഹജ്ജ് തീർത്ഥാടനവും വകുപ്പു മന്ത്രി)

(എ) തിരുവനന്തപുരം കോർപ്പറേഷനിൽ കടകംപള്ളി വില്ലേജിൽ സർവ്വേ നമ്പർ 2124/1-ൽപ്പെട്ട വസ്തുവിനെ ഗ്രീൻ ബെൽറ്റിൽ ഉൾപ്പെടുത്തിയിട്ടുണ്ടോ; വ്യക്തമാക്കുമോ;

(എ) കടകംപള്ളി വില്ലേജിൽപ്പെട്ട സ്ഥലത്ത് അംഗീകൃത തിരുവനന്തപുരം മാസ്റ്റർ പ്ലാനാണ് ബാധകമെന്ന് കാണുന്നു. അംഗീകൃത തിരുവനന്തപുരം മാസ്റ്റർ പ്ലാൻ സർവ്വേ നമ്പർ അടിസ്ഥാനത്തിലല്ല തയ്യാറാക്കിയിരിക്കുന്നത്. ആയതിനാൽ സർവ്വേ നമ്പർ മാത്രം വച്ച് നിർമ്മാണ സ്ഥലം ഏത് സോണിൽ വരുന്നുവെന്ന് നിശ്ചയിക്കുവാൻ പ്രയാസമാണ്. സർവ്വേ നമ്പരും സ്ഥലത്തിന്റെ കൃത്യമായ ലൊക്കേഷനും ലഭിക്കുകയും ആവശ്യമെങ്കിൽ സ്ഥലപരിശോധനയും നടത്തിയാൽ മാത്രമേ നിർമ്മാണ സ്ഥലം ഏത് സോണിൽ വരുമെന്ന് തീരുമാനിക്കുവാൻ സാധിക്കുകയുള്ളൂ.

(ബി) ടി വസ്തുവിൽ വീട് നിർമ്മിക്കുന്നതിന് നിയമപരമായ തടസ്സങ്ങൾ വല്ലതുമുണ്ടോ; വ്യക്തമാക്കുമോ;

(ബി) നിർമ്മാണ സ്ഥലം അംഗീകൃത തിരുവനന്തപുരം മാസ്റ്റർ പ്ലാൻ പ്രകാരം ഗ്രീൻബെൽറ്റിൽ വരുന്ന പക്ഷം ജി.ഒ.(എം.എസ്)നം.144/07/തസ്വഭവ തീയതി 31.05.2007 പ്രകാരമുള്ള ഉത്തരവ് പ്രകാരം പരമാവധി 300 സ്ക്വയർ മീറ്റർ വരെ വിസ്തീർണ്ണമുള്ള ഏകകുടുംബ വാസഗൃഹങ്ങൾക്ക് നിർമ്മാണാനുമതി നൽകുന്നതിന് ജില്ലാ ടൗൺ പ്ലാനറുടെ കൺകറൻസ് ലഭ്യമാക്കേണ്ടതാണ്.

(സി) പ്രസ്തുത വസ്തുവിൽ ഇരുനില വീട് പണിയുന്നതിന് എയർപോർട്ട് അതോറിറ്റിയുടെ എൻ.ഒ.സി. ആവശ്യമുണ്ടോ; ഉണ്ടെങ്കിൽ ഇതുമായി ബന്ധപ്പെട്ട തദ്ദേശസ്വയംഭരണ വകുപ്പിന്റെ ഉത്തരവിന്റെ പകർപ്പ് ലഭ്യമാക്കാമോ?

(സി) എയർപോർട്ട് അതോറിറ്റി പ്രസിദ്ധീകരിച്ച സി.സി.ഇസഡ്.എം (കളർ കോഡഡ് സോണിംഗ് മാപ്പ്) മാപ്പിലെ വ്യവസ്ഥകൾക്ക് വിധേയമായാണ് എയർപോർട്ട് അതോറിറ്റിയുടെ അനുമതി ആവശ്യമുണ്ടോയെന്ന് തീരുമാനിക്കുന്നത്. കടകംപള്ളി ഏരിയ ടി മാപ്പ് പ്രകാരം റെഡ് കളർ സോണിൽ വരുന്നതിനാൽ നിർമ്മാണങ്ങൾക്ക് എയർപോർട്ട് അതോറിറ്റിയുടെ അനുമതി ആവശ്യമുള്ളതായി കാണുന്നു. ഇതുമായി ബന്ധപ്പെട്ട 28.12.2017-ലെ സ.ഉ.(സാധാ) നം.4187/2017/തസ്വഭവ നമ്പർ ഉത്തരവിന്റെ പകർപ്പ് അനുബന്ധമായി ചേർക്കുന്നു.



സെക്ഷൻ ഓഫീസർ

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GOVERNMENT OF KERALA

Abstract

Local Self Government Department – Construction of building and structures around Trivandrum International Airport – Colour Coded Zoning Map (CCZM) and related procedures – Instructions - Orders issued.

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LOCAL SELF GOVERNMENT (RA) DEPARTMENT

G.O(Rt)No.4187/2017/LSGD

Dated, Thiruvananthapuram:28.12.2017

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Read:- Letter No.AAI/VOTV/ATM/2016/OP-17/NOC/APD/981-982/2469 dated 28.07.2016 of the Airport Director, Airports Authority of India, Trivandrum International Airport.

ORDER

The Airport Director, Airports Authority of India, Trivandrum International Airport vide letter read above (copy appended) has forwarded a draft Colour Coded Zoning Map of Trivandrum Airport and related procedures and put forth certain suggestions regarding the construction of buildings and structures around Trivandrum International Airport.

2) It was informed that with the Colour Coded Zoning Map in place for Trivandrum Airport, the procedure for issue of approval for construction of buildings and structures by the Local, Municipal, Town-planning and Development authorities need to be in accordance with the Rule 7 of Government of India, Ministry of Civil Aviation, Gazette Notification, GSR-751(E) dated 30th September 2015. Further, physical verification of the site elevation and co-ordinates has to be carried out effectively to implement the Colour Coded Zoning Map, ensuring that the height of the structures and their locations are in accordance with the NOC issued by Airport Authority of India or the approvals/permits issued by the local authorities.

3) Government have examined the matter in detail and hereby strictly instruct all concerned to take immediate steps to effectively implement and abide by the instructions issued by Airports Authority of India on Colour Coded Zoning Map, as per the letter read above.

4) Director of Panchayaths, Director of Urban Affairs and Chief Engineer, Local Self Government Department are entrusted with the duty of reviewing this

(Contd.....2)

mechanism in a well arranged time bound manner and furnish timely report to Government regarding this.

(By Order of the Governor)
Stella Little Flower.M.K.
Joint Secretary

To

The Airport Director, Airports Authority of India, Trivandrum International Airport, Thiruvananthapuram.
Director of Panchayaths, Thiruvananthapuram
Director, Urban Affairs Department, Thiruvananthapuram
Chief Engineer, Local Self Government Department, Thiruvananthapuram.
Chief Town Planner (General), Thiruvananthapuram
Chief Town Planner (Planning), Thiruvananthapuram
Chief Town Planner (Vigilance), Thiruvananthapuram
Secretary, Thiruvananthapuram Corporation
All Secretaries of Municipalities coming under CCZM area of Thiruvananthapuram Airport (Through Director, Urban Affairs Department)
All Secretaries of Panchayaths coming under CCZM area of Thiruvananthapuram Airport (Through Director of Panchayaths)
Principal Accountant General (E&RSA/G&SSA), Kerala, Thiruvananthapuram
Principal Accountant General (A&E), Kerala, Thiruvananthapuram
Information & Public Relations (Web & New Media) Department
Information Kerala Mission, Thiruvananthapuram
Stock File / Office copy

Forwarded/By Order,


Section Officer.

MK



आई. एस. ओ प्रमाणित एयरपोर्ट
ISO CERTIFIED AIRPORT

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

AAI/VOTV/ATM/2016/OP-17/NOC/APD/ 981-982/2469

Date: 28th July 2016

To

The Secretary,
Local Self Government Department (RA),
Govt. Secretariat,
Thiruvananthapuram.

P. 774886 2

Sub: Colour Coded Zoning Map of Trivandrum Airport and related procedures reg -

Sir,

The Colour-Coded Zoning Map (CCZM) of Trivandrum Airport has been prepared by the Corporate Head Quarters of Airports Authority of India indicating through different colour-coded grids, the permissible top elevation in the areas around the airport. The draft copy of the CCZM is made available in the AAI website and can be downloaded following the link http://nocas2.aaiaero/nocas/AAI_Links/Thiruvananthapuram_Zoning.pdf. The hardcopy of the CCZM is enclosed and forwarded for your comments and suggestions. The CCZM will remain in the 'draft' status for some time awaiting for any suggestions and modifications from the concerned agencies and thereafter the relevant suggestions will be incorporated and will be updated in the AAI website.

With the CCZM in place for Trivandrum Airport, the procedure for issue of approval for construction of buildings and structures by the Local, Municipal, Town-planning and Development authorities need to be in accordance with the Rule 7 of Govt. of India, Ministry of Civil Aviation, Gazette Notification, GSR-751(E) dated 30th September 2015, which is described in detail as follows:

1. The concerned local, municipal, town-planning and development authorities can approve the construction of structures as per the existing building regulations or bye laws or any other law for the time being in force, in accordance with the height specifications provided in the CCZM, i.e., *approvals can be issued to buildings and structures without NOC from AAI for height less than or equal to the maximum permissible height (Above Mean Sea Level (AMSL)) indicated through the respective colour at the location of the applicant's site in the CCZM. If the applicant is requesting for a height above the value specified in the CCZM, the applicant has to obtain NOC from AAI before the issue of any approval for construction.*
2. The concerned authorities mentioned above shall not give any similar approvals if the construction site lies within the Approach, Take-off, Transitional areas of the airport or in any other area marked in the CCZM for which NOC from AAI has to be compulsorily obtained (RED colour zone), i.e., *any structure coming up within the red colour zone need to be assessed for height clearance by the designated officer of AAI and therefore irrespective of the height of the structure, the applicants intending to carryout construction within the RED colour zone need to obtain NOC from AAI.*

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3. In any case if the applicant has applied to AAI and obtained NOC for height clearance, the concerned local authorities, after considering the NOC issued by the designated officer of AAI, shall approve the construction of buildings or structures not exceeding the Permissible Top Elevation mentioned in the NOC, considering the existing building regulations or bye laws or any other law for the time being in force, i.e., *if the applicant has obtained NOC from AAI, Irrespective of the location of the site in the CCZM, the local authorities can issue approval for construction up to the height not exceeding the Permissible Top Elevation mentioned in the NOC letter. This means that the Permissible Top Elevation (PTE) mentioned in the NOC letter supersedes the PTE indicated in the CCZM as the Designated Officer of AAI is authorised to issue higher heights at the same location after processing the application in the online NOC Application System put in place by AAI.*
 4. In every case mentioned from Sl.No.1 to 3 above, the Permissible Top Elevation (PTE) can be determined only if the WGS_84 co-ordinates of the site and the Elevation of the site in metres above mean sea level is known. Thus the applicants shall obtain the surveyed WGS_84 coordinates and the Site Elevation above mean sea level of their site from authorised surveyors or chartered engineers who are trained and equipped to determine the same within the permissible limits of accuracy of 50cm (half-a-metre) in vertical plane (Site Elevation) and 3 metres in the lateral plane (WGS_84 coordinates).
 5. The local authorities shall certify in the sanctioned approval for construction that the Floor Space Index or Floor Area Ratio and the related height of the building is within the PTE mentioned in the NOC letter or CCZM for the site, as the case may be. Such approvals shall also indicate the WGS_84 co-ordinates of the site and the Site Elevation in metres to identify the location of the building or structure in all 3 dimensions.
 6. The local authorities shall submit the details of such approvals or permits and its renewals if any, issued for buildings and structures as mentioned above, to the Airport Director, AAI, Trivandrum Airport within a period of thirty days from the date of issue of such approval.

The Rule 12 of GSR-751(E) also states about the responsibilities of local authorities and the airport operators for verification, monitoring and control of obstacles around the airport. In order to ensure that the height of the structures and their locations are in accordance with the NOC issued by AAI or the approvals/permits issued by the local authorities, physical verification of the site elevation and co-ordinates will be carried out on a, b, c analysis basis specified by The Secretary, Ministry of Civil Aviation as under –

- a. 100% physical verification of factories, complexes and multi-storeyed buildings.
- b. 50% physical verification of small category buildings which are existing at the vicinity of airport.

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c. Random checks on buildings beyond the vicinity of airport.

To effectively carryout these functions, the following need to be put in place:

1. The applicants shall be directed to intimate the Airport Director, AAI, Trivandrum Airport, the completion of the construction of the structure or building (Building Completion Report).
2. Following this a panel of Chartered Engineers and Surveyors will be assigned by AAI to carry out the said physical verification and the expenses of the same shall be borne by the applicant.
3. The said physical verification will be done in co-ordination with and in the presence of the owner/possessor of the land/structure. Any deviation or non-compliance will be intimated to the district administration for initiating necessary corrective action following the provisions in Section 9A of Aircraft Act 1934 and Gazette Notification from Govt. of India, Ministry of Civil Aviation, GSR-751(E) as deemed fit to ensure safe Aircraft Operations at Trivandrum Airport.
4. Regarding the already existing structures within the Mandatory NOC Zone (RED colour zone), suitable mechanism has to be adopted in consultation with the Local Self Government bodies to direct the owners/occupants of all structures/buildings to obtain NOC from AAI. Since the Red-colour zone is at close proximity to the airport the evaluation of the height of the structures through the online NOC application system is mandatory for determining whether any of these structures penetrate the Obstacle Limitation Surfaces around Trivandrum Airport, which if exists, infringes the safety of aircraft operations at Trivandrum Airport.


In view of the above it is requested to kindly give your comments and suggestions within 15 days from issue of this letter, regarding the CCZM of Trivandrum airport and the associated procedures to incorporate necessary changes in the map and implement the procedures described above at the earliest. Also in order to create awareness among public regarding the mandate as well as the relevance of these procedures, kindly issue public notices or circulars or promulgate necessary information through Mass Communication Media which will educate the general public about the necessity of control of obstacles around an airport and direct them to approach AAI for obtaining NOC for their buildings/installations which in turn will support AAI in providing safe and efficient air traffic operations and safe-guarding the protected airspace around Trivandrum Airport.

Thanking You

Yours faithfully


G.G THARAKAN
 Airport Director

Encl: Draft copy of Colour-Coded Zoning Map of Trivandrum Airport
Copy to: The Chief Secretary to the Government, Government of Kerala, Govt. Secretariat, Thiruvananthapuram - 695001 - for information


 അക്വയർ ഓഫീസർ