CHAPTER 1 Introduction, Objectives & Application
In the exercise of the powers conferred by section 5 (1)(i) of the Kerala Tourism (Conservation and Preservation of Areas) Ordinance 2005, issued in Notification No.500/Leg.A1/2005/Law Dated 11-01-2005 and published in Kerala Gazette, the Government of Kerala hereby make the following guidelines for conservation and preservation of special tourism zone, Fort Kochi.

**SHORT TITLE, APPLICABILITY AND COMMENCEMENT**

(1) These regulations will be known as the Regulation for Developments in the Special Tourism Zone – Fort Kochi.

These shall apply in the designated area under the special tourism zone – Fort Kochi.

(2) These regulations will come into force with immediate effect.

These regulations will have overriding effect on all the existing regulations pertaining to the subject concerned.

**OBJECTIVES**

1. Fort Kochi is one of the earliest European settlements in India, which was dominated and inhabited by European settlers since the 16th century. The Portuguese, in pioneering trade, the Dutch, in its domination and the British, in its colonization of the area, left behind a long lasting impression of their cultural signature in the form of bungalows, street houses, large buildings and bazaars. They standout as conspicuous historical monuments of medieval architectural significance. Fort Kochi is crisscrossed by a number of streets, with each of them having their own exclusive characteristic elements of historical value. The preservation of this cultural richness and heritage has the potential to increase the inflow of tourism both from the international and domestic sectors, thus effectively enhancing the economy of the area.

2. The Government of Kerala has promulgated the Kerala Tourism (Conservation and Preservation of Areas) Ordinance 2005, and by notification in the Gazette has declared Fort Kochi as Special Tourism Zone for the conservation, preservation and planned development of the area. This ordinance will make it mandatory for all developmental activities to strictly adhere to special guidelines, prepared and drawn out exclusively for the conservation of Heritage Buildings, Heritage Precincts and Natural features and thereby protect the rich heritage of this area. These guidelines are accordingly drawn out.
for the conservation of Heritage Buildings, Heritage Precincts and Natural features of Fort Kochi.

3. The detailed objectives include:

- Controlling and guiding developmental activities within the notified area of the Special Tourism Zone, Fort Kochi.

- Preservation of buildings, artifacts, structures, areas and precincts of historic / aesthetic / architectural / cultural and environmental significance;

- Conservation and preservation of natural features, landmarks and sites of environmental significance and scenic beauty.

**APPLICATION**

4. This regulation will be applicable to buildings, artifacts, areas, of aesthetic, architectural, cultural and environmental significance (herein after referred as Heritage Buildings and Heritage Precincts) and natural features or characters of environmental significance and scenic beauty or any open areas within Fort Kochi, which are listed in the notification to be issued by the Government. The list issued in the notification shall be herein after referred to, as the said list. Prior to Government notification, the The Tourism Conservation and Preservation Committee shall publish notices in at least three local news papers and grant at least 15 days time for receipt of objections and suggestions from general public. In case there are no objections or suggestions raised within this specific time the regulations will then be enforced with effect from the date of such notification.

5. These guidelines are applicable to Special Tourism Zone, Fort Kochi and shall apply to:

    (a) Any public or private building as described below, namely: -

        i) Where a building is newly erected, these rules shall apply to the designs and construction of the building.

        ii) Where the building is altered, these rules shall apply to the altered portion of the building,

        iii) Where the occupancy or use of a building is changed, these rules shall apply to all parts of the building affected by the change,

        iv) Where addition or extension is made to a building, the rules shall apply to the addition or extension only, but for calculation of floor area ratio and coverage permissible and for calculation for required off street parking
Guidelines for Conservation and Preservation

area to be provided, the whole building (existing and the proposed) shall be taken into account:

(b) All lands proposed to be developed or redeveloped or for construction of buildings,

c) All development and constructions existing or proposed in any village / panchayath area to which the provisions of these rules stand extended.

d) Quality standards for
   i. Restaurants
   ii. Ayurveda Centers
   iv. House Boats

e) Until special Land Use Zoning Regulations for areas under tourism use or for any other propose are promulgated, the land use category as indicated in the Master Plan prepared for Special Tourism Zone Fort Kochi along with the corresponding Land Use Zoning Regulations shall continue to remain in force.

(f) For any building construction or land development for tourism use as per Zoning Regulations of the master plan, it is mandatory to obtain specific clearance from Tourism Conservation and Preservation Committee, Fort Kochi, before taking up such developments or re-development

AREA, EXTENT AND DELINEATION
CHAPTER 2  Guiding Principles & Developmental Policies
6. These Guidelines address the following issues

a) Specific developmental issues, which have an impact on the area’s historic and cultural heritage such as the preservation of the historically significant buildings, landmarks and other natural and manmade features, are addressed.

b) Developmental activities within the area, monuments and buildings of historical significance are protected with the involvement of The Government, Local bodies and proponents.

c) These Guidelines address specific issues, which have impact on environmental and scenic values of the tourist destination, for example; visual impact (e.g. building line and streetscapes), odour (e.g. sewage treatment), emission of noise (e.g. power generation, vehicles and boats), light, smoke or dust, waste disposal (e.g. solid and liquid disposal).

d) Conserving the community’s natural resources, so that ecological processes including interconnected physical and biological systems, on which life depends, are maintained and the total quality of life, now and in the future, are enhanced, attracting sustainable tourism to the destination.

e) Preventing the ad-hoc establishment of developments, eroding the scenic and environmental values of the area, over time.
CHAPTER 3  Development Promotion Regulations
Preparation of list of Heritage Buildings, Heritage Precincts and Listed Natural Features

7. The list of buildings, artifacts, structures, areas and precincts of historic, aesthetic, architectural, cultural or environmental significance with brief description and standards to be maintained are will be prepared. This list shall be supplemented/modified from time to time by the Government or The Tourism Conservation and Preservation Committee on or by Government suo moto or by the Tourism Conservation and Preservation Committee suo moto, provided that before the list is supplemented or modified in any manner by the deletion or change of grade of any Heritage Building or Heritage Precinct, objections and suggestions from the public shall be invited by newspaper notification in at least three local newspapers and duly considered by Government and/or Tourism Conservation and Preservation Committee respectively.

8. Provided that any list which is in draft form and pending for approval of the Tourism Conservation and Preservation Committee or the Government will, in the interim period, also be deemed to be part of the Heritage list for purposes of development permission.

9. When a building or group of buildings or natural features are listed it would automatically mean (unless otherwise indicated) that the entire property including its entire compound/plot boundary along with all the subsidiary structures and artifacts etc. within the compound / plot boundary etc. form part of list.

Grading of Heritage Buildings and Heritage Precincts

Building Grades

10. The meaning of these Grades and basic guidelines for development permissions are as follows:
### a) Definitions

**Grade I**

Heritage Grade I comprises buildings and precincts of national and historic importance, embodying excellence in architectural style, design, technology and material usage and/or aesthetics; they may be associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the region. All natural sites fall within Grade I.

**Grade II A&B**

Heritage Grade II (A & B) comprises of buildings, and precincts of regional or local importance possessing special architectural or aesthetic merit, or culture or historical significance though of a lower scale than in Heritage Grade I. They are local landmarks, which contribute to the image and identity of the region. They may be the work of master craftsman or may be models of proportion and ornamentation, or designed to suit a particular climate.

**Grade III**

Heritage Grade II comprises buildings and precincts of importance for townscape; they evoke architectural, aesthetic, or sociological interest through not as much as in Heritage Grade II. These contribute to determine the character of the locality and can be representative of lifestyle of a particular community or region and, may also be distinguished by setting on a street line, or special character of the façade and uniformity of height, width and scale.

### B) Objective

**Grade I**

Heritage Grade I richly deserves careful preservations.

**Grade II A&B**

Heritage Grade II deserves intelligent conservation.

**Grade III**

Heritage Grade III deserves intelligent conservation (though on a lesser scale than Grade II and special protection to unique features and attributes.)
C) Scope for Changes

No interventions can be permitted either on exterior or interior of the heritage building or natural feature unless it is necessary in the interest of strengthening and prolonging, the life of the building/s or precincts or any part or features thereof. For this purpose, absolutely essential and minimal changes would be allowed and they must be in accordance with the original.

In Grade II (A) Internal changes and adaptive re-use may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade II. In Grade II (B) In addition to the above, extension or additional building in the same plot or compound could, in certain circumstances, be allowed provided that the extension/additional building is in harmony with (and does not detract from) the existing heritage building(s) or precincts especially in terms of height and façade.

Internal changes and adaptive re-use may by and large be allowed. Changes can include extensions and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with and should be such that they do not detract from the existing heritage building/precinct.

d) Procedure

Development permission for the changes would be given by the local authorities on the advice of the Tourism Conservation Committee to be appointed by the State Government.

Development permission for the changes would be given by the local authorities on the advice of the Tourism Conservation Committee to be appointed by the State Government.

Development permission for the changes would be given by the local authorities on the advice of the Tourism Conservation Committee to be appointed by the State Government.

e) Vistas/Surrounding Development

All developments in areas surrounding within 30 meters of Heritage Grade I shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade I.

All development in areas surrounding Heritage Grade II within 30 meters shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade II.

All developments in areas surrounding Heritage Grade III within 30 m shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade III.

11. The map annexed A shows the streets along which the heritage buildings of Fort Cochin are situated.
The grade of all the heritage buildings has been calculated based on the above criteria and arranged with respect to the Municipal number of each building in the table Annexed B.

**Implications of Listing as Heritage Building**

12. The regulations do not amount to any blanket prevention of demolition or of changes to Heritage Buildings. The only requirement is to obtain special clearance from Tourism Conservation Committee from heritage point of view.

**Ownership Unaffected**

13. Sale and purchase of Heritage Buildings does not require any permission Tourism Conservation Committee. The regulations do not affect the ownership or occupation of the Heritage Building in any manner.

14. Listing does not prevent change of ownership or usage. However, such usage should be in harmony with the said listed precinct/building. Care will be taken to ensure that the development permission relating to these buildings is given without delay.

**Responsibility of the Owners of Heritage Buildings**

15. All maintenance and repairs of the Heritage Buildings will be at the sole risk and cost of the owners. The Government or the Tourism Conservation and Preservation Committee shall not be held responsible for any such maintenance except for those buildings owned by them.

16. **Restriction on Development /Re-deployment/ Repairs.**

   i) No development or re-development or engineering operation or additions, alterations, repairs, renovations including the painting of buildings, replacement of special features or plastering or demolition of any part thereof of the said Heritage Buildings or Heritage Precincts or listed natural features shall be allowed except with the prior written permission of the local authority.

   Before getting any such permission, the local authority shall consult the Tourism Conservation and Preservation Committee to be appointed by the Government (herein after referred to as the said Tourism Conservation and Preservation Committee) and shall act on the advice of the Tourism Conservation and Preservation Committee.

   ii) Provided that before granting any permission for demolition or major alterations/additions to Heritage Buildings (or buildings with heritage precincts), or construction at any listed natural features, or alteration of boundaries of any listed natural features, objections and suggestions from the public shall be invited by newspaper notifications and duly considered by the Tourism Conservation and Preservation Committee.

   iii) Provided that only in exceptional cases, for reasons to be recorded in writing, the local authority may refer the matter back to the Tourism Conservation and Preservation Committee for reconsideration.

   The decision of the Tourism Conservation and Preservation Committee after such reconsideration shall be final.
Penalties

17. Violations of the regulations shall be punishable under Kerala Tourism and Preservation and Trade Act, 2001 as unauthorized development. In case of proven deliberate neglect or damage to the Heritage Buildings or Heritage Precincts, or if the building is allowed to be damaged or destroyed due to neglect or any other reason, in addition to penal action provided under the ACT, permission for developmental activities and construction of any new building shall not be granted on the site. It shall be open to the Tourism Conservation and Preservation Committee to consider a request for rebuilding / reconstruction of a Heritage Building that was unauthorizedly demolished or damaged. This permission shall be granted provided that the total built up area of all floors put together in such new construction shall not exceed the total built up area of all floors put together, in the original Heritage Building in addition to other controls that may be specified.

Power to Alter, Modify or Relax other Development Control Regulations

18. The Cochin Corporation on the advice of the Tourism Conservation and Preservation Committee and for reasons given in writing may alter, modify or relax existing land use regulations and Building byelaws if it feels that such changes are required for the conservation, preservation or retention of historic aesthetic Cultural and architectural quality of any listed buildings or listed precincts or the preservation of any listed natural features.

Elements to be conserved in the area

The identified elements to be conserved in the notified area of the Special Tourism Zone is enlisted in Appendix B

Street Precincts to be conserved in the area

The identified streets to be conserved in the notified area of the Special Tourism Zone is enlisted in Appendix C
CHAPTER 4  Building Design Regulations
Guidelines for Conservation and Preservation

Fort Cochin is an integration of a number of streets and for each street, the character and guidelines are discussed in order to make the evaluation and design process easy and less complicated. Each main street is considered separately and guidelines are given under three heads. Each street starts with a general introduction about the street character. Refer map in appendix A

**General Regulations**

**Built Density.** The present built density of the heritage zone shall be maintained with no additions.

**General Colour Scheme.** The General colour scheme of the walls of the buildings is predominantly white. Hues of yellow and off white are also used. This colouring scheme shall be maintained as a strict practice for all the buildings in the heritage zone both existing and proposed one.

**Typology.** There are three identified built forms in Fort Kochi.

1. Street forms, 2. Country yard forms, 3. the bungalow form. This existing built form has to be maintained for that street. I.e. wherever we have the street form, any future construction alteration has to be only street form. Wherever we have the Court yard form, any future construction alteration has to be only country yard form. Wherever we have the bungalow form, any future construction alteration has to be only bungalow form.

**Building line.** The building line of the existing street is the street side external boundary of the heritage buildings footprint. This building line shall be the building line for all the new buildings. There should not be any set backs or projections to this line. Any encroachment or set back done to the heritage building line is a violation to this guideline.

**Permission to excavate.** Any property owner, government agency, or any organization before starting any kind of excavation shall obtain permission after submitting a plan of the proposed excavation. The permit holder shall carefully excavate so that if they come across any historical artifacts, foundation or part of any object or infrastructure they shall immediately stop the excavation and shall inform the permitting authority. Further excavation shall be done only under their supervision of the permitting authority. Any excavation carried out shall be closed or used for construction only after the excavation is inspected and the permitting authority issues a clearance.
STREETWISE DESIGN GUIDELINES

Detailed Guidelines/recommendation under the categories

1. The roof
2. The wall
3. The base/foundation

Section 1. The roof

The Section 1 consist of

The height, Colour, texture materials an style of the roof.

Section 2. The wall

The Section 2 consist of

The wall surface
The openings
The ornamentation etc.

Section 3. The base/foundation

The basement height
The ornamental details
Steps etc.

Name of Road : Princes Street
Typology : Street form
Dominent Colour : White
No. of floors : 2

Section 1 - Roof

Roof : The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

Roof Style : Refer visual index.
Slope : 33deg.
Overhang : Sixty cms.
Over hang portion on to the street should be of timber structure ie. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with this guideline.
Colour : For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour

Eaveboard : The design and proportion of the eave board has to be adopted from the vocabulary given. Eave board width 10 to 15 cms. Material: Wood

Chajjas : Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given.

Section 2 – The Wall

Wall Height : Ground Floor: 3.5 M (heights has to be checked) There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given

Openings in the façade : Windows shall not be recessed by more than 15 cm. Only paneled doors and windows matching the design given in the vocabulary are allowed. Only vertical grills/safety bars are allowed and any ornamental iron work/grills/jallis are not allowed. Awnings are not allowed. Coloured/structural/reflective glass works are not allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary

Colour : Natural, white or off white or nut brown.

Wall Surface : Plastered smooth to give the feel and visual appearance of a lime plastered finish.

Colour : Yellow, white or off white

Cornices may be used if necessary, however the design should be matching to the design given in the vocabulary. The window sill ht. to be maintained in each street as per the excising sill height.

Section 3 - Base

The height of the basement : 30 to 60 cms. from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained throughout the street as per the existing plinth line.

Ornamentation : refer visual index

External lighting fixtures on the façade are not allowed.

Sinage : House Name/name of occupant if required to be displayed, are to be displayed on. The façade door, as per the guidelines.
Name of Road : Peter Celli Street

Typology : Street form

Dominant Colour : White

No. of floors : 1

Section 1 - Roof

Roof : The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

Roof Style : Refer visual index.
Slope 33 degree
Overhang 60 cms.
Over hang portion on to the street should be of timber structure i.e. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with this guideline.

Colour : For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.

Eaveboard : The design and proportion of the eave board has to be adopted from the vocabulary given. Eve board width 10 to 15 cms.
Material: Wood
Colour: Natural Timber or White.

Chajjas : Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given

Section 2 – The Wall

Wall Height : Ground Floor: 3.5 M (heights has to be checked)
First Floor: 3 M (heights has to be checked)
There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.

Openings in the façade

Windows shall not be recessed by more than 15 cm. Only paneled doors and windows matching the design given in the vocabulary are allowed. Only vertical grills/safety bars are allowed and any ornamental iron work/grills/jallis are not allowed. Awning are not allowed. Coloured/structural/reflective glass works are not
allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary

**Colour**  
: Natural, white or off white or nut brown

**Wall Surface**  
: Plastered smooth to give the feel and visual appearance of a lime plastered finish.

**Colour**  
: Yellow, white or off white  
Cornices may be used if necessary; however the design should be matching to the design given in the vocabulary

### Section 3 - Base
#### The height of the basement

: Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained throughout the street as per the existing plinth line.

**Ornamentation**  
: External lighting fixtures on the façade are not allowed.  
Sinage - House Name/name of occupant if required to be displayed, are to be displayed on. The façade door, as per the guidelines.

<table>
<thead>
<tr>
<th>Name of Road</th>
<th>Rose Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Typology</strong></td>
<td>Street form</td>
</tr>
<tr>
<td><strong>Dominant Colour</strong></td>
<td>White/Cream</td>
</tr>
<tr>
<td><strong>No. of floors</strong></td>
<td>2</td>
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</tbody>
</table>

### Section 1 - Roof

**Roof**  
: The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street

**Roof Style**  
: Refer visual index.  
Slope 33 degree  
Overhang 60 cms.  
Overhang portion on to the street should be of timber structure ie. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with this guideline.

**Colour**  
: For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.
Eaveboard: The design and proportion of the eave board has to be adopted from the vocabulary given. Eave board width 10 to 15 cms. Eave board style (refer visual index). Material: Wood, Colour: Natural Timber or White.

Chajjas: Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given.

**Section 2 – The Wall**

**Wall Height**: Ground Floor: 3.5 M (heights has to be checked)  
First Floor: 3 M (heights has to be checked)  
There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.

**Openings in the façade**: Windows shall not be recessed by more than 15cms. Only paneled doors and windows matching the design given in the vocabulary are allowed. Only vertical grills/safety bars are allowed and any ornamental iron work/grills/jallis are not allowed. Awnings are not allowed. Coloured/structural/reflective glass works are not allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary.

**Colour**: Natural, white or off white or nut brown

**Wall Surface**: Plastered smooth to give the feel and visual appearance of a lime plastered finish.

**Colour**: Yellow, white or off white  
Cornices may be used if necessary; however the design should be matching to the design given in the vocabulary.

**Section 3 - Base**

**The height of the Basement**: 30 to 60cms from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained through out the street as per the existing plinth line.

**Ornamentation**: Refer visual index. External lighting fixtures on the façade are not allowed. Sinage - House Name/name of occupant if required to be displayed, are o be displayed on. The façade door, as per the guidelines.
<table>
<thead>
<tr>
<th><strong>Name of Road</strong></th>
<th>Church Road</th>
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<tbody>
<tr>
<td><strong>Typology</strong></td>
<td>Bungalow form</td>
</tr>
<tr>
<td><strong>Dominent Colour</strong></td>
<td>White</td>
</tr>
<tr>
<td><strong>No. of floors</strong></td>
<td>2</td>
</tr>
</tbody>
</table>

**Section 1 - Roof**

**Roof**

The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

**Roof Style**

Refer visual index. Slope 33 degree. Overhang 60 cms. Over hang portion on to the street should be of timber structure ie. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with his guideline.

**Colour**

For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.

**Eaveboard**

The design and proportion of the eave board has to be adopted from the vocabulary given. Eve board width 10 to 15 cms. Material: Wood, Colour: Natural Timber or White.

**Chajjas**

Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given.

**Section 2 – The Wall**

**Wall Height**

Ground Floor: 3.5 M (heights has to be checked)  
First Floor: 3 M (heights has to be checked). There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.

**Openings in the façade**

Windows shall not be recessed by more than 15 cm. Only paneled doors and windows matching the design given in the vocabulary are allowed. Only vertical grills/safety bars are allowed and any ornamental iron work/grills/jallis are not allowed. Awning are not allowed. Coloured/structural/reflective glass works are not allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary.
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Colour : Natural, white or off white or nut brown.

Wall Surface : Plastered smooth to give the feel and visual appearance of a lime plastered finish

Colour : Yellow, white or off white
Cornices may be used if necessary, however the design should be matching to the design given in the vocabulary.

Section 3 – Base

The height of the basement : 30 to 60 cms. from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained through out the street as per the existing plinth line.

Ornamentation : refer visual index. External lighting fixtures on the façade are not allowed. Sinage - House Name/name of occupant if required to be displayed, are to be displayed on. The façade door, as per the guidelines.

<table>
<thead>
<tr>
<th>Name of Road</th>
<th>Rids Dale Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Typology</td>
<td>Bungalow form</td>
</tr>
<tr>
<td>Dominant Colour</td>
<td>White</td>
</tr>
<tr>
<td>No. of floors</td>
<td>1 or 2</td>
</tr>
</tbody>
</table>

Section 1 - Roof

Roof : The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

Roof Style : Slope: 33deg. Overhang: Sixty cms. Over hang portion on to the street should be of timber structure ie. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with this guideline.

Colour : For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.

Eaveboard : The design and proportion of the eave board has to be adopted from the vocabulary given. Eve board width 10 to 15 cms. Material: Wood. Colour: Natural Timber or White.
Chajjas: Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given.

Section 2 – The Wall

Wall Height: 
- Ground Floor: 3.5 M (heights has to be checked)
- First Floor: 3 M (heights has to be checked). There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.

Openings in the façade: 
- Windows shall not be recessed by more than 15 cm. Only paneled doors and windows matching the design given in the vocabulary are allowed. Only vertical grills/safety bars are allowed and any ornamental iron work/grills/jallis are not allowed. Awning are not allowed. Coloured/structural/reflective glass works are not allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary.

Colour: 
- Natural, white or off white or nut brown.

Wall Surface: 
- Plastered smooth to give the feel and visual appearance of a lime plastered finish.

Colour: 
- Yellow, white or off white
Cornices may be used if necessary, however the design should be matching to the design given in the vocabulary.

Section 3 – Base

The height of the basement: 
- 30 to 60 cms. from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained through out the street as per the existing plinth line.

Ornamentation: 
- External lighting fixtures on the façade are not allowed.
Sinage - House Name/name of occupant if required to be displayed, are o be displayed on. The facade door, as per the guidelines.

Name of Road : Lily Street
Typology : Street form
Dominant Colour : White
No. of floors : 1 or 2
Section 1 - Roof

Roof:
The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

Roof Style:
Slope: 33deg. Overhang: Sixty cms. Overhang portion on to the street should be of timber structure ie. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with this guideline.

Colour:
For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.

Eaveboard:
The design and proportion of the eave board has to be adopted from the vocabulary given. Eave board width 10 to 15 cms. Material: Wood. Colour: Natural Timber or White.

Chajjas:
Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given.

Section 2 – The Wall

Wall Height:
Ground Floor: 3.5 M (heights has to be checked)
First Floor: 3 M (heights has to be checked). There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.

Openings in the façade:
Windows shall not be recessed by more than 15 cm. Only paneled doors and windows matching the design given in the vocabulary are allowed. Only vertical grills/safety bars are allowed and any ornamental iron work/grills/jallis are not allowed. Awning are not allowed. Coloured/structural/reflective glass works are not allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary.

Colour:
Natural, white or off white or nut brown.

Wall Surface:
Plastered smooth to give the feel and visual appearance of a lime plastered finish.

Colour:
Yellow, white or off white
Cornices may be used if necessary, however the design should be matching to the design given in the vocabulary.

**Section 3 – Base**

The height of the basement: 30 to 60 cms. from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained throughout the street as per the existing plinth line.

Ornamentation: External lighting fixtures on the façade are not allowed. Sinage - House Name/name of occupant if required to be displayed, are to be displayed on. The façade door, as per the guidelines.plinth line.

<table>
<thead>
<tr>
<th>Name of Road</th>
<th>Napier Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Typology</td>
<td>Street form</td>
</tr>
<tr>
<td>Dominant Colour</td>
<td>White</td>
</tr>
<tr>
<td>No. of floors</td>
<td>2</td>
</tr>
</tbody>
</table>

**Section 1 - Roof**

Roof: The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

Roof Style: Slope: 33deg. Overhang: Sixty cms. Overhang portion on to the street should be of timber structure ie. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with this guideline.

Colour: For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.

Eaveboard: The design and proportion of the eave board has to be adopted from the vocabulary given. Eave board width 10 to 15 cms. Material: Wood. Colour: Natural Timber or White.

Chajjas: Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given.

**Section 2 – The Wall**

Wall Height: Ground Floor: 3.5 M (heights has to be checked)
First Floor: 3 M (heights has to be checked). There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.

**Openings in the façade**  
Windows shall not be recessed by more than 15 cm. Only paneled doors and windows matching the design given in the vocabulary are allowed. Only vertical grills/safety bars are allowed and any ornamental iron work/grills/jallis are not allowed. Awning are not allowed. Coloured/structural/reflective glass works are not allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary.

**Colour**  
Natural, white or off white or nut brown.

**Wall Surface**  
Plastered smooth to give the feel and visual appearance of a lime plastered finish.

**Colour**  
Yellow, white or off white  
Cornices may be used if necessary, however the design should be matching to the design given in the vocabulary.

**Section 3 – Base**
**The height of the basement**  
30 to 60 cms. from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained throughout the street as per the existing plinth line.

**Ornamentation**  
refer visual index. External lighting fixtures on the façade are not allowed. Sinage - House Name/name of occupant if required to be displayed, are to be displayed on. The façade door, as per the guidelines.plinth line.

<table>
<thead>
<tr>
<th>Name of Road</th>
<th>Queiro's road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Typology</td>
<td>Bungalow form</td>
</tr>
<tr>
<td>Dominent Colour</td>
<td>White</td>
</tr>
<tr>
<td>No. of floors</td>
<td>1 or 2</td>
</tr>
</tbody>
</table>

**Section 1 - Roof**

**Roof**  
The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

**Roof Style**  
The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material
shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

**Colour**

: For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.

**Eaveboard**

: The design and proportion of the eave board has to be adopted from the vocabulary given. Eye board width 10 to 15 cms.


**Chajjas**

: Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given.

### Section 2 – The Wall

**Wall Height**

: Ground Floor: 3.5 M (heights has to be checked). First Floor: 3 M (heights has to be checked). There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.

**Openings in the façade**

: Windows shall not be recessed by more than 15 cm. Only paneled doors and windows matching the design given in the vocabulary are allowed. Only vertical grills/safety bars are allowed and any ornamental iron work/grills/jalils are not allowed. Awning are not allowed. Coloured/structural/reflective glass works are not allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary.

**Colour**

: Natural, white or off white or nut brown.

**Wall Surface**

: Plastered smooth to give the feel and visual appearance of a lime plastered finish.

**Colour**

: Yellow, white or off white. Cornices may be used if necessary, however the design should be matching to the design given in the vocabulary.

### Section 3 – Base

**The height of the basement**

: 30 to 60 cms. from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained throughout the street as per the existing plinth line.

**Ornamentation**

: External lighting fixtures on the façade are not allowed.
Sinage - House Name/name of occupant if required to be displayed, are to be displayed on. The facade door, as per the guidelines.

<table>
<thead>
<tr>
<th>Name of Road</th>
<th>Elephinstine Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Typology</td>
<td>Street form</td>
</tr>
<tr>
<td>Dominant Colour</td>
<td>White</td>
</tr>
<tr>
<td>No. of floors</td>
<td>2</td>
</tr>
</tbody>
</table>

**Section 1 - Roof**

**Roof**

The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

**Roof Style**

Refer visual index. Slope 33 degree. Overhang 60 cms. Overhang portion on to the street should be of timber structure i.e. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with this guideline.

**Colour**

For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.

**Eaveboard**

The design and proportion of the eave board has to be adopted from the vocabulary given. Eve board width 10 to 15 cms. Eave board style (refer visual index). Material: Wood, Colour: Natural Timber or White.

**Chajjas**

Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given.

**Section 2 – The Wall**

**Wall Height**

Ground Floor: 3.5 M (heights has to be checked)
First Floor: 3 M (heights has to be checked)
There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.

**Openings in the façade**

Windows shall not be recessed by more than 15cms. Only paneled doors and windows matching the design given in the vocabulary are allowed. Only vertical grills/safety bars are allowed and any
Guidelines for Conservation and Preservation

ornamental iron work/grills/jallis are not allowed. Awnings are not allowed. Coloured/structural/reflective glass works are not allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary

**Colour**: Natural, white or off white or nut brown

**Wall Surface**: Plastered smooth to give the feel and visual appearance of a lime plastered finish.

**Colour**: Yellow, white or off white

Cornices may be used if necessary; however the design should be matching to the design given in the vocabulary

### Section 3 - Base

**The height of the Basement**: 30 to 60cms from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained through out the street as per the existing plinth line.

**Ornamentation**: Refer visual index. External lighting fixtures on the façade are not allowed. Sinage - House Name/name of occupant if required to be displayed, are o be displayed on. The façade door, as per the guidelines.

<table>
<thead>
<tr>
<th>Name of Road</th>
<th>Dutch Cemetery Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Typology</td>
<td>Bungalow form</td>
</tr>
<tr>
<td>Dominent Colour</td>
<td>White</td>
</tr>
<tr>
<td>No. of floors</td>
<td>2</td>
</tr>
</tbody>
</table>

### Section 1 - Roof

**Roof**: The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

**Roof Style**: Slope: 33deg. Overhang: Sixty cms. Overhang portion on to the street should be of timber structure ie. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with this guideline.

**Colour**: For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.
**Eaveboard**

: The design and proportion of the eave board has to be adopted from the vocabulary given. Eave board width 10 to 15 cms. Material: Wood. Colour: Natural Timber or White.

**Chajjas**

: Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given.

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**Section 2 – The Wall**

**Wall Height**

: Ground Floor: 3.5 M (heights has to be checked)
First Floor: 3 M (heights has to be checked). There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.

**Openings in the façade**

: Windows shall not be recessed by more than 15 cm. Only paneled doors and windows matching the design given in the vocabulary are allowed. Only vertical grills/safety bars are allowed and any ornamental iron work/grills/jallis are not allowed. Awning are not allowed. Coloured/structural/reflective glass works are not allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary.

**Colour**

: Natural, white or off white or nut brown.

**Wall Surface**

: Plastered smooth to give the feel and visual appearance of a lime plastered finish.

**Colour**

: Yellow, white or off white
Cornices may be used if necessary, however the design should be matching to the design given in the vocabulary.

---

**Section 3 – Base**

**The height of the basement**

: 30 to 60 cms. from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained through out the street as per the existing plinth line.

**Ornamentation**

: refer visual index. External lighting fixtures on the façade are not allowed.Sinage - House Name/name of occupant if required to be displayed, are o be displayed on. The façade door, as per the guidelines,plinth line.
Name of Road : Burger Street

Typology : Street form

Dominent Colour : White

No. of floors : 1 or 2

**Section 1 - Roof**

**Roof**

The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

**Roof Style**

Slope: 33deg. Overhang: Sixty cms. Overhang portion on to the street should be of timber structure i.e. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with this guideline.

**Colour**

For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.

**Eaveboard**

The design and proportion of the eave board has to be adopted from the vocabulary given. Eave board width 10 to 15 cms. Material: Wood. Colour: Natural Timber or White.

**Chajjas**

Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given.

**Section 2 – The Wall**

**Wall Height**

Ground Floor: 3.5 M (heights has to be checked)
First Floor: 3 M (heights has to be checked). There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.

**Openings in the façade**

Windows shall not be recessed by more than 15 cm. Only paneled doors and windows matching the design given in the vocabulary are allowed. Only vertical grills/safety bars are allowed and any ornamental iron work/grills/jallis are not allowed. Awning are not allowed. Coloured/structural/reflective glass works are not allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary.

**Colour**

Natural, white or off white or nut brown.
Wall Surface: Plastered smooth to give the feel and visual appearance of a lime plastered finish.

Colour: Yellow, white or off white
Cornices may be used if necessary, however the design should be matching to the design given in the vocabulary.

Section 3 – Base
The height of the basement: 30 to 60 cms. from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained throughout the street as per the existing plinth line.

Ornamentation: External lighting fixtures on the façade are not allowed. Signage - House Name/name of occupant if required to be displayed, are to be displayed on. The façade door, as per the guidelines plinth line.

<table>
<thead>
<tr>
<th>Name of Road</th>
<th>Corporation Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Typology</td>
<td>Bungalow form</td>
</tr>
<tr>
<td>Dominant Colour</td>
<td>White/Yellow/Cream</td>
</tr>
<tr>
<td>No. of floors</td>
<td>2</td>
</tr>
</tbody>
</table>

Section 1 - Roof
Roof: The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

Roof Style: Slope: 33deg. Overhang: Sixty cms. Over hang portion on to the street should be of timber structure ie. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with his guideline.

Colour: For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.

Eaveboard: The design and proportion of the eave board has to be adopted from the vocabulary given. Eve board width 10 to 15 cms. Material: Wood. Colour: Natural Timber or White.
Chajjas: Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given.

Section 2 – The Wall

Wall Height: Ground Floor: 3.5 M (heights has to be checked). First Floor: 3 M (heights has to be checked). There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.

Openings in the façade: Windows shall not be recessed by more than 15 cm. Only paneled doors and windows matching the design given in the vocabulary are allowed. Only vertical grills/safety bars are allowed and any ornamental iron work/grills/jallis are not allowed. Awning are not allowed. Coloured/structural/reflective glass works are not allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary.

Colour: Natural, white or off white or nut brown.

Wall Surface: Plastered smooth to give the feel and visual appearance of a lime plastered finish.

Colour: Yellow, white or off white
Cornices may be used if necessary, however the design should be matching to the design given in the vocabulary.

Section 3 – Base

The height of the basement: 30 to 60 cms. from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained throughout the street as per the existing plinth line.

Ornamentation: refer visual index. External lighting fixtures on the façade are not allowed. Sinage - House Name/name of occupant if required to be displayed, are o be displayed on. The façade door, as per the guidelines.plinth line.

Name of Road: Tower Road
Typology: Bungalow form
Dominent Colour: White
No. of floors: 1 or 2

Section 1 - Roof
Guidelines for Conservation and Preservation

Roof
The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

Roof Style
Slope: 33deg. Overhang: Sixty cms. Overhang portion on to the street should be of timber structure ie. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with this guideline.

Colour
For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.

Eaveboard
The design and proportion of the eave board has to be adopted from the vocabulary given. Eave board width 10 to 15 cms. Material: Wood. Colour: Natural Timber or White.

Chajjas
Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given.

Section 2 – The Wall

Wall Height
Ground Floor: 3.5 M (heights has to be checked)
First Floor: 3 M (heights has to be checked). There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.

Openings in the façade
Windows shall not be recessed by more than 15 cm. Only paneled doors and windows matching the design given in the vocabulary are allowed. Only vertical grills/safety bars are allowed and any ornamental iron work/grills/jallis are not allowed. Awning are not allowed. Coloured/structural/reflective glass works are not allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary.

Colour
Natural, white or off white or nut brown.

Wall Surface
Plastered smooth to give the feel and visual appearance of a lime plastered finish.

Section 3 – Base

Kerala State Tourism Department
Special Tourism Zone- Fort Kochi
The height of the basement: 30 to 60 cms. from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained throughout the street as per the existing plinth line.

Ornamentation: External lighting fixtures on the façade are not allowed. Sinage - House Name/name of occupant if required to be displayed, are to be displayed on. The facade door, as per the guidelines.

Name of Road: Rose Lane (North)
Typology: Bungalow type/Street form
Dominent Colour: White
No. of floors: 1 or 2

Section 1 - Roof

Roof: The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

Roof Style: Slope: 33deg. Overhang: Sixty cms. Overhang portion on to the street should be of timber structure ie. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with his guideline.

Colour: For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.

Eaveboard: The design and proportion of the eave board has to be adopted from the vocabulary given. Eave board width 10 to 15 cms. Material: Wood. Colour: Natural Timber or White.

Chajjas: Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given.

Section 2 – The Wall

Wall Height: Ground Floor: 3.5 M (heights has to be checked). First Floor: 3 M (heights has to be checked). There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.
Openings in the façade:

- Windows shall not be recessed by more than 15 cm. Only paneled doors and windows matching the design given in the vocabulary are allowed. Only vertical grills/safety bars are allowed and any ornamental iron work/grills/jallis are not allowed. Awning are not allowed. Coloured/structural/reflective glass works are not allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary.

Colour:

- Natural, white or off white or nut brown.

Wall Surface:

- Plastered smooth to give the feel and visual appearance of a lime plastered finish.

Colour:

- Yellow, white or off white. Cornices may be used if necessary, however the design should be matching to the design given in the vocabulary.

Section 3 – Base

The height of the basement:

- 30 to 60 cms. from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained through out the street as per the existing plinth line.

Ornamentation:

- Refer visual index. External lighting fixtures on the façade are not allowed. Sinage - House Name/name of occupant if required to be displayed, are to be displayed on. The façade door, as per the guidelines.plinth line.

Name of Road: Rose Lane (South)

Typology: Bungalow type/ Street form

Dominent Colour: White

No. of floors: 1 or 2

Section 1 - Roof

Roof:

- The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.
Roof Style: Slope: 33deg. Overhang: Sixty cms. Overhang portion on to the street should be of timber structure ie. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with his guideline.

Colour: For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.

Eaveboard: The design and proportion of the eave board has to be adopted from the vocabulary given. Eve board width 10 to 15 cms. Material: Wood. Colour: Natural Timber or White.

Chajjas: Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given.

Section 2 – The Wall

Wall Height: Ground Floor: 3.5 M (heights has to be checked). First Floor: 3 M (heights has to be checked). There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.

Openings in the façade: Windows shall not be recessed by more than 15 cm. Only paneled doors and windows matching the design given in the vocabulary are allowed. Only vertical grills/safety bars are allowed and any ornamental iron work/grills/jallis are not allowed. Awning are not allowed. Coloured/structural/reflective glass works are not allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary.

Colour: Natural, white or off white or nut brown.

Wall Surface: Plastered smooth to give the feel and visual appearance of a lime plastered finish.

Colour: Yellow, white or off white. Cornices may be used if necessary, however the design should be matching to the design given in the vocabulary.

Section 3 – Base

The height of the basement: 30 to 60 cms. from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained through out the street as per the existing plinth line.
Guidelines for Conservation and Preservation

Ornamentation: refer visual index. External lighting fixtures on the façade are not allowed. Sinage - House Name/name of occupant if required to be displayed, are to be displayed on. The façade door, as per the guidelines plinth line.

<table>
<thead>
<tr>
<th>Name of Road</th>
<th>Ridsdale Road (Left)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Typology</td>
<td>Bungalow type/Street form</td>
</tr>
<tr>
<td>Dominent Colour</td>
<td>White</td>
</tr>
<tr>
<td>No. of floors</td>
<td>1 or 2</td>
</tr>
</tbody>
</table>

Section 1 – Roof

Roof: The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

Roof Style: Slope: 33deg. Overhang: Sixty cms. Overhang portion on to the street should be of timber structure ie. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with his guideline.

Colour: For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.

Eaveboard: The design and proportion of the eave board has to be adopted from the vocabulary given. Eave board width 10 to 15 cms. Material: Wood. Colour: Natural Timber or White.

Chajjas: Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given.

Section 2 – The Wall

Wall Height: Ground Floor: 3.5 M (heights has to be checked). First Floor: 3 M (heights has to be checked). There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.

Openings in the façade: Windows shall not be recessed by more than 15 cm. Only paneled doors and windows matching the design given in the
vocabulary are allowed. Only vertical grills/safety bars are allowed and any ornamental iron work/grills/jallis are not allowed. Awnings are not allowed. Coloured/structural/reflective glass works are not allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary.

**Colour** : Natural, white or off white or nut brown.

**Wall Surface** : Plastered smooth to give the feel and visual appearance of a lime plastered finish.

**Colour** : Yellow, white or off white. Cornices may be used if necessary, however the design should be matching to the design given in the vocabulary.

**Section 3 – Base**

**The height of the basement** : 30 to 60 cms. from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained throughout the street as per the existing plinth line.

**Ornamentation** : refer visual index. External lighting fixtures on the façade are not allowed. Sinage - House Name/name of occupant if required to be displayed, are to be displayed on the façade door, as per the guidelines.plinth line.

**Name of Road** : Ridsdale Lane (Right)

**Typology** : Bungalow Type and mostly open spaces

**Dominant Colour** : White

**No. of floors** : 1 or 2

**Section 1 - Roof**

**Roof** : The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

**Roof Style** : Slope: 33deg. Overhang: Sixty cms. Over hang portion on to the street should be of timber structure ie. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with his guideline.
Colour: For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.

Eaveboard: The design and proportion of the eave board has to be adopted from the vocabulary given. Eave board width 10 to 15 cms. Material: Wood. Colour: Natural Timber or White.

Chajjas: Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given.

Section 2 – The Wall

Wall Height: Ground Floor: 3.5 M (heights has to be checked). First Floor: 3 M (heights has to be checked). There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.

Openings in the façade: Windows shall not be recessed by more than 15 cm. Only paneled doors and windows matching the design given in the vocabulary are allowed. Only vertical grills/safety bars are allowed and any ornamental iron work/grills/jallis are not allowed. Awning are not allowed. Coloured/structural/reflective glass works are not allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary.

Colour: Natural, white or off white or nut brown.

Wall Surface: Plastered smooth to give the feel and visual appearance of a lime plastered finish.

Colour: Yellow, white or off white. Cornices may be used if necessary, however the design should be matching to the design given in the vocabulary.

Section 3 – Base

The height of the basement: 30 to 60 cms. from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained throughout the street as per the existing plinth line.

Ornamentation: refer visual index. External lighting fixtures on the façade are not allowed. Sinage - House Name/name of occupant if required to be displayed, are o be displayed on. The façade door, as per the guidelines.plinth line.
Name of Road : Church Lane (North)

Typology : Bungalow form
Dominant Colour : White
No. of floors : 1 or 2

Section 1 - Roof

Roof : The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

Roof Style : Slope: 33deg. Overhang: Sixty cms. Over hang portion on to the street should be of timber structure ie. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with this guideline.

Colour : For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.

Eaveboard : The design and proportion of the eave board has to be adopted from the vocabulary given. Eave board width 10 to 15 cms. Material: Wood. Colour: Natural Timber or White.

Chajjas : Sloping chajjas can be used to functionally protect the openings from the sun and the rains, the design shall be adopted from the vocabulary given.

Section 2 – The Wall

Wall Height : Ground Floor: 3.5 M (heights has to be checked) First Floor: 3 M (heights has to be checked). There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.

Openings in the façade : Windows shall not be recessed by more than 15 cm. Only paneled doors and windows matching the design given in the vocabulary are allowed. Only vertical grills/safety bars are allowed and any ornamental iron work/grills/jallis are not allowed. Awning are not allowed. Coloured/structural/reflective glass works are not allowed in the street. All designs for the openings of doors and windows should match the design given in the vocabulary.

Colour : Natural, white or off white or nut brown.
Wall Surface: Plastered smooth to give the feel and visual appearance of a lime plastered finish.

Colour: Yellow, white or off white
Cornices may be used if necessary, however the design should be matching to the design given in the vocabulary.

Section 3 – Base

The height of the basement: 30 to 60 cms. from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained throughout the street as per the existing plinth line.

Ornamentation: External lighting fixtures on the façade are not allowed.
Sinage - House Name/name of occupant if required to be displayed, are to be displayed on. The facade door, as per the guidelines.

<table>
<thead>
<tr>
<th>Name of Road</th>
<th>Ballard Road (Right)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Typology</td>
<td>Street abutting forms</td>
</tr>
<tr>
<td>Dominent Colour</td>
<td>White</td>
</tr>
<tr>
<td>No. of floors</td>
<td>1 or 2</td>
</tr>
</tbody>
</table>

Section 1 - Roof

Roof: The predominant roofline of the street should be maintained. The roofing system can be of any choice but covering material shall be Mangalore pattern tiles. No features other than the roof should be visible from the street.

Roof Style: Slope: 33deg. Overhang: Sixty cms. Overhang portion on to the street should be of timber structure ie. With timber rafters and tile, to be made visible from the street below. The design of the timber rafter details should be adopted from the vocabulary supplied with his guideline.

Colour: For the roofing material, the colour should be natural terracotta colour. The colour of the overhang portion of the roof seen from the street below, the timber shall be left unpainted and the tile should be of natural terracotta colour.

Eaveboard: The design and proportion of the eave board has to be adopted from the vocabulary given. Eave board width 10 to 15 cms. Material: Wood. Colour: Natural Timber or White.

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Wall Height: Ground Floor: 3.5 M (heights has to be checked). First Floor: 3 M (heights has to be checked). There is a moulding which is a break line between the G. Floor and F. Floor in this street. This feature has to be maintained throughout the façade of every building. The style of this break line should be adopted from the vocabulary given.

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Colour: Natural, white or off white or nut brown.

Wall Surface: Plastered smooth to give the feel and visual appearance of a lime plastered finish.

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Section 3 – Base

The height of the basement: 30 to 60 cms. from the street. Oxide/cement finishes are to be provided and marble/granite or other finishes are not allowed. Plinth line is to be maintained throughout the street as per the existing plinth line.

Ornamentation: refer visual index. External lighting fixtures on the façade are not allowed. Sinage - House Name/name of occupant if required to be displayed, are o be displayed on. The façade door, as per the guidelines, plinth line.
CHAPTER 5

Special Regulations.
**Road Widening**

a) If there are any new road widening lines proposed in the sanctioned Development plans/ Master Plans of the Cochin Corporation shall consider the heritage provisions and environmental aspects while considering applications for development permissions in these precincts. Necessary steps may be taken to modify the Development plan/Regional Plan accordingly. Pending this action, the road widening/development of new roads shall not be carried out.

b) **Roof Style**: No widening of the existing roads shall be carried out in a manner which may affect the existing heritage buildings (even if they are not included in a Heritage Precinct) or which may affect listed natural features.

**Incentive uses for heritage buildings**

20. In cases of buildings located in non-commercial use zones included in the Heritage Conservation List, if the owner/owners agree to maintain the listed heritage building as it is in the existing state and to preserve its heritage stage with due repairs and the owner/owners/lessee give a written undertaking to that effect, owner/owners/lessee may be allowed with the approval of the Tourism Conservation and Preservation Committee to convert part or the whole thereof of the non-commercial area within such a heritage building to a commercial/office user/hotel. Provided that if the heritage building is not maintained suitably or if the heritage value of the building is allowed to be spoiled in any manner, the commercial/office/hotel user shall be disallowed.

**Maintaining Skyline and Architectural Harmony**

21. Buildings within heritage precincts or in the vicinity of the heritage buildings/listed natural features shall maintain the skyline and follow he architectural style (without any high rise or multi storyed development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of or the view from the said heritage building/heritage precincts or of the natural features. The development within the precinct/ in the vicinity of the heritage buildings/natural features shall be in accordance with the guidelines framed by the Cochin Corporation on the advice the Tourism Conservation Committee.
Signs and Outdoor display structures including Street Furniture

22. The Cochin Corporation on the advice of the Tourism Conservation Committee shall frame regulations and / or guidelines to regulate signs, outdoor display structures and street furniture. Till such regulations and guidelines are framed, the following guidelines may be followed:

a) National Building code to apply - The display or advertising signs and outdoor display structures on buildings and land shall be in accordance with: Part X - Signs and outdoor display structures, National Building Code of India.

b) Additional conditions - In addition to sub - regulation A, above, the following provisions shall apply to advertising signs in different land use zones.

c) Residential Zone: The following non-flashing neon signs with illumination not exceeding 40 watt light.

i) One name plate with an area not exceeding 0.1 sq. m. for each dwelling unit;

ii) For other users permissible in the zone, one identification sign or bulletin board with an area not exceeding 10 sq.m. provided the height does not exceed 1.5 m.

iii) “For Sale” or “For Rent” signs for real estate, not exceeding 2 sq. m. in area provided they are located on the premises offered for sale or rent.

   Non-flashing business signs placed parallel to the wall and not exceeding 1 m in height per establishment.

   Commercial Zones: Flashing or non-flashing business signs parallel to the wall not exceeding 1 m in the height provided such signs do not face residential buildings.

d) Prohibition of advertising signs and outdoor display structures in certain cases:

   Notwithstanding the provisions of sub-regulations of A & B, no advertising sign or out door display structures shall be permitted on buildings of architectural, aesthetic, historical or heritage importance as may be decided by the Cochin Corporation on the advice of the Tourism Conservation Committee or on Government buildings, save that in the case of Government buildings only advertising signs or out door display structures may be permitted if they relate to the activities for the said buildings own purposes or related programmes.
e) Provided that if the Tourism Conservation Committee so advises, the Cochin Corporation can refuse permission for any sign or outdoors display structure. The Cochin Corporation may on the advice of the Tourism Conservation Committee add to, alter or amend the provisions of sub-regulations A, B and C above.

f) Signs, out door display structures (including street furniture) will require the approval of the Tourism Conservation Committee, which may prescribe additional guidelines for the same.

**Beach Area development**

23. The beach area has diverse landforms and natural systems and the beach zone is dotted with rock filling to prevent sea erosion, the Chinese nets, fishing boats etc. There is ramp parallel to coastal line, which is currently used by the pedestrians. As both sides of this pathway is not properly developed there is mushroom growth of bushes and by and large it is used as a dumping ground of garbage. As the beach zone is the most important scenic beauty in the Fort Kochi area, it is necessary to develop the beach with proper landscaping and provision of modern lighting. The beach can be developed as a tree-lined promenade and with few fountains to break the monotony. The beach promenades to integrate with the existing park and the heritage buildings. The various parks should also be developed and different landscape themes to visually enrich the pedestrian experience along the pathway.

a) All development in the coastal area should be consistent with the Coastal Regulation Zone.

b) The land within the foreshore set back should be maintained and managed to conserve terrestrial, intertidal, landscape and cultural features through the foreshore management plan as under:

i) Signage, bollards, litter bins and small structures (toilet blocks) with in the foreshore reserve have a very low visual impact and are of a form (colour, material, size) consistent with the heritage structure.

ii) Pedestrian access is the principal form of the access through the foreshore reserve and pass directed to people away from environmentally sensitive areas.

iii) Four-wheel drive, off road vehicles and motorbikes are not to be permitted on the beach or within the foreshore reserve except for approved boat launching facilities.
iv) Landscaping of the foreshore area should be with selected endemic plant species.

Military Lands

24. Military lands are lands under occupation of the Defense services or otherwise earmarked for defense services. The areas covered by Defense lands and certain adjoining areas as may be specifically notified, may be subjected to restrictions on construction or on the use of lands in the interest of safety and security of the defense services or the civil population living in the contiguous areas.

**MARINE INFRASTRUCTURE**

**Guidelines**

4. Marina and shore support facilities will be considered only in the designated locations of fishing harbour. Marine structures and boat landing facilities existing and proposed will strictly follow approved management guidelines of Harbour Engineering Department.

**WATER AVAILABILITY**

**Guidelines**

5. Development proponents will endeavor to obtain water from a variety of sustainable sources, with collection of rainwater being a priority; detailed schemes will be submitted along with preliminary application.

6. Water conservation strategies like composting toilets and storm water re-use will be incorporated in development proposals.

7. All new proposals will have the mechanism of rainwater harvesting measures.

**SEWAGE TREATMENT**

**Guidelines**

8. Management and monitoring measures to ensure that the following criteria are met:
   a) Provisions contained in Water Act, 1974 and effluent standards for the sewage laid down by Kerala State Pollution Control Board.
b) Water recycling techniques will be adopted to minimize water use and maximize recycling for all new proposals.

c) Treated sewage will be disposed off by trickle/drip irrigation to natural vegetation (not within 100 M of beaches or wetlands) instead of disposal to the marine environment.

d) Screened solids and sludge should be transported to a licensed landfill or to Vilappilsala solid waste Treatment Plant.

**WASTE DISPOSAL**

**Guidelines**

9. Organic and green waste will be collected, treated by windrow composting and stored for use as mulch, soil improver or fertiliser.

10. Organic waste not used composting and all inorganic waste will be transported to a licensed landfill facility or waste treatment plant of the Thiruvananthapuram Corporation.

11. Development proposals for waste management programme will cater to minimizing waste production and reuse and recycling.

**ENERGY GENERATION**

**Guidelines**

12. Proponents will ensure that:

   a) Diesel generators will only be used during emergency situations.

   b) Use of heavy energy consuming machineries, which can potentially harm or damage the environment through toxic emissions and other hazardous materials are avoided.

**CONSTRUCTION AND MANAGEMENT**

**Guidelines**

13. The following guidelines will be adhered to:
Guidelines for Conservation and Preservation

Construction practices will ensure minimal site disruption.
Proponents will develop on-site guidelines and controls for contractors, specifying appropriate construction practices.
Minimal use and disposal of dangerous chemical cleaning products will be encouraged. Where disposal is unavoidable, low environmental impact products will be sought.
Proponents will prepare and adopt a product purchasing policy, which maximises use, reuse and recycling.

MANDATORY PLANTING OF TREES

14. The number of trees to be planted and their subsequent maintenance will be on the following scale.
   a) Residential areas: Every household having over 100 sq.m. area will plant at least small or medium variety in their premises as follows:

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Below 100 sq.m.</td>
<td>3 trees</td>
</tr>
<tr>
<td>1001-200 sq.m.</td>
<td>5 trees</td>
</tr>
<tr>
<td>201-300 sq.m.</td>
<td>10 trees</td>
</tr>
<tr>
<td>301 sq.m. and above</td>
<td>10 trees plus 5 trees for every increase of 100 sq.m.</td>
</tr>
</tbody>
</table>

b) Commercial or institutional cases: Commercial establishment will plant trees as follows:

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Below 200 sq.m.</td>
<td>2 trees</td>
</tr>
<tr>
<td>201-500 sq.m.</td>
<td>4 trees</td>
</tr>
<tr>
<td>501 – 1000 sq.m.</td>
<td>6 trees</td>
</tr>
<tr>
<td>Above 1001 sq.m.</td>
<td>6 trees plus 2 trees for every increase of 100 sq.m.</td>
</tr>
</tbody>
</table>
In addition, commercial or institutional areas will be landscaped instead of leaving them without any vegetation.

15. The local authority having jurisdiction will grant building permission subject to the condition that the owner shall plant the prescribed number of trees.

16. The owner of the premises or house will maintain the trees and will not fell them without the permission of the designated officer.

WATERWAYS, CANALS AND STREAMS

Guidelines

17. No outlets from any hotel will be discharged to these drains and natural streams will not be filled up.

IMPLICATIONS OF COASTAL ZONE REGULATIONS

Ministry of Environment and Forests vide notification under Sec. 3(1) and Sec. 3(2) of the Environment (Protection) Rules, 1986, declared coastal stretches as Costal Regulations Zone (CRZ) and regulation activities in the CRZ in 1991 and imposing restriction on industries, operation and process in the CRZ S.O. No. 944 (F) dated 15th Dec. 1990. The Central Government declared the coastal stretches of seas, bays, estuaries, creeks, rivers and backwaters which are influenced by tidal action (in the landward side up to 500 m from the High Tide Line (HTL), the land between Low Tide Line (LTL) and HTL as Coastal Regulation Zone and imposing restrictions on the setting up and expansion of industries, operation or processes etc in the said CRZ.

The scheme area is restricted to developments through the above costal zone regulations.
CHAPTER 6  SPECIAL REGULATION TO RESTAURANTS, AYURVEDA CENTRES, HOUSEBOATS
RESTAURANTS

Introduction

18. The cuisine of Kerala is one of the most sought-after tourism products of God’s Own Country. The number of tourists, who find our divine dishes irresistible, is fast increasing. So is the number of restaurants, which cater to tourists from all over the world. Hence it has become urgent to evaluate the quality and service standards of restaurants and classify the accordingly. This will ensure the customers high quality, hygienic services of international standards.

As part of its ongoing efforts towards sustaining tourism products and ensuring high standards in services, these guidelines are issued to regulate how restaurants will be classified, the terms and conditions and the application format are placed at Appendix-F attached.

General terms and conditions

19. Classification from the Department of Tourism, Government of Kerala is not mandatory to operate a restaurant in the State. Classification for newly operational restaurants must be sought within 3 months of completion of restaurant projects.

Operating restaurants may opt for classification at any stage. However, restaurants seeking re-classification should apply one year prior to the expiry of the current period of classification. If the restaurant fails to reapply one year before the expiry of the classification order, the application will be treated as a fresh classification case.

Once a restaurant applies for classification/re-classification, it should be ready at all times for inspection by the Restaurant Classification Committee of Kerala (RCCK).

No requests for deferment of inspection will be entertained. Classification will be valid for 3 (three) years from the date if issue of orders or in case of re-classification, from the date of expiry of the last classification provided that the application has been received within the stipulated time mentioned above, along with all valid documents.

Incomplete application will not be accepted. Restaurants applying for classification must provide the following documentation.

a) All applications for classification or re-classification must be complete in all respects
b) Application form  
c) Application fee  
d) Prescribed clearances  
e) NOCs, certificates etc.  

(Incomplete application is liable to be rejected.)

20. The application fees payable for classification are as follows:

<table>
<thead>
<tr>
<th>Star category</th>
<th>Classification/re-classification fee in Rs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Star</td>
<td>6,000</td>
</tr>
<tr>
<td>2-Star</td>
<td></td>
</tr>
<tr>
<td>3-Star</td>
<td></td>
</tr>
<tr>
<td>4-Star</td>
<td>10,000</td>
</tr>
<tr>
<td>5-Star</td>
<td></td>
</tr>
</tbody>
</table>

21. The Restaurant Classification Committee of Kerala (RCCK) consist of the following:

- Secretary (Tourism) - Chairman  
- Director, Department of Tourism - Convener  
- Principal, IHMCT - Member  
- Representative from FHRAI - Member  
- Representative from HAI - Member  
- Representative from IATO - Member  
- Representative from TAAI - Member  

Four members will constitute a quorum  
The chairman, RCCK, will approve the minutes.

22. The presence of facilities and services will be evaluated against the enclosed checklist. Refer para 36 below.

23. New projects will be required to adopt environment friendly practices.

24. Existing restaurants being classified will need to conform to a phased plan for adding eco-friendly practices and facilities.

25. The quality of facilities and services will be evaluated against the mark sheet.

26. The restaurant is expected to maintain required standards at all times. The Classification Committee may inspect a restaurant at any time without previous notice.
27. Any deficiencies /rectification pointed out by the RCCK must be compiled with within the stipulated time, which has been allotted in consultation with the restaurant representatives during inspection. Failure to do so will result in rejection of the application.

28. The committee may assign a star category lower but not higher than that applied for.

29. The restaurant must able to convince the committee that they are taking sufficient steps for energy conservation, water harvesting, garbage segregation, and disposal/recycling as per Pollution Control Board (PCB) norms and following other eco-friendly measures.

30. For any change in the star category the promoters must apply afresh with an application form and requisite fees for the category applied for.

31. Any change in the plans or management of the restaurant should be informed to the RCCK, Department of Tourism, and Govt. Of Kerala within 30 days. Otherwise the classification will stand withdrawn/terminated.

32. Applicants are requested to go through the checklist of facilities and services contained in this document before applying. Incomplete applications will not be considered.

33. All cases of classification would be finalized within three months of the application being made.

34. The Department of Tourism, Govt. of Kerala reserves the right to modify the guidelines/terms and conditions from time to time.
### 35. Awarding Scores

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Max. Marks</th>
<th>Score</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior and grounds</td>
<td>8</td>
<td></td>
<td>Exteriors2/Approach2/ Landscaping2/Exterior lighting 2</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12</td>
<td></td>
<td>Furniture4/Furnishings2/Decor2/Cutlery and crokery4</td>
</tr>
<tr>
<td>Public Areas</td>
<td>6</td>
<td></td>
<td>Furniture2/Furnishings2/Decor2</td>
</tr>
<tr>
<td>Parking</td>
<td>6</td>
<td></td>
<td>Minimum numbers as specified in the checklist</td>
</tr>
<tr>
<td>Kitchen</td>
<td>8</td>
<td></td>
<td>Equipment3/State of repair 2/Food storage 3</td>
</tr>
<tr>
<td>Cleanliness</td>
<td>8</td>
<td></td>
<td>Overall impression</td>
</tr>
<tr>
<td>Hygiene</td>
<td>8</td>
<td></td>
<td>Pot &amp; Dish washing 2/Drinking water 2/Staff facilities1/Pest control2/Garbage disposal1</td>
</tr>
<tr>
<td>Safety and Security</td>
<td>4</td>
<td></td>
<td>Fire fighting equipment1/signage1/Awareness of procedures1/public area and room security1</td>
</tr>
<tr>
<td>Communication facilities</td>
<td>2</td>
<td></td>
<td>Phone Service1/Intenet access 1</td>
</tr>
<tr>
<td>Services</td>
<td>8</td>
<td></td>
<td>Overall impression</td>
</tr>
<tr>
<td>Eco-friendly-practices</td>
<td>6</td>
<td></td>
<td>Waste management, recycling/no plastics1/Water conservation, harvesting 1/Pollution control- air, water, sound, light 2/Alternative energy usage1</td>
</tr>
<tr>
<td>Staff quality</td>
<td>10</td>
<td></td>
<td>Availability of trained staff 6/overall quality 2/ uniform 2</td>
</tr>
<tr>
<td>Over ambience</td>
<td>8</td>
<td></td>
<td>Overall impression</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>100</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Qualifying Score**

- 5* 90%
- 4* 80%
- 3* 70%
- 2* 60%
- 1* 50%
### CHECK LIST FOR FACILITIES & SERVICES

#### General

<table>
<thead>
<tr>
<th>1*</th>
<th>2*</th>
<th>3*</th>
<th>4*</th>
<th>5*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum 2-mesl operation, 7 days a week in season</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Establishment to have all trading license</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>24hrs lifts for building higher than ground plus two floors</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Restaurants, public areas and kitchens fully serviced daily</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>All floor surfaces clean and in good repair</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Parking facilities (Maximum no. of seats per unit car parking area)</td>
<td>12 10 8 6 4</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Restaurant

<table>
<thead>
<tr>
<th></th>
<th>1*</th>
<th>2*</th>
<th>3*</th>
<th>4*</th>
<th>5*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multicuisine restaurant of min.30 pax and 600 sq.ft carpet area</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Speciality restaurant</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>24hrs coffee shop</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Full service of all 3 meals in dining room</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Crockery and glassware of high quality</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Cutlery to be at least stainless steel</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>

#### Kitchen

<table>
<thead>
<tr>
<th></th>
<th>1*</th>
<th>2*</th>
<th>3*</th>
<th>4*</th>
<th>5*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refrigerator with deep freeze</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Segregated storage of meat, fish and vegetable</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Tiled walls, non-slip floors</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Head covering or production staff</td>
<td>D</td>
<td>D</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Daily germicidal cleaning of floors</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Clean Utensils</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Six monthly medical checks for production staff</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>All food grade equipment, containers</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Ventilation system</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>First-aid training for all kitchen staff</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Drinking water</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Garbage to be segregated – wet and dry</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Receiving and stores to be clean and district from garbage area</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Insectocutor</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>

#### Public Areas

<table>
<thead>
<tr>
<th></th>
<th>1*</th>
<th>2*</th>
<th>3*</th>
<th>4*</th>
<th>5*</th>
</tr>
</thead>
<tbody>
<tr>
<td>A lounge or seating in the lobby area</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Reception facility</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Souvenir shop</td>
<td>NA</td>
<td>NA</td>
<td>D</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td>Public Telephone</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>D</td>
<td>N</td>
</tr>
<tr>
<td>Internet facility and tourist information kiosk</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td>News papers available</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>

Kerala State Tourism Department 56 Special Tourism Zone- Fort Kochi
<table>
<thead>
<tr>
<th>Conference facilities</th>
<th>NA</th>
<th>NA</th>
<th>NA</th>
<th>D</th>
<th>N</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff Quality</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Staff uniforms</td>
<td>D</td>
<td>D</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Hand gloves and cap for kitchen staff</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>English speaking front office staff</td>
<td>D</td>
<td>D</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Government recognized catering/hotel institutes</td>
<td>10%</td>
<td>15%</td>
<td>20%</td>
<td>40%</td>
<td>50%</td>
</tr>
<tr>
<td>Staff welfare/facilities</td>
<td>D</td>
<td>D</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Staff rest rooms</td>
<td>D</td>
<td>D</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Staff locker rooms</td>
<td>D</td>
<td>D</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Dining Area</td>
<td>D</td>
<td>D</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td><strong>Common Toilets</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Separate gents and ladies toilet</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Access to the toilets not through kitchen/restaurant</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Minimum number of gents W.C</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Minimum number of ladies W.C</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Minimum number of gents urinal</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Cleaning of the area in every</td>
<td>2hrs</td>
<td>2hrs</td>
<td>2hrs</td>
<td>1hr</td>
<td>1hr</td>
</tr>
<tr>
<td>A wash basin with running water, a mirror, a sanitary bin with-lid separate for gents and ladies with hand towels</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Minimum size of W.C. in Sq.ft.</td>
<td>12</td>
<td>12</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>One W.C. brush per toilet seat</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Guest toiletries including liquid soap to be provided</td>
<td>D</td>
<td>D</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Floors and walls to have non-porous surfaces</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Energy saving lighting</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>A notice showing staff should wash their hands every time they visit bathroom (in Malayalam &amp; English)</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td><strong>Safety and Security</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Staff trained in fire fighting drill</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Security arrangement for all entrance</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Smoke detectors</td>
<td>D</td>
<td>D</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Fire and emergency procedure notices displayed</td>
<td>D</td>
<td>D</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Staff trained in first aid</td>
<td>D</td>
<td>D</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>First aid kit with over the counter medicines with front desk</td>
<td>D</td>
<td>D</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td><strong>Eco-friendly practices</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waste Management</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Water harvesting and conservation</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Water recycling</td>
<td>D</td>
<td>D</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Energy saving lights</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Alternate energy use</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>
Guidelines for Conservation and Preservation

Pollution control measures

<table>
<thead>
<tr>
<th></th>
<th>D</th>
<th>D</th>
<th>N</th>
<th>N</th>
<th>N</th>
</tr>
</thead>
</table>

Note: D = Desirable, N = Necessary, NA = Not Applicable. There is no relaxation in the necessary criteria.

AYURVEDA CENTRES

Introduction

36. The Ayurvedic system of medicine has become very popular among tourists in recent times. Especially in Kerala, where Ayurveda is ‘a way of life’. Kerala is the only place where Ayurveda is practiced in its true and authentic form. Tourists from all over the country and abroad are seeking healing in Kerala’s numerous Ayurvedic centers. And because of his popularity, the number of centers opening up across the State is also substantially increasing. So much so that there is an urgent needs to evaluate the safety and service standards of Ayurveda centers and classify them accordingly. This will be the first step towards sustaining this unique tourism product. For the purposes of classification of Ayurveda centers, these guidelines are designed.

Essential conditions for classification of Ayurveda centres

37. Essential conditions are given below:

**Personnel.** Treatment/therapy should be done only under the super vision of a qualified physician with a recognized degree in Ayurveda. There should be at least two masseurs (one male and one female) having sufficient training from recognized Ayurveda institutions. Male masseurs will attend to the male patient and female masseurs attend the female patients.

**Quality of medicine and health programmes.** The center will offer only those programmes, which are approved by the approval committee. Health programmes offered at the centre should be clearly exhibited. The time taken for massages and treatment should be stated. The general approved time limit for a massage is 45 minutes. The medicine used should be from an approved and reputed firm. The medicines should be labeled an exhibited at the Ayurveda centre.

**Equipment.** One massage table of minimum size 7ft x 3ft in each treatment room, made up of good quality wood/ fibre or glass. Gas or electric stove.
Medicated hot water facility for bathing and other purposes
Facilities for sterilization
Equipment and apparatus should be clean and hygienic

**Facilities.** A minimum number of two treatment rooms (One for males and One for females) having a minimum size of 100sq.ft (width not less than 8ft). The rooms should have good ventilation. There should be an attached bathroom, of size not less than 20 sq.ft. The toilets should have proper sanitary fittings and floors and walls should be furnished with tiles.

One consultation room with a minimum size of 100sq.ft (width not less than 8ft). The room should be well equipped with medical instruments, like BP apparatus, stethoscope, an examination couch, weighing machine etc.

There should be a separate rest room (minimum size 100sq.ft, width not less than 8ft), if the centre is not attached to a hotel/resort/hospital

General infrastructure of the Ayurveda centre should be good. Locality and ambience, including accessibility, should be suitable. Furnishing should be of good quality. The centre and surrounding premises should be kept clean and hygienic

**Optional conditions for classification**

38. Optional conditions for classification are:

a. Ayurveda centers will be awarded the **Green Leaf** on the fulfillment of certain optional conditions. These are the general construction, architectural features etc. of the building should be of very high standards, the furnishings, curtains, fittings etc. should be of superior quality materials. There should be adequate parking space in the premises

The bathroom should have facilities for steam bath

b. Additional desirable conditions for centre seeking the **Green Leaf** are that there should be a separate hall for meditation/yoga. The centers should be located in picturesque locations with green surroundings and a quiet ambience

There should be a herbal garden attached to the centre

**Procedure of classification**

39. Every person operating an Ayurveda centre in the state, desirous of getting classification from the Department of Tourism, Government of Kerala should apply for classification in the prescribed application form. The application form is available at the Directorate of Tourism, free of cost, sample given at Appendix G attached. All the applications duly filled should be addressed to the Director, Department of Tourism, Park View, Thiruvananthapuram – 33.
A fee of Rs. 2500/- should be enclosed with the application form by way of Demand Draft drawn in favour of the Director, Department of Tourism, Park View payable at Thiruvananthapuram.

The Director, Kerala Tourism will, unless refused, issue a classification certificate to the Ayurveda centre on the recommendation of a committee consisting of the following members, after inspection.

Director, Kerala Tourism - Convenor
Director, Indian Systems of Medicine - Member
Professor Kayachikitsa, Government Ayurveda College - Member
Thiruvananthapuram - Member
Representative of Ayurveda College Kttakkal - Member
Representative of Indian Association of Tour Operators - Member

The committee will specify the health programmes to be offered in each centre, after considering their facilities.

40. The period of classification will be three years. After the expiry of the classification period the centre has to apply for classification again. Ayurveda centers already approved by the Department of Tourism under the existing scheme will also have to apply for classification, if they so desire. If not, these approved units will be considered only as ‘Approved Ayurveda Centres’, till the expiry of the period of approval.

41. The Department has prescribed regulatory conditions to be abided by promoters of classified Ayurveda centers. The promoters should furnish the acceptance of these regulatory conditions in the prescribed form and execute an agreement on stamped paper (Rs.50/-) with this.
Government subsidies for classified Ayurveda Centres

42. Ayurveda centers, which have been classified/approved by the Government of Kerala, will be eligible for claiming a 10% state investment subsidy or electric tariff concession offered by the Department of Tourism, as per G.O. (MS) 140/98/GAD dated 23.03.1998.

HOUSEBOATS

43. The houseboats holidays of Kerala are increasingly becoming popular with domestic as well as international tourists. Consequently, the number of houseboats plying the backwaters of Kerala has increased dramatically. So much so that there is an urgent need to evaluate the safety and service standards of houseboats and classify them accordingly. This will be the first step towards sustaining this unique tourism product.

44. These guidelines are designed to provide criteria for classifying the houseboats in Kerala, an initiative that will once again make Kerala pioneer in the tourism industry in India so far as emphasis on quality goes.

45. A houseboat fulfilling all essential conditions prescribed by the Department of Tourism and another five of the ten optional conditions will be awarded the status of Gold star. Those fulfilling the essential conditions will be awarded the Silver Star.

Essential conditions for approval Houseboats:

46. The general construction of the houseboat should be good; the hull and valavara shala should be of good condition; flooring should be of marine plywood.

47. Size of rooms in the houseboat should not be less than the specifications mentioned below:

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed rooms</td>
<td>80 Sq.ft (minimum width-7 ft.)</td>
</tr>
<tr>
<td>Living/Dining</td>
<td>80 Sq.ft</td>
</tr>
<tr>
<td>Kitchen</td>
<td>20 Sq.ft</td>
</tr>
<tr>
<td>Attached Toilet</td>
<td>20 Sq.ft (minimum width-3 ft.)</td>
</tr>
<tr>
<td>Common toilet</td>
<td>10 Sq.ft</td>
</tr>
<tr>
<td>Passages</td>
<td>3 ft.wide</td>
</tr>
</tbody>
</table>

Bedrooms should be provided with an attached toilet. Toilets for guests should of western style and should be cleanly maintained. A common toilet for the staff of the houseboat should also be provided.

The Kitchen must have provisions for protection from hazards by

Kerala State Tourism Department

Special Tourism Zone- Fort Kochi
Using fire proof materials
Having at least two fire extinguishers
Storage hold in the kitchen must be hygienic food materials on board should be packed properly and store in as clean environment
Fuel storage should not be near the kitchen
The houseboat should have at least two life buoys and 2 fire buckets
Furniture provided in the houseboat should be of good quality.
Clean and good quality linen and toiletries should be used. Crockery and glassware should be of excellent quality.
Houseboats must maintain and regularly update logbooks and tourist records.
Staff members interacting with guests should be in uniform.
The boat should have obtained a valid license from the appropriate authority for playing in the backwaters.
Name, cut number and approval number should be painted on both sides of the houseboat.

Optional condition for approval

48. The general construction of the houseboat should show distinctive qualities of luxury.
   The houseboat should be furnished with superior quality carpets, curtains, furniture etc.
   Alternative arrangements for discharging solid wastes and sewage, like scientifically designed septic tanks and chemical toilets.
   Houseboat should be battery operated.
   Provisions of 24-hour electricity on board the houseboat for lights and fans.
   Provision of 24 hour hot and cold running water.
   Availability of facility for purifying water on board the house boat.
   Provision of a refrigerator or icebox on board.
   Arrangement for providing guests a menu of their choice.
   Staff members interacting with guests should be experienced and fluent in English.
   Houseboats approved by the Department of Tourism should fly a flag inscribed with the mnemonic of the accorded status. The flag will be approved by the Department of Tourism.
   The Green Palm certification of House Boats
   The houseboat satisfying the essential conditions and adhering to eco-friendly measures prescribed by the Department of Tourism will be awarded the Green Palm Certificate. The condition under which houseboats will be accorded this status are given below:
Alternate arrangements should be made to discharge solid wastes and sewage by providing scientifically designed septic tanks or bio-chemical toilets.

Alternate sources of energy for fuel, like solar power, to be used for heating, lighting etc.

Arrangements of a system of separating recyclable from non-recyclable garbage.

Organising the disposal of non-biodegradable garbage in such a manner so as not to harm the local environment.

Use of paper bags, cloth bags and other alternatives instead of polythene bags, wherever possible.

Use of recycled paper for stationary and other publicity materials.

Use of locally available ethnic materials for construction of houseboats and furniture.

At least 75% of the workers in a houseboat should be employed from districts of the houseboat’s operation.

Houseboats using out board engines should acquire a pollution control certificate every three months from a competent authority.

**Procedure of approval**

49. Every person intending to start operations in the backwaters of Kerala should, if desiring to get classification, apply for approval to the Department of Tourism in the prescribed form. Those already operating houseboats should apply for the approval if they desire to get classification from the Department of Tourism. The application form is available at the Directorate of Tourism free of cost, sample enclosed at Appendix - H attached. The applications duly filled should be addressed to the Director, Department of Tourism, Park View, Thiruvananthapuram.

A fee of Rs.500/- per houseboat should be enclosed with the application form by way of Demand Draft drawn in favour of the Director, Department of Tourism, Payable at Thiruvananthapuram.

Unless the application is rejected, the Director of Tourism will issue a certificate of approval to the houseboat operator, on the recommendation of a committee. The committee will give the recommendation after inspection of the houseboat. Members of the committee are:

- Director of Tourism (Convenor)
- Representative of Travel Agents Association of India (TAAI)
- Representative of Approved & Classified Hotel Association of Kerala (ACHA)
- Two members nominated by the State Government
50. The approval will be valid for one year. The committee will inspect the houseboats every year between the months of September and October. The houseboats should be brought or inspection at the place where the committee desires, at the expenses of the owners. The promoters should furnish a declaration accepting the regulatory conditions to be abided by the promoters of approved houseboats in the prescribed form.

**Govt. Subsidies and License**

51. Only the houseboats approved by the Department of Tourism under this scheme will be eligible for claiming 10% state investment subsidy, eligible as per G.O.(P) No. 14/88/GAD dated 12.11.88. The classification obtained under this scheme is not substitute for the license/sanctions required will be obtained from the authorities concerned under the existing rules and regulations.

**Statutory conditions for approval**

52. All houseboats approved by the Department of Tourism are required to furnish the following information;

- Document relating to legal status, i.e. if the company is incorporated in the Companies Act.
- Copy of the memorandum and Articles of Association
- Copy of the partnership deed and the certification of Registration under the partnership Act, if it is a partnership firm
- Name and address of the proprietor etc, if it is a proprietary concern.

53. Any license required from the irrigation Department or other concerned authorities to ply the boat in the backwaters should be obtained directly by the promoters. The approval by the Department of Tourism will be withdrawn in case of violation of these conditions, as and when brought to its notice. The houseboat should apply for approval every year before the expiry of the period of validity.

54. The promoter should display the approval certificate, logbook, tariff card on board the houseboat. The logbook should be made available for inspection when required. In the breach of any of the above conditions, the Department of Tourism has the right to withdraw approval.
Chapter 7  APPROVAL PROCESS
56. Requisite clearance as per CRZ Notification from the Ministry of Environment and Forest will be required for activities falling within the purview. Implications of CRZ notification and guidelines for construction with in the CRZ regulation.

57. For all other activities the development proposal should proceed in accordance with the planning approval process relevant to the State Town Planning Regulations related to the master plan, to be finally approved by the Tourism Conservation and Preservation Committee.

58. Application format for land development for tourism development activities, other than those specifically covered under these guidelines is enclosed at Appendix E attached.
### Grade Sheet

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Appendix C

Elements to be conserved in the area

- Chinese Fishing Nets
- Vasco Da Gama Square
- Pierce Leslie Bunglow
- Old harbour house
- Koder House
- Delta Study
- Santa Cruz Basilica
- Loafer's Corner/Princes Street
- Vasco House
- VOC Gate
- Parade Ground
- The United Club
- The Bishop’s House
- Fort Immanuel
- The Dutch Cemetery
- David Hall
- The Cochin Club
- St. Francis Church
- Bastion Bunglow
- Holland Bastion (Light House)
- Gelderland Bastion (Thakur House)
- Pattani Mosque
- Fort Kochi Juma Mazjid (Calvathy Mosque)
- House where St. Francis Stayed
- Location of Old St. Gruz Church
- Taverna - Our Lady of Hope / Life:
  - Oduthappadi (Dutch Gate)
- Santa Cruz Maidanam
- Vaypeen Church (Our Lady of Hope)
- Dutch Palace
- Paradesi Synagogue
- Jew Town
- Jew Cemetery
- Black Jew Synagogue
Black Jew Cemetery
Coonen Cross
Bazar Area
Old Palace of Kozhi Maharajah
Thirumala Devaswom Temple
Jain Temple
Devaresa Kini’s House
Kochangadi Area
Chembittapally
Palliparambukavu Temple
Shanta Mahalakshmi Temple
Keraleswar Temple
Damodar Temple
Konkani Sonar Temple
Sreemat Janardhana Temple
Amaravathy Althara Bhagavathi Temple
Gujarathi Krishna Mandir
Pandithan Marathi Temple
Dariastan
Samudri Mata
Street Precincts to be conserved in the area

FORT KOCHI

1. Princes Street
2. Burger Street
3. Fossc Road
4. Lilly Street
5. Napier Street
6. Dutch Cemetery Road
7. Quirose Street
8. Petercelli Street
9. Rose Street
10. Parade Road
11. River Road
12. Church Road
13. Tower Road
14. Bastian Street
15. Bellard Road
16. Dispensary Road
17. Calvathy Road
18. Elephinston Road
19. Bishop Karithara Road

MATTANCHERRY

1. Palace Road
2. Chorali Road
3. Amman Kovil Road
4. Bazar Road
5. Kochangadi Road
6. Jew Street
7. Darsalam Road
Guidelines for Conservation and Preservation

Appendix E

(Refer to Para No: 58)

APPLICATION FORMAT FOR LAND
DEVELOPMENT/CREATION OF NEW TOURISM
FACILITIES/RE-CLASSIFICATION

(Specimen copy. Not to be filled in. Furnish details in company letterhead)

General

- Name of the proposed tourism facility : .................................................................
- Purpose of the facility
  (Please add a separate sheet, if necessary) : .............................................................
- Name and address of the promoters/owners
  With a note on their business antecedents : ............................................................
- Complete postal address of the facility : .................................................................
- .............................................................................................................................. ................................
  Tel: .......................................... Fax: .................................. Email:........................................
- Status of the owners/Promoters
  If public/private limited company, copies of memorandum and Articles of Association :
  .................................................................................................................................
  If partnership, a copy of partnership deed
  And certificate of registration : ................................................................................
  If proprietary concern, name and address of proprietor/certificate of registration :
  .................................................................................................................................
- Date on which the facility became Operational (in case of reclassification) :
- Details of site with postal address,
  Survey number, village, local body, taluk and district :

Details of the facility

- Plot area (in sq. metres) with title-owned/leased with copies of sale/lease deed :
- Total land area, (in hectares) built-up area (in sq. metres.), carpet area (in sq. metres).
  The area for each facility should be indicated in sq.ft.

Kerala State Tourism Department Special Tourism Zone- Fort Kochi
• Details of fire fighting measures/ hydrants etc : ..........................................................

• Details of measures for energy conservation and water harvesting and other eco-friendly measures and initiatives : 

Certificates/No Objection Certificates (attested copies)

• Clearance certificate from Municipal Health Officer/Sanitary Inspector giving clearance to Your establishment from sanitary/hygienic point of view : ..........................................................
Sanctioned building plans : ..........................................................

• If classified earlier, a copy of the earlier certificate of classification issued by the Department of Tourism : ..........................................................

• Any other license from local authority as may be required

The above-mentioned approvals/No Objection Certificates are the responsibility of the owners/promoters/concerned company as the case may be. The Department’s approval is no substitute for any statutory approval and the approval given is liable to be withdrawn without notice in case of any violation or misrepresentation of facts.

Details of application fee

• A fee of Rs.500/- per land development/re-classification houseboat should be enclosed with the application form by way of Demand Draft drawn in favour of the Director, Department of Tourism, Payable at Thiruvananthapuram

• Details of DD in the name of Director, Department of tourism, Government of Kerala, payable at Trivandrum

Place: 

Date: Signature
Appendix F
(Refer to Para No: 18)

APPLICATION FORMAT FOR CLASSIFICATION OF RESTAURANTS
(Specimen copy. Not to be filled in. Furnish details in company letterhead)

General

- Name of the Restaurant : .................................................................
- Name and address of the promoters/owners
  With a note on their business antecedents : ...........................................
- Complete postal address of the restaurant : ...............................................
  ...........................................................................................................
  ...........................................................................................................
  Tel: .......................................... Fax: ................................ Email: ..............................
- Status of the owners/Promoters : .........................................................
  If public/private limited company, copies of memorandum and Articles of Association : .................................................................
  If partnership, a copy of partnership deed
  And certificate of registration : ............................................................
  If proprietary concern, name and address of proprietor/certificate of registration : .................................................................
- Date on which the restaurant became Operational : .............................
- Details of restaurant site with postal address,
  Survey number, village, local body, taluk and district : ..............................
- Details of restaurant site with distance from Airport/railway station/city centre/downtown shopping area (in km)/nearest tourist attraction /centre/ name of the road passing by etc. : .................................................................

Details of the Restaurant

- Plot area (in sq. metres) with title-owned/leased with copies of sale/lease deed : .................................................................
- Copy of Land Use permit from local Authorities (if applicable) : .................................................................

Kerala State Tourism Department 78 Special Tourism Zone- Fort Kochi
• Star category being applied for .................................................................

• Total built-up area (in sq. metres.), carpet area of the restaurant portion (in sq. metres.), capacity of the restaurant (No. of pax), carpet area of the kitchen (in sq. metres.), details of public area-lobby/lounge, shopping area, conference halls, parking facilities, facilities for the physically challenged persons, communication facilities and any other additional facilities. The area for each facility should be indicated in sq.ft.

• Details of fire fighting measures/
hydrants etc ........................................................................................................

• Details of measures for energy conservation and water harvesting and other eco-friendly measures and initiatives. :

• Air conditioning details for restaurant, public areas. ........................................

Certificates/No Objection Certificates (attested copies)

• Certificate/license from panchayath/ Municipality/corporation to show that your Establishment is registered as a restaurant .................................................................

• Clearance certificate from Municipal Health Officer/Sanitary Inspector giving clearance to Your establishment from sanitary/hygienic point of view ..................................................................................................................

• Sanctioned building plans/occupancy Certificate ..........................................................................................................................

• If classified earlier, a copy of the earlier certificate of classification issued by the Department of Tourism .................................................................................

• Any other license from local authority as may be required

The above-mentioned approvals/No Objection Certificates are the responsibility of the owners/promoters/concerned company as the case may be. The Department’s approval is no substitute for any statutory approval and the approval given is liable to be withdrawn without notice in case of any violation or misrepresentation of facts.

Details of application fee

• Details of DD in the name of Director, Department of tourism, Government of Kerala, payable at Trivandrum

Place: Signature

Kerala State Tourism Department 79 Special Tourism Zone- Fort Kochi
### APPLICATION PROFORMA FOR
THE CLASSIFICATION OF AYURVEDA CENTRES

1. Name of the Ayurveda Centre, if any : ___________________________
   ___________________________
   ___________________________

2. Name of the promoters with full postal address : ___________________________
   ___________________________
   ___________________________

3. Status of owners/promoters, whether company is (copy of Memorandum and Articles of Association may be furnished)
   a) Partnership firm (copy of partnership deed certificate of registration under partnership Act may be furnished) : ___________________________
   b) Proprietary concern(if yes, give name and address of the promoters) : ___________________________

4. Location of the centre along with full address : ___________________________
   ___________________________
   ___________________________

5. Details of location
   (a) Area : ___________________________
   (b) Title(whether outright purchase) : Yes No
      If yes, copy of the registered lease deed should be furnished
   (c) Survey number : ___________________________
   (d) Village, taluk and district : ___________________________
   (e) Distance from nearest town : ___________________________
   (f) Distance from nearest railway station : ___________________________
   (g) Distance from nearest airport : ___________________________

6. If centre is attached to a hotel/resort/hospital : ___________________________
7. Details of the building
   (a) Plinth area(floor-wise) : ___________________________
   (b) Building number : ___________________________
   (c) Details of building license from local body
      (attach blueprint of the building and
       copy of building license) : ___________________________

8. Details of facilities
   Room type           Nos. Size
   a. Health room      : ___________________________
   b. Attached Toilet  : ___________________________
   c. Consultation room: ___________________________
   d. Rest room        : ___________________________
   e. Hall for yoga/meditation : ___________________________
   f. Number of guest rooms
      (if attached to hotel/resort) : ___________________________
   g. Medicine room    : ___________________________
   h. Bath tubs attached to toilets : ___________________________
   i. Other facilities (please specify. Attach separate sheet if necessary)
      : ___________________________

9. Details of equipment
   a. Massage table (number and size) : ___________________________
   b. Gas or electric stove : Yes No
   c. Medicated water facility : Yes No
   d. Facilities of sterilization : Yes No
   e. Facility of steam bath : Yes No
   f. Others, if any (please specify) : ___________________________

10. Details of personnel
    a. Name and address of consultant Physician :
       ____________________________________________
       ____________________________________________
       ____________________________________________
    b. Qualification of consultant Physician :
       (attach copy of the relevant certificates)
    c. Number of male masseurs : ___________________________
    d. Number of female masseurs : ___________________________

11. Quality of medicine and health programmes
    a. The firm that supplies medicines :
       ____________________________
(with full address) ___________________________

b. The health programmes offered(specify length of each treatment programme) : ___________________________

12. Acceptance of the regulatory condition (this should be furnished in the prescribed proforma) : ___________________________

13. Application fee (details of DD) (a demand draft for Rs.2,500/-drawn in favour of the Director, Department of Tourism, Government of Kerala, Park View, Thiruvananthapuram 695 033, is to be enclosed with the application) : ___________________________

Full name & designation of the applicant : ___________________________

Place: ___________________________

Date: ___________________________
PROFORMA OF ACCEPTANCE OF REGULATORY CONDITIONS

The Director
Department of Tourism
Government of Kerala
Park View
Thiruvananthapuram – 695 033

Dear Sir,

Subject: Acceptance of Regulatory Conditions
I have received a copy of the Regulatory Conditions prescribed by the Department of Tourism for the classification of Ayurveda centres, and wish to confirm that I shall abide by the same and such other conditions as may be laid down from time to time by the Department of Tourism for the classification of Ayurveda centers.

Yours faithfully,

Signature

Name in block letters : Managing director/Partner/Proprietor

Name of company/houseboat :

Date: Place:
APPLICATION PROFORMA FOR
THE CLASSIFICATION OF HOUSEBOATS

1. Name of the houseboat/company, if any
   : ___________________________

2. Name of the promoters with full postal address
   : ___________________________

3. Status of owners/promoters, whether company is (copy of memorandum and Articles of Association may be furnished)
   a) Partnership firm (copy of partnership deed certificate of registration under partnership Act may be furnished)
   b) Proprietary concern

4. Telephone/Fax/Emailed
   : ___________________________

5. Details of houseboat cut number
   Canal license number and period of validity
   Length
   Breadth
   Old/new vallam
   Outboard engine

6. Location from where the houseboat is operated

7. Details of facilities
   Room type             Nos.     Size
   1. Bedroom(s)         : ___________________________
   2. Toilet(s)          : ___________________________
   3. Living/dining      : ___________________________
   4. Kitchen            : ___________________________
   5. Passage (width to be given) : ___________________________
   6. others(please specify) : ___________________________

Kerala State Tourism Department     84     Special Tourism Zone- Fort Kochi
Guidelines for Conservation and Preservation

8. Number of staff: ___________________________

9. Details of safety equipment:
   - Number of lifebuoys: ___________________________
   - Number of fire buckets: ___________________________
   - Number of fire extinguishers: ___________________________
   - Other, if any (please specify): ___________________________

10. Facilities on board (please tick wherever applicable):
   a. Solid waste disposal (septic tank/chemical toilets/directly into backwater)
   b. Battery operated: Yes  No
   c. Provision for electricity for light & fan on board: Yes  No
   d. Provision for cold and hot running water on board: Yes  No
   e. Provision for purifying water on board: Yes  No
   f. Refrigerator/icebox on board: Yes  No
   g. Arrangements for food as per the menu of guest’s choice: Yes  No

11. Acceptance of regulatory conditions

12. Details of application fee

TO BE FILLED BY THOSE APPLYING FOR ‘GREEN PALM’ CERTIFICATE

Briefly describe
1. Solid waste & sewerage disposal system use: ___________________________

2. Use of alternate source of energy: ___________________________

3. Garbage disposal method: ___________________________

4. Practices to avoid use of polythene bags: ___________________________

5. Practices of using recycled paper for stationary & publicity materials: ___________________________

Kerala State Tourism Department 85 Special Tourism Zone- Fort Kochi
Guidelines for Conservation and Preservation

6. Practices of using local ethnic materials for construction and furniture
   : ___________________________

7. Employment from local communities
   Total number of employees : ___________________________
   Number of employees from the district of houseboat’s operation : ___________________________

8. Details of certification obtained from competent authority on the performance of engine
   : ___________________________

_____________________________________________________________________

Kerala State Tourism Department 86 Special Tourism Zone- Fort Kochi
PROFORMA OF ACCEPTANCE OF REGULATORY CONDITIONS

The Director
Department of Tourism
Government of Kerala
Park View
Thiruvananthapuram – 695 033

Dear Sir,

Subject: Acceptance of Regulatory Conditions
I have received a copy of the Regulatory Conditions prescribed by the Department of Tourism for Approval of Houseboats, and wish to confirm that I shall abide by the same and such other conditions as may be laid down from time to time by the Department of Tourism for approved houseboats.

Yours faithfully

Signature

Name in block letters : Managing director/Partner/Proprietor

Name of company/houseboat :

Date:
Place:
Guidelines for the Conservation and Preservation of Special Tourism Zone - Fort Kochi, as per the Tourism Conservation and Preservation and Trade Act, Kerala 2001