CHAPTER 29

ZONING REGULATIONS

1. All future developments shall be in conformity with the provisions of the Master Plan for Chalakudy Town -2031.

2. For the implementation and enforcement of the proposals envisaged in this Master Plan, areas have been zoned under various categories such as High Density Residential Zone, Low Density Residential Zone, Mixed Zone, CBD, Commercial Zone, Industrial Zone, Public and Semipublic Zone, Transportation Zone, Recreational Open Spaces , Conservation Zone, Water Bodies Zone ,Green Strip and Special Zone. Details regarding the nature of uses 'Permitted', and uses 'Restricted' in each zone are given in Table 29.1. These regulations shall be enforced in conjunction with other specific provisions if any elsewhere in the Master Plan.

3. Uses **'Permitted'** in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary, Chalakudy municipality (here in after referred to as Secretary) if in accordance with other relevant rules/orders concerned in force. In some cases it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually examined based on their performance characteristics and special location factors. Such cases which come under this category are classified as "Uses Restricted".

   a. Uses **Restricted -1** Category deals with the restricted uses that shall be permitted by the Secretary with the concurrence of the District officer of the Local Self Government Department (Planning) having jurisdiction over the area (hereinafter referred to as Town Planner).

   b. Uses **Restricted -2** Category deals with the restricted uses that shall be permitted by the Secretary with the concurrence of the Chief Town Planner of the Local Self Government Department (Planning)

4. **"Uses prohibited"** are various objectionable uses in each zone which shall not be permitted under normal circumstances .All uses which does not come under ' Uses Permitted' or 'Uses Restricted' will be considered as 'Uses Prohibited'

5. Any use not specified either in the 'uses permitted' or 'uses restricted' category of a particular use zone, but which is of a similar nature to any use permitted or

'restricted' in that particular use zone, may be permitted by the Secretary, with the concurrence of the Town Planner.

6. If any portion of a zone is put to a **"Use Prohibited"** as stated in Para 4, before coming into the operation of this Master Plan, such use shall be termed as non-conforming use. A non- conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Town Planner. The total built up area of such non - conforming use shall not exceed 1.5 times the existing built up area.

7. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically mentioned in this Master Plan. Zoning Regulations are essentially intended to help the cmpetant authority in taking decisions regarding granting or refusal of permits for land development and construction of buildings/strucures.

8. For the purpose of these regulations, floor area means the total floor area of the building on all floors measured as per the provisions of Kerala Municipality Building rule in force.

9. Subject to zoning regulations of the respective use zones, more than one uses may be combined in a building/plot, provided that the total floor area of individual uses shall be limited to that prescribed for each such use in the zoning regulation for the respective zone.

10. Existing areas and structures of archaeological importance and religious uses may be permitted to continue in all the zones and shall be treated as permitted uses.

11. Regulation of constructions and land developments on the sides of new roads/roads proposed for widening as per the scheme shall be governed by the distance from the centre line of the road, unless otherwise specified in the Master Plan or Detailed Town Planning scheme in force or in any detailed road alignment approved by the Government. If widening on one side of any stretch of the road is constrained due to the physical barriers of water bodies zone, railway land and protected archaeological monuments /sites, the road widening in that stretch shall be accounted from the other side.

12. Provisions/ regulations under under the Kerala Conservation of Paddy Land and Wetland Act 2008, Disaster Management Act, Archeological Sites and Remains Act, Coastal Zone Regulations, Aircraft Act 1934, Environmental Protection Act 1986 and any other applicable statutes as amended from time to time shall prevail over the respective provisions of this Master Plan.

13. All future developments shall also be in conformity with the provisions of Kerala Municipality Building Rules, unless otherwise specified in these regulations or in any Detailed Town Planning Scheme in force.

14. Electric charging stations for vehicles may be permitted in all zones other than Water bodies zone and Conservation zone.

15. In Conservation zone, permitted and restricted uses in adjacent land use zone may be permitted with the concurrence of the Town Planner if that particular land in Conservation zone is not classified as paddy land or wetland as per Revenue records at the time of issuance of permit.

16. Transmission / telecommunication towers, wireless station, ATMs, water tanks, waste management units and public utility buildings/structures shall be treated as permitted uses in all zones except in Waterbodies Zone .

17. Operational Constructions as defined in the Kerala Town & Country Planning Act 2016 shall be treated as permitted use in the Master Plan Area.

18. Disaster mitigation projects by competent authorities shall be permitted in all zones

19. Uses Permitted in ***Mixed Zone*** may also be permitted by the Secretary, if not allowable otherwise as per the zoning regulations applicable, on both sides of the following roads (as per this Master Plan) in High Density Residential Zone and Low Density Residential Zone, in land upto a depth as shown in the table below.

Uses restricted in ***Mixed Zone*** may also be permitted by the Secretary if not allowable otherwise as per the zoning regulations applicable, but with the concurrence of the Town Planner or the Chief Town Planner as the case may be, on both sides of the following roads (as per this Master Plan) in such applicable zones as mentioned above, in land upto a depth as shown in the table below:

Sl. No.	Existing/Proposed ROW in Metres	Depth (in metres) on both sides of the road upto which provisions of Mixed Use Zone is applicable
1	45 Metres	500m
2	24 Metre or more	200m
3	12 Metre or more	100m

If more than 50% of the area of a plot is included within the Mixed Zone ,the entire plot shall be deemed to be included under such Mixed Zone.

20. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required on any of the provisions of the Master plan in consultation with the Chief Town Planner concerned of the Local Self Government Department (Planning).

21. Expansion of existing Public and Semi Public Institutions, and existing Industrial units including thier incidental uses to adjacent plots shall be treated as permitted use irrespective of the zone in which such adjacent plot lies, except in Waterbodies zone and Conservation zone.

22. Only the existing areas under Public and Semi Public uses ,and Industrial uses are intended to be included under Public and Semi Public zone and Industrial zone respectively. If any private property put under uses other than those permitted or restricted in the above zones has got included within such zones, the Secretary may, with the concurrence of the Town Planner, after verification of the Revenue ownership documents, accord sanction for development by adopting the regulations of the surrounding land use zone in the proposed land use map, subject to the provisions as per applicable Acts, Rules and Goverment Orders in force in the State.

23. If public activity ceases or do not exists in a private land, uses permitted/ restricted in the surrounding land use zones shall be allowed in the plot with the concurrence of the Town Planner, if no records are available with Chalakkudy Municipality regarding any proposal for acquiring that particular land for any public use at the time of application for buiding construction or land development.

24. Projects of Central/State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions may be permitted with concurrence of the Town Planner in all built up zones such as High Density Residential, Low Density Residential, Commercial, Industrial,Mixed, Public and Semi Public, CBD etc, if such uses are not included in the permitted ues or restricted uses as per the zoning regulations applicable.

25. In case of uncertainity in identifying the alignment and boundary of thodu, canal, river, existing public road, railway line and in the absence of survey boundaries for the same in the Proposed Land Use Map, it shall be referred to the actual position on ground as well as Revenue records, and decision taken by the Secretary in this regard shall be final.

26. The land specially demarcated for certain projects as Special Zones, may be procured as per the provisions of the Kerala Town and Country planning Act 2016, by Chalakkudy Municipality or other agencies concerned.If the proceedings to procure such land have not been initiated within 7 years from th date of sanctionig of this Master Plan, the areas so specifically demarcated may be released and assigned to a use permitted/restricted in the surrounding land use zone in the Proposed Land Use map by the Secretary with the concurrence of the Town planner, based on the application for building permitt recieved.

27. If different land use zones falls within single plot, all uses permitted as per zoning regulations of such land use zones may be permitted by the Secretary in the plot. If application submitted includes any of the restricted uses and not included in such permitted uses, the Secretary shall issue permit with the concurrence of the Town Planner/ Chief Town Planner, as the case may be. However, for the part of the plot which comes under Waterbodies Zone, Conservation Zone and Recreational Open Spaces this provision shall not be applicable.

30. Large Scale Development projects in an area 1 hectare or more, exceeding an investment of Rs.100 Crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in all zones other than water bodies zone, conservation zone, if not included in the permitted uses or restricted uses as per zoning regulation applicable.In such cases, the recommendation of a committee with constitution as below shall be obtained, subject to satisfying the procedures laid out here under and the Secretary shall comply the same while issuing permit.

Also, Adequate provision shall be made for supporting infrastructure such as water supply, sewarage, solid waste management, power supply etc. Separate systems for management of solid waste and sewage shall be provided and maintained by the developer at his cost. The project shall be completed within a period of 5 years or as suggested by the Committee.

30.1 Procedure to be followed

(a) The developer shall submit the project report, detailing the demand, feasibility and Environmental Impact Assessment aspects of the project, together with the approval, if necessary, obtained from the Ministry of Environment and Forests, Government of India to the Convener of the committee and the Convener shal make all arrangements for convening meeting of the committee at the earliest and the committee shall consider and dispose of the project report within a period of one month from the date of receipt of the same.

(b) The constitution of the committee shall be as given under:

Pricipal Secretary / Secretary to Government, Local Self Government Department	-	Chairperson
The Director, Local Self Government Department (Urban)	-	Member
The Chief Town Planner, Local Self Government Department (Planning)	-	Convenor
The District officer of the LSGD (Planning) having jourisdiction over the district concerned	-	Member
Secretary of Chalakkudy Municipality	-	Member

(c) The Convenor shall fix the venue, date and time of the meeting in consultation with Chairperson and shall be responsible for safe custody of records and communications thereof.

(d) The meeting shall be presided over by the Chairperson or in his absence by a member to be authorised by him.

(e) The quorum of the meeting shall be majority of the total number of members of the committee for the project.

(f) The developer shall also produce before the committee, all required clearances from the State and Central Government agencies concerned

Table 29.1 Zoning Regulation

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
31	**High density Residential Zone**			
31.1	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, old age homes, Dharmasala, Ashram, Mutt,Madrassa,Hostels and Boarding Houses			
	Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Canteen, Hotels - floor area **limited to 400 m^2.** Places of Worship.	Vehicle Fuel Filling Stations		Any other uses not specified in columns 1, 2 & 3
	Cottage Industries including coir, Service Industries of non-nuisance Nature (See Annexe-I), with number of workers limited to 6 without power or 9 workers with power limited to 10 HP	Public utility areas and Public Utility buildings other than those included in the permitted category.		
	Educational institutions essentially serving the needs of residential community such as Day Care, Crèche, Nursery Schools, Kindergartens and schools offering general education (up to High school level) .	Cremation Ground/Crematorium, Burial Ground/ Common Vault		

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
	Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres-floor area **limited to 200m^2**.	Outdoor Game Stadium, Open air theatre, Amusement Park		
	Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium /Yoga Centers, Swimming Pool, Libraries , Exhibition centres, art galleries-floor area **limited to 200m^2.**			
	Utility Installations and Civic Amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, fire station, tot lots, parks, play grounds, water treatment plants below 5 MLD and weekly markets			
	Plant Nursery, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivations, Seed Farms, Storage of Agriculture Produces and seeds, Green Houses, Pump Houses			
	Wells and Irrigation Ponds incidental to community needs.			
	Automobile workshops for two/ three wheelers – floor area **limited to 200 m^2.**			

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
31.2	**Provided that the existing / Proposed access road has a width of 7m minimum**			
	Hospitals & health centres with number of beds limited to 10. Higher Secondary Schools. Community Halls, Auditoriums, Recreational clubs, Social Welfare Centres, Convention Centres, Gymnasium/Yoga Centres, Swimming Pool, Libraries, Exhibition centres, Art galleries, Movie halls, Cultural and Information Centre, Museum, Other Public Utility Areas & Buildings -**floor area limited to 500m2** Shops/Professional Offices,Commercial Offices, Banks and other financial institutions, Restaurants , Canteens, Hotels, Godowns, Ware houses, Storage (Non hazardous), IT-Software - **floor area limited to 500 m2.**	LPG distribution centres (excluding bottling plants and bulk storage) floor area limited to 50 m2.		
31.3	**Provided that the existing / Proposedaccess road has a width of 12m minimum.**			
	Shops/Professional Offices,Commercial Offices, Banks and other financial institutions, Restaurants , Canteens, Hotels, Godowns, Ware houses, Storage (Non hazardous), IT-Software - floor area limited to 750 m2. Community Halls, Auditoriums, Recreational clubs, Social Welfare Centres, Convention Centres, Gymnasium/Yoga Centres, Swimming Pool, Libraries, Exhibition centres, Art galleries, Movie halls, Cultural and Information Centre, Museum, Other Public Utility Areas & Buildings -floor area limited to 750 m2	Stacking yards/Godowns/Warehouses for Storage of non hazardous materials. Higher Education Institutions Diagnostic Centres,Clinics, Hospitals with number of **beds limited to 50**	Multiplex Complexes	

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
32	**Low density Residential Zone**			
32.1	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry.	Fuel filling stations Junk Yards, Cremation ground / crematorium, burial ground, common vault Slaughter house, Gas Godowns, Saw mills with Timber Yard, Sewage Treatment Plants Fish/Meat Processing Unit		Any other uses not specified in columns (1), (2) & (3)
	Dairy Farms, Fish farms, Seed farms, Poultry farms, Plant nursery, pump house, wells and irrigation ponds. Orphanages, Old age homes, dharmasala, ashrams, mutts, madrassa			
	Residential buildings consisting of Single or Multifamily dwellings, residentiaal flats / apartments, residential quarters, Hostels,night shelters, orphanages, Old age homes, all below a height of 16m			
	Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens – floor area limited to **200** m2.			
	Cottage industries, Service industries of non-nuisance Nature (See Annexe - I)engaging not more than 6 workers without power or 3 workers with power limited to 5HP,			
	Day Care and Creche, Nursery Schools, Kinder Garten / Primary & Upper primary schools			
	Dispensaries, Clinics(Outpatient) and diagnostic centres etc having a floor area limited to **100 m^2.**			

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
	Recreational clubs, Gymnasium/Yoga centres, Swimming pool, Libraries, Reading rooms etc. having a floor area limited to **100m2**		Bus Terminal/ Stand/Truck Terminal	
	Police Post/Police Station, Telephone Exchange, , Fire station, wireless stations and Telecommunication towers.			
	Tot Lots/Parks/Play Grounds, Water treatment plant below 5MLD			
	Automobile workshops for 2/3 Wheelers			
	Weigh bridge, Godowns, Ware houses, Storage -non hazardous- floor area limited to **100m2**			
32.2	**Provided that the existing/Proposed access road has a width of 7m minimum**			
	Dispensaries, Clinics(Outpatient) and diagnostic centres etc having a floor area limited to **200 m^2.**			

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
	Shops/Professional Offices, Commercial Offices and establishments, Banking and financial institutions, Gymnasium/ Yoga centres, Restaurants , Canteens – floor area limited to **300 m2.** High schools and Higher Secondary Schools Godowns/ware houses/Storage - Non hazardous- floor area limited to **200m2** Community halls, Auditorium, Recreational clubs, Social welfare centres, Wedding Halls floor area limited to **500m^2.** Hospitals & Health Centres **with number of beds limited to 5.**	Markets- Plot area upto 500m2 LPG distribution centres (excluding Plants and Bulk Storage)- Floor area upto 50m2		
32.3	**Provided that the existing/Proposed access road has a width of 12m minimum**			
	All Residential buildings consisting of single or multifamily dwellings, residential flats / apartments .	Stacking yards, Godowns/ Warehouses for Storage - non hazardous materials. Higher Education Institutions. Diagnostic Centres, Clinics, Hospitals with number of **beds limited to 50.**		

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
33	**Mixed Zone (Residential, Commercial, Industrial)**			
33.1	All uses that are permitted in High density Residential Zone, Commercial Zone and Industrial Zone	All uses restricted-1 in High density Residential zone, Commercial zone and Industrial zone		Any other uses not specified in columns (1),(2) & (3)
33.2	**Provided that the existing/Proposed access road has a width of 7m minimum**			
	Museum, Fair grounds, Open air Theatres, Indoor/Outdoor games stadium	Industrial Estates& Industrial Parks, Service Industries of Non nuisance Nature (see Annexure II) engaging not more than 9 workers with power limited to 30 HP in areas other than industrial estates/parks Sewage treatment plants,LPG godowns		
33.3	**Provided that the existing/Proposed access road has a width of 18m minimum**			
	Hospitals & Health centres upto 300 beds		Bus / Container Terminal	

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
34	**Central Business District (CBD)**			
34.1	All uses that are permitted in Commercial zone Ashram,Mutts, Madrassa Places of Worship Additions and alterations to the existing public and semi public buildings including addition of new blocks without altering the use. Buildings incidental to Public and Semi public uses with floor area limited to 100sqm.	Other Public utility areas & Public utility buildings Parking buildings and parking lots Higher Educational Institutions provided the access has a width of 7m Minimum Fuel filling stations Saw mills with Timber Yard Slaughter Houses		Any other uses not specified in columns (1), (2) & (3)
35	**Commercial Zone**			
35.1	All shops including shopping complexes, shopping malls, hypermarkets, Automobile Show room, restaurants, hotels, markets. Places of worship Professional offices, commercial offices & establishments, banking and financial institutions, IT software units, Movie halls, Auditorium, Wedding Godowns / warehouse / storage of Non-hazardous materials, stacking yards.	Other public utility areas & Public utility buildings. Dairy & Dairy Farm, Poultry Farm.	Multiplex Complexes	Any other uses not specifiedi .n columns (1), (2) & (3)

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
	Saw mills, weigh bridges, printing press, IT hardware/electronic industries, Gymnasium/Yoga centres	Fuel filling stations		
	Automobile workshop for 2/3 wheelers	Smoke house		
	Automobile workshops, automobile service stations for light motor vehicles,- **floor area limited to 300m2**	Saw Mills with Timber Yards		
	Cottage industries, cold storage,ice factory, service industries of non-nuisance nature with number of workers limited to 19 without power or 12 workers with power limited to 20HP(See Annexe-I)	Slaughter Houses.		
	Expansion of existing residential buildings, Single Family Residences, Residential flats/apartments with lower floor(s) for commercial use only, night shelters, orphanages, old age homes, dharmasala, hostels and boarding houses, lodges and guest houses, Ashram, Mutts, Madrasa.			
	Government (Local /State/Central) or Public Sector Offices			
	Day care, Creche, Nursery Schools, Kindergarten and schools offering general education up to High school level. Expansion of existing educational institutions			

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
	Social welfare centres, library and reading rooms, exhibition centres, art gallery museum, convention centres			
	Clinics, diagnostic centres and hospitals with number of **beds limited to 50.**			
	Tot lots, Parks & playgrounds, fair grounds, open air theatres			
	Parking plaza, Taxi/Jeep stands			
	Plant nursery, Storage of agricultural produces and seeds, Pump House, Wells and Irrigation Ponds			
35.2	**Provided that the existing / Proposed access road has a width of 7m minimum**			
	Marble and granite storage/cutting centres. Automobile workshops/ automobile service stations for light motor vehicles	Service Industries off non-nuisance nature with number of workers limited to 19 without power or 9 workers with power limited to 30 HP (See Annexe I)	Bus Terminal / Stand	
	Higher Secondary Schools		Truck Terminal	
	Vocational training Institutions	Hospitals above 50 beds. Indoor /Outdoor game stadiums		

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
35.3	**Provided that the existing / Proposed access road has a width of 12m minimum**			
	Higher Educational Institutions. Hospitals & Health centres, Outdoor games stadium	Lorry stands, Bus terminals	Multiplex Complexes	
36	**Industrial Zone**			
36.1	All industries other than obnoxious and nuisance type industries, Automobile Workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Timber Yard, Ice Factory, Cold Storage, Fish and Meat Processing Units, Printing Press, Water Treatment Plants, Marble and Granite Storage and Cutting Centres, Industrial Estates & Industrial Parks.	Other Public Utility Areas and Public Buildings. Sewage Treatment Plants, Dumping Yards	Container Terminals with access width of 15 m minimum	Any other uses not specified in columns (1), (2) & (3)
	Godowns/Warehouses/Storage of non hazardous material, stacking yards, weigh bridge. Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House. Dry Cleaning Plants, Power Plants, Sub Stations Government or Public Sector Offices. Transport Terminals incidental to industrial use. Shops/Professional Offices, Commercial Offices, Banks & Other Financial Instiutions , Restaurent , Canteen, Hotels - Floor area limited to 100m2	Slaughter Houses. Single family residences builtup area upto 300sq.m Fuel filling stations, Junk Yards Cremation Ground/Crematorium, Burial Ground, Common vault		

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
	Residential and Commercial Uses incidental to the Industrial Use. Any other activity essentially incidental to Industrial use with floor area upto 100 sqm Tot lots, Parks and Play Grounds attached to incidental residential use. Green houses, Storage of agriculture produces and seeds	Storage of Explosives and Fire Works, Gas Godowns, Crusher Units.		
37	**Public and Semipublic Zone**			
37.1	Local/State/Central Government/Public Sector Offices and Other Related Public Buildings Residential Quarters incidental to public and semi public use. Ashram/Mutts Public Utility Areas and Buildings.	Single family residence floor area upto 300sq.m, Bus terminals/st and, lorry stand, Fuel filling station		Any other uses not specified in columns (1),(2) &(3).

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
	Additions and alterations to the existing public and semi public buildings including addition of new blocks .	Cremation Ground / Crematorium, Burial Ground, Common Vault Shops/Professional Offices, Commercial Offices, Banks & Other Financial Instiutions , Restaurent , Canteen, Hotels - Floor area limited to 300m2		
	Buildings for incidental uses with floor area limited to **100 m^2**.			
	Water treatment plants below 5 MLD,Tot lots, Parks/Play Grounds,Open air Theatres, Zoological and botanical Gardens/Bird Sanctuary, Camping sites.			
	Educational institutions, Civil Defence and Home Guard, Library and Reading Rooms, Social Welfare centres, Museum, Indoor games stadium, Swimming pools,Exhibition centres and art gallery			
	Places of worship, Clinics, Diagnostic centres and Hospitals.			
	Auditoriums/Wedding halls/ community halls, convention centers incidental to public and semipublic uses, outdoor games stadium, parking plazazs,auto rickshaw/taxi/jeep stands, boat jetty.			
	Solid Waste Disposal area Only buildings/ structures incidental to the solid waste disposal system are permitted. Green buffer of 5m must be provided around solid waste disposal area			

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
38	**Transportation Zone**			
38.1	All buildings and uses connected with transport and communication Such as Bus terminal /Lorry / Car/Jeep Stand, Railway Station, Auto Rickshaw Stand, essential repairs and Service Shops related to the transport and Communication use Weigh Bridges	Public Utility Areas and Buildings	Container Terminals provided that the access has a width of 15m minimum.	Any other uses not specified in columns (1),(2) &(3).
	Any incidental uses to the transport terminals such as Retail shops,Restaurants , Canteen etc. with floor area liited to 30% of the built-up area of the terminal	Fuel Filling Stations		
	Staff Quarters,Offices, Night Shelters, Guest Houes etc incidental to the transport terminals			
	Parking Plazas, Transmission Towers and Wireless Stations.			
39	**Recreational Open Spaces**			
39.1	Any construction/land development essential for the development/ improvement of open air recreational facilities.	Public Utility Areas and Buildings which will not affect the character of the area.		Any other uses not specified in columns (1),(2) &(3).
	Fish Landings, Boat Jetties, Guided Boat Rides, Watch Towers, Eco Walk Ways, Water Sports Facilities, Fair Grounds etc.			
	Tot Lots, Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Zoological and Botanical Garden, Bird Sanctuary, Eco Walk Way etc.			

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
40	**Conservation Zone**			
40.1	Paddy cultivation Agriculture/ Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction. OR Constructions/ land developments in conformity with the Conservation of Paddy Land and Wet Land Act, 2008 .			Any other uses not specified in columns (1),(2) &(3).
41	**Water bodies Zone**			
41.1	All existing water bodies shall be conserved. Bridges, Side protection walls, Bathing Ghats, Boat jetties etc may be permitted based on community level requirements.			Any other uses not specified in columns (1),(2) &(3).
42	**Green strip**			
	Area to be used only for planting trees in order to retain as green areas, parks, pump houses, wells and irrigation ponds, storage of agricultural products and seeds, green house. 5 m wide Green Strip may be provided surrounding the sides of natural water bodies			Any other uses not specified in columns (1),(2) &(3).

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
43	**Special Zone** Special zones include the areas specifically demarcated for certain projects. No other activity unless otherwise specified shall be permitted in such zones. If this projects are not materialised in corresponding demarcated land within a period of 7 years, from the date of sanctioning of this master plan, The freezed land may be released and returned back to that zone as per the existing land use.			
SZ 1	Tourism facilitation centre	Single family Residences - floor area upto 300 sq m, Resorts , Hotels, Restaurants , Boarding Houses , Night Shelters , Guest Houses, Lodges. Retail Shops /Professional Offices , Commercial Offices/Establishments, Banking and Financial Institutions - floor area upto 200 sq m, Gymnasium / Yoga Centers, library and Reading Rooms, Museum, Exhibition Centres and Art Gallery,Open air Theatre , Tot Lots/Parks/Play Grounds, Amusement parks, Swimming Pools Clinics, diagnostic centres - floor area upto 150sq .m Transmission towers and wireless stations		
SZ 2	IT PARK	Land can be developed as IT centre without disturbing the surrounding environment		

ANNEXURE -1

List of non-obnoxious and non-nuisance type of service or light industries

1. Aerated water and fruit beverages
2. Apparel making
3. Assembly of air coolers and conditioners
4. Assembly of bicycles, baby carriage and other small non motorized vehicles.
5. Atta - chakks
6. Ayurvedic medicinal formulations, Ayurvedic health club
7. Bakery products, biscuits, confectionaries
8. Bamboo and cane products (only dry operations)
9. Block making for printing
10. Card board or corrugated box and paper products (paper or pulp manufacturing excluded)
11. Carpet weaving
12. Cement and concrete products (where crusher is not used)
13. Chilling plants and cold storage
14. Coir (without bleaching / dyeing)
15. Concrete batching plants
16. Cotton and woolen hosiery/ Cotton and silk printing
17. Electro plating
18. Electronics and electrical goods
19. Electronics equipment (Assembly)
20. Engineering workshop and general fabrication works (without any chemical treatment)
21. Embroidery and lace manufacturing
22. Flour mills (job work only)
23. Foam bed, latex thread
24. Foot wear (rubber and PVC)
25. Furniture making
26. Fountain pens
27. Garment stitching, tailoring
28. Gold and silver smithy

29. Gold and silver thread sari work
30. Ice- cream or ice making
31. Insulation and other coated papers (paper or pulp manufacturing excluded)
32. Jobbing and machining
33. Light engineering
34. Laundry, dry cleaning and dyeing
35. Manufacturing of formulated synthetic detergent products
36. Manufacture of soaps involving process without generation of trade effluents (saponification of fats and fatty acids only)
37. Mineralized water
38. Musical instruments manufacturing
39. Oil ginning/expelling
40. Optical frames
41. Paint (by mixing process only)
42. Paper pins and U- clips
43. Power looms / hand looms (without dyeing & bleaching)
44. Photo and picture framing
45. Pressure testing units
46. Printing press
47. Rice mills
48. Rope (cotton and plastic)
49. Rubber gloves other than that for surgical and medical purpose
50. Rubberized coir mattresses
51. Scientific and mathematical instruments
52. Sports goods
53. Steeping and processing of grains
54. Small foundries
55. Tissue culturing
56. Toys
57. Water softening and demineralization plants
58. Watch, pen and spectacles repairing.

ANNEXURE 2

List of obnoxious and nuisance industries subject to Objectionable sounds , dust, odours, fumes, effluents or processes constituting hazardous use and which are to be located in hazardous zones (grouped) under Indian Standard Industrial classification

(vide Regulation 7- 1, 7 - 2 and 13-2)

Manufacture of Food Stuff:

(1) Slaughtering, preservation of meat and fish and canning of fish

Manufacture of Beverages:

(2) Production of distilled spirits, wines, liquor etc. from alcoholic fruits and salts in distillery and brewery

(3) Production of country liquor and indigenous liquor such as toddy, liquor from mahua, palm juice

Manufacture of textiles:

(4) Dyeing and bleaching of cotton

Manufacturing of wood & wooden products, sawing and planning of wood:

(5) Wood seasoning

(6) Manufacture of veneer & plywood

(7) Paper, pulp and straw board

Manufacture of leather and leather products:

(8) Currying, tanning and finishing of hides and skins and preparation of finished leather

Manufacture of Rubber petroleum & local products:

(9) Manufacture of tyres and tubes and tyre retreading

(10) Manufacture of industrial and synthetic rubber

(11) Reclanation of rubber

(12) Production of petroleum, kerosene and other petrol products in refineries

(13) Production of chemicals and chemical products

Manufacture of chemical and chemical products:

(14) Manufacture of basic industrial chemicals such as acids, alkalies and their salts, not elsewhere specified (specially sulphurious, sulphuric, nitric, hydrochloric etc. acids, ammonia chlorine and bleaching powder manufacture.)

(15) Manufacture of dyes, paints, colours, ink powder, varnishes, printing ink etc.

(16) Manufacture of fertilizers (specially from organic materials) (17) Manufacture of disinfectants and insecticides

(18) Manufacture of Ammunition, explosives and fire works

(19) Manufacture of matches

Manufacture of Nonmetallic mineral products other than Petroleum and coal:

(20) Manufacture of cement

(21) Manufacture of lime

(22) Manufacture of plaster of paris

Manufacture of Basic Metals and their Products:

(23) Manufacture of iron and steel including sheeting, refining, rolling and conversion into basic forms

(24) Manufacture including smelting, refining etc. of nonferrous metals and alloys in basic forms

(25) Manufacture of ornaments

Manufacture of machinery (other than transport) and electrical equipment:

(26) Manufacture of all kinds of battery, Miscellaneous items not covered above

(27) Incineration, dumping and reduction of offal, dead animals, garbage or refuse

(28) Manufacture of gelatin and glue

(29) Fat, tallows, grease of lard refining of manufacture

(30) Bone meal, bone girst and bone powder

(31) Manufacture of cashewnut shell oil and

(32) Other similar types of nuisance industries.