

ZONING REGULATIONS

1. All future developments shall be in conformity with the provisions of the Master Plan for Punalur Town and future constructions shall conform to the Kerala Municipality Building Rules and other applicable statutes in force unless otherwise specified in this regulation or in any Detailed Town Planning scheme in force.

2. For the implementation and enforcement of the proposals envisaged in this Master Plan, areas have been zoned under various categories such as Residential zone, Commercial zone, Existing / Proposed Public and Semi Public zone, Residential Mix zone, Dry Agricultural zone, Existing / Proposed Industrial zone, Paddy/ low lying land, Traffic and Transportation zone, Water bodies, Special zone, No Development zone, Government Forest. Details regarding the nature of uses 'permitted' and uses 'restricted' in each zone are given in the accompanying sheets. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the Plan and in accordance with the other statutes applicable.

   '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, Punalur Municipality, hereinafter referred to as Secretary. In some cases it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special locational factors. Such cases which come under this category as classified as "Uses Restricted".

   Uses Restricted– 1 category deals with the uses that shall be restricted by the Secretary, Punalur Municipality with the concurrence of the Town Planner of the LSGD (Planning) Kollam

   Uses Restricted– 2 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner concerned of the LSGD (Planning)

   In each land use zone, all the uses that are not listed as 'Uses Permitted', 'Uses Restricted -1' and 'Uses Restricted - 2, are "Prohibited Uses"

3. If any space in a zone is put to a "Use Prohibited" as stated in Para 2, before the sanctioning of the 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 creates 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 concerned. The total built up area of such non-conformng use shall not exceed 1.5 times the existing built up area.

4. 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 uses zone, can be considered by the Secretary, with the concurrence of the Town Planner concerned.



5. 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 competent authority in taking decisions regarding granting or refusal of permits for land development and construction of buildings/ structures.

6. Regulation of constructions and / or land developments on the sides of new roads / roads proposed for widening as per the Plan shall be governed by the distance from the center line of the road, unless otherwise specified in the Plan or in any detailed road alignment approved by the Chief Town Planner concerned. In cases where the proposed new roads or road widening as per the Master plan abuts/ affects a water body, regulation of construction and/or land developments on the sides of such road shall be governed by the distance from the nearest boundary of the water body, unless otherwise specified in any Detailed Town Planning schemes or any road alignment plans approved by the Chief Town Planner concerned.

7. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the Master plan in consultation with the Chief Town Planner concerned.

8. Existing areas and structures of archaeological importance, agricultural uses and religious uses shall be permitted to continue in all the zones and shall not constitute non-conforming uses.

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

10. Expansion of existing Public and Semi Public Institutions and existing Industrial units including their incidental uses to adjacent plots shall be treated as permitted use irrespective of the zone in which such adjacent plot lies, except in construction free Zone (Paddy/Low lying land, water bodies,No development zone)

11. The Secretary of Punalur Municipality with the concurrence of the Town Planner, Local Self Government Planning having jurisdiction over the area shall permit in land uses such as Paddy land or water body, such uses that are permissible in adjacent land use zone, if that particular land in the Paddy land zone or Water body zone is not classified as Paddy land or Water body as per revenue records.

12. 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 use 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 Government Orders in force in the State.

13. If public activity ceases or do not exists in a private land, uses permitted/ restricted in the surrounding land use zone shall be allowed in the plot with the concurrence of the Town Planner,



if no records are available with Punalur Municipality regarding any proposal for acquiring that particular land for any public use at the time of application for building construction or land development.

14. If a plot abuts any of the water bodies specified in the plan, construction-free zones (green strips) of 15 meters or the width of the water body as per revenue records, whichever is less, shall be provided along either side of such water bodies. However, plot owners who are unable to develop their properties due to the 15-meter buffer restrictions on either side of the Kallada River may be permitted to construct up to 100 square meters on a single storey under the following conditions:

    a) Construction must be at least 10 meters from the river boundary;

    b) This benefit is exclusively for owners affected by buffer restrictions; those utilizing this provision may not develop or construct on the remainder of their plots.

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

16. Transmission / telecommunication towers, mobile 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 water bodies.

17. Electric charging stations for vehicles may be permitted in all zones other than Paddy/Low lying land,Water bodies

18. Subject to zoning regulations of the respective zones, more than one use may be combined in a building, provided that the total built up area of such a building shall not exceed the maximum built up area permitted for any of such use, in that zone. Also, the built up area of individual uses shall be limited to that prescribed by the zoning regulations for the zone.

19. If different land use zones falls within a 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 construction free Zone(Paddy/Low lying land,Water bodies, No development zone) this provision shall not be applicable.

20. 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 if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable.

21. Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules 2000, under the Environment (Protection) Act 1986 and its subsequent amendments shall be applicable to the Master plan area.



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

23.The areas specially demarcated for certain projects as Special Zones(Municipal Expansion Zone, Recreational Open Space and Water Retention Area, Tourism Project Area I, Tourism Project Area II, Lorry Parking, Parking Lots, Stadium and Market expansion Zone) shall be made available in possession of Punalur Municipality within a period of seven years from the date of sanctioning of the Master plan. If land is not taken into possession within the stipulated period, these lands may be returned to that land use zone which may be deemed appropriate based on surrounding land uses and developments, with the concurrence of the Town Planner concerned.

24. In cases, where contiguous plots under the same ownership extend beyond the depth specified for the 'Residential Mix Zone', the permitted/ restricted uses applicable to the zone may be extended to the entire depth of the plot. This provision shall apply only if the plot has a minimum frontage of 25 meters along the designated road. The extension of such uses is subject to the concurrence of the Town Planner, Local Self Government Department (LSGD) Planning, and ensuring alignment with the overall master planning objectives and local infrastructure capacity.

25. The building line for all roads shall be determined according to the provisions specified in the Kerala Municipality Building Rules and Kerala Municipality Act currently in force in the state.

26. In the event of change in alignment of new road proposal in the Master Plan, after the commencement of land acquisition of the new alignment, the land parcels in stretches excluded from the original alignment may be changed to adjacent suitable land use zone with the concurrence of the Town Planner. This provision is applicable only to new road development proposals and not to widening proposal.

27. Incase of uncertainty 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 Maps, 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.

28. Parks & open spaces, playgrounds, turfs are permitted in all zones.

29. 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 Paddy/Low lying land, water bodies,No development 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 underand the Secretary shall comply the same while issuing permit.

    Also, Adequate provision shall be made for supporting infrastructure such as water supply, sewerage, solid waste management, power supply etc.Separate systems for management of solid



waste and sewageshall 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.

29.1 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 shall 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:

Principal 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) Kollam	-	Member
Secretary of Punalur Municipality	-	Member

(c) The Convener 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.

g) The project shall be completed within a period of 5 years if not specified otherwise.

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
1	2	3	4
30.0	**Residential Zone**		
30.1	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, old age homes.	Ashram, Mutt, Madrasa. Places of Worship.	
	Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Canteen, Hotels - built up area limited to **200 m^2**.	Public utility areas and Public Utility buildings other than those included in the permitted category.	
	Cottage Industries including coir, Service Industries of non-nuisance Nature (See Annexe-I), with number of workers limited to 6 without power or 3 workers with power limited to 5 HP		
	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).	Vehicle Fuel Filling Stations	
	Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres etc having a built up area limited to **200 m^2.**	Cremation Ground/ Crematorium, Burial Ground/ Common Vault.	
	Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium /Yoga Centers, Swimming Pool, Libraries etc having a built up area limited to **200 m^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.		
	Plant Nurseries, Pump House		
	Wells and Irrigation Ponds incidental to community needs.		

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
1	2	3	4
30.2	**In addition to the above mentioned Permitted & Restrictd uses,the following uses may also allow in this zone with access road has an existing width of 5m minimum**		
	Automobile workshops for two/ three wheelers – built up area limited to **200 m^2**.		
30.3	**In addition to the above mentioned Permitted & Restrictd uses,the following uses may also allow in this zone with access road has an existing/ proposed width of 8m minimum**		
	Hospitals with 5 beds, Higher Secondary Schools.	LPG distribution centres (excluding bottling plants and bulk storage) limiting the built up area limited to **50 m^2**.	
	Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery- built up area limited to **500 m^2.**		
	Shops/Professional Offices, banking and financial institutions – built up area limited to **500 m^2.**		
31	**Residential Mix Zone**		
	Land to a depth of 200 m from the proposed road width on either side of the Kollam - Schenkotta Road (NH 744) and 100m from the proposed road width on either side of the following roads is deemed to be in a "Residential Mix Zone". 1. Punalur - Muvattupuzha Road (SH 08) 2. Punalur - Ayoor Road (SH 48) 3. Chemmanthoor to Paper Mill jn via Railway Station road 4. Road near Tholikode pumping station to Vilakkupara via Maniyar market 5. Road near eye hospital in Power house Jn to Edamon via Aikkarakonam		
31.1	All uses that are permitted in Residential Use Zone	Museum, Exhibition centres and art gallery, Places of worship	
	Automobile workshops for 2/3 wheelers, Service Industries of non-nuisance nature (See Annexe I) engaging not more than 19 workers without power or 9 workers with power limited to 15 HP, Civil defence and home guard.		
	Parking Plaza, Taxi/Jeep Stand		

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
1	2	3	4
31.2	**In addition to the above mentioned Permitted & Restrictd uses,the following uses may also allow in this zone with access road has an existing width of 5m minimum**		
	Diagnostic Centres, Clinics(Out Patient), – built up area limited to **500 m^2.**		
31.3	**In addition to the above mentioned Permitted & Restrictd uses,the following uses may also allow in this zone with access road has an existing/ proposed width of 8m minimum**		
	Shops, Professional Offices, Commercial Offices/ Establishments, Banking and financial institutions, Restaurants/Canteen, Hotels, IT/ Software units – built up area limited to **1000 m²**.		
	Social Welfare Centres / Movie Halls/ Auditorium/ Wedding Halls/ Community Halls – built up area limited to **1000 m^2.**		
	Secondary/Higher Secondary Schools, Technical High Schools.		
	Hospitals and health centres with number of beds limited to 10.		
	Markets of Plot area limited to **500 m^2.**		
	Weigh Bridge		
	Godowns/ Warehouses/ Storage non-hazardous – built up area limited to **200 m^2.**		
	Marble and Granite Storage Centres, Industrial Estates & Industrial Parks, Automobile Workshops / Automobile Service Stations for Light Motor Vehicles.		
	Service Industries of Non Nuisance Nature (see annexure I) engaging not more than 9 workers with power limited to 30 HP in areas other than industrial estates/parks.		

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
1	2	3	4
31.4	**In addition to the above mentioned Permitted & Restrictd uses,the following uses may also allow in this zone with access road has an existing/ proposed width of 12m minimum**		
	Shops, Professional Offices, Commercial Offices/ Establishments, Banking and financial institutions, Restaurants/Canteen, Hotels, IT/ Software units – built up area above **1000 m²**.		Multiplexes
	Educational Institutions of Higher Order Shops, Offices, Markets.		
	Hospitals & Health centres with number of beds limited to 100.		
	Godowns / Ware houses/ Storage (non-hazardous) - built up area limited to **500 m^2.**		
	Automobile workshops/ Automobile Service stations for Heavy vehicles – built up area limited to **1000 m²**.		
31.5	**In addition to the above mentioned Permitted & Restrictd uses,the following uses may also allow in this zone with access road has an existing/ proposed width of 18m minimum**		
	Hospitals & Health centres upto 300 beds		
	Movie Halls/Auditorium/Wedding Halls/ Community Halls - built up area above **1000 m^2.** with parking at 1.2 times that of KMBR.		
32	**Commercial Zone**		
32.1	All shops including shopping complexes, shopping malls, multiplex, hypermarkets, restaurants, hotels, markets.	Places of worship Dairy & Dairy Farm, Poultry Farm.	
	Professional offices, commercial offices & establishments, banking and financial institutions, IT software units, Movie halls, Auditorium, Wedding Halls, Community Halls	Other public utility areas & Public utility buildings. Fuel filling stations	
	Godowns / warehouse / storage of Non-hazardous materials, stacking yards.	Saw Mills with Timber Yards	
	Gymnasium/ Yoga centres	Slaughter Houses.	

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
1	2	3	4
	Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non-nuisance nature with number of workers limited to 19 without power or 9 workers with power limited to 30HP(See Annexe-I), saw mills, weigh bridges, printing press, IT hardware / electronic industries, marble and granite storage / cutting centres.	Higher educational Institutions provided the access has a width of **8m** minimum.	
	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/ Kindergarten, Expansion of existing educational institutions		
	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, Transport terminals		
	Plant nursery, Storage of agricultural produces and seeds, Pump House, Wells and Irrigation Ponds		
32.2	**In addition to the above mentioned Permitted & Restrictd uses,the following uses may also allow in this zone with access road has an existing/ proposed width of 12m minimum**		
	Hospitals & Health centres, Outdoor games stadium.		Multiplexes

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
1	2	3	4
33	**Existing/ Proposed Industrial Zone**		
33.1	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. Cremation Ground / Crematorium, Burial Ground, Common Vault.	
	Godowns/Warehouses/Storage of non hazardous material, stacking yards, weigh bridge.	Storage of Explosives and Fire Works, Gas Godowns, Crusher Units.	
	Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House.	Sewage Treatment Plants, Dumping Yard.	Container Terminals with access width of 18m minimum.
	Dry Cleaning Plants, Power Plants, Sub Stations	Slaughter House	
	Government or Public Sector Offices		
	Transport Terminals incidental to industrial use.	Fuel filling station	
	Residential Uses incidental to the Industrial Use. Any other activity essentially incidental to Industrial use.	Obnoxious or nuisance industries (see Annex-II)	
	Tot lots, Parks and Play Grounds attached to incidental residential use.		
34	**Existing/ Proposed Public & Semi Public Zone**		
34.1	Local/State/Central Government/Public Sector Offices and Other Related Public Buildings	Cremation Ground / Crematorium, Burial Ground, Common Vault.	
	Residential Quarters incidental to public and semi public use.		
	Public Utility Areas and Buildings.		
	Additions and alterations to the existing public and semi public buildings including addition of new blocks without altering the use.		

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
1	2	3	4
	Buildings for incidental uses with built up area limited to **100 m^2.**		
35	**Traffic and Transportation Zone**		
35.1	Transport Terminals including constructions that form an integral or essential part of the terminal	Public Utility Areas and Buildings	
	Any incidental uses to the transport terminals such as Retail Shops, Restaurants, Canteen etc. with built up area limited to **1500 m^2**.	Fuel Filling Stations	
	Staff Quarters, Offices, Night Shelters, Guest Houses etc incidental to the transport terminals		Container Terminals provided that the access has a width of **18m** minimum.
36	**Dry Agriculture Zone**		
36.1	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry.	Cremation ground / crematorium, burial ground, common vault	
	Dairy Farms, Fish farms, Seed farms, Poultry farms, Plant nursery, pump house, wells and irrigation ponds.	Slaughter Houses.	
	Single Family Residential Buildings.	Storage of explosive and fireworks, Gas Godowns, Dumping Yard.	
	Orphanages, old age homes, dharmasala, ashrams, mutts, madrasa.		
	Clinics(Outpatient) and diagnostic centres - built up area limited to **100 m^2.**		
	Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens – built up area limited to **100 m^2**.		
	Police Post/Police Station, Post and Telegraph office, Fire Post / Fire station, Telephone Exchange, wireless stations and Telecommunication towers.		
	Day Care and Creche, Nursery / Kinder Garten / Primary & Upper primary schools.		

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
1	2	3	4
	Library and Reading Rooms, Godowns/ warehouses/ Storage – non hazardous – built up area limited to **100 m^2.**		
	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		
	Automobile workshops for 2/3 Wheelers Tot Lots/Parks/Play Grounds, Saw Mills, Weigh Bridge.		
36.2	**In addition to the above mentioned Permitted & Restrictd uses,the following uses may also allowin this zone with access road has an existing/ proposed width of 8m minimum**		
	Clinics (Outpatient) and diagnostic centres - built up area limited to **200 m^2.**		
	Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens – built up area limited to **200 m^2.**		
	Library and Reading Rooms, Godowns/ warehouses/ Storage – non hazardous – built up area limited to **200 m^2**.		
	Auditorium/Wedding Halls/Community halls floor area limited to **500m^2.**		
	Hospitals & Health Centres with number of beds limited to **5.**		
36.3	**In addition to the above mentioned Permitted & Restrictd uses,the following uses may also allowin this zone with access road has an existing/ proposed width of 12m minimum**		
	Residential buildings consisting of multifamily dwellings, residential flats / apartments, residential quarters.	Stacking yards, Godowns/ Warehouses/Storage - non hazardous materials.	
		Fuel Filling Stations.	

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
1	2	3	4
		Higher Education Institutions. Health Care Facilities including Diagnostic Centres, Clinics, Hospitals with number of beds limited to 50.	
37	**Paddy / Low Lying Land**		
	Paddy cultivation	Minor Public Utility areas & Public utility buildings which will not affect the character of the area.	
	Agriculture/ Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction.		
	Constructions/ land developments in conformity with the Conservation of Paddy Land and Wet Land Act in force in lands designated as paddy land or wet land under the said Act.		
38	**Government Forest**		
	Except in the case of natural forest, if any, the provisions applicable under dry agriculture zone will be made applicable. The natural forest area is the forest area as per records of forest department. In the case of lands for which ownership is vested with Forest Department,only constructions by Forest Department will be permitted.		
39	**Water bodies**		
	All existing water bodies shall be conserved.		
	Bridges, Side protection walls, Bathing Ghats, Floating jetty etc may be permitted based on community level requirements.		

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
1	2	3	4
40	**No Development Zone**		
	If plot is abutting any of the waterbodies specified in the plan, Construction free zones (Green Strips) of 15m or width of the water body as per revenue records ,whichever is less ,shall be provided along the either side of such water bodies.		
	Agriculture, Fish farm, Seed frarm, Well and Irrigation ponds without any building construction		
41	**Special Zones**		
	Special zone include areas specifically demarcated for certain projects for which the reqired land to be acquired and developed. No other activity unless otherwise specified should be permitted in these areas. The uses specified here under shall be permitted by the Secretary Punalur Municipality.		
SZ 1	**Municipal Expansion Zone** [Survey numbers:-411 (p),412(p), 418 (p)]	Local/State/Central Government/Public Sector Offices and Other Related Public Buildings such as town hall, public library, community facilitation centres etc.	
		Residential Quarters incidental to public and semi public use.Public Utility Areas and Buildings. Buildings for incidental uses with built up area limited to **100 m^2**.	
SZ 2	**Recreational Open Space and Water Retention Area** [Survey numbers:- 380(p), 405(p), 474 (p)]	Any construction/land development essential for the development/ improvement of open air recreational facilities.	
		Watch Towers, Eco Walk Ways, Fair Grounds etc.	
		Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre etc.	
		All existing water bodies shall be conserved.	
		Minor Public Utility areas & Public utility buildings which will not affect the character of the area.	
		Agriculture/ Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction.	

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
1	2	3	4
SZ 3	**Tourism Project Area I** [Survey numbers:- 638(p),708(p),710(p),711(p)]	Any construction/land development essential for the development/ improvement of open air recreational facilities.	
		Watch Towers, Eco Walk Ways / nature trails, Fair Grounds etc.	
		Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Zoological and Botanical Garden etc.	
		Night shelters, Guest houses, Lodge, Restaurant, Canteen, Resorts, Hotels with built up area limited to **500m^2**	
		Bakeries and confectionaries built up area limited to **200 m^2**	
		Museum, exhibition centres and art gallery	
		Library and reading room	
		Public utility areas and buildings	
		Retail Shops/Professional Offices-built up area upto **200 m^2**	
		Commercial Offices / Estabishments, Banking and Financial Institutions - built up area upto **200 m^2**	
		Gymnasium / Yoga Centers	
		Godowns / Warehouses / Storage non hazardous - built up area upto **100 m^2**	
		Police post, Fire post	
		Clinics (Outpatient) and Diagnostic centres - built up area up to **200 m^2**	
		Movie halls, convention centres	

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
1	2	3	4
SZ 4	**Tourism Project Area II** [Survey number:- 717(p)]	Fish Landings, Boat Jetties, Guided Boat Rides, Watch Towers, Eco Walk Ways, Water Sports Facilities, Fair Grounds etc.	
		Park, Zoological and Botanical Garden, Birds Sanctuary etc.	
		Tourist resorts with area limited to **200 m^2**	
		Eco Walk way / Nature Trails, Mangrove garden	
		Angling point, Guided boat rides	
		Open restaurant, Eating Place, resting place, Art gallery, Souvenir Shop made of bio degradable material such as wood pannel board etc.	
		Open air recreational facilities	
		Waste recycling facilities without causing environmental degradation	
		Sanitation facilities for the visitors	
SZ 5	**Lorry Parking** [Survey number:-469(p)]	Lorry terminals including constructions that form an integral or essential part of the terminal like weigh bridge etc.	
		Any incidental uses to the transport terminals such as Shops / Restaurants / Canteen etc. with built up area limited to **150m^2**. Rest Room, Night Shelters area limited to **200 m^2** incidental to the transport terminals	
SZ6	**Parking Lots** [Survey numbers:-474(p),475(p)]	Parking Plaza Restaurant / Shops / Rest Room with built up area limited **100m^2**	
SZ 7	**Stadium** Survey numbers:-407(p),408(p),410(p),411(p)	Any construction/land development essential for the development/ improvement of open air recreational facilities / Stadium.	



Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
1	2	3	4
SZ 8	**Market Expansion Zone** Survey numbers:- 480(p),481(p),482(p)	Godowns / Warehouses / Storage of non hazardous materials, stacking yards.	
		Solid waste management facilities, Liquid waste treatment plant, material recovery centres and other waste management systems	
		Marketing centre including whole sale and retail commercial shops, collection and storage centres, other public utility areas and buildings.Other utilities incendental to market activities	