CHAPTER - 33
ZONING REGULATIONS

1. All future developments shall be in conformity with the provisions of the master plan for Thodupuzha town.
2. For the implementation and enforcement of the proposals envisaged in this master plan, areas have been zoned under various categories such as 'Residential use zone', 'Residential mixed use zone', 'Agriculture cum Residential use zone', 'Commercial use zone', 'Commercial use zone I (Sub centre)', 'Public and Semi-Public use zone', 'Industrial use zone', 'Parks, Play grounds and Open spaces use zone', 'Transportation use zone', 'Paddy fields', 'Rocky area', 'Water bodies' and 'Special zones'. Details regarding the nature of uses 'Permitted', uses 'Restricted' and uses 'Prohibited' in each zone are given in the accompanying sheets. 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, Thodupuzha 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 location factors. Such cases which come under this category are classified as "Uses Restricted".
4. Uses Restricted -1 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Town Planner of the district office of the Department of Town and Country Planning.
5. 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 Department of Town and Country Planning.
6. "Uses prohibited" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.

If any point of a zone is put to a "Uses Prohibited" as stated in para 2, before the sanctioning of the scheme, such use shall be termed as nonconforming 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 with the concurrence of the Chief Town Planner, provided that the said use create no adverse environmental influence in the zone.

7. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all the zones and shall not constitute non-conforming uses.
8. 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 centerline of the road, unless otherwise specified in the plan or in any detailed road alignment approved by the Chief Town Planner concerned.
9. The Secretary shall ensure that all constructions and/or land developments, if any, in paddy lands or in wet lands, shall be in conformity with the Kerala Conservation of Paddy land and Wet Land Act and other relevant rules in force in the state, irrespective of the proposed land use zone in which such lands are included.
10. The government shall have the power to issue clarifications in respect of technical interpretations, if any, required in consultation with the Chief Town Planner concerned.
11. 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, can be considered by the Secretary, with the concurrence of the Chief Town Planner concerned.

Sl No	Uses Permitted	Uses Restricted - 1	Uses Restricted - 2	Uses Prohibited
1	**Residential use Zone**			
1.1	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, old age homes. Guesthouse, hostels and boarding houses.	Ashram, mutt, madrasa. Places of worship. Public utility areas and public utility buildings other than those included in the permitted category.		Any other uses not specified.

	Shops, professional offices, commercial offices, banks & other financial institutions, restaurants, canteen, hotels – built up area limited to 500 m^2.	Vehicle fuel filling Stations.		
	Cottage industries, service industries of non-nuisance nature (See Annexure: 33-5), with number of workers limited to 10 without power or 5 workers with power limited to 10 HP.	Cremation ground /crematorium, Burial ground/common vault.		
	Educational institutions essentially serving the needs of residential community such as day care and crèche, nursery schools, kindergartens and schools offering general education (up to High school level).			
	Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Outpatient), diagnostic centres etc. having a built up area limited to 500m^2.			
	Community facilities such as community halls, recreational clubs, social welfare centres, gymnasium /yoga centres, swimming pool, libraries etc. having a built up area limited to 500m^2.			
	Utility installations and civic amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, fire station, open grounds, water treatment plants below 5 MLD. Public utility areas, tot lots, parks, play grounds.			
	Transmission towers, tele-communication towers and wireless stations.			
	Plant nursery, pump house, wells and irrigation ponds incidental to community needs, Smoke houses or similar uses for agriculture value addition attached			

	to a residential building. Poultry farms, dairy and kennel with built up area limited to 200 m^2.			
	Provided that the access road has a width of 5m minimum.			
1.2	Automobile workshops for two/ three / four wheelers – built up area up to 200 sq.m.			
	Provided that the access road has a width of 8 m minimum			
1.3	Hospitals with 10 beds, higher secondary schools. Convention centres/ auditorium/ wedding halls/ community halls/exhibition centres and art gallery-built up area limited to 1200 m^2.Shops/professional offices, banking and financial institutions – built up area limited to 1200 m^2.	LPG distribution centres (excluding bottling plants and bulk storage) built up area limited to 100 m^2.		
	Provided that the access road has a width of 10 m minimum			
1.4	Hospitals and health centres with number of beds limited to 20.	.		
2	**Residential Mixed use Zone**			
2.1	All uses that are permitted in Residential use zone. Automobile workshops for 2/3 wheelers, service industries of non - nuisance nature (See Annexure II) 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.	Museum, exhibition centres and art gallery, places of worship. Fuel filling stations.		
	Provided that the access road has a width of 5 m minimum			
2.2	Diagnostic centres, clinics (Outpatient), – built up area limited to 500 m^2.			
	Provided that the access road has a width of 8 m minimum			
2.3	Shops, professional offices, commercial offices/ establishments, banking and financial institutions, restaurants/canteen, hotels, IT/ software units – built up area limited to 1200 m^2. Social welfare centres / movie halls/ auditorium/ wedding halls/ community halls – built up area limited to 1200 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 Marble and granite storage centres, industrial estates & industrial parks, automobile workshops / automobile service stations for light motor vehicles. Service industries of non-nuisance nature			
Provided that the access road has a width of 12 m minimum				
2.4	Educational institutions of higher order. Shops, offices, markets. Hospitals & health centres with number of beds limited to 100. Automobile workshops/ automobile service stations for heavy vehicles/ movie halls/ auditorium/ wedding halls/ community halls – built up area limited to 1500 m^2.	Bus terminals, lorry stands.		
Provided that the access road has a width of 18 m minimum				
2.5	Hospitals & health centres up to 300 beds. Movie halls/ auditorium/ /wedding halls/ community halls - built up area above 1500 Sq.m with parking at 1.2 times that of KMBR. Tourism amenities, restaurants, canteen, hotels, resorts, passenger amenity and refreshment centres.		Container terminal.	
2.6	Professional offices, commercial offices/ establishments, banking and financial institutions, IT/ software units. Social welfare Service industries of non-nuisance nature		Multiplex	
3	**Agriculture cum Residential use Zone**			
3.1	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry. Dairy farms, fish farms, seed farms, poultry farms, plant nursery, pump house, wells and irrigation ponds. Smoke houses. Single family residential buildings. Residential flats/ apartments up to 3 stories, and 12 dwelling units Orphanages, old age homes, places of worships, dharmasalas, ashrams, mutts, madrasas, dormitory, hostels. Clinics (Outpatient) and diagnostic	Public utility areas and buildings. Cremation ground / crematorium, burial ground, common vault. Slaughter houses. Bio gas plants, composting plants, higher education institutions other than those included in permitted uses/health care centre up to 50 beds. Storage of explosive		

	centres - built up area limited to 1000 m^2. Shops, professional offices, commercial offices and establishments, banking and financial institutions, gymnasium, yoga centres, restaurants, canteens – built up area limited to 500 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. Library and reading rooms. Godowns/ warehouses/ storage – non-hazardous, Cottage industries, service industries of non-nuisance nature. Automobile workshops Tot lots/parks/play grounds, saw mills, weigh bridge	and fireworks, gas godowns. Dumping yards, fuel filling stations.		
Provided that the access road has a width of 8m minimum				
3.2	Clinics (Outpatient) and diagnostic centres - built up area limited to 1200 m^2. Shops, professional offices, commercial offices and establishments, banking and Financial institutions, gymnasium, yoga centres, restaurants, canteens – built up area limited to 1200 m^2. Auditorium/wedding halls/community halls built up area limited to 500m^2. Hospitals & health centres with number of beds limited to 5. Utility installations and civic amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, electric substation, fire station, tot lots, parks, play grounds, saw mills, water treatment plant below 5 MLD.	Fish and meat processing centres, sewage treatment plants, solid waste treatment plants, saw mills with timber yard.		
4	**Commercial use Zone**			
4.1	All shops including shopping complexes, shopping malls,	Places of worship.	Multiplex	Any other use not

	hypermarkets, restaurants, hotels, markets. Professional offices, commercial offices & establishments, banking and financial institutions, IT software units, movie halls, auditorium, wedding halls, community halls. Godowns / warehouse / storage of non-hazardous materials, stacking yards. Gymnasium/ yoga centres. 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:33-5), saw mills, weigh bridges, printing press, IT hardware / electronic industries, marble and granite storage / cutting centres. 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. Daycare, creche, nursery/ kindergarten, expansion of existing educational institutions. Transmission & tele- communication towers, wireless stations. 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,	Dairy & dairy farm, poultry farm. Other public utility areas & public utility buildings. Fuel filling stations. Saw mills with timber yards. Slaughter houses.		specified.

	wells and irrigation ponds.			
Provided that the access road has a width of 12m minimum				
4.2	Educational institutions, hospitals & health centres, outdoor games stadium.			
5	**Commercial use Zone. I (Sub Centre)**			
	Uses permitted, restricted shall be as in Residential Mixed use Zone			
5.1	Markets.	Stadium, other recreation facilities.		Any other use not specified.
6	**Public and Semi Public use Zone**			
6.1	Local/state central government/ public sector offices and other related public buildings. Additions and alterations to the existing public and semipublic buildings including addition of new blocks without altering the use. Buildings for incidental uses with built up area limited to 100 m^2. Residential quarters incidental to public and semi-public use. Single family residential buildings, public utility areas and buildings. Educational institutions (including professional education/collegiate education /higher education institutions),library and reading rooms, social welfare centres, museum, swimming pools, exhibition centres and art gallery, convention centers, indoor/ outdoor games stadium. Clinics, diagnostic centers and hospitals. Parking plazas, auto rickshaw/ taxi/jeep stands. Auditorium / wedding halls / community halls incidental to public and semipublic uses. Tot lots/parks/play grounds, open air theatre, camping sites. Transmission towers, Tele communication towers and wireless stations.	Cremation ground / crematorium, burial ground, common vault. Bus terminals/stand, lorry stand. Fuel filling stations. Sewerage treatment plants.		Any other use not specified
7	**Industrial use Zone**			
7.1	All industries other than obnoxious	Other public utility		Any other

	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, IT software units. Godowns/warehouses/storage of non-hazardous material, stacking yards, weigh bridge. Dairy and dairy Farms, dairy related industries, poultry farms, piggery farm, and smoke house. Dry cleaning plants, power plants, sub stations, smoke houses. Government or public sector offices, transport terminals incidental to industrial use. Transmission and telecommunication towers, wireless stations. Single family residential building, Residential buildings uses incidental to the industrial use. Any other activity incidental to industrial use. Tot lots, parks and play grounds attached to incidental residential use.	areas and public buildings. Cremation ground / crematorium, burial ground, common vault. Storage of explosives and fireworks, gas godowns, sewage treatment plants, slaughter house, crusher units. Container terminals with minimum access width of 18m. Dumping yards/junk yards. Fuel filling stations.		use not specified.
8	**Parks, Play Grounds and Open Spaces use zone**			
8.1	Any construction/land development essential for the development/ improvement of open air recreational facilities. Boat jetties, guided boat rides, watch towers, eco walk ways, water sports facilities. Parks, playground, fair grounds, open air theatre, recreation amenities, stadium, tot lots, zoological and botanical gardens/bird sanctuary, camping site, swimming pools, exhibition centres and art gallery, parking facilities, viewer's galleries. Telecommunication towers.	Public utility areas and buildings which will not affect the character of the area.		Any other use not specified.
9	**Transportation use Zone**			
9.1	All uses connected with traffic & transportation such as road, bridges, fly over, under pass, transport terminals such as bus terminals/stand, truck/lorry stand, auto rickshaw stands, taxi/jeep stands.	Public utility areas and buildings. Fuel filling stations.	Container terminals provided that the access has a width of 18m minimum.	Any other use not specified.

	Public utility areas & buildings and parks which form an integral part of the transportation use proposed. Any incidental uses to the transport terminals such as retail shops, restaurants, canteen, staff quarters, offices, night shelters, and guest houses. Parking plazas, transmission towers, telecommunication towers and wireless stations.			
10	**Paddy Fields**			
10.1	Paddy cultivation. Agriculture /horticulture/fodder cultivation, fish farms/ seed farms/ pump house/ wells and irrigation ponds.	Minor public utility areas & public utility buildings which will not affect the character of the area.		Any other use not specified.
10.2	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. Constructions/ land developments in conformity as per orders obtained for conversion of land under the Kerala Conservation of Paddy land and Wet land act.			
11	**Rocky Area**			
11.1	Additions and alterations to the existing buildings and addition of new blocks without altering the use. Single family residential building not exceeding 300m^2built up area. Minor public utility areas & buildings with built up area up to 100 m^2, which will not affect the character of the area. Water treatment plants, water storage/ distribution tanks, tele-communication and transmission towers.			Any other use not specified.
12	**Water bodies**			
12.1	All existing water bodies shall be conserved. Bridges, side protection walls, bathing ghats, floating jetty.			Any other use not specified.
13	**Special Zones**			
	Special zones include the land areas specifically demarcated for certain use / proposals / projects. Other activity unless otherwise specified shall not be permitted in such zones. However uses / activities which are incidental to the proposed special use and are not likely to affect the quality			

	and environment of the zone, can be permitted in 20 % area of each parcel of land for making the proposal / project financially viable. The proposals / projects can be implemented by any public authorities (Municipality, Government etc.), or by any semi – public authorities or by Special Purpose Vehicle (SPV) or by any mode of Public Private Participation (PPP) or by private authorities. Immediately after the sanction of the plan municipality should prepare detailed projects for which special zones are demarcated and publish the same. The municipality can release the land demarcated for special zones to any other use by following the procedure for variation of sanctioned plan laid down in Kerala Town and Country Planning Act 2016but not within a period of five years from the date of sanction of the plan. The areas demarcated for parking, playground and open space in survey numbers 64 p, 96 p,75 p, and 58 p of Thodupuzha village can be treated as agriculture cum residential use zones, public and semi-public zones in survey number 266 p can be treated as residential mixed use zone, park and play ground in survey number 310 of Thodupuzha village can be treated as residential mixed use zone, if the municipality does not initiate any procedure within a period of seven years from the date of sanction of the plan for implementing the use / proposals / projects for which the special zone is demarcated. The land demarcated as special zones for fulfilling the general public requirements for the planned development of the town has to be developed by the municipality by acquiring / purchasing the land or by public private partnership project or by any other methods found suitable by the municipality. Due to any reason, if the spatial location of uses/proposals/projects envisaged in any of the Special Zone has to be changed to any other spatial location in the same zone the municipal council shall decide such location change within the zone after getting the report of the District Town Planner concerned in this regard. The special zone is further sub divided into following sub zones based on the use / proposals / projects for which it demarcated.
13.1	**Proposed Public and Semi Public Zone**
	Land reserved for various public and semi-public purpose as per Annexure: 33-1.
13.2	**Proposed Parks, Play Grounds and Open Spaces Zone**
	Land reserved for various recreational purposes (Parks, Play Grounds and Open Spaces) as per Annexure: 33-2.
13.3	**Proposed Parking and Transportation Zone**
	Land reserved for various parking and transportation purpose as per Annexure: 33-3.
13.4	**Proposed Information Centre Zone**
	The land having extent of 0.3 acre at survey No.1224 part on the northern side of Punaloor-Muvattupuzha SH and western side of Vengalloor-Mylakkombu road (SH40) is earmarked as special zone for Information centre. Incidental constructions/land developments such as comfort station, facility for refreshment, limited budget accommodation, supporting activities like hotel, cafeteria, handicrafts outlet, hill produces outlet, spices outlet, agro products outlet, parking area, shops etc...are also permitted in this zone.
13.5	**Green Belt**
	Land to a depth of 2m on both sides of the Thodupuzha river is demarcated under this zone. It is suggested to clear all the encroachments on both sides of Kanjiramattom thodu and Kolani thodu

	in a time bound manner and the cleared land shall be treated as a buffer zone by planting trees or by providing a planned green space
	Agriculture/ horticulture/fodder cultivation/ pastures/ grazing grounds/ fish farms/ seed farms/ pump house/ wells and irrigation ponds without any building construction, roads/ food paths/walk ways, works related to maintenance and conservation of water bodies, bathing ghats, pump houses, water landings, service liniest only are permitted in this special zone. *River beautification and tourism related projects may be implemented with the concurrence of the Chief Town Planner.*

14 GUIDELINES FOR LARGE SCALE PROJECTS

Large scale development proposals in an area not less than 2 hectares, exceeding an investment of Rs.50 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 heritage and park & open space, subject to the recommendation of a committee to be constituted by the government for this purpose, under the chairmanship of the Secretary, Local Self Government Department, consisting of Chief Town Planner concerned of Kerala State Town and Country Planning Department and the Secretary, Thodupuzha municipality as members and the District Town Planner, Idukki as convener and satisfying following conditions:-

a) The developer shall produce project cum feasibility report and environmental impact assessment report, if required, of the project to the convener of the committee, 15 days in advance of the committee meeting.

b) The developer shall produce before the committee, all required clearances from the state and central government agencies concerned.

c) Adequate provision shall be made for supporting infrastructure such as water supply, sewerage, solid waste management etc. Separate sewage treatment plant and solid waste management measures shall be provided and maintained by the developer at his /her cost.

d) Adequate memorandum of understanding between the developer and Secretary of local body concerned shall be undertaken to bring this into effect.

e) The minimum access width shall be 12 meter.

f) The project shall be completed within a period of 3 years if not specified otherwise.

15 GENERAL GUIDELINES

1. The general guidelines shall apply to all zones irrespective of the zoning regulations for individual zones.

2. Zoning regulations will prevail over the provisions in Kerala Municipality Building Rules in force.

3. For the purpose of these regulations, built up area means the total area covered by the building at all floor levels. It shall also include area of mezzanine floor, galleries, bar sati and pent house at terrace level;

4. Subject to zoning regulations of the respective use zones, more than one uses may be combined in a building, provided that the total built up area on all floors of such a building shall not exceed the maximum built up area permitted for major use in that zone.

5. Urban renewal: In pockets where old and dilapidated structures do exist in clusters and which cannot be re developed in normal course, urban renewal proposals can be considered as per land pooling /plot re-organisations techniques, as permitted by the town planning legislations in force. The proposals shall be made by all the land owners in the area under consideration jointly.

6. No building shall be constructed (other than that is essential for the bonafide use of the water body under consideration) within 3 m from the boundary of any water body. Jogging tracks may be provided along streams, within this area.

7. Incentives for green building and utilization of solar power and other renewable energy may be permitted as per government policies from time to time.

8. Expansion of existing Public and Semi Public institutions including Educational and Health Institutions to adjacent plots shall be permissible without regard to the land use in which such adjacent plot is zoned and the development regulations imposed by such zoning, subject to the provisions of Paddy land and Wet land Act in force, CRZ regulations, if applicable or other applicable statutes.

9. The Secretary of the Municipality, with the concurrence of the District Officer of the Department of Town and Country Planning having jurisdiction over the area, shall permit in land uses such as Paddy land or Waterbody, such uses that are permissible in adjacent land use zone, if that particular land in the Paddy land zone or Waterbody zone is not classified as Paddy land or Waterbody as per revenue records.

10. Silent zone is to regulate and control the noise pollution to the extent possible as suggested in the Government Order G.O.(P) No.64/02 dated 20th April 2002. Land around hundred meters hospitals, education institutions, courts and religious places fall under this zone. The permissible noise level in this zone is as per Noise Pollution (Regulation & Control) Rules 2000.

11. Among the lands coming under the proposed Commercial use Zone, Residential use Zone and Agriculture cum Residential use Zone, the lands with nearness to roads as given below shall be coming under proposed Residential Mixed use Zone.

a. Land up to a depth of 150 m on both sides of roads with existing or proposed width greater than 10 m and up to 12 m

b. Land up to a depth of 200 m on both sides of roads with existing or proposed width greater than 12 m and up to 18 m

c. Land up to a depth of 250 m on both sides of roads with existing or proposed width greater than 18 m.

12. The sanctioned DTP Scheme for Central Area East shall stand revoked as provided under 2nd provision of the section 50 (1) of Kerala Town and Country Planning Act 2016, once the Master Plan is sanctioned under Section 36 of Kerala Town and Country Planning Act 2016.