24. ZONING REGULATIONS

1. The implementation and enforcement of the Master Plan shall be in conformity with the development control regulations prescribed hereunder. These regulations shall guide decisions on granting or rejecting of applications for land development and buildings.
2. All future developments shall be in conformity with the provisions of the Master Plan for Aluva Town and future constructions shall conform to Kerala Municipal Building Rules in force, if not otherwise specified in these regulations, regulations and control if any enforced by the Cochin International Airport Authority, Kerala conservation of Paddy and Wet land Act 2008 or any other legislation applicable to the planning area or in any detailed scheme prepared within the frame work of this Plan.
3. For the implementation and enforcement of the proposals envisaged in this Master Plan, areas have been zoned under various categories such as :-

   I. Residential Use Zone
   II. Commercial Use Zone
   III. Central Business District (CBD)
   IV. Sub centres
   V. Industrial use Zone
   VI. Public & Semi-public Use Zone
   VII. Traffic and Transportation Use Zone
   VIII. Park & Open Spaces Use Zone
   IX. Dry Cultivation Use Zone
   X. Paddy
   XI. Green Strip
   XII. Burial Ground/ Crematorium
   XIII. Water bodies to be retained
   XIV. Special use 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 mentioned elsewhere in the Plan and in accordance with the other statutes applicable.

4. 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, Aluva Municipality, hereinafter referred to as the Secretary.
5. 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 are classified as "Uses Restricted". Uses Restricted-1 category deals with the uses that shall be restricted by the Secretary, with the concurrence of the District Town Planner. Uses Restricted-2 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner of the Department of Town and Country Planning, Kerala.
6. "Uses Prohibited" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.
7. If any portion of a zone is put to a "Use Prohibited" as stated in Para 6, 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, if lawfully established prior to the enforcement of these regulations, 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 Chief Town Planner concerned.
8. Any use not specified 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.

9. 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.

10. Constructions and/or land developments, if any, in paddy lands and in wet lands, shall be in conformity with the Paddy land and Wetland Act in force in the state.

11. Regulation of constructions and/or land developments on the sides of new roads/roads proposed for widening as per the Master Plan shall be governed by the distance from the centre line of the road, unless otherwise specified in the Master Plan or any detailed road alignments approved by Chief Town Planner concerned.

12. All existing ponds shall be preserved considering its infiltration capacity for ground water recharging, other environmental and aesthetic values.

13. Coverage, floor space index (FSI) and area limitation of all constructions wherever it is not specified in a particular use zone shall be as per the values prescribed in the Kerala Municipality Building Rules, 2019 and its time to time amendments.

Para No.	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
8	**Residential Use Zone**			
8.1	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, old age homes, dharmasala	Ashram /mutt, places of worship	Fuel filling stations	Any other use not specified

	Shops, commercial offices, restaurants, professional offices, Banks & other financial institutions, restaurants, hotels – floor area up to 200 Sq.m.		Public utility areas and buildings other than those included in the permitted use	
	Cottage industries, 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 and crèche, nursery schools, kindergartens and primary schools.		Transmission/ Telecommunicatio n towers	
	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics, Diagnostic Centers, nursing homes etc. having floor area upto 100 Sq.m.			
	Community facilities such as community halls, recreational			

	clubs, gymnasium/yoga centers, libraries etc. – floor area upto 100 Sq.m.			
	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, water treatment plants below 5 MLD.			
	Pump house, wells & irrigation ponds			
	Plant nurseries incidental to community needs			
3.2	**Provided that the access road has a width of 5m minimum**			
	Automobile workshops for two/ three wheelers – floor area upto 100 Sq.m.			

3.3	**Provided that the access road has a width of 8m minimum**			
	Hospitals with 5 beds	LPG distribution centres (excluding bottling plants and bulk storage) limiting the built up area to 50 Sq.m		
	Convention centres/ auditorium/ wedding halls/ community halls/ exhibition centers and art gallery-floor area upto 500 Sq.m.			
	Shops/ Professional Offices/ Commercial Offices/ Banking and Financial institutions - floor area up to 500 Sq.m			
	Educational Institutions upto Higher Secondary Schools			
3.4	**Provided that the access road has a width of 12m minimum**			
	Educational institutions of higher order such as colleges/universities/general education institutions / specialised /professional education institutions/ research and development			

	institutions			
9	**Commercial Use Zone**			
	All shops including shopping complexes, Shopping malls, multiplex, hypermarkets, restaurants, hotels, markets.	Places of worship	Hospitals & health centers above 50 beds, Higher educational institutions	Any other use not specified
	Professional offices, commercial offices & establishments, banking and financial institutions, IT software units, Movie halls, Auditorium/wedding halls/ community halls	Outdoor games stadium	Fuel filling stations	
	Residential buildings floor area upto 300m^2, residential flats/apartments with lower floors for commercial use, night shelters, orphanages, old age homes, Dharmasala, hostels and boarding houses, lodges and guest houses, ashram/mutts.	Other public utility areas & buildings	Dairy farm, poultry farm	
	Godowns/warehouse/ storage of non hazardous materials, stacking yards.			

	Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non-nuisance nature (see Annexe I) engaging not more than 19 worker without power or 9 workers with power limited to 30HP, saw mill, weigh bridges, IT hardware / electronic industries.			
	Marble and granite storage / cutting centres.			
	Transmission towers, telecommunication towers and wireless stations			
	Gymnasium/Yoga centers, Day care and Creche, Nursery/ Kindergarten, schools up to higher secondary level, expansion of existing educational institutions			
	Local/State/Central Govt. or Public sector offices, IT Software units			
	Tot lots, Parks & playgrounds, fair ground, open air theatre			

	Social welfare centres, convention centres, museum, Exhibition Centers and Art Gallery, Library and Reading rooms.			
	Indoor Games stadium			
	Public Utility Areas & Buildings, comfort stations			
	Clinics (out patient), diagnostic centres, Hospitals up to 50 beds.			
	Parking plaza, transport terminals			
	Plant nursery, storage of agricultural produces and seeds.			
10	**Central Business District (CBD)**			
10.1	All uses that are permitted in Residential Use Zone and Commercial Use Zone.	Museum, Exhibition Centers and Art Gallery, Places of Worship.	**Fuel Filling Stations**	**Any other uses not specified**
10.2	**Provided that the access road has a width of 5m minimum**			
	Diagnostic Centres - floor area up to 500 Sq.m	Parking plazas, other parking areas.		

10.3	**Provided that the access road has a width of 8m minimum**			
	Secondary/ Higher Secondary Schools, Junior Technical Institutions			
	Public Offices			
	Service Industries of Non nuisance nature(see annexe II) engaging not more than 19 workers without power or 9 workers with power limited to 30 HP.			
	Industrial Estates & Industrial Parks			
	Automobile workshops / Automobile Service Stations - Light Vehicles			
10.4	**Provided that the access road has a width of 12m minimum**			
	Automobile workshops/ Automobile Service stations for Heavy vehicles		Bus Terminal / Stand, Lorry Stand	
10.5	**Provided that the access road has a width of 18m minimum**			
	Movie Halls/ Auditorium/ Wedding Halls/ Community Halls - floor area above 1000 Sq.m provided that parking is provided 1.1 times that of			

	KMBR			
11	**Sub centres**			
	All Shops including Shopping Complexes, Professional offices, Commercial Offices & Establishments, Banking and financial institutions Restaurants, Hotels, Markets	Residential Flats / Apartments with or without lower floor commercial above 300 Sq m.		Any other uses not specified
	All Residential buildings/ residential apartments with or without lower floors for commercial use upto 300 sq m.			
	Hostels, Boarding Houses, Guest Houses, Lodges, Night Shelters.			
	Godowns/ Warehouses/ Storage of non hazardous materials, stacking yards	Stadium, Other recreation facilities		
	IT Software units			
	Movie Halls, Auditorium / Wedding Halls / Community halls/ Convention Centers			
	Gymnasium / Yoga Centers,			
	Fuel Filling Stations			

	Cottage Industries, Automobile workshops, Automobile Service Stations, Cold storage, Service Industries of non-nuisance Nature (See Annexe I) engaging not more than19 workers without power or 9 workers with power limited to 30 HP, Saw Mills, weigh bridges, IT Hardware / Electronic Industries			
	Marble and Granite Storage / Cutting centers			
	Local / State/ Central Govt. or Public Sector offices			
	Transmission towers, Telecommunication towers and Wireless Station			
	Day Care and Crèche, Nursery / Kinder Garten / Schools upto Higher Secondary level, Library and Reading Rooms, Tot Lots/Parks/Play Grounds			
	Library and Reading Rooms, Social Welfare centers			
	Museum, Exhibition Centers			

	and Art Gallery			
	Indoor Games Stadium			
	Public Utility Areas & Buildings			
	Places of Worship			
	Clinics (Outpatient), Diagnostic Centers, Hospitals up to 50 beds			
	Parking Plazas, Transport terminals			
	Plant Nursery			
	Storage of Agricultural Produces and Seeds			
12	**Industrial use Zone**			
	All industries other than obnoxious and nuisance type	Public Utility Areas & Buildings of area up to 200 Sq.m without affecting the character of the area	Fuel Filling Stations, Obnoxious and nuisance type industries. (see Annex III)	Any other use not specified
	Industrial estates & industrial parks, IT software units		Cremation Ground/ Crematorium, Burial Ground / Common Vault,	
	Residential uses incidental to		Junk yards, Storage	

	the industrial use		of Explosive and fire works, Gas Go Downs	
	Any other activity incidental to industrial use		Saw mills with Timber Yard, Slaughter Houses/Fish / Meat processing Centers	
			Dumping yards and Sewage Treatment Plants	
13	**Public & Semipublic Use Zone**			
	Additions and alterations to the existing buildings, buildings for essential incidental uses to the main use	Transmission Towers and Wireless Stations, Auditorium/ Wedding Halls/ Community Halls upto 500 Sq.m incidental to the Public and Semipublic Use, Convention Centers, Parking Plazas/parking areas	Cremation Grounds/Crematorium, Burial Grounds	Any other use not specified
	Local/State/Central Govt. or			

	Public sector offices, Educational Institutions, Library and Reading Rooms, Social Welfare centres, Museum, Exhibition Centers and Art Gallery, Public Utility Buildings, Places of Worship.			
	Residential Uses incidental to the public and Semi public use, Ashram/Mutts.			
14	**Traffic and Transportation Use Zone**			
	Transport terminals including constructions that form an integral part of the terminal. ATM's, comfort stations, fuel filling stations			Any other use not specified
15	**Park & Open Spaces Use Zone**			
	Any construction/land development essential for the development/ improvement of open air recreational facilities. ATM's, comfort stations.			Any other use not specified

16	**Dry Cultivation Use Zone**			
	Agriculture, horticulture and fodder cultivation, pastures, grazing ground and other types of cultivation including social forestry	Places of worship	Cremation ground / crematorium, burial ground, common volt	Any other use not specified
	Dairy farms, fish farms, seed farms, poultry farms, piggery farms, smoke house	Public utility areas and buildings like water supply and electrical installations, sewage treatment plant etc.	Gas Godowns	
	Plant nursery, pump house, wells and irrigation ponds.	Transmission/Tele communication towers and wireless station.	Fuel filling Stations	
	Residential building floor area upto300 Sq. m.	Saw mills	fish /meat processing centers	
	Orphanages, old age homes, dharmasala, Ashrams/ mutt	Dairy farm, poultry farm, piggery farm, smoke house	Higher education/ health care facilities - floor area above 500 sq.m.	
	Clinics(Outpatient) and diagnostic centres- floor area upto 200 Sq.m.	Markets plot area upto 500 sq. m.	Service industries of non-nuisance Nature (See	

			Annexe-II) engaging not more than 19 workers without power or 9 workers with power limited to 15HP	
	Shops, professional offices, commercial offices/ establishments, banking and financial institutions, restaurants / canteens - floor area upto200 sq.m,			
	Social Welfare centers,Gymnasioum / Yoga Centres, – floor area upto 200 sq.m			
	Police Post/Police Station, Post and Telegraph office, Fire Post / Fire station, Telephone Exchange			
	Day care and creche, Nursery / Kinder garten / Primary & Upper primary schools			
	Library and Reading Rooms.			
	Storage of agricultural products.			
	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			
	Tot lots/ Parks/ Play grounds			
	Provided that the access road has a width of 5m minimum			
	Godowns/warehouses/ Storage – non-hazardous – floor area upto 500 Sq.m.			
	Automobile workshops for 2/3 wheelers			
	Provided that the access road has a width of 8 m minimum			
	Residential building floor area upto 3000 Sq. m.			
	Hospitals & Health Centres – floor area upto 500 Sq.m.			
	Auditorium/Wedding Halls/Community halls floor area upto 500 Sq.m.			
	Provided that the access road has a width of 10 m minimum			
	Residential Flats / Apartments		Higher education / Health care facilities	

17	**Paddy**			
	Paddy Cultivation Agriculture/ Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction.	Minor Public Utility areas & buildings which will not affect the character of the area		Any other use not specified
	OR 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.			
18	**Green Strip**			
	Along the river bank, a green strip of 5m width shall be conserved as no development zone. Only river side protection or river side beautification scheme as part of river protection measure only shall be permitted in the Green Strip. The activities for Tourism Promotion are permissible in the green strip.			Any other use not specified
19	**Burial Ground/ Crematorium**			
	Cremation/burial activities	Building/ structures		Any other use not

		incidental to the permitted use of the zone.		specified
20	**Water bodies to be retained**			
	All existing water bodies shall be conserved. Bridges, side protection walls, bathing ghats, floating jetty and facilities related to river tourism may be permitted.			Any other use not specified

Regulations as per clause 10 above, is also applicable to land to a depth of 100m on either sides of following stretches of roads in Residential, Commercial and Dry Agricultural Zones:

1. NH 544
2. Aluva-Munnar road (S H 16)
3. Aluva- Perumbavoor road

21	**Special use Zones**

Special use zones include the areas specifically demarcated for certain projects. No other activity unless otherwise specified should be permitted in such areas. If the project is not materialized within a period of 7 years from the date of the scheme, the area shall be deemed as part of immediate surrounding zone and constructions shall thereafter be allowed with the

concurrence of the Chief Town Planner.		
1	Special market	Market construction and other incidental uses.
2	Mini market	Market construction and other incidental uses.
3	Nursing college	Construction of nursing college and other incidental uses.
4	Proposed STP and capacity augmentation of STP	A modern Sewage Treatment Plant with necessary facilities/buildings/structures is proposed.
5	Truck terminal	Truck terminal with essential incidental facilities are proposed in this zone.
6	Parking areas	Commercial cum parking plazas subject to the conditions of KMBR 1999 prevailing rules.

GENERAL NOTES

1. Subject to the Zoning Regulations of the respective use zones, more than one use may be combined in a building provided that total floor area of such a building shall not exceed the maximum floor area permitted for any of such use premises in that use zone.

2. For the purpose of these regulations, floor area means the total floor area of the building on all floors.

3. The Government shall have the power to issue any clarification in respect of Technical interpretation, in any, required in consultation with the Chief Town Planner concerned.

4. Any use not specified 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.

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

6. Irrespective of zoning regulations, public utility areas and building under government approved schemes, irrigation/ water supply schemes and new road proposals or any detailed road alignments approved by line departments can be implemented anywhere in the planning area except at special zones.

7. Future expansion of existing public and semi-public institutions to adjacent plots shall be considered as uses permitted in all zones subject to restrictions imposed under other acts and rules.

GENERAL GUIDELINES FOR LARGE SCALE PROJECTS

Large scale development proposals in an area not less than 2 hectares, exceeding and investment of Rs.50 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 nos. 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 Department of Town and Country Planning, the Head of office of the District Office of the Department of Town and Country Planning being the convener and the Secretary of the municipality 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) Maximum floor area ratio shall be 2 and minimum access width 12 metres.

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

ANNEXURE- I

Type of non-obnoxious and non-nuisance type of service or light industries permissible in Residential zones & Dry agriculture zones

1. Flour Mills
2. Embroidery and Lace manufacturing
3. Gold and silver smithy
4. Watch, pen and Spectacle repairing
5. Laundry, dry cleaning and dying
6. Photo and picture framing
7. Manufacture and repair of musical instruments
8. Automobile servicing (excluding repair)
9. Radio servicing and repairing
10. Cotton and silk printing
11. Bakeries
12. Confectioneries
13. Cold storage
14. Aerated waters and fruit beverages
15. Manufacture of tobacco products
16. Garment making/tailoring
17. Electroplating
18. Bamboo and cane products
19. Sports goods
20. Card-board box and paper products
21. Domestic electrical appliances

22. Toy making
23. Furniture without machinery
24. Wooden electrical accessories
25. Copper, brass and metal utensils
26. Small foundries
27. Padlock
28. Sanitary fittings and other similar industries

ANNEXURE- II

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 – chakkies
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 woollen 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 saree 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 fat 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/ handlooms(without dyeing and bleeching)
44. Photo and picture framing
45. Pressure testing units
46. Printing Press
47. Rice mullors
48. Rope(Cotton and plastic)
49. Rubber gloss other than that for surgical and medical purpose
50. Rubberized coir mattresses
51. Scientific and mathematical instruments

52. Sports goods
53. Steeping processing of grains
54. Small foundries
55. Tissue culturing
56. Toys
57. Water softening and demineralization plants
58. Watch, Pen and spectacles repairing

ANNEXURE III

List of obnoxious or nuisance industries subject to objectionable sounds, dust, odours, fumes, effluents or processes grouped under Indian Standard Industrial Classification to be located in Industrial zones vide regulation (11) of Part IV.

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 Malts 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

5. Sawing and planning of wood and creosoting
6. Wood seasoning
7. Manufacture of veneer & plywood
8. Paper, pulp and straw board

Manufacture of leather & leather products

9. Currying, tanning and finishing of hides and skins and preparation of finished leather.

Manufacture of Rubber petroleum & local products

10. Manufacture of tyres and tubes and tyre re-trading

11. Manufacture of industrial and synthetic rubber
12. Reclamation of rubber
13. Production of petroleum, kerosene and other petrol products in refineries

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 aids, ammonia chlorine and beaching 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 Non-metallic mineral products other than Petroleum and coal

20. Manufacture of cement and cement products
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 non-ferrous 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, tallow, grease or lard refining or manufacture
30. Bone meal, bone grist and bone powder

31. Manufacture of cashew nut shell oil and

32. Other similar types of nuisance industries

(Note: In addition to the above industries categorized as 'Red' by Kerala State Pollution Control Board are also to be treated as obnoxious and nuisance industries)