CHAPTER 25

ZONING REGULATIONS

25 Zoning Regulations

25.1. All future development/constructions shall be in conformity with the provisions of the Master Plan for Sulthan Bathery 2042, Kerala Municipality Building rules, Kerala Conservation of Paddy and Wet Land Act-2008, Kerala Land Utilisation Order-1967, Kerala Land Reforms Act -1963, Kerala Forest Act – 1961, AMASR Act, Aircraft Act 1934, Environment Protection Act 1986, Disaster Management Act, Orders of District Disaster Management Authority (DDMA) Wayanad and other applicable statutes and clearance as amended from time to time.

25.2. For the implementation and enforcement of the proposal envisaged in this Master Plan, areas have been zoned under various zones such as *Residential zone I, Residential zone II, Commercial zone, Mixed zone, Public and semi-public zone, Park and open space, Preferred industrial zone, Agriculture zone, Transport & Communication zone, Hazardous zone, Reserve forest, Beenachi estate, Wet agriculture, Water body, Green belt and Special zones*. Details regarding the nature of uses *'permitted'* and uses *'restricted'* in each zone are given in Table 25.2. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the Master Plan.

25.3. 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, Sulthan Bathery 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 examined based on their performance characteristics and special locational factors. Such cases which come under this category are classified as "Uses Restricted".

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

25.5. Uses Restricted- 2 Category deals with the restricted uses that may be permitted by the Secretary with the concurrence of the Chief Town Planner of Local Self Government Department Planning.

25.6. **"**Used 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'

25.7. 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.

25.8. 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. In case of minor deviations from the permit plan, the tolerance allowable in the prevailing building rule may also be permitted by the secretary to such buildings.

25.9. If any portion of a zone is put to a "Use Prohibited" as stated in Para 6, before coming into 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.

25.10. 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.

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

25.12. 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.

25.13. Silence zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 as amended from time to time, shall be applicable to such areas under this Master Plan.

25.14. 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 centreline of the road, unless otherwise specified in the Master Plan or Detailed Town Planning Scheme in force or any Detailed Road Alignment approved by Government. If widening on one side of any stretch of the road is constrained due to

the physical barriers of water body zone, protected archaeological monuments/sites, forest etc. the road widening in that stretch shall be accounted from the other side.

25.15. In the event of change in alignment of NH Bypass and the road connecting Ex Service Men Colony Jn to Poomala Jn (Ex Service Men Colony Road-Poomala 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.

25.16. A building line of 4 m is to be kept for the proposed 7 m road from Ex Service Men colony Jn to Poomala Jn (Ex Service Men Colony Road-Poomala Road)

25.17. Operational constructions as defined in the Kerala Town & Country Planning Act 2016 and the Kerala Municipality Building rules shall be treated as permitted use in the Master Plan Area.

25.18. 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.

25.19. Only the existing areas under Public and Semi Public uses are intended to be included under Public and Semi Public zone. 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 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.

25.20. Expansion of Public and Semi Public Institutions and their incidental uses to adjacent plots shall be treated as permitted use irrespective of the zone in which such adjacent plot lies, except in Water Body zones.

25.21. If public activity or hazardous 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 Sulthan Bathery Municipality regarding any proposal for acquiring that particular land for any public or hazardous use at the time of application for building construction or land development.

25.22. 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 the Master Plan for Sulthan Bathery-2042) except Water body, Reserve forest, Park & Open space and Green belt in land up to a depth shown against each road in the table25.1.

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 up to a depth shown against each road in the table below

Table 25-1: Details of Roads Where the Provisions of Mixed Zone are Applicable.

Sl. No.	Name of Road	Depth (in metres measured from the proposed road boundary) on both sides of the road up to which provisions of Mixed Zone is applicable
1	NH	200 m
2	having the proposed width of 12 metres or more including the Gudalur road & Pulpally road	150 m
3	having the proposed width of 10 meters or more	100 m

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.

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

25.24. Transmission / telecommunication towers, wireless station, ATMs, water tanks, waste management units, electric charging stations and public utility buildings/structures shall be treated as permitted uses in all zones.

25.25. 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 zones without any height or floor restrictions, but as per DDMA orders, if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable.

25.26. In case of uncertainty in identifying the alignment and boundary of thodu, canal, river, existing public road 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.

25.27. The areas specially demarcated for certain projects as Special Zones such as Bus Terminal Complex, Stadium Complex, Town park, Truck terminal, Open ground are to be procured as per the provisions of the Kerala Town & Country Planning Act 2016, by Sulthan Bathery Municipality or other agencies concerned. If the proceedings to procure such land have not been initiated within 7 years from the date of sanctioning

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 permit received.

25.28. If different land use zones fall 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.

25.29. In Wet Agriculture zone, permitted and restricted uses in adjacent land use zone may be permitted by the secretary if that particular land in Wet Agriculture zone is not classified as paddy land or wet land as per revenue records at the time of issuance of permit. The same provision may also be applied to the land converted as per the Kerala Conservation of Paddy & Wet land act - 2008.

25.30. If different land use zones fall within a single plot, the major land use zone (more than 50% of the plot) applicable to that plot may also be extended to the remaining portion of the plot, if so required by the applicant.

25.31. For the purpose of zoning regulation, the total floor area means the total floor area as per the prevailing Kerala Municipality Building rules.

25.32. Large Scale development projects in an area not less than one hectare, 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 Water body & Reserve forest, 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, sewerage, 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.

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	-	Convener
The District officer of the LSGD Planning having jurisdiction over the district concerned	-	Member
Secretary of Local Self Government concerned	-	Member(s)

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.

Table 25-2: Zoning Regulations in Different Zones

Sl. No	Uses permitted	Uses restricted-1	Uses restricted-2	User Prohibited
1	**Residential Zone I**			
1	All Residences including apartments, Home stay, Serviced villas, Resorts, Guest house, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Residential Quarters, Hostels and Boarding houses, Ashram, Mutts.			Any other use not specified
2	Shops, Restaurants, Professional Offices, Commercial Offices& establishments, Banking and Financial institutions, IT Software units - All the above uses with total floor area of the building limited to 1000 sq.m	Multiplex complex		
3	Places of Worship – Total floor area of the building below 500 Sq.m	Places of Worship Total floor area of the building above 500 Sq.m		
4	Cottage Industries, IT industries, Service Industries of non-nuisance Nature (See Annexure-I)			

5	All educational institutions	Utility installations and Civic amenities other than those included in the permitted category.		Any other use not specified
6	All Health institutions essentially serving the needs of residential community such as Dispensaries, Clinics, Nursing homes, Diagnostic centres - All the above uses with total floor area of the building limited to 1000 sq.m			
7	Community facilities such as Community halls, Recreational clubs, Gymnasium, Yoga centres, Libraries - All the above uses with total floor area of the building limited to 500 sq.m.	LPG distribution centres (excluding bottling plants and bulk storage)- Total floor area limited to 100 sq.m		
8	Recreation facilities including turf, Tennis/badminton courts, swimming pool.	Indoor outdoor stadiums		
9	Markets to serve the needs of local community.			
10	Plant nursery, Pump House, Tot Lots, Parks, Play Grounds, zoological botanical garden, bird sanctuary			

11	Automobile workshops for two/three wheelers – Total floor area limited to 200 sq.m			
12	Convention Centres, Auditorium, Wedding Halls, Community halls, Movie halls, Exhibition Centres and Art Gallery- All the above uses with total floor area of the building limited to 1000 sq m.	Fuel Filling Stations		
13	Poultry farm, Dairy farm, Cattle farm, Piggery farm and Fish ponds			
2	**Residential Zone II**			
	For all construction in Re. survey numbers 1 to 104 in block no 13 and Re survey numbers 1 to 102 in block no 14 of Kidanganad village, the maximum floors shall be limited to 3.			
1	All Residential Buildings including apartments & quarters, Orphanages, Old age homes, Dharmasala, Homestay, Serviced villas, Resorts, Ashram, Mutts, and Madrassa.			
2	Shops, Restaurants, Hotels, Professional offices, Commercial Offices & Establishments, Banking and Financial institutions, IT Software units - All the above uses with total floor area of the building limited to 1000 sq.m	Fuel Filling Stations		Any other use not specified

3	Places of Worship – Total floor area of the building below 500 Sq.m	Places of Worship Total floor area of the building above 500 Sq.m		Any other use not specified
4	Cottage Industries, IT Industries, Service Industries of non-nuisance Nature (See Annexure – I).			
5	Godowns, Warehouse, Storage of non-hazardous materials, Stacking yards.	Other Utility installations and Civic amenities		
6	All health institutions, health centers, Clinics and Diagnostic centres- All the above uses with total floor area of the building limited to 500 sq.m.			
7	Govt. or Public sector offices, Expansion of existing Educational institutions, Day care and Creche, Nursery, Kindergarten, Schools up to Higher secondary, Technical training institutions.			
8	Poultry farm, Dairy farm, Cattle farm, Piggery farm and Fish ponds.			
9	Social Welfare centres, Museum, Auditorium, Wedding Halls, Movie halls, Community halls - All the above uses with total floor area of the building limited to 500 sq.m.			

10	Recreation facilities including turf, Tennis/badminton courts, swimming pool.			
11	Markets to serve the needs of local community.			
12	Plant Nursery, Storage of agricultural produces and seeds, Pump house, Wells and Irrigation ponds			
13	Parks & Playgrounds, Open air Theatres, Fair Grounds, Parking ground.			
3	**Commercial Zone**			
1	All Shops including Shopping Complexes, Shopping malls, Hypermarkets, Cinema halls, Restaurants, Hotels, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT Industries.	Fuel filling stations	Multiplex complex	
2	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, Madrassa.			

3	Cottage Industries, Automobile workshops, Automobile Service Stations, Cold storage, Service Industries of non-nuisance Nature (See Annexure I) Weigh Bridges, Printing Press.	Outdoor Games Stadium, Indoor stadium.		Any other use not specified
4	Godowns, Warehouse, Storage of non-hazardous materials, Stacking yards.	Other Utility installations and Civic amenities		
5	All health institutions	Saw mills with Timber yard		
6	All Educational institutions	Slaughter house		
7	Social Welfare centres, Library and Reading Rooms, Exhibition Centres, Art gallery, Museum, Auditorium, Wedding Halls, Community halls and Convention Centres.			Any other use not specified
8	Recreation facilities including turf, Tennis/badminton courts, swimming pool.			
9	Parking Plazas, Transport terminals			

10	Markets			
11	Fair Grounds, Parks & Playgrounds, Open air Theatre			
12	Plant Nursery, Storage of agricultural produces and seeds, Pump house, Wells and Irrigation ponds.	Dairy farm, Poultry farm, Cattle farm, Piggery farm, Fish ponds		
4	**Mixed zone**			
	All uses permitted & restricted in residential zone I and commercial zone			Any other use not specified
5	**Public & Semi Public Zone**			
	For all construction in Re. survey numbers 1 to 104 in block no 13 and Re survey numbers 1 to 102 in block no 14 of Kidanganad village, the maximum floors shall be limited to 3.			
1	Local, State, Central Government, Public Sector Offices and Other related Public Buildings	Cremation Ground, Crematorium, Burial Ground, Common Vault		
2	Educational buildings, health institutions, sports facilities, Public Utilities and Civic amenities.			
3	Additions and alterations to the existing Public and Semi-Public	Fuel filling stations		

	buildings including addition of new blocks without altering the use.			Any other use not specified
4	Residential Quarters and other buildings incidental to Public and Semi-Public use.			
6	**Parks & Open Space**			
1	Any construction, land development essential for the development, improvement of open air recreational facilities.	Public Utilities and Civic amenities which will not affect the character of the area.		Any other use not specified
2	Tot Lots, Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Zoological and Botanical Garden, Bird Sanctuary, Eco Walk Way etc.			
7	**Preferred Industrial Zone**			
1	Information Technology buildings (Information technology building refers to building occupied by industries and other business establishments, whose functional activities are in the field of information technology, information technology enabled services (IT/ITES) and communication technology service) - total built up area in such buildings at least 70% of the area should be ear marked for this purpose and the remaining shall be utilised for supporting activities restaurants, food courts, meeting rooms, guest houses, recreational facilities etc.	Cremation ground, Crematorium, Burial ground, and Common vault.		

2	Minor storage of Explosive and Fireworks, Gas godowns, Saw mills with timber yard, Smoke house, Fish, Meat processing centers.	Crusher units, Tar Mixing plant, manufacturing plants		Any other use not specified
3	Dairy farm, Poultry farm, Piggery farm, Cattle farm, Fish ponds			
4	Cottage industries, Service industries of non-nuisance nature (See Annexure -I), Automobile workshops & Automobile service stations, Spray painting workshops, Saw mills, Ice factory, Cold storage, Printing press, Water treatment plants, Marble and granite storage, cutting centers, Industrial estates & Industrial parks of non-obnoxious and non-nuisance type industries	Sewage treatment plants, Utility installations and civic amenities other than those included in the permitted use		
5	Storage of non-nuisance nature, Sale of goods, Commercial and business offices incidental to the manufacturing activity	Fuel filling stations		
6	Markets, Parking plazas, Other parking areas	LPG distribution & collection centers		
7	Automobile showrooms, Weigh bridge.			
8	Shops, Professional Offices, Banking and Financial Institutions, Commercial Offices & Establishments, Restaurants, Canteen, Hotels – All the above uses with total floor area of the building floor area limited to 1000 Sq.m.			
9	Nursery schools, Kindergartens and Schools offering General education (up to High Secondary School level).			
10	Single family residences, Other Residential buildings –floor area limited to 500 Sq.m.			

11	Community facilities such as Community halls, Social welfare centers, Recreational clubs, Gymnasium, Yoga centers, Libraries - All the above uses with total floor area of the building having floor area up to 500 Sq.m,	Ashram, Mutt, Places of worship		Any other use not specified
12	Dry cleaning plants, Power plant substation etc.			
13	Diagnostic Centres, Dispensaries, Clinics, Nursing homes and hospitals– All the above uses with total floor area of the building having floor area up to 500 Sq.m.			
14	Plant nurseries, Green houses, Storage of agricultural produces and seeds, Pump houses.	Obnoxious industries (See annexure II)		
15	Transport terminals incidental to industrial use			
16	Tot lots, Parks and Play grounds			
8	**Agriculture Zone**			
	For all construction in Re. survey numbers 1 to 104 in block no 13 and Re survey numbers 1 to 102 in block no 14 of Kidanganad village, the maximum floors shall be limited to 3.			
1	All Agricultural, Plantation activities, Horticulture, Fodder cultivation, Fish Farms, Dairy farm, Poultry farm, Cattle farm, piggery farm, Storage of agricultural produces etc.	Fuel filling stations		
2	Retail shops, commercial establishments -floor area limited to 500 sq.m			

3	Single family residential buildings.	Storage of Explosives and Fireworks, Gas Godown, Brick kiln.		Any other use not specified
4	Home stays, Serviced villas, quarters, apartments, resorts – All the above uses with total floor area of the building limited to 1000 sq.m.	Tourist resort in connection with Farm tourism/Estate tourism activity without affecting the environmental quality of the area.		
5	Nursery schools, Kindergarten, Anganwadi			
6	Health care institutions with floor area limited to 1500 sq.m.			Any other use not specified
7	Science Park, All educational institutions up to higher secondary schools, Sports Academy			
8	Community facilities with floor area limited to 1500 sq.m.			
9	Tot lots, Parks, Play grounds, Zoological and Botanical Gardens, Bird Sanctuary			
11	Recreation facilities including turf, Tennis/badminton courts, swimming pool.	Indoor & Outdoor Stadium	Multiplex complex	

9	**Transport & Communication zone**			
1	All uses connected with Traffic & Transportation such as Bus terminals, Stand, Truck, Lorry stand, Auto rickshaw stands, Taxi, Jeep stands.	Public Utility Areas and Buildings		Any other use not specified
2	Offices, ATMs, any other incidental uses to the transport terminals such as Retail Shops, Restaurants, Canteen, Automobile garage- All the above uses with total floor area of the building limited to 1000 sq.m.'	Fuel Filling Stations	Transport Terminal cum shopping complex	
3	Staff Quarters, Night Shelters, Guest Houses etc. incidental to the transport terminals			
4	Parking Plazas, parking ground			
10	**Hazardous zone**			
1	Solid and liquid waste treatment plants and related constructions. Parking grounds incidental to the activity, Public Utility Areas & Buildings.			Any other use not specified
2	Cremation Grounds, Crematorium, Burial Grounds and related constructions, Sewage Treatment Plants, Manure Storage, Garbage Dumping, Junk yards, Slaughter Houses etc.			

11	**Reserve forest**			
1	Forest related activities of the Forest Department shall be are permitted.			Any other use not specified
12	**Beenachi Estate**			
1	All Agricultural, Plantation activities, Horticulture, Fodder cultivation.			
2	Tot lots, Parks, Play grounds, Zoological and Botanical Gardens, Bird Sanctuary, Eco walk way.			
3	All agricultural nurseries, Plant nursery, Ponds, Well, Pump house.			
13	**Wet Agriculture**			
	For all construction in Re. survey numbers 1 to 104 in block no 13 and Re survey numbers 1 to 102 in block no 14 of Kidanganad village, the maximum floors shall be limited to 3.			
1	Paddy cultivation, Agriculture, Horticulture, Fodder cultivation, Fish Farms, Seed Farms, Pump House, Wells and Irrigation Ponds without any building construction.	Minor Public Utility areas which will not affect the character of the area.		Any other use not specified

14	**Water body**			
1	All existing water bodies shall be conserved. Bridges, Side protection walls, Bathing Ghats, Floating jetty etc. may be permitted based on community level requirements.			Any other use not specified
15	**Green belt**			
1	25m green belt along the boundary of Reserve Forest in the land marked in Proposed land use map. Number of floors for all constructions in this zone shall be limited to 3 and floor area limited to 300 sq.m.			
2	Constructions are not permitted up to a depth of 2m from water bodies with width more than 1.5 m			
16	**Special zones**			
	Special zones include the areas specially demarcated for certain projects namely Bus Terminal Complex, Stadium Complex, Town park, Truck terminal, Open ground etc. Development in this zone may be permitted by the Secretary, Sulthan Bathery Municipality.			
1	Bus Terminal Complex	All uses connected with Traffic & Transportation such as Bus terminals/Stand, Auto rickshaw stands, Taxi/Jeep stands, Automobile garages, Offices, ATMs, any other incidental uses to the transport terminals such as Shopping complexes, Restaurants, Canteen, Staff Quarters, Night Shelters, Guest Houses etc. and Parking lots/Parking plazas which are planned as integral part of the project. Public utility areas and other buildings incidental to main use.		

		If the proceedings to procure this land have not been initiated within 5 years from the date of sanctioning of this master plan the land shall be deemed to be under commercial zone.
2	Stadium Complex	Outdoor/Indoor stadium, Sports complex, Dormitories, Boarding houses, Canteen, Multiplex, Shopping complex etc. which are incidental to the main use, Public utility areas and other buildings incidental to main use. If the proceedings to procure this land have not been initiated within 5 years from the date of sanctioning of this master plan, the area may be released and assigned to a use permitted or restricted in the surrounding land use zone in the proposed land use map by the secretary with the concurrences of the town planner, based on the application for the building permit received.
3.	Town Park	All uses which are integral part of the Town Park such as aquarium, open air theatre, Reading room, Gymnasium, Yoga centre, Cafeteria, ATM etc., Tot lots, Play grounds, Swimming pool, Amusement parks, Botanical garden, Eco walk way, Parking incidental to main use and parking plaza, sewage treatment plant below 5 MLD, public utility areas and other buildings incidental to main use. If the proceedings to procure this land have not been initiated within 5 years from the date of sanctioning of this master plan, the area may be released and assigned to a use permitted or restricted in the surrounding land use zone in the proposed land use map by the secretary with the concurrences of the town planner, based on the application for the building permit received.

4	Truck terminal	Lorry parking, Dormitories, Canteens, ATM, Automobile workshops etc. which are planned as integral part of the project, Public utility areas and other buildings incidental to main use. If the proceedings to procure this land have not been initiated within 5 years from the date of sanctioning of this master plan, the area may be released and assigned to a use permitted or restricted in the surrounding land use zone in the proposed land use map by the secretary with the concurrences of the town planner, based on the application for the building permit received.
5	Open Ground	Exhibition grounds/Fair grounds, Stages, Open Air Theatre, Public utility areas and buildings, Sewage treatment plant below 5MLD, If the proceedings to procure this land have not been initiated within 5 years from the date of sanctioning of this master plan the land shall be deemed to be under commercial zone.