CHAPTER 29

ZONING REGULATIONS

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

2. For the implementation and enforcement of the proposals envisaged in this Master Plan, areas have been zoned under various categories such as Residential use zone, Residential mixed use zone, Commercial use zone, Industrial use zone, Public and Semi public use zone, Traffic and Transportation use zone, Recreational Open Spaces , Dry Agriculture use zone, Wet Agriculture use zone, Water bodies, Special use zone for various purposes etc. Details regarding the nature of uses 'Permitted', uses 'Restricted' and uses 'Prohibited' in each zone are given in table 29.1. These regulations shall be enforced in conjunction with other specific provisions if any elsewhere in the Master Plan.

3. **Uses 'Permitted'** in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary, *Kunnamkulam Municipality (*here in after 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 are classified as "Uses Restricted".

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

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

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

5. Any use not specified either in the 'uses permitted' or 'uses restricted' category of a particular use zone, but which is of a similar nature to any use 'permitted' or 'restricted' in that particular use zone, may be permitted by the Secretary, *with the concurrence of the Town Planner.*

6. If any portion of a zone is put to a "**Use Prohibited**" as stated in Para 4, before coming into the operation of this Master Plan, such use shall be termed as non-conforming use. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any disaster mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Town Planner concerned. The total constructed built up area including existing built up area of such non-conforming use shall not *exceed 1.50 times* the existing built up area.

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

8. For the purpose of these regulations, floor area means the total floor area covered by the building at all floor levels as defined in Kerala Municipality Building Rule in force.

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

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

11. Regulation of constructions and land developments on the sides of new roads/ roads proposed for widening as per the scheme shall be governed by the distance from the centre line of the road, unless otherwise specified in the Master Plan or Detailed Town Planning scheme in force or in any Detailed Road Alignment approved

by Goverment. If widening on one side of any stretch of the road is constrained due to the physical barriers of Water bodies,Railway land and protected archaeological monuments/sites, the road widening in that stretch shall be accounted from the other side.

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

13. Provisions/regulations under the Kerala Conservation of Paddy Land and Wetland Act 2008, Disaster management Act, Archaeological Sites and Remains Act, Environmental Protection Act 1986 and any other applicable statutes as amended from time to time shall prevail over the respective provisions of this Master Plan.

14. 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.

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

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

17. Transmission/ Telecommunication towers, wireless station, ATMs, water tanks, waste management units and public utility buildings/structures shall be treated as permitted uses in all zones except in Water bodies.

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

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

20. Uses permitted in **Residential mixed use zone** may also be permitted by the

Secretary, if not allowable otherwise as per the zoning regulations applicable, on both sides of the following roads (as per this Master Plan) in Residential use zone and Dry Agriculture use zone, in land up to a depth as shown against each road in the table below.

Uses restricted in **Residential mixed use 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.

Sl. No.	Details of Roads	Depth (in metres) on both sides of the road upto which provisions of Residential Mix Zone is applicable
1	All roads having an existing or proposed width of **22 metres or above**	**200m**
2	All roads having an existing or proposed width of **12 metres or above**	**100m**

If more than 50% of the area of a plot is included within the Residential mixed use zone, the entire plot shall be deemed to be included under such Residential mixed use zone.

21. The Goverment 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 Goverment Department (Planning).

22. Expansion of existing Public and Semipublic Institutions and existing Industrial units including their incidental uses to adjacent plots shall be treated as permited use irrespective of the zone in which such adjacent plot lies, except in Water bodies and Wet Agriculture use zone.

23. Only the existing areas under Public and Semi public uses, Industrial uses and water bodies are intended to be included under Public and Semi public use zone,

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

24. If public activity and industrial use ceases or do not exist in a private land, uses permitted/restricted in the surrounding land use zone in the **proposed land use map** shall be allowed in the plot with the concurrence of the Town Planner, if no records are available with Kunnamkulam Municipality regarding any proposal for acquiring that particular land for any public use/Industrial use at the time of application for building construction or land development.

25. Projects of Central/State Goverment, Local Self Goverment Institutions, Public Sector undertakings and other Goverment Institutions may be permitted with concurrence of the Town Planner in all built up zones such as Residential, Commercial, Industrial, Residential mixed, Public and Semi public, Dry agriculture etc, if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable.

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

27. The land specially demarcated for certain projects as Special use zone in Proposed Land Use map, may be procured as per the provisions of the Kerala Town and Country Planning Act 2016, by Kunnamkulam 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 permited/ 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.

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

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 water bodies 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. Seperate 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 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, Goverment 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:

Additional Chief Secretary/Principal Secretary/

Secretary, Local Self Goverment Department

(as the case may be) - Chairperson

The Director, Local Self Goverment Department

(Urban) - Member

The Chief Town Planner, Local Self Goverment

Department (Planning) - Convener

The District officer of the Local Self Goverment

Department (Planning) having jurisdiction over the

district concerned - Member

Secretary of Kunnamkulam 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 Goverment agencies concerned.

Table 29.1 Regulation of uses

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
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, Dharmasala, Asram,Mutt,Madrasa,Hostels and Boarding Houses.	Vehicle Fuel Filling Stations		Any other uses not specified

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Places of Worship			
	Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Canteen, Hotels - floor area **limited to 200 m^2.**	Cremation Ground/ Crematorium, Burial Ground/ Common Vault.		
	Cottage Industries including coir, Service Industries of non-nuisance Nature (See Annexure-I), with number of workers limited to 6 without power or 3 workers with power limited to 5 HP	Public utility areas and Public Utility buildings other than those included in the permitted category.		
	Educational institutions essentially serving the needs of residential community such as Day Care, Crèche, Nursery Schools, Kindergartens and schools offering general education (up to High school level).	Local/State/Central Govt. or Public sector offices		
	Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres etc. - floor area **limited to 200m^2.**	Sewage treatment plants		
	Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium /Yoga Centres, Swimming Pool, Libraries and reading rooms, Exhibition centres, art galleries etc. having a floor area **limited to 200 m^2.**			

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Utility Installations and Civic Amenities essentially serving the needs of residential community such as post office, police station, police post, telephone exchange, fire station, tot lots, parks, play grounds, water treatment plants below 5 MLD etc. Plant Nurseries, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivations,Seed Farms, Storage of Agriculture Produces and seeds, Green Houses, Pump Houses Turf court Wells and Irrigation Ponds incidental to community needs.			
1.2	**Provided that the access road has a width of 5m minimum.**			
	Automobile workshops for two/ three wheelers – floor area **limited to 200 m^2.** Hospitals with 5 bed			
1.3	**Provided that the access road has a width of 8m minimum.**			
	Hospitals with 50 beds, Higher Secondary Schools.	LPG distribution centres (excluding bottling plants and bulk storage) limiting the floor area **limited to 50 m^2.**		

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centres and Art Gallery-floor area **limited to 500 m²**. Shops/Professional Offices, banking and financial institutions – floor area **limited to 500 m²**. Cottage Industries including coir, Service Industries of non-nuisance Nature (See Annexure-I).			
2	**Residential mixed use zone**			
2.1	All uses that are permitted in Residential use zone and Commercial use zone	All uses that are restricted - 1 in Residential use zone and Commercial use zone	All uses that are restricted - 2 in Residential use zone and Commercial use zone	Any other uses not specified
3	**Commercial use zone**			
3.1	All shops including shopping complexes, shopping malls, multiplex, 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.	Higher educational Institutions provided the access has a width of 8m minimum Dairy & Dairy Farm, Poultry Farm. Other public utility areas & Public utility buildings.	Multiplex complex	All other use premises not mentioned in columns (2), (3) & (4)

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Gymnasium/ Yoga centres	Fuel filling stations		
	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 Annexure-I), saw mills, weigh bridges, printing press, IT hardware / electro nic industries, marble and granite storage / cutting centres.	Saw Mills with Timber Yards		
	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.	Slaughter Houses.		
	Government (Local /State/ Central) or Public Sector Offices, Public utility areas and buildings run by Government.	Container terminals		
	Day care, Creche, Nursery/ Kinder garten, Expansion of existing educational institutions	Sewage treatment plants		
	Transmission & Tele communication Towers, Wireless Stations.			

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Social welfare centres, Library and reading rooms, Exhibition centres, museum, Art gallery museum, convention centres, Auditorium, Wedding halls, Community halls. 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			
3.2	**Provided that the access road has a width of 12m minimum**			
	Educational Institutions other than those mentioned in clause 3.1. Hospitals & Health centres, Outdoor games stadium.			
4	**Industrial use zone**			
4.1	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. Obnoxious and nuisance type industries (Annexure - II) Fuel Filling Stations		All other use premises not mentioned in columns (2), (3) & (4)

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Shops, Professional offices/ Banking and financial offices floor area limited to 100sqm, 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, Smoke House. Dry Cleaning Plants, Power Plants, Sub Stations, Trans-mission & Tele communication Towers, Wireless Stations. Government or Public Sector Offices Transport Terminals incidental to industrial use. Residential Uses incidental to the Industrial Use. Any other activity essentially incidental to Industrial use. Tot lots, Parks and Play Grounds attached to incidental residential use.	Cremation Ground / Crematorium, Burial Ground, Common Vault. Storage of Explosives and Fire Works, Gas Godowns, Crusher Units. Sewage Treatment Plants, Dumping Yard. Slaughter House Container Terminals with access width of 18m minimum. Saw mills with timber yard		
5	**Public and Semi public use zone**			
5.1	Local/State/Central Government/ Public Sector Offices and Other Related Public Buildings.	Cremation Ground / Crematorium, Burial Ground, Common Vault.	Bus terminals/ stand, and lorry stand	All other use premises not mentioned in columns (2), (3) & (4)

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Cottage Industries including coir, Service Industries of non-nuisance Nature (See Annexure-I), with number of workers limited to 6 without power or 3 workers with power limited to 5 HP	Fuel filling stations.		
	Educational Institutions, Library and reading rooms, Social welfare centres	Transmission towers and wireless stations.		
	Clinics, Diagnostic centres and hospitals, Civil defence and home guard	Auditorium, Wedding halls/ Community halls incidental to public and semi-public uses, Convention centres, Outdoor games stadium, Parking plazas.		
	Residential Quarters incidental to public and semi public use, Ashram/Mutts.	Sewage treatment plants		
	Tot lots/ parks/ Playgrounds			
	Places of worship			
	Museum, Indoor games stadium, Open air theatre Swimming pools, Exhibition centres and Art gallery, Camping sites.			
	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	Uses Prohibited
1	2	3	4	5
6	**Traffic and Transportation use zone**			
6.1	Transport terminals such as bus terminals/stand, truck/ lorry stand, boat jetty/ port/ harbours autorickshaw stands, taxi/jeep stands, container terminals including constructions that form an integral or essential part of the terminal.	Public Utility Areas and Buildings	Container Terminals provided that the access has a width of 18m minimum.	All other use premises not mentioned in columns (2), (3) & (4)
	Any incidental uses to the transport terminals such as Retail Shops, Restaurants, Canteen, Movie halls, Recreational facilities etc. with floor area limited to 30% of the built-up area of the terminal.	Fuel Filling Stations		
	Staff Quarters, Offices, Night Shelters, Guest Houses etc incidental to the transport terminals			
	Parking Plazas, Transmission Towers and Wireless Stations.			
7	**Recreational Open Spaces**			
7.1	Any construction/ land development essential for the development/ improvement of open air recreational facilities.	Public Utility Areas and Buildings which will not affect the character of the area.		All other use premises not mentioned in columns (2), (3) & (4)
	Fish Landings, Boat Jetties, Guided Boat Rides, Watch Towers, Water Sports Facilities, Eco walkways, Fair grounds and similar uses			
	Tot Lots, Park, Play Grounds, Swimming Pools, Open Air Stadium, Fair Grounds, Open Air Theatre, Zoological and Botanical Garden, Bird Sanctuary, Eco Walk Way etc.			

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
8	**Dry Agriculture use zone**			
8.1	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry.	Cremation ground / crematorium, burial ground, common vault		All other use premises not mentioned in columns (2), (3) & (4)
		Dumping Yard, Storage of explosive and fireworks, Gas Godowns, Storage of explosive and fireworks, Gas Godowns		
	Dairy Farms, Fish farms, Seed farms, Poultry farms, Plant nursery, pump house, wells and irrigation ponds.	Slaughter Houses		
		Piggery farm		
	Single Family Residential Buildings	Swimming pools, Parking Plazas, Auto rickshaw stands, taxi/ jeep stands		
	Residential quarters/flats with floor area limited to 1500 m2, and height up to 10 m from ground level	Fish/ Meat processing centres		
	Orphanages, old age homes, dharmasala, ashrams, mutts, madrasa.	Places of worship		
		Sewage treatment plants		
	Clinics (Outpatient) and diagnostic centres - floor area limited to **100 m².**	Saw mills		

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens – floor area limited to **200 m^2.** Police Post/Police Station, Post and Telegraph office, Fire Post/ Fire station, Telephone Exchange, wireless stations and Telecommunication towers, Transmission towers. Day Care and Creche, Nursery/ Kinder Garten / Primary & Upper primary schools. Library and Reading Rooms, Godowns/ warehouses/ Storage – non hazardous – floor area limited to **100 m^2.** Storage of Agricultural produces and seeds, Green houses. Cottage industries, Service industries of non-nuisance Nature (See Annexure -I) Automobile workshops for 2/3 Wheelers Tot Lots/Parks/Play Grounds, Saw mills, Weigh Bridge. Tot lots, parks, Playgrounds, Camping sites Public utility areas and buildings	Fuel Filling Stations	Lorry stand	

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
8.2	**Provided that the access road has a width of 8m minimum**			
	Clinics (Outpatient) and diagnostic centres - floor area limited to **200 m^2.** Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens – floor area limited to **500 m2.** Residential buildings consisting of single or multifamily dwellings, residential flats/apartments upto a height of **16 m** Cottage industries, Service industries of non-nuisance Nature (See Annexure -I) Library and Reading Rooms, Social welfare centres– floor area limited to 200 m2. Godowns/ warehouses/ Storage – non hazardous – floor 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.**	Indoor stadium, Convention centres etc Junk yards, Timber yards		
8.3	**Provided that the access road has a width of 12m minimum**			
	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters.	Stacking yards, Godowns/ Warehouses / Storage – non-hazardous materials.		

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
		Higher Education Institutions. Health Care Facilities		
9	**Wet Agriculture use zone**			
9.1	Paddy cultivation 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.	Minor Public Utility areas & Public utility buildings which will not affect the character of the area.		All other use premises not mentioned in columns (2), (3) & (4)
10	**Water bodies**			
10.1	All existing water bodies shall be conserved. Bridges, Side protection walls, Bathing Ghats, Floating jetty etc. may be permitted based on community level requirements. Water landings, Pump Houses.	Fish farms	Minor Public utility areas & buildings which will not affect the character of the area.	All other use premises not mentioned in columns (2), (3) & (4)

11	Special use zone	
	Developments in this Zone may be permitted by Secretary of Kunnamkulam Municipality. For the projects proposed in Paddy land or Wet land, developments shall be subject to the provisions of Kerala Conservation of Paddy Land and Wet land Act in force in the State. The proposals which are marked as P 01, P 02, P 03, P 09, P 11, P 12 are proposed in private owned lands, and the proposals P 04, P 05, P 06, P 07, P 08, P 10, P 13 are proposed in Municipal owned lands. In private land proposals ,the land to be either acquired or procured through Land Pooling or PPP or any other workable methods If these projects are not materialised in corresponding demarcated land within a period of 5 years, from the date of sanctioning of this Master Plan , The freezed land 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.	
P 01	Waste water recycling plant (Near victory Inn)	The proposed land located in Chowanur Village, Re Survey number - 24 Part, Extent of land - 0.15 Ha. Water tanks, recycling plant, Supporting amenities for waste water recycling unit
P 02	Waste water recycling plant (Near Thurakkulam)	The proposed land located in Kunnamkulam Village, Re Survey number - 75 part, Extent of land - 1.08 Ha. Water tanks, recycling plant, Supporting amenities for waste water recycling unit
P 03	Coconut procurement centre	The proposed land located in Kunnamkulam Village, Re Survey number - 78 part, Extent of land - 0.036 Ha. Shops, marketing centre related to agriculture and allied sectors
P 04	Nalpamara thoppu	The proposed land located in Kunnamkulam Village, Re Survey number - 101 part, Extent of land - 0.15 Ha. Open air recreation facilities, public gathering and cultural programme areas etc.
P 05	Sports complex cum stadium	The proposed land located in Kunnamkulam Village, Re Survey number - 103 part, Extent of land - 4.14 Ha. Open Air Stadium, Play Grounds, Parking area, Indoor games areas, General Amenities for sports complex
P 06	Indoor stadium	The proposed land located in Kunnamkulam Village, Re Survey number - 47 part, Extent of land - 0.12 Ha. Any construction/land development incidental to sports complex/indoor stadium
P 07	Printing Heritage Museum	The proposed land located in Kunnamkulam Village, Re Survey number - 48 part, Extent of land - 0.29 Ha. Museum related to Printing Heritage of Kunnamkulam, General amenities for public buildings, Parking area

P 08	Children's park	The proposed land located in Kunnamkulam Village, Re Survey number - 48 part, Extent of land - 0.39 Ha. Any construction/land development essential for the development/ improvement of open air recreational facilities mainly for children
P 09	Multilevel parking	The proposed land located in Kunnamkulam Village, Re Survey number - 50 part & 61 part, Extent of land - 0.85 Ha. Car stacking units (either manually or semi/fully mechanized), Any other amenities incidental to multilevel parking areas
P 10	Techno city	The proposed land located in Kunnamkulam Village, Re Survey number - 53 part, Extent of land - 0.48 Ha. All industries other than obnoxious and nuisance type related to engineering and electronic based products
P 11	Craft village	The proposed land located in Kunnamkulam Village, Re Survey number - 32 part & 34 part, Extent of land - 1.53 Ha. Utility Installations Amenities essentially serving the needs of craft village such as work space, exhibition stalls, storage, machineries for rock cutting (non-nuisance in nature), water treatment unit etc.
P 12	Cultural centre-Kaniyampal	The proposed land located in Kunnamkulam Village, Re Survey number - 116 part, Extent of land - 0.13 Ha. Performance centre, Tourist refreshment centre, tourism information centre, Recreational Clubs, Social Welfare Centres, Libraries and reading rooms
P 13	Development of Thurakkulam Municipal Market	The proposed land located in Kunnamkulam Village, Re Survey number - 75 part, Extent of land – 1.31 Ha. Slaughter house, Solid waste treatment plant, loading and unloading space and buildings incidental to market uses.

ANNEXURE - I

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

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

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

ANNEXURE - II

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

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

Manufacture of Food Stuff:

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

Manufacture of Beverages:

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

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

Manufacture of textiles:

(4) Dyeing and bleaching of cotton

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

(5) Wood seasoning

(6) Manufacture of veneer & plywood

(7) Paper, pulp and straw board

Manufacture of leather and leather products:

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

Manufacture of Rubber petroleum & local products:

(9) Manufacture of tyres and tubes and tyre retreading

(10) Manufacture of industrial and synthetic rubber

(11) Reclanation of rubber

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

(13) Production of chemicals and chemical products

Manufacture of chemical and chemical products:

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

(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 work

(19) Manufacture of matches

Manufacture of Nonmetallic mineral products other than Petroleum and coal:

(20) Manufacture of cement

(21) Manufacture of lime

(22) Manufacture of plaster of paris

Manufacture of Basic Metals and their Products:

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

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

(25) Manufacture of ornaments

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

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

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

(28) Manufacture of gelatin and glue

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

(30) Bone meal, bone girst and bone powder

(31) Manufacture of cashewnut shell oil and

(32) Other similar types of nuisance industries.