CHAPTER 24
ZONING REGULATIONS

1. Zoning is a device of land use planning used in a Master Plan. The word is derived from the practice of designating permitted uses of land based on mapped zones which separate one set of land uses from another. Zoning Regulations are the means to achieve development of a use zone envisaged in the Master Plan. In other words Zoning Regulations are laws that define and restrict how to use a particular property coming under a Master Plan. Thus is the public regulation of land and building use to control the character of a place.

2. All future developments shall be in conformity with the provisions of the Master Plan for Thiruvalla and future constructions shall conform to the Building Rules and other applicable statutes in force unless otherwise specified in this regulation 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 Residential use zone, Commercial use zone, Public and Semi public use zone, Residential mixed land use zone, Industrial use zone, Dry Agricultural use zone, Paddy/Environmentally sensitive zone, Traffic and Transportation use zone, Parks and Open Space use zone, Green buffer zone(Along the bank ofManimala River for land to a depth of 10.00m from the boundary of the river), Water Bodies etc. 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.

   Uses "permitted" in a zone cover the uses that can be normally accommodated in the relevant zone. 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". Restricted-1 category deals with the uses that shall be restricted by the Secretary, Thiruvalla municipality, hereinafter referred to as the Secretary, with the concurrence of the Head of office of the District Office of the Local Self Government Department Planning (LSGD Planning). Restricted-2 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner concerned of the Local Self Government Department Planning (LSGD Planning).

4. "Uses prohibited" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.

5. If any portion of a zone is put to a "Use prohibited" as stated in Para 4, 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 the 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.

6. 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.

7. 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.

8. The zoning regulation of the plan is shown in Table 25.1

Table 25.1 Zoning Regulation

Sl No.	Use Permitted	Use Restricted 1	Use Restricted 2	Use Prohibited
1	**RESIDENTIAL USE ZONE**			
	All Residences including residential apartments,		Fuel filling stations	Any other uses not specified.
	Ashram/Mutt Orphanages, Old Age Homes, Dharmasala, Residential quarters. Automobile workshops for 2/3 wheelers up to 200 sq m floor area provided that the access road has a width of 5m minimum.			
	Shops/ Professional Offices up to 250sq m floor area.	Shops/ Professional	Shops/ Professional	

		Offices above250Sq.m and utpo1000sq m floor area.	Offices above 500 sq m floor area.	
	Banking and Financial institutions up to 200 sq m floor area, Diagnostic centre, Godowns up to 200 sq m.	Banking and Financial institutions in between 200 to 500 sq m floor area.	Banking and Financial institutions above 500 sq m floor area	
	Gymnasium/Yoga Centers, Clinics (Outpatient) up to 100 sq m floor area.	Transmission Towers and Wireless Stations.	Higher Education/ hospitals up to 100beds provided that the access road has a width of 12m minimum.	
		Place of Worship		
	Cottage Industries, Service Industries of non-nuisance Nature (See Annex 7.1), with number of workers limited to 10 without power or 5 workers with power limited to 10 HP Auditorium/Wedding halls/community halls up to 500 sq m floor area provided that the access road has a width of 7m minimum.	Auditorium / Wedding hall / Community halls above 500 sq.m floor area Provided that the access road has a width of 12m minimum.		
	Day Care and Crèche, Nursery Schools, Kindergarten, Primary Schools, Schools up to HSS when access road has a width of 7m minimum.	Hospitals 50 beds and weigh bridge, if the access road has a width of 7m minimum.		
	Local/state/central government offices like Police Post, Fire Post/Fire Station, Post office etc. serving the local community			

	Tot Lots, Parks, Play Grounds			
	Public Utility areas & buildings essentially serving the needs of the local community, markets 500 sq m.			
	Plant nursery, Pump House, Wells and irrigation ponds			
2	**COMMERCIAL USE ZONE**			
	All Shops including shopping Complexes, Shopping malls, Multiplex, Hypermarkets, Automobile showrooms, Restaurants, Hotels, Professional offices, Commercial Offices & Establishments, Banking and financial institutions.		Hospitals & Health Centers above 50 beds provided that the access road has a width of 12m minimum.	Any other uses not specified
	Residential buildings up to 300 sq.m	Residential buildings above 300 sq.m		
	IT Software units	Places of worship		
	Movie Halls, Auditorium / Wedding Halls / Community halls, Indoor games stadium, Convention Centers, Exhibition centers and art gallery	Ashram / Mutts, Orphanages, Old age Homes		
	Markets, Fair Grounds, Plant nursery			
	Godowns /Warehouses/ Storage of non hazardous materials stacking yards			
	Gymnasium / Yoga Centers			
	Fuel filling stations			
	Automobile workshops,			

	Automobile Service Stations			
	Cottage Industries, Cold storage, Service Industries of non-nuisance Nature (See Annex 7.1 , with number of workers limited to 19 without power or 9 workers with power limited to 30 HP), weigh bridges, Printing Press, IT Hardware / Electronic Industries, Marble and Granite storage/cutting centers, saw mills			
	Day Care and Creche, Nursery Schools, Kindergarten, Expansion of existing educational institutions, Govt. or Public sector offices			
	Public utility areas & buildings			Any other uses not specified
	Transmission towers, Telecommunication towers and Wireless Stations			
	Social Welfare centers, Library and Reading Rooms			
	Clinics, Diagnostic Centers and hospitals up to 50 beds provided that the access road has a width of 7m minimum			
	Parks & playgrounds, Open air Theatre			
	Night Shelters, hostels and boarding houses, lodges and guesthouses			
	Parking Plazas, Transport terminals			
3	**PUBLIC AND SEMIPUBLIC USE ZONE**			
	Additions and alterations to the		Skill	Any other

	existing buildings/addition of new block(s) without altering the use, Buildings incidental to the main Use with floor area up to 100 sqm.		development centres, Training centers, incidental use above 100sqm.	uses not specified
	All uses under Residential mixed use Zones.			
4	**RESIDENTIAL MIXED LAND USE ZONE**			
	Land to a depth of 250 m on either side of roads having proposed width of 21 m, 200 m on either side of roads having proposed width of 18m, 175m on either side of roads having proposed width of 15m, 125m on either side of roads having proposed width of 7mor more in Residential and Dry Agriculture zones are also deemed as Residential mixed Land use zone.			
4.1	All uses that are permitted in Residential Use Zone.			Any other uses not specified
	Museum, Exhibition Centers and Art Gallery.			
	Guest Houses / Lodges	Places of Worship		
	Commercial cum residential Buildings			
	Shops, Professional Offices,Banking and Financial Institutions, Commercial Offices/ Establishments,Gymnasium / Yoga Centers, Community Halls - floor area up to 200 sq m.	Fuel Filling Stations		
	Automobile workshops for 2/ 3 Wheelers	Indoor Games Stadium		
	Service Industries of non-nuisancenature (See Annex -7.1) engaging not more than19 workers withoutpower or 9			Any other uses not specified

	workers with power limited to 15 HP			
	Civil Defense and Home Guard			
	Transmission towers, Telecommunication towers and Wireless Station			
	Local/State/central government offices like Police Post, Fire Post/Fire Station, Post office etc. serving the local community			
	Public Utility Areas & Buildings			
	Diagnostic Centers - floor area up to 100 sq m.			
	Social Welfare centers - floor area up to 200 sq m			
	Parking Plaza, Taxi / Jeep Stand			
	Fish Farms, Seed Farms, Diary Farms, Poultry Farms			
	Storage of Agricultural Produces and Seeds			
4.2	Provided that the access road has a width of 5m minimum.			
	Shops, Professional Offices, Banking and Financial Institutions, Commercial Offices / Establishments, - floor area up to 500 sq m.			Any other uses not specified
	Gymnasium / Yoga Centers, Community Halls - floor area up to 500 sq m.			
	Clinics (Outpatient)/Diagnostic Centers - floor area up to 500 sq m			
4.3	Provided that the access road has a width of 7m minimum.			
	Shops, Professional Offices, Commercial Offices / Establishments, Banking and			Any other uses not specified

	Financial Institutions, Restaurants / Canteen, Hotels, IT / Software Units - floor area up to 1000 sq m			
	Weigh Bridge			
	Social Welfare centers - floor area above 200 sq m			
	Secondary / Higher Secondary Schools, Junior Technical Institutions			
	Movie Halls/Auditorium / Wedding Halls / Community halls - floor area up to 1000 sq m			
	Local/State/central Government/ Public Sector Offices			
	Diagnostic centers above 500 sq. m floor area, Hospitals & Health Centers -up to 10 beds			
	Markets - Plot Area up to 500 sq m			
	Godowns / Warehouses / Storage - non hazardous- floor area up to 1000 sq m			
	Service Industries of Non Nuisance Nature (See Annex 7.1) engaging not more than 19 workers without power or 9 workers with power limited to 30 HP			
	Marble and Granite Storage / Cutting centers			
	Industrial Estates & Industrial Parks			
	Automobile workshops /Automobile Service Stations - Light Vehicles			
4.4	Provided that the access road has a width of 12m minimum.			

	Educational institutions of higher order		Bus Terminal / Stand, Lorry stand.	Any other uses not specified
	Shops/ Offices above 1000 sq.m floor area			
	Markets			
	Hospitals & Health Centers – up to 100 beds			
	Godowns / Warehouses / Storage - non hazardous			
	Automobile workshops /Automobile Service Stations for Heavy Vehicles			
	Movie Halls, Auditorium / Wedding Halls / Community halls			
4.5	Provided that the access road has a width of 18m minimum.			
	Hospitals & Health Centers – up to 300 beds		Container Terminal	Any other uses not specified
	Convention centers			
5	**INDUSTRIAL USE ZONE**			
	Industrial use including IT parks and buildings/premises incidental to the industrial use	Food research centre, Veterinary Hospital	Skill development centre/ Training centre	Any other uses not Specified
	All constructions with the similar use of existing authorised buildings in the plot			
6	**DRY AGRICULTURE USE ZONE**			
	Agriculture, Horticulture, Fodder cultivation, Pastures, Grazing grounds, Fish Farms, Seed Farms, Pump House, Wells and Irrigation Ponds, Storage of Agricultural Produces and Seeds, Plant	Places of worship	Fuel Filling Stations	Any other uses not specified

	Nursery, Dairy farm, Poultry farm.			
	Public Utility Areas & Buildings	Transmission towers, Telecommunication towers and Wireless Station		
	All Residential buildings- floor area up to 1000 sq m, Orphanages, Old Age Homes, Dharmasala, Ashram / Mutt	Automobile workshops for 2/3 wheelers		
	Shops/ Professional Offices / Banking and financial institutions / Restaurants /Canteens - floor area upto 200 sq m	Sawmills		
	Clinics (outpatient), diagnostic centres up to 200 sq m floor area			
	Local/State/central government offices like Police Post, Fire Post/Fire Station, Post office etc serving the local community			
	Cottage Industries, Service Industries of non-nuisance Nature (See Annex 7.1), with number of workers limited to 10 without power or 5 workers with power limited to 10 HP.			
	Day Care and Crèche, Nursery / Kindergarten / Primary schools, Library and Reading Rooms,			
	Tot Lots/Parks/Play Grounds			
6.1	Provided that the access road has a width of 7m minimum			
	Residential Flats / Apartments floor area up to 3000 sq. m	Social Welfare centers up to 200 Sq. m floor area		
	Hospitals & Health Centers - floor	Weigh Bridge		

	area up to 500 sq m			
	Godowns / Warehouses / Storage - non hazardous – floor area up to 500 sq m, Markets, Stacking Yards	Auditorium / Wedding Halls / Community halls floor area upto 500 sqm		
6.2	Provided that the access road has a width of 12m minimum			
	Residential Flats / Apartments floor area up above 3000 sqm.		Higher education/ health care facilities	
6.3	Provided that the access road has a width of 10.00m			
	All uses permitted in Residential Mixed zone as per Sl. No. 4 above			
7	**PADDY / ENVIRONMENTALLY SENSITIVE USE ZONE**			
	Paddy Cultivation	Agriculture/ Horticulture/ Vegetable/Fodder cultivation, Fish Farms/Seed Farms without any building construction, Pump House/ Wells and Irrigation Ponds	Minor public utility areas and buildings which will not affect the character of the area.	Any other uses not specified
	Constructions/ land developments in conformity with the Conservation of Paddy Land and Wet Land Act in force in lands Designated as paddy land or wetland under the said Act			
	All uses permitted in Dry Agriculture use zone as per Slno.6 above, in plots which permission has been obtained for construction of residential buildings as per paddy and			

	wetland Act which is in force from time to time from the concerned Revenue Authority, subject to satisfaction of the conditions in the order issued by the Authority.			
	Residential buildings in plot which is classified as dry land (Purayidam) in basic tax receipt (BTR) as on 21.01.2020			
8	**TRAFFIC AND TRANSPORTATION USE ZONE**			
	Constructions that form an integral part of the traffic and Transportation use, Transmission /Telecommunication towers and Wireless stations, Fuel filling stations.	Parking Plazas	Retail shops/ Restaurants/ Canteen/Commercial establishments, ATMs, Residential Quarters, Guest House, Lodge, Night Shelter etc which form an integral part of the transportation use proposed.	Any other uses not Specified
9	**PARKS AND OPEN SPACE USE ZONE**			
	Any construction for the development / improvement of park and open spaces, incidental uses to Park and open spaces, Stadiums and related sports facilities, swimming pools etc.			Any other uses not specified
10	**GREEN BUFFER ZONE**(Along the bank of Manimala River for land to a depth of 10.00m from the boundary of the river)			
	Agriculture/ Horticulture/			Any other

	vegetable/ Fodder Cultivation, Fish Farms, River training works, Boat Landing centers, Hooking platform, Any construction essentially incidental to water supply/ irrigation schemes, bridges			uses not specified
	Maintenance / addition to the existing authorised residential buildings of total plinth area upto 60 Sq.m.			
11	**WATER BODIES**			
	Bridges, side protection walls, Water landings, Pump houses, Hooking Platform, Fish farms			Any other uses not specified

ZONING REGULATIONS OF VARIOUS ZONE

1. 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 100 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 Local Self Government Department Planning, the Head of office of the District Office of the Local Self Government Department Planning being the convener and the Secretary of the municipality and satisfying following conditions. Research centers, Professional Educational Institutions, Public Utility Services etc are also can be considered by the committee.

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.

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 the total floor area of such a building shall not exceed the maximum floor area 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, if 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.

ANNEX 25.1
LIST OF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF SERVICE OR LIGHT INDUSTRIES

1. Flour mills
2. Embroidery and lace manufacturing.
3. Gold and Silver Smithy.
4. Watch, pen and spectacles repairing.
5. Laundry, dry cleaning and dyeing
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 water and fruit beverages
15. Manufacture of tobacco products.
16. Garment making
17. Electroplating
18. Bamboo and cane products.
19. Sports goods
20. Cardboard 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. Padlocks
28. Sanitary fittings and other similar industries.
29. Apparel Making.
30. Assembly of air coolers and conditioners
31. Assembly of bicycles, baby carriage and other small non-motorized vehicles.
32. Atta - Chakkies
33. Ayurvedic Medicinal Formulations, Ayurvedic health club
34. Block making for printing
35. Carpet weaving
36. Cement and concrete products (Where crusher is not used)
37. Coir (Without bleaching/dyeing)
38. Concrete batching plants
39. Electronics and electrical goods
40. Electronics equipment (Assembly)
41. Engineering workshop and general fabrication works (With out any chemical Treatment)
42. Foam bed, latex threads

43. Footwear (Rubber and PVC)
44. Furniture making
43. Fountain pens
44. Garment stitching, tailoring
45. Gold and Silver thread saree work
46. Ice cream or ice making
47. Insulation and other coated paper (Paper or pulp manufacturing excluded)
48. Jobbing and machining
49. Light engineering
50. Manufacturing of formulated synthetic detergent products
51. Manufacture of soaps involving process without generation of trade effluents (Saponification of fats and fatty acids only)
52. Mineralsed water
53. Musical instruments manufacturing
53. Oil ginning/expelling
54. Optical frames
55. Paint (by mixing process only)
56. Paper Pins and U Clips
57.Power looms/handlooms (without dyeing & bleaching)
58. Pressure testing units
59. Printing press
60. Rice Millers
61. Rope (Cotton and Plastic)
62. Rubber gloves other than that for surgical and medical purpose
63. Rubberized coir mattresses
64. Scientific and mathematical instruments
65. Steeping and processing of grains
66. Tissue culturing
67. Toys
68. Water Softening and demineralization plants
69. Slaughtering preservation of meat, fish and cleaning fish
70. Manufacture of Beverages
71. Manufacture of wood and wooden products
72. Sawing and planning of wood.