Chapter 32

ZONING REGULATIONS

MASTER PLAN FOR KUTHUPARAMBA TOWN-2031

1. All future developments/ constructions shall be in conformity with the provisions of the Master Plan for Kuthuparamba Town and the Kerala Municipality Building Rules in force.
2. For the implementation and enforcement of the proposals envisaged in this Master Plan, Kuthuparamba Municipal Area has been zoned under various categories as listed below.

1. Residential Zone
2. Commercial Zone
3. Residential Mix Zone
4. Public and Semi-public Zone
5. Industrial Zone
6. Traffic and Transportation Zone
7. Park and Open Space
8. Water bodies
9. Sacred Groves
10. Paddy field/ Low lying area
11. Dry Agriculture Zone
12. Canal Land
13. Hazardous Zone
14. Industrial Promotion Zone
15. Buffer zone for Trenching ground

Details regarding the nature of uses 'Permitted', uses 'Restricted' and uses 'Prohibited' in each zone are described in the general notes, guidelines and tables given below. These regulations shall be enforced in conjunction with other specific provisions if any elsewhere in the Plan.

'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 of Kuthuparamba Municipality, hereinafter referred to as Secretary. In some cases, it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special location factors. Such cases which come under this category are classified as "Uses Restricted".

Uses Restricted -1 Category deals with the uses that shall be restricted by the Secretary with the concurrence of the Town Planner of the Local Self Government Department Planning, having jurisdiction of the area (hereinafter referred to as Town Planner, Kannur).

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

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

3. If any space in a zone is put to a "**Uses Prohibited**" as stated in Para 2, before the sanctioning of the scheme, such use shall be termed as 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, Kannur
4. 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. All existing uses in every zone shall be permitted to continue. The addition/extension/alteration/reconstruction of these existing building are permitted in all zones except in Water bodies ,Sacred Groves, Paddy field/ Low lying area, Canal Land , and Hazardous Zone .The total built-up area shall not exceed 1.5 times the existing built-up area.
5. Existing areas and structures of archaeological importance, agriculture uses and religious uses may be permitted to continue in all the zones and shall not constitute non conforming uses.
6. Regulation of constructions and/or land developments on the sides of new roads/roads proposed for widening as per the Master Plan shall be governed by the distance from the centre line of the road, unless otherwise specified in the Master Plan or in any detailed road alignment approved by the Government.
7. In land up to depth of 100 m, on either side of the road , having an existing or proposed width of 10 m or more (as per the Master Plan for Kuthuparamba Town-2031) uses listed under Commercial Zone, Public & Semi-public Zone and Residential mix zone may be permitted by Municipal Secretary in Residential zone, Public & Semi-public Zone and Dry Agriculture zone if not allowed otherwise by these zoning regulations. Provided that if a plot of land extends beyond this boundary, uses permitted as above may be provided for the entire plot.
8. In land up to depth of 150 m, on either side of the road , having an existing or proposed width of 24 m or more (as per the Master Plan for Kuthuparamba Town-2031)uses listed under Commercial Zone, Public & Semi-public Zone and Residential mix zone may be permitted by Municipal Secretary in Residential zone, Public & Semi-public Zone and Dry Agriculture zone if not allowed otherwise by these zoning regulations. Provided that if a plot of land extends beyond this boundary, uses permitted as above may be provided for the entire plot.
9. Provisions under the Kerala Conservation of Paddy land and Wet Land Act, 2008, Disaster Management Act, Archeological Sites and Remains Act, Aircraft Act 1934, Environment Protection Act 1986 as amended from time to time and any other applicable statutes will prevail over the respective provisions of this Master Plan.
10. Expansion/modification of an existing Public and Semi-public, Hospitals or Educational institutions shall be permissible in its adjacent plots irrespective of the zoning regulations proposed in such plots, subject to The Kerala Conservation of Paddy Land and Wet Land Act in force.

11. Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 as amended from time to time, shall be applicable in the Master Plan area.
12. No person shall construct any building within 2 m from the boundary of water bodies shown in the Proposed Land use Map for Kuthuparamba Town-2031, except ponds.
13. Provision of septic tank must be made mandatory to get building permit.
14. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the scheme in consultation with the Chief Town Planner concerned.
15. 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 uses permitted or restricted in that particular use zone, can be considered by the Secretary, with the concurrence of the Town Planner concerned.
16. In privately owned land which is zoned for Public and Semi-public use, based on the Council decision, the Secretary may, with the concurrence of the Town Planner/Chief Town Planner as the case may be, permit such uses permitted/uses restricted-1 & 2 of adjacent zones in the proposed land use if there are no records available with the Kuthuparamba Municipality regarding any proposal for acquiring that particular privately owned land for any public use at the time of application.
17. Projects of Central/State Government, Local Self Government Institutions, Public Sector Undertakings, other Government Institutions and Government approved projects and schemes may be permitted with the concurrence of the Town Planner, Kannur in all zones except Paddy field/ Low lying area ,Water bodies and Sacred Groves if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable.
18. Operational constructions as defined in the Kerala Town & Country Planning Act 2016 shall be treated as permitted uses in the Master Plan Area.
19. Transmission/telecommunication towers, wireless stations, Electric Vehicle Charging Stations, ATMs, water tanks, and public utility buildings/structures shall be treated as permitted uses in all zones except in Paddy field/ Low lying area, Water bodies, Sacred Groves and Buffer zone for Trenching ground unless otherwise specified any where in the Master Plan.
20. Solid Waste Management Unit, Sewage/Septage Treatment Plant, Material Collection Facility (MCF) , Resource Recovery Facilities (RRFs) and Water Treatment Plant shall be treated as permitted uses in all zones except in Paddy field/ Low lying area, Water bodies and Sacred Groves unless otherwise specified any where in the Master Plan.
21. The area delineated for the Buffer Zone for Trenching ground shall be as depicted in the Proposed Land Use Map-2031
22. Expansion of existing Industrial establishment 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 Paddy field/ Low lying area, Water bodies Sacred Groves and Park and Open Spaces.

23. Subject to the provisions as applicable to the Kerala Conservation of Paddy land and Wet land Act 2008, and their subsequent amendments, other applicable Acts, Rules and Government Orders in force in the State, the Secretary Kuthuparamba Municipality, with the concurrence of the Town Planner, Kannur shall permit in Paddy field/ Low lying area, Water bodies, uses that are listed in adjacent land use zone, if that particular land is not classified as paddy land or wetland as per revenue records.
24. In the event of change in alignment of new road proposals namely New Road proposal to Traffic and Transportation Zone and Kakkad Vayalum Bhagam 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, Kannur. This provision is applicable only to new road development proposals and not to widening proposal.
25. Disaster mitigation projects by competent authorities shall be permitted in all zones.
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 Map, it shall be referred to the actual portion on ground as well as revenue records and decision taken by the Secretary in this regards shall be final.
27. If different land use zones falls 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 Town Planner/Chief Town Planner, as the case may be. However, for the part of the plot which comes under Paddy field/ Low lying area, Water bodies, Sacred Groves and Buffer zone for Trenching ground this provision shall not be applicable.
28. The Zoning Regulations for the various zones are given below.

Sl. No.	Uses permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	1 RESIDENTIAL ZONE			
1.1	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, convents, Resorts, old age homes. Pain and palliative care centres Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Canteen, Hotels - floor area **limited to 200 m².** Ashram, Mutt, Madrasa, Places of Worship, Religious institution **floor area limited to 1500m².** Cottage Industries including coir, Service Industries of non-nuisance nature (See Annexure-I). Educational institutions essentially serving the needs of residential community such as Day Care, Creche, Nursery Schools, Kindergartens and schools offering general education (up to Higher Secondary School level). Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres, Rehabilitation centres, dialysis units etc. having a floor area **limited to 200m².** Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium /Yoga Centers, Swimming Pool, Libraries, Reading Room etc. having a floor area **limited to 200m².** Utility Installations and Civic Amenities essentially serving the needs of residential community such as Post office, Police station, Telephone exchange, Fire station, Tot lots, Parks, Play grounds, Water treatment plants below 5 MLD Turf Courts, Open Air Theater, Indoor and Outdoor Courts	Ashram, Mutt, Madrasa, Places of Worship, Religious institution -with **floor area above 1500m².** Fuel Filling Stations Cremation Ground/ Crematorium, Burial Ground/ Common Vault. Water treatment plants above 5 MLD		All uses other than specified.

Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	Plant Nurseries, Pump House, Dairy and Dairy farms and Poultry farms, Fish farm and seed farm 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 m².**			All uses other than specified.
1.3	**Provided that the access road has a width of 8m minimum.**			
	Hospitals, Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery- floor area **limited to 500 m².** Shops/Professional Offices, banking and financial institutions- floor area **limited to 500 m².**	LPG distribution centres (excluding bottling plants and bulk storage) the floor area **limited to 100 m².** Higher educational institutions		All uses other than specified.
	2 COMMERCIAL ZONE			
2.1	All shops including shopping complexes, shopping malls, hypermarkets, restaurants, hotels, Canteens, Markets, Multiplex Godowns/ warehouse/ storage of Non-hazardous materials. Expansion of existing residential buildings, Single Family Residence up to 300m². Residential flats/ apartments with lower two floors for commercial use only, night shelters, orphanages, old age homes, dharmasala, hostels and boarding houses, lodges and guest houses, Places of worship, Religious institutions Ashram, Mutts, Madrasa. Day care, Creche, Nursery/ Kindergarten. Pain and palliative care centres Social welfare centres, library and reading rooms, Eexhibition centres,	Fuel filling stations Slaughter house	Multiplex Complex	All uses other than specified.

Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	Art gallery/ Museum, Auditorium, Movie Halls, Wedding Halls, Community Halls Parking plaza, Transport terminals, Gymnasium, yoga centre, recreation club. Professional offices, commercial offices & establishments, banking and financial institutions, IT /software units. All non—nuisance industries (see Annexure I) weigh bridges, printing press, IT hardware, electronic industries Automobile Service Station, Clinics, diagnostic centres and hospitals with number of **beds limited to 50.** Tot lots, Parks & playgrounds, fair grounds, open air theatres.	Higher educational institutions		
2.2	**Provided that the access road has a width of 12m minimum**			
	Hospitals & Health centres, Outdoor games stadium			All uses other than specified.
	3 RESIDENTIAL MIX ZONE			
3.1	All Uses permitted in Residential Zone and Commercial Zone	All Uses Restricted-I in Residential Zone and Commercial Zone	All Uses Restricted-2 in Residential Zone and Commercial Zone	
3.2	Automobile workshops for 2/3 wheelers, Service Industries of non-nuisance nature (See Annexure I) ,Taxi/Jeep Stand			All uses other than specified.
3.3	**Provided that the access road has a width of 8m minimum.**			
	Marble and Granite Storage Centres, Industrial Estates & Industrial Parks, Automobile Workshops/ Service Stations .	Stadium		All uses other than specified.

Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
3.4	**Provided that the access road has a width of 12m minimum.**			
	Educational institutions of Higher Order	Bus Terminals, Truck Terminals		All uses other than specified.
3.5	**Provided that the access road has a width of 18m minimum.**			
		Container Terminal stations		All uses other than specified.
	4 PUBLIC AND SEMI PUBLIC ZONE The sacred groves in the religious sites should be retained as such and no development activities are permitted in these areas.			
4.1	Local/State/Central Government/Public Sector Offices and Other Related Public Buildings, Hospitals and allied uses, educational buildings, Pain and palliative care centres, Places of worship and Religious buildings, Residential Quarters incidental to public and semi public use. 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. Buildings for incidental uses with floor area limited to **100 m²**.	Cremation Ground/ Crematorium, Burial Ground, Common Vault.		All uses other than specified.
	5 INDUSTRIAL ZONE			
5.1	All industries of non nuisance type (See Annexure-I). 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.	Cremation Ground/ Crematorium, Burial Ground, Common Vault.		All uses other than specified.

Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	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 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. Residential buildings up to 300m2	Storage of Explosives and Fire Works, Gas Godowns, Crusher Units. Dumping Yard. Slaughter House Container Terminals with access width of 18m minimum. Obnoxious and nuisance type Industries (See Annexure-II). Fuel Filling Stations		All uses other than specified.
	6 TRAFFIC AND TRANSPORTATION ZONE			
6.1	Transport terminals including constructions that form an integral or essential part of the terminal. Any incidental uses to the transport terminals such as Retail Shops, Restaurants, Canteens Staff Quarters, Offices, Night Shelters, Guest Houses etc., Any incidental uses supplemented to transport terminal including those to support value capture such as Auditoriums, Health clubs, Hotels etc. Parking Plazas	Fuel Filling Stations Container Terminals provided that the access has a width of 18m minimum. Sewage Treatment Plant		All uses other than specified.

Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
		Commercial, public &semipublic constructions which support transport terminal activities.		All uses other than specified.
	7 PARK & OPEN SPACE			
7.1	Any construction/land development essential for the development/ improvement of open air recreational facilities. Watch Towers, Eco Walk Ways, Water Sports Facilities, Fair Grounds etc. and similar uses Tot Lots, Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Zoological and Botanical Garden, Bird Sanctuary, Eco Walk Way etc. and similar uses Turf Courts, Indoor and Outdoor Courts	Restaurants/ cafeteria incidental to main use -floor area limited to **200m²**		All uses other than specified.
	8 SACRED GROVES			
8.1	Planting of saplings, afforestation and maintenance activities for the sacred groves	Religious uses in sacred groves		All uses other than specified.
	9 PADDY FIELD/LOW LYING AREA			
9.1	Paddy cultivation, Agriculture/ Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Pump House (up to 10m²) / Wells and Irrigation Ponds without any building construction or Constructions/land developments in conformity with the Conservation of			

Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
9.1	Paddy Land and Wet Land Act in force in lands designated as paddy land or wet land under the said Act.	Minor Public Utility area & Public utility buildings which will not affect the character of the area.		All uses other than specified.
	10 DRY AGRICULTURE ZONE			
10.1	Agriculture, Horticulture and fodder cultivation, Pastures, Grazing ground, and other types of cultivation including social forestry. Dairy Farms, Fish farms, Seed farms, Poultry farms, Plant nursery, Pump house, Wells and Irrigation ponds. Residential Buildings - floor area limited to **500 m².** Orphanages, Old age homes, Dharmasala, Ashrams, Mutts, Madrasa, Places of Worship, Religious institution . Clinics (Outpatient), Diagnostic centres and Pain and palliative care centre Shops, Professional offices, Commercial offices and establishments, Banking and Financial institutions, Gymnasium, Yoga Centres, Restaurants, Canteens-floor area limited to **200 m².** Police Post/Police Station, Post and Telegraph office, Fire Post / Fire station, and Telephone Exchange, Day Care and Creche, Nursery / Kinder Garten / Primary & Upper primary schools.	Cremation ground/ crematorium, burial ground, common vault Slaughter house, Obnoxious and nuisance type industries (See Annexure-II). Storage of explosive and fireworks, Gas godowns, Dumping yard, Fuel Filling Stations.		All uses other than specified.

Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted -2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
10.1	Library and Reading Rooms, Godowns / warehouses/ Storage – non hazardous – floor area limited to **200 m².** 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. Turf Courts, Open Air Theater, Indoor and Outdoor Courts Auditorium/Wedding Halls/Community halls floor area limited to **500m².**			All uses other than specified.
	10.2 Provided that the access road has a width of 8m minimum			
	Auditorium/Wedding Halls/Community halls Hospitals & Health Centres	Higher educational institutions		All uses other than specified.
	11 CANAL LAND			
11.1	Repair, Maintenance and Protection of canals and existing roads Construction /Reconstruction of building with the consent of Irrigation Department .		Conversion of land to any other land use with the consent of Irrigation Department and concerned authorities	All uses other than specified.
	12 HAZARDOUS ZONE			
12.1	Isolation Hospitals, Waste Management Plants, Saw mills with timber yards, industries other than obnoxious and nuisance type (See Annexure-I), quarrying.	Hazardous and Industrial uses like Funeral,		

Sl. No.	Uses permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
12.1		Cremation and Burial grounds with incidental buildings, Trenching ground and related constructions, junk yards, Slaughter house, Poultry/Cattle/ Pig/Rabbit farm, obnoxious and nuisance type industries (See Annexure-II).		All uses other than specified.
13 INDUSTRIAL PROMOTION ZONE Industrial Promotion Zone is provided at the maximum of 50 m on either sides of Valiyavelicham road as shown in the Proposed Land use map.				
13.1	All industries other than non-obnoxious and non- nuisance type industries (See Annexure-I), Automobile Workshops & Automobile Service Stations, Spray Painting Workshops, Ice Factory, Cold Storage, Printing Press, Marble and Granite Storage and Cutting Centres, Industrial Estates & Industrial Parks. Godowns/Warehouses/Storage of non hazardous material, stacking yards, weigh bridge. Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House.	Other Public Utility Areas and Public Buildings. Cremation Ground / Crematorium, Burial Ground, Common Vault. Obnoxious and nuisance type industries (See Annexure-II), Saw Mills, Timber Yard		All uses other than specified

Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
13.1	Dry Cleaning Plants, Power Plants, Sub Stations Government or Public Sector Offices 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. Family Residence up to 150m²	Fish and Meat Processing Units, Water Treatment Plants. Storage of Explosives and Fire Works, Gas Godowns, Crusher Units. Sewage Treatment Plant Dumping Yard. Slaughter House Fuel Filling Stations Container Terminals with access width of 18m minimum.		All uses other than specified
	14 BUFFER ZONE FOR TRENCHING GROUND			
14.1	All industries other than obnoxious and nuisance type industries (See Annexure-I), 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. 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	Repair/ Reconstruction of existing buildings without increasing the floor area		All uses other than specified.

Sl. No.	Uses permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	Government or Public Sector Offices Transport Terminals incidental to industrial use.			

General Notes:

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

2. Subjected to 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.

GUIDELINES FOR LARGE SCALE PROJECTS

Large Scale development proposals in an area not less than 2 hectares, exceeding an investment of Rs.50 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in all zones other than Scared groves and Park & Open space, subject to the recommendation of a committee to be constituted by the Government for this purpose, as per prevailing KMBR, under the Chairmanship of the Principal Secretary/Secretary to Government , Local Self Government Department. The Chief Town Planner, Local Self Government Department (Planning) is the convenor of the committee, with Director Local Self Government Department (Urban), District Town Planner, LSGD Planning Kannur and the Secretary, Kuthuparamba Municipality as its members .

The project shall satisfy the following conditions:-

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

b) The developer shall produce before the committee, all required clearances from the State and Central Government agencies concerned.

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

d) Adequate Memorandum of Understanding between the developer and Secretary of Local body concerned shall be undertaken to bring this into effect.

e) Minimum access width shall be 12 meter.

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

ANNEXURE I

Type of non - obnoxious and non-nuisance type of service or light industries permissible in residential zone

1. Production of copra
2. Processing of arecanut
3. Rice and Flour Mills.
4. Production of rice, flour etc., by hand pounding.
5. Processing of Cardamom, ginger, pepper etc.
6. Production of Khandsri for sugar-cane
7. Carrying and preservation of fruits and production of jam, jelly etc.
8. Processing and preservation of cashew nuts.
9. Bakeries.
10. Production of Dairy Products.
11. Oil mills (vegetables)
12. Extraction of oil by ghani.
13. Manufacture of hydrogenated oil.
14. Manufacture of "aval" (Beaten rice) appalam.
15. Production of vinegar.
16. Manufacture of soda, water, lemonade etc.
17. Manufacture of Ice.
18. Manufacture of ice cream.
19. Processing, packing and distribution of tea.
20. Processing, grinding, packing and distribution of coffee.
21. Manufacture of syrup.
22. Manufacture of beedi.
23. Manufacture of Cigar.
24. Manufacture of tobacco snuff.
25. Manufacture of chewing tobacco.
26. Cotton ginning, clearing, pressing etc.
27. Cotton spinning other than in Mills
28. Cotton spinning and weaving in Mills.
29. Cotton weaving in handloom.
30. Cotton weaving in power looms.
31. Handloom weaving.
32. Khadi Weaving in Handloom.
33. Printing of cotton textiles.

34. Manufacture of Cotton thread, rope twine etc.
35. Jute spinning.
36. Manufacture of jute products including repairing of gunny bags.
37. Weaving of silk by Handloom.
38. Manufacture of hosiery goods.
39. Making of embroidery products
40. Tailoring
41. Manufacture of quilts and mattresses.
42. Manufacture of Coir and Coir Products.
43. Manufacture and assembling of umbrellas and production of spare parts of umbrellas.
44. Repairing of umbrellas.
45. Manufacture of wooden furniture and fixtures.
46. Manufacture of structural wooden goods such as doors, beams etc.
47. Manufacture of wooden industrial goods such as parts of handloom ambarcharka, bobbers etc.
48. Manufacture of wooden utensils, photo frames, toys, etc., and photo framing.
49. Cane industry including baskets, weaving etc.
50. Manufacture of miscellaneous wooden articles such as sticks, sandals, rules etc.
51. Manufacture of paperboard and paper hand.
52. Making of paper boxes, bags, envelopes etc.
53. Printing and publishing of newspapers and periodicals.
54. Printing and publishing of books.
55. Miscellaneous printing works including type cutting, book binding.
56. Manufacture and repairing of leather shoes and chap pals.
57. Manufacture of leather products such as suitcase, bag etc.
58. Vulcanizing and repairing of tyres and tubes.
59. Manufacture of rubber gloves.
60. Manufacture of Rubber products such as rubber sheets, nipples and rubber shoes including smoke-rubber.
61. Manufacture of pharmaceuticals, chemicals, Ayruvedic medicine etc.
62. Manufacture of agarbathi and other cosmetics.
63. Manufacture of plastic products such as nameplates etc.
64. Manufacture of lemongrass oil, candles etc.
65. Manufacture of cement products such as well-keros, tube, closets etc.
66. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.

67. Manufacture of stone wares.
68. Manufacture of stone images.
69. Manufacture of chinaware's and crockery.
70. Manufacture of large containers and chinaware.
71. Manufacture of glass and glass products.
72. Manufacture of clay models
73. Manufacture of iron and steel furniture.
74. Manufacture and repairing of brass and bell metal products.
75. Manufacture of aluminium utensils and other products.
76. Manufacture of tin cars and copper vessels.
77. Electroplating, tinplating, welding etc.
78. Manufacture of agricultural implements, screws etc. (blacksmith and foundry)
79. Manufacturing assembling and repairing of machinery such as water pumps, etc.
80. Manufacture of small machine tools and machine parts.
81. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
82. Manufacture of electrical machinery and repairing of electric motors armature winding etc.
83. Manufacture and repairing of electric fans.
84. Charging and repairing of batteries.
85. Repairing of radios, microphones etc.
86. Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
87. Bodybuilding of motor vehicles.
88. Manufacture and repairing of motor engine parts and accessories.
89. Servicing and repairing of motor vehicle
90. Manufacture of cycles, parts and accessories.
91. Manufacture and repair of boats and barges.
92. Manufacture and repairing of animal drawn and hand drawn vehicles.
93. Repairing of photographic equipments, spectacles etc.
94. Manufacturing of medical instruments
95. Repairing of watches and clocks.
96. Manufacture of Jewellery.
97. Manufacture, repair and tuning of musical instruments.
98. Manufacture of sports goods, balloons etc.
99. Ivory, carving and ivory works
100. Miscellaneous non-nuisance industries other than those included in Annexure 2 list.
101. Industries classified as Green category by State/Central Government.

ANNEXURE II

List of obnoxious or nuisance industries subject to objectionable odours, fumes, effluents or processors to be located in Hazardous zone

(Grouped under Indian Standard Industrial Classification)

I **Manufacture of Food Stuff:**

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

II **Manufacture of Beverages:**

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

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

III **Manufacture of Textiles:**

(4) Dyeing and bleaching of cotton

IV **Manufacture of Wood and Wooden Products:**

(5) Sawing and planning of wood.

(6) Wood seasoning and creosoting

(7) Manufacture of veneer and plywood.

(8) Paper, pulp and straw board.

V **Manufacture of Leather and Leather Products:**

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

VI **Manufacture of rubber, petroleum and coal products:**

(10) Manufacture of tyres and tubes.

(11) Manufacture of Industrial and synthetic rubber.

(12) Reclamation of rubber.

(13) Production of petroleum, kerosene and other petroleum products in refineries.

(14) Production of chemicals and chemical products.

VII **Manufacture of chemicals and chemical products:**

(15) Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric acids, etc.) ammonia, chorine and bleaching powder manufactures.

(16) Manufacture of dyes, paint, colours and varnishes, printing ink.

(17) Manufacture of fertilizers (Especially from organic materials).

(18) Manufacture of disinfectants and insecticides.

(19) Manufacture of ammunition, explosive and fireworks.

(20) Manufacture of matches.

VIII Manufacture of Non-metallic mineral products other than petroleum and coal:

(21) Manufacture of cement and cement products.

(22) Manufacture of Lime.

(23) Manufacture of Plaster of Paris.

IX Manufacture of basic metals and their products:

(24) Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.

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

(26) Manufacture of Armaments.

X Manufacture of machinery (other than transport) and electrical equipments:

(27) Manufacture of all kinds of battery.

XI Miscellaneous items not covered above:

(28) Incineration, reduction or dumping of offal, dead animals' garbage or refuse.

(29) Manufacture of gelatin and glue.

(30) Fat, tallow, grease or lard refining of manufacture.

(31) Bone meal, bone grist and bone powder.

(32) Manufacture of cashew nut shell oil.

(33) Other similar types of nuisance industries.