# 15 ZONING REGULATIONS

## 15.1 Introduction

Development Plan provides a legal framework within which development of an area or city/town takes place and land use zoning serves as a legal instrument for planning and executing proposals contained in the plan.

The main purpose of the land use zoning is to provide regulations for development of a particular area, to serve the desired purpose efficiently and to preserve its character. It also provides for the kind of buildings to be constructed. Zoning regulations are legal tools for guiding the use of land and protection of public health, welfare and safety. These regulations also improve the quality of life in the town.

15.1.1 The implementation and enforcement of the Development plan shall be in conformity with the zoning regulations prescribed hereunder. These regulations shall guide the granting or refusal or permission for land development.

All future constructions within the scheme area boundary prescribed in the Development plan shall conform to the Kerala Municipality Building Rules in force unless otherwise specified in these regulations/ scheme.

15.1.2 In these regulations the scheme area have been zoned under various uses such as residential, commercial, industrial, Public and Semi Public.....etc. Details regarding the nature of uses "Permitted", uses "Permissible" and uses "Prohibited" in each zone is detailed in the accompanying sheets.

15.1.3 Uses "Permitted" in a zone cover the uses that can be normally accommodated in the relevant zone.

(These are the uses that can be permitted by the executive authority concerned, in a use 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 the category are classified as "Permissible" uses. Uses "Prohibited" enlist the various objectionable uses in each zone, which shall not be permitted in a use zone.

Permissible uses are the uses that shall be permitted by the executive authority with the concurrence of the Town Planner of the Department of Town and Country Planning having jurisdiction over the area

15.1.4 All other uses other than permitted and restricted are prohibited uses.

15.1.5 Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all the zones and shall not constitute non-conforming uses.

15.1.6 In the case of concurrence issued for constructions involving filling of wet land, low lying land and paddy fields various mitigation measures including proper drainage measures has to be specified and local authority has to ensure that same are provided/enforced.

15.1.7 In the case of land to a depth of 50 m on either sides in residential zone and, land to a depth of 100m on either sides in Commercial zones along the sides of roads having an existing or proposed width of 12 m or more Residential, Commercial, Public and Semi Public uses may be permitted with the concurrence of the Town Planner of the Department of Town and Country Planning having jurisdiction over the area, if such uses are not allowable otherwise in the zoning regulations.

15.7.8 In case of plots (of single ownership and single document ) which falls in more than one zone except agricultural zone the zoning regulations of the major (more than 75% of plot area ) portion of the plot is applicable to the remaining portion of the plot also.

15.1.9 Regulation of constructions on the sides of new roads / roads proposed for widening as per the scheme shall be governed by the distance from the centerline of the road, unless otherwise specified

in the Detailed Town Planning scheme or any detailed road alignment approved by the Chief Town Planner.

## 15.2 Residential Use Zone

### i. Permitted use

All Residences, Hostels and Boarding Houses for students / women, Night Shelters, Orphanages / Old Age Homes / Dharmasala , Ashram / Madom, Retail Shops up to 100 sq.m, Professional Offices up to 200 sq m, Commercial Offices / Establishments up to 200 sq.m, Restaurants / Canteen up to 100 sq. m, Bakeries and Confectioneries up to 200 sq.m, Beauty Parlour, Cottage Industries, Day Care and Creche, Nursery / Kinter Gartens / Primary and Upper Primary Schools, Police post, Police station, post office, cottage industries, IT / Software units, Library and reading rooms, Social welfare centers ,Community halls, Public utility buildings, clinics(out patient) and diagnostic centers, tot Lots, Parks, playgrounds, Boat Jetty, Auto Rickshaw /taxi stand, All government and public sector institutions and offices.

### ii Permissible Use

Guest Houses / Lodges, Banking and Financial Institutions up to 200 sq. m, Automobile workshops of 2/3 wheelers, printing press, IT / Electronic industries, Educational Institutions such as High schools, Higher Secondary Schools and Technical Training Centers, Research and Development Institutes, Museum, Auditorium / wedding halls, Indoor Games Stadium, Gymnasium, Swimming pool, Exhibition centers and Art gallery, cultural and Information centers, Local / State / Central Government Offices, Public Sector Offices, Transmission towers and wireless stations, godowns / Ware houses / storage of Non hazardous materials up to 100 Sq. m, Fairground, Cremation ground /crematorium, burial ground /common vault, diary farm, poultry farm, hospitals / Health Centers (up to 20 beds), Service industries of Non-nuisance nature (See annexure -1) with maximum 6 workers or 3 workers + 3 HP, Fuel filling stations, storage of LPG gas Cylinders, bus depots without workshops, religious buildings, markets for retail goods, water treatment plants.

### iii. Prohibited use

All other activities not mentioned in i and ii above

## 15.3 Commercial use zone

### i. Permitted use

Shops both retail and wholesale including shopping complex / supermarkets / shopping malls, Professional Offices, Commercial Offices / Establishments, banking and financial institutions, Restaurants / Canteen, motels, hotels, beauty parlour , markets, Gymnasium / Yoga centers, godowns / warehouses / storage, non-hazardous nature, beer pubs / parlour, liquor bars, Automobile showrooms, weighbridge, Fuel filling stations, IT / software units, Police post, Police station, post office, Library and reading rooms, Social welfare centers, museum, Auditorium / wedding halls, indoor games stadium, movie halls.

Residences of floor area up to 300 Sq.m, hostels and boarding houses, night shelters, orphanages/old age homes / Dharmasala, guest houses/Lodges.

Cottage Industries, IT Hardware/ Electronic industries, Automobile workshop and Service stations, spray painting workshops, cold storage, ice factory, service industries of Non-nuisance nature (See annexure-1) with maximum 20 workers + 50 HP, Printing press, water treatment plants, Public utility buildings, clinics, diagnostic centers, hospital and health centers up to 50 beds.

Tot Lots, parks, outdoor games stadium, Fair ground, Open air theatre, traffic parks, playground and camping site.

Parking plaza, bus terminal / stand, lorry stand, auto rickshaw / taxi / Jeep stand, container Terminal, boat jetty.

### ii. Permissible use

Local / state / Central Government Offices , Public sector Offices, Educational institutions, Research and Development institutes, transmission towers and wireless stations, convention centre, swimming pool, Exhibition centers and Art gallery, religious buildings, hospitals and Health centers, Residences of floor area above 300 sq.m.

Service industries of non-nuisance nature, marble and granite storage, Coal / wood / timber yards, gas installations and gas works.

Cremation ground / crematorium, burial ground / common vault, slaughter houses.

### iii. Prohibited use

All other activities not mentioned in i & ii above

## 15.4. Industrial use zone

### i. Permitted use

All type of industries other than obnoxious and nuisance type, Automobile Showrooms, Automobile workshops and automobile service stations, public utilities, electric power plants, Water Treatment plants, Marble and granite storage / cutting centers, Industrial Estates and Industrial parks, Retail shops up to 100 Sq.m.

ATMs, Cyber café, Restaurants / canteen up to 100 sq.m, Bakeries and confectionaries, Godowns / warehouses / Storage non hazardous, weigh bridge, Fuel filling stations, stacking yards, Residential uses incidental to industrial uses, Retails and wholesale business incidental to the Industrial uses, Container terminal, boat jetty, Transport terminals.

### ii. Permissible use

Noxious, obnoxious and hazardous industries except storage of perishable and inflammable goods, junkyards, smoke house, dumping yards, sewage treatment plants, gas installation and gas works, quarrying of gravel / sand / clay / stone.

Banking and financial uses up to200 sq.m, Transmission towers and wireless station, transport terminals

Clinics (Out patient), Diagnostic centre, Hospitals & Health centre (up to 10 beds), Parks, Indoor/Outdoor games stadium, Fair grounds, Slaughter house, Diary farm, Poultry farm.

### iii. Prohibited use

All other activities not mentioned in i & ii above.

## 15.5 Public and Semi Public zone

### i. Permitted use

Local / State / Central Government offices, Public sector offices, educational institutions, Research and Developments institutes, Transmission towers and wireless station, Library and reading rooms, Social welfare centers, museum, Auditorium / wedding halls, indoor games stadium, convention

centers, swimming pools, exhibition center and art gallery, community hall, cultural and information centers, Public utility buildings, religious centers, electric sub-station, clinics, diagnostic centers, hospitals and health centers, Guest House.

Residential uses incidental to other main uses, residences floor area up to 100sq.m, Ashram / Madom, Retail shops up to 100 sq.m, banking and financial institutions, ATMs, Cyber café, Restaurants / Canteen up to 100 sq.m, Godowns / Warehouses / Storage up to 100 sq.m of Non-hazardous materials, Automobile Showrooms, Weigh bridge.

Tot Lots, Parks, Outdoor games stadium, Fair Ground, Open air theatre, Traffic park, Play ground, Amusement parks, Camping site.

**i. Uses permissible**

Lodges, professional offices, commercial offices / establishments, Gymnasium, Movie halls, Markets, Water treatment plants, Cremation ground /Crematorium, Burial Ground / Common vault, Slaughter hoses, Parking plaza, Transport terminals, Container terminals.

**ii. Prohibited Uses**

All other activities not mentioned in i & ii above

### 15.6 Park and Open Space

**i. Permitted Use**

Tot Lots, Parks, Fair ground, Open air theatre, Traffic Park, Play ground, Swimming pools, Indoor / out door games stadium, Amusement parks, Zoological and Botanical Gardens, Bird sanctuary, Police post, Fire post, Health centers for players.

**ii. Uses Permissible**

Taxi / Auto stand, Commercial Uses like Cinema and other shows, Restaurants up to 100 sq.m, Open air theatre, Clubs, Shooting Range, Picnic huts, Holiday resorts, Library, Camping site, Residential uses incidental to uses permitted.

**iii. Prohibited Uses**

All other activities not mentioned in i & ii above

## 15.7 Transport Zone

i. **Permitted Use**

Transport terminals, Container terminals, Parking areas, circulation.

ii. **Uses Permissible**

Automobile workshops, Night shelter, Banks, Restaurants, Booking offices, Parking plaza, Residential uses incidental to permitted uses.

ATMs, parks, transmission towers and wireless stations.

iii. **Prohibited use**

All other activities not mentioned in i & ii above

## 15.8 Low lying Land

i. **Permitted Use**

Agriculture, Horticulture and Fish farming .

ii. **Uses Permissible**

Dwellings of the people engaged in the farm, farm houses, poultry and diary farm, piggery farm, seed farms, processing, storage and sale of farm produces, Pasteurization plants with chilling stations, pump house, wells and irrigation ponds, storage of agricultural produces and seeds, Green houses, Dumping ground.

**iii.Prohibited use**

All other activities not mentioned in i & ii above

## 15.9 Green Strip Zone

3m strip of land on either side of Kariar, Anthakarathodu, Perumchilathodu, Kaniyan thodu and 5m strip of land along the coast of Vembanadu Back Waters has been zoned as Green Strip. This area shall be kept free from any type of construction activities.

## 15.10 Coastal Regulation Zone

For areas declared as Coastal Regulation Zone, the restrictions imposed from time to time by notification shall be applicable in addition to the regulations mentioned here.

## 15.11 Heritage Conservation

Height control is proposed for developments with in Parikrama road that surrounds Mahadeva Temple as follows;

Single storied buildings of maximum height 5 m. only shall be permitted up to a distance of 20m from the temple compound wall. Two storied buildings of maximum height 8m only shall be permitted from the 20m line up to Parikrama road.

Identified heritage buildings / premises mentioned in Chapter 7 shall be conserved