33. ZONING REGULATIONS

33.1 ZONING REGULATIONS

1. All future developments in the area covered under this plan shall be in conformity with the provisions of Master Plan for Cherpulassery Town.

2. For the implementation and enforcement of the proposal envisaged in the Master Plan for the town, areas have been zoned under various uses such as Residential zone, Commercial zone, Future urban zone, Industrial zone, Industrial mix zone, Public and semi public zone, Tourism Development zone, Recreational zone, Traffic and transportation zone, land reserved for roads, Dry agriculture zone, Wet agriculture zone, Forest, Crematorium and Burial ground, water body zone, flodd prone area (overlay), Landslide prone area (overlay) and special zones. Details regarding the nature of uses 'permitted' and uses 'restricted' in each zone are given in table 34.1. These regulations shall be enforced in conjunction with other specific provisions if any mentioned 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 of Cherpulassery Municipality (herein after referred to as Secretary) if in accordance with other relevant rules/orders concerned in force. 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 1 and Uses Restricted 2 "**.

   a. "Uses restricted 1 " category deals with the uses that shall be permitted by the Secretary, Cherpulassery municipality with the concurrence of the Town Planner of the District office of the Local Self Government Department (Planning), Palakkad. (hereinafter referred to as Town Planner)

   b. "Uses Restricted 2" category deals with the uses that shall be permitted by the Secretary, Cherpulassery Municipality with the concurrence of the Chief Town Planner concerned of the Local Self Government Department (Planning).

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

5. Any use which is not specified either in the 'Uses Permitted', 'Uses Restricted 1' ancillary nature to the uses permitted or uses restricted in a zone, may be permit-

ted in such zone with the concurrence of the District Town Planner.

6. 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.

7. If any portion of a zone is put to a *"Use Prohibited"*, before coming into operation of this Master Plan, such use shall be termed as *non-conforming use*. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Town Planner. The total built up area of such non-conforming use shall not exceed 1.5 times the existing built up area.

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

9. Subject to the zoning regulations of the respective use zones, more than one uses may be combined in a building, or as a group of building, provided that the floor area of any such use in the plot shall not exceed the maximum floor area permitted in that particular use zone for such use. For the purpose of these regulations, floor area means the total floor area of the building on all floors.

10. 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.

11. (a) Provisions under The Disaster Management Act, Archaeological Sites and Remains Act, Coastal Zone Regulations, Aircraft Act 1934, Environment Protection Act 1986 and any other applicable statutes as amended from time to time will prevail over the respective provisions of this Master Plan.

(b) Provisions under the Kerala Conservation of Paddy Land and Wetland Act 2008, and its amendments from time to time, will prevail over the respective provisions of this master plan, but shall conform to widening of roads or new road alignments, Special zones, Water body zones and Recreational zone envisaged in this plan.

12. Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 under the Environment (Protection) Act, 1986 and its subsequent amend-

ments, shall be applicable to the area under this Master Plan.

13. **Road Proposals:** Regulation of constructions and land developments on the sides of new roads or roads proposed for widening as per the Master Plan **(Refer Table 30.2)** shall be governed by the distance from the centreline of the road, unless otherwise specified in this Master plan, Detailed Town Planning Scheme in force or any Detailed Road Alignment approved by Government. If widening on one side of any stretch of the road is constrained due to the physical barriers of water body zone, railway land and protected archaeological monuments/sites the road widening in that stretch shall be accounted from the other side . However, compound walls may be permitted in the land under road widening subject to the condition that the owner shall demolish it in his risk and cost during road widening.

14. In the event of change in alignment of *new road* proposal included 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 concurrence of the Town Planner. This provision is applicable only to new road development proposals and not to road widening proposal.

15. Operational constructions as defined in the Kerala Town and Country Planning Act, 2016 shall be treated as permitted use in the scheme area.

16. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required on any of the provisions of the Master Plan in consultation with the Chief Town Planner concerned of the Local Self Government Department (Planning).

17. Expansion of existing Public and Semi Public Institutions and existing Industrial units including their incidental uses to adjacent plots shall be treated as permitted use irrespective of the zone in which such adjacent plot lies, except in recreation zone, traffic and transportation zone, wet agriculture zone, land reserved for road and water bodies and the development regulations imposed by such zoning, subject to the provisions of Paddy land and Wetland act in force, if applicable, or other applicable statutes.

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

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

20. Projects of Central/ State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions may be permitted with concurrence of the Town Planner in all built up zones such as Residential zone, Commercial zone, Future urban zone, Industrial zone, Public and semi-public zone, Industrial mix zone, Dry agriculture zone, Recreational zone and Tourism Development zone, if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable but shall conform to widening of roads or new road alignments envisaged in the scheme.

21. No building construction other than mentioned hereunder shall be allowed **up to a depth of 10m** on the landward side of the Thootha river.

Wells, compound wall, Pump houses, Road, Park, walkways and landscaping. repair/ addition/ alteration of existing buildings without exceeding 1.5 times the existing built up area. However, for KMBR provisions, this land may be considered in the plot area calculation and mandatory open spaces .

22. In case of uncertainty in identifying the alignment and boundary or a change in alignment or shift in plotting of thodu, canal, river, existing public road, and in the absence of survey boundaries for the same in the Proposed Land Use Maps, it shall be referred to the actual position on ground as well as revenue records and decision taken by the Secretary in this regard shall be final.

23. The areas specially demarcated for certain projects as Special Zones such as bus terminal cum shopping complex are to be procured as per the provisions of the Kerala Town and Country Planning Act 2016, by Cherpulassery Municipality or other agencies concerned. Initiation of land acquisition for special zones shall be started within a period of 7 years from the date of sanctioning of this plan. Otherwise the land use zone of that particular land shall deemed to be changed to adaptable zones as specified in table 33.1, by the Secretary based on the application for building permit received.

24. 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 the Town Planner/Chief Town Planner, as the case may be. However, for the part of the plot which comes under water body zone, special zones, Recreational zone, and wet agriculture zone, this provision shall not be applicable.

25. Electric charging stations for vehicles may be permitted in all zones

26. Large Scale development projects in an area 1 hectare or more, exceeding an investment of Rs.100 Crores, which provide direct employment (after commission-

ing of the project) to the tune of not less than 500 may be permitted in all zones other than water body zone if not included in the permitted uses or restricted uses as per zoning regulation applicable. In such cases, the recommendation of a committee constituted as below shall be obtained, subject to satisfying the procedures laid out here under and the Secretary shall comply the same while issuing permit. Also, Adequate provision shall be made for supporting infrastructure such as water supply, sewerage, solid waste management, power supply etc. Separate systems for management of solid waste and sewage shall be provided and maintained by the developer at his cost. The project shall be completed within a period of 5 years or as suggested by the Committee.

Additional Chief Secretary/Principal Secretary/Secretary to Government, Local Self Government Department	Chairperson
The Director, Local Self Government Department (Urban)	Member
The Chief Town Planner, Local Self Government Department (Planning)	Convenor
The District officer of the LSGD (Planning) having jurisdiction over the district concerned	Member
Secretary(s) of Local Self Government(s) concerned	Member(s)

Procedure to be followed:

(a) The developer shall submit the project report, detailing the demand, feasibility and Environmental Impact Assessment aspects of the project, together with the approval, if necessary, obtained from the Ministry of Environment and Forests, Government of India to the Convener of the committee and the Convener shall make all arrangements for convening meeting of the committee at the earliest and the committee shall consider and dispose of the project report within a period of one month from the date of receipt of the same.

(b) The 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.

(c) The meeting shall be presided over by the Chairperson or in his absence by a member authorised by him.

(d) The quorum of the meeting shall be majority of the total number of members of the committee for the project.

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

27. Any plot which falls in Industrial zone or Public and Semi Public zone or Crematorium and Burial grounds as per this master plan, and if the land use/ building occupancy is changed/ proposed to be changed from its original use or any addition/extension/alteration of existing building is proposed, then the Secretary may permit change in use or occupancy with the concurrence of the Municipal council by considering the uses permitted and restricted in the surrounding land use zones.

28. **PROVISION FOR MIXED USE:**

a) Uses permitted in Residential zone, Commercial Zone, Industrial zone and public and semi public zone shall also be permitted by the Secretary in Residential zone Commercial zone, Future urban zone, Public and Semi Public zone, Industrial zone, Industrial mix zone and Dry agriculture zone if not otherwise allowable as per zoning regulations applicable, on both sides to a certain depth of certain roads with proposed width as detailed in the table below.

b) Uses restricted in Residential zone, Commercial Zone, Industrial zone and public and semi public zone shall also be permitted by the Secretary in Residential zone Commercial zone, Future urban zone, Public and Semi Public zone, Industrial zone, Industrial mix zone and Dry agriculture zone if not otherwise allowable as per zoning regulations applicable, on both sides to a certain depth of certain roads with proposed as detailed in the table below, but with the concurrence of the Town Planner or The Chief Town Planner as the case may be.

Sl. No	Proposed ROW in Metres	Depth (in metres) on both sides of the road up to which above provisions are applicable
1	12 & 15	100
2	18 & 23	150

c) For those roads which are not developed to such proposed width, the municipality may at any time levy development charges from the applicant for availing the above benefit. Such development charges shall be levied subject to the provisions of Kerala Town & Country Planning Act 2016 and rules made there under, and with the previous sanction of the government, by a notification published in the official Gazette.

d) The above benefits may be extended to the whole plot, even if any part of it falls under the mandated depth.

e) Any new roads developed/widening of existing roads to such width mentioned in the above table shall also be eligible for the said benefits, even if it is not included in this plan.

29. Uses permitted/restricted in Residential zone, Commercial Zone, Industrial zone and public and semi public zone shall also be permitted by the Secretary in Residential zone Commercial zone, Future urban zone, Public and Semi Public zone, Industrial zone, Industrial mix zone and Dry agriculture zone if not otherwise allowable as per zoning regulations applicable, to any plot for which an access width of 8m or as demanded by prevailing KMBR, whichever is higher is available. In these cases, extra provision for 20% additional off street parking shall also be provided.

30. Both side yards may be exempted for Group F occupancy buildings (defined as per KMBR 2019) in commercial zone and Future Urban zone, if the owner of the plot abutting the property under construction voluntarily agrees for the same in writing. Such buildings are also eligible for an excess coverage of 10% over and above the KMBR provisions. The municipality may at any time levy development charges from the applicant for availing the above benefit. Such development charges shall be levied after due notification of the same, published in the official Gazette, subject to the provisions of Kerala Town & Country Planning Act 2016 and rules made there under, and with the previous sanction of the government. However, this provision is not applicable to high rise buildings.

31. For lands which are classified as water body or similar use as per revenue records or as per data bank, zoning regulation of water body zone will be applicable, even if it is not included in water body zone as per proposed land use map.

32. In the case of construction, addition or alteration of a single family residential building in a plot, part of which comes under proposed road widening, the following provisions are applicable:

    a. If the plot area is less than 5 cents, reservation of land for road widening need not be mandated.

    b. If the plot area is greater than 5 cents, excess plot area over and above 5 cent or the actual land required for road widening which ever is lesser shall be reserved for road widening.

    However, if such building falls under the land reserved for actual road widening, an agreement shall be executed between the owner and the secretary of Cherpulassery municipality to the extent that the owner will not claim any compensation for the constructed building in the event of the acquisition of the building in full or part, in future.

33. For plots from which the land is surrendered free of cost for any new municipal roads as per this plan, mandatory open space on the side abutting that road as per prevailing KMBR may be relaxed subject to a minimum building line of 1m

only, until the road is notified as per the respective provisions of Kerala Municipality Act. However, the surrendered land may be considered in the plot area for FSI and Coverage as per KMBR. If the road divides a plot, all such plots may be considered as a single plot in case of providing mandatory provisions as per KMBR. These benefits shall be applicable only if the land is surrendered for the implementation of scheme in total.

34. All area restrictions mentioned hereunder shall be considered as floor area, if not specified otherwise.

35. Where any land in Forest zone is situated outside the designated Forest, with due confirmation of the Forest Department, the development of such land shall conform to the Regulations applicable to the adjacent zone;

36. On a corner plot bounded by a vehicular road in any land use zone, nothing shall be erected, placed, planted or allowed to grow in such a manner so as to materially impede the vision to avoid accidents and for smooth running of vehicular traffic.

37. In abandoned Quarries, Comprehensive development/rejuvenation of these areas for recreational purposes based on a site specific DPR may be permitted by the Secretary with approval/NOC from respective departments and after obtaining concurrence from the Town Planner.

Table 33.1 Zoning Regulations

Sl. No.	Uses permitted	Uses restricted -1	Uses restricted -2	Conditions
	(1)	(2)	(3)	
38	**Residential Zone**			
38.1	All Residential Buildings including flats/apartments, Hostels and Boarding houses , Night Shelter, Orphanages/ Old age homes/ Dharmasala, Guest houses / Lodges/ Home stays/resorts			
38.2	All places of worships & religious study centre and residential uses incidental to main use			
38.3	All commercial establishments, All Offices IT/ Software units, Banking and Financial institutions, Non hazardous Godowns/ Warehouses/ storages/ Automobile showrooms. Weigh bridge, movie halls Total floor area of building limited to 2000 sq. m.	Movie halls above 2000 sqm		
38.4	Cottage Industries, Automobile workshops and service stations, , Service industries of non-nuisance nature (See Annexure -I) , Water and sewage treatment plants below 5MLD, IT hardware/Electronic Industries, Total floor area of building limited to 500 sq. m.	Spray painting workshops, IT hardware/ Electronic Industries above 500 sqm		
38.5	All educational institutions and research centres, Local, State and Central Government Offices, Public Sector Offices, Hospitals and Health centre - IP up to 50 beds, All assembly buildings upto 2000 sq.m	Hospital and Health centre above 50 beds		
38.6	Recreational parks/Fair grounds, Open Air theatre, open grounds, walk ways, cycling tracks, Swimming pool, Tot lots, parking grounds, Gymnaseum, Yoga centre, Health club, Indoor Courts			
38.7	Taxi/Jeep/Auto rickshaw stands, Parking Plaza			

Table 33.1 continues..

Sl. No.	Uses permitted	Uses restricted -1	Uses restricted -2	Conditions
	(1)	(2)	(3)	
39	**Commercial Zone**			
39.1	All commercial establishments, All Offices, IT/ Software units, Banking and Financial institutions	Fuel filling stations	Multiplex, Bus/ Truck Terminals	
39.2	Godowns / warehouse / storage of Non-hazardous materials, stacking yards.			
39.3	Gymnasium, Yoga centre, Health club, Indoor Courts, Movie halls, All assembly buildings - Total floor area up to 3000 sqm			
39.4	Cottage Industries, Automobile workshops & service stations, Service industries of non-nuisance nature (See Annexure-I) Water and sewage treatment plants , IT hardware/ Electronic Industries.			
39.5	Residential Building, Residential flats/apartments, quarters Total floor area up to 1000 sq. m. Hostels and Boarding houses, Night Shelter, Orphanages/ Old age homes, Guest houses / Lodges, Hotels			
39.6	All educational buildings			
39.7	Clinics, diagnostic centres and hospitals			
39.8	Swimming pool, Tot lots/ Parks/Fair grounds, Open Air theatre, other recreational facilities , Gymnasium, Yoga centre, Health club, Indoor Courts			
39.9	Plant nursery, Storage of agricultural produces and seeds, Pump House, Wells and Irrigation Ponds			
39.10	Taxi/Jeep/Auto rickshaw stands, Parking Plaza		Transport terminals	
40	**Future Urban Zone**			
40.1	All activities permitted in Residential zone, Commercial Zone and Public and Semi-public zone	All activities in uses restricted-1 in Residential zone, Commercial Zone and Public and Semi-public zone	All activities in uses restricted-2 in Residential zone, Commercial Zone and Public and Semi-public zone	

Table 33.1 continues..

Sl. No.	Uses permitted	Uses restricted -1	Uses restricted -2	Conditions
	(1)	(2)	(3)	
41	**Industrial Zone**			
41.1	All industries other than obnoxious and nuisance type industries as per annexure I, Automobile Workshops and Service Stations, Spray Painting Workshops, Saw Mills, Timber Yard, Ice Factory, Fish and Meat Processing Units, Water Treatment Plants, Marble and Granite Storage and Cutting Centres, Hardware/ Electronic Industries, Industrial Estates and Industrial Parks. Quarries	Obnoxious/ nuisance type industries as per Annexure II		
41.2	Public sector office incidental to main use, Clinics (Out patient), Public utility buildings and areas, Social welfare centres up to 500 sq. m.	Hospitals and health centers up to 50 beds incidental to main use		
41.3	Godowns/Warehouses/Storage of non hazardous material, stacking yards, weigh bridge.	Fuel filling Stations.		
41.4	Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House.			
41.5	Tot lots/Parks/Fair grounds, Open Air theatre, Swimming pool, other recreational facilities.			
41.6	Autorikshaw stands, Parking grounds, parking plaza, Taxi/ Jeep stand,			
41.7	Residential use incidental to industrial use, Restaurants/ Canteen/hotels/shops up to 500 sq.m	Dumping yard, Sewage treatment plants, storage of explosives of minor nature.		
42	**Industrial Mix Zone**			
42.1	All Uses permitted in industrial zone	Uses restricted 1 in industrial zone	Uses restricted 2 in industrial zone	
42.2	Single family residential buildings and commercial buildings- floor area limited to 300Sq M			

Table 33.1 continues..

Sl. No.	Uses permitted	Uses restricted -1	Uses restricted -2	Conditions
	(1)	(2)	(3)	
43	Public and Semi-public zone			
43.1	All offices and assembly buildings, Banking and Financial institutions.	Cremation ground/ Crematorium, Burial ground, common vault		
43.2	Residential use incidental to Public and Semi public use, hostels and boarding houses, night shelters, Orphanages/old age homes/, guest houses /lodges,	Fuel filling stations		
43.3	All commercial establishments, - Floor area limited to 500 sq. m.			
43.4	All educational institutions. All places of worships & religious study centre			
43.5	Diagnostic Centres, Hospitals, Geriatric & Palliative care centres			
43.6	Cottage Industries associated with public utility, Service industries of non - nuisance nature (See Annexure- I) Spray painting, Automobile work shops & service station, IT hardware and electronic industries, Water treatment plants			
43.7	Tot lots/Parks/Play grounds, Taxi/Jeep/Auto rickshaw stands, Parking Plaza,	Indoor /Outdoor Stadium,	Bus/Truck Terminals	
43.8	Plant nursery, Green houses, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Pump Houses, Wells and Irrigation Ponds, Fish farms, Seed Farms, Storage of Agricultural produces and seeds			

Sl. No.	Uses permitted	Uses restricted -1	Uses restricted -2	Conditions
	(1)	(2)	(3)	
44	**Tourism Development Zone**			
44.1	All accommodation facilities including single family residential buildings upto 300 sq.m, guest houses, resorts, home stays and assembly buildings up to 300 sq.m incidental to resorts			
44.2	Restaurants, Commercial buildings up to 500 sq.m incidental to main use, hotels and lodging facilities			
44.3	Park and open spaces, open grounds, Tot lots, open air auditorium, Walkways, cycling tracks, museums			
44.4	Gymnasium, yoga center, health club, Indoor courts, Parking grounds	Parking Plaza		
44.5	Plant nursery, Green houses, Farms house Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Pump Houses, Wells and Irrigation Ponds, Fish farms, Seed Farms, Storage of Agricultural produces and seeds.			
45	**Recreational zone**			
45.1	Open Air Stadium, Open Air Theatre,, Any construction/land development essential for the development/ improvement of open air recreational facilities.			
45.2	Amusement parks, Tot Lots, Park, Play Grounds, bath houses, Swimming Pools, Zoological & Botanical Garden, Bird Sanctuary, Indoor games and stadiums, Gymnasium, Pavilions and grant stands, radio & television station, Watch Towers, Eco Walk Ways, Cycling tracks, Water Sports Facilities, Fair Grounds, parking grounds , Parking plaza, etc.			
45.3	Public utility areas and buildings, People service centres, crèche and kindergartens , residential colony offices and its Incidental uses which will not affect the character of the area namely conference halls, restaurants, canteen, curio shops, retails shops, cyber café with total area limited to 100m2			

Sl. No.	Uses permitted	Uses restricted -1	Uses restricted -2	Conditions
	(1)	(2)	(3)	
46	**Traffic and Transportation Zone**			
46.1	Roads, walkways, cycling tracks, flyovers, over bridges and under passes, All buildings and uses connected with Transport and communication such as Transport terminals including Bus /Lorry Terminal, auto taxi Stand, Railway Station, essential repair and service shops related to the transportation and communication use, Parking grounds, Parking plaza, Traffic park.	Fuel filling stations	Multiplex complex-incidental to main use	
46.2	Any remunerating uses attached to the transport terminals as value capture mechanism such as retail shops, restaurants, canteen, movie halls, night Shelters, Guest houses, lodging and dormitory, Tot lots, Parks or Any other use which form an integral part of transportation use			
46.3	Police post/ Station, Fire Post/Station, Post & Telegram office, Telephone Exchange, Electric substation, Clinics (Out Patient), Offices, storage, Social Welfare center, Public Utility and related buildings incidental to main use.	,		
46.4	ATMs, Weigh bridges, Water& Sewage treatment plant			
47	**Land reserved for Road**			
47.1	Includes existing roads, land under proposed road widening and new roads. Roads, walkways, cycling tracks, flyovers, underpasses and other uses which forms an integral part of the right of way are permitted here.			

Table 33.1 continues..

Sl. No.	Uses permitted	Uses restricted -1	Uses restricted - 2	Conditions
	(1)	(2)	(3)	
48	**Dry agriculture Zone**			
48.1	Agriculture, Horticulture, and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry. Storage of agricultural produces			
48.2	Fish farm, Seed farms, Animal husbandry related farms			
48.3	Pump Houses, Wells and Irrigation Ponds,			
48.4	All Residential Buildings including flats/apartments,Hostels and Boarding houses , Night Shelter, Orphanages/ Old age homes/ Dharmasala, Guest houses / Lodges/ Home stays/resorts			
48.5	All places of worships & religious study centre.			
48.6	All commercial establishments, All Offices, IT/ Software units, Banking and Financial institutions, Godowns/ Warehouses/ storages .	Fuel filling Stations	Bus/Truck Terminals	
48.7	Cottage Industries, Service industries of non - nuisance character (See Annexure-I)			
48.8	Day care and creche, Nursery/ Kinder Garten/Primary School, Reading rooms, Public utility areas and buildings			
48.9	Auto rickshaw stands, Taxi/Jeep Stand.			
48.10	All assembly buildings, Educational institutions and hospitals			
49	**Wet Agriculture zone**			
49.1	Paddy fields, All kind of Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Fish and Seed farm, Well and irrigation ponds, Drying yard with out roof, Pump houses,up to 20 sq. m. Plant nursery, Green houses	Dairy & Poultry Farms. Minor Public Utility areas & Public utility buildings incidental to main use - Area up to 100 sqm.		

Table 33.1 continues..

Sl. No.	Uses permitted	Uses restricted -1	Uses restricted - 2	Conditions
	(1)	(2)	(3)	
49.2	Constructions/ land developments in conformity with the Kerala Conservation of Paddy Land and Wet Land Act 2008 and its amendments in force in the State. For land which are legally converted to dry land by order of the competent authority, developments / constructions shall be permitted for the uses for which it was converted.	Dairy & Poultry Farms. Minor Public Utility areas & Public utility buildings incidental to main use - Area up to 100 sqm.		
49.3	In the cases where permitted uses are not specified in the land conversion orders or In the case of land which are already classified as dry as per revenue records, the Secretary may, considering the zoning regulations of surrounding land, permit constructions and land developments.			
50	**Forest**			
50.1	Only forest related activities by the Forest Department are Permitted			
51	**Crematorium and Burial grounds**			
51.1	Cremation grounds, Burial grounds. Modern crematoriums, Buildings/ Structures incidental to the permitted use of the Zone.			
52	**Waterbody Zone**			
52.1	All water bodies shall be conserved. Bridges, Side protection walls, Walk ways and cycling tracks around the water body, Bathing Ghats, Floating jetty, boat docking facilities etc may be permitted based on community level requirements .			

Table 32.1 continues..

Sl. No.	Uses permitted	Uses restricted -1	Uses restricted -2	Conditions
	(1)	(2)	(3)	
53	**Flood prone Area (overlay- based on Flood Hazard Probability of Kerala based on RCP8.5 Climate Change Scenario(100year), Hazard Map published by KSDMA)**			
a	**Land Use Regulations**			
53.1	All uses permitted/restricted in accordance with the Zoning Regulation of the respective Land Use Zone lying under the Flood Prone Area			
53.2	Buildings for public purposes/ Public amenities & services/ Disaster mitigation projects/ measures.			
53.3	Bridges, Side protection walls, Bathing Ghats, Constructions for drinking water and Irrigation schemes, Floating jetty, Pump house, Fish landings, Boat Jetties, Guided Boat rides, Watch Tower, Eco Walk ways, Water Sports Facilities, Fairground, park and open spaces, cycling track etc.			
53.4	Social forestry activities like bamboo cultivation, agriculture and horticulture, wells, ponds, ticket counter, Bird sanctuaries etc.			
53.5	The flood prone area is applicable to the complete area under the survey number over which it falls.			
b	**Built Form Regulations**			
53.6	New constructions shall have at least a balcony or an open verandah or an open terrace in the upper floor(s) or an open stair connecting the upper floor (s) to the ground. Such balcony or open verandah or open terrace or open stair shall face the yard abutting the adjoining street to facilitate easy evacuation.			
53.7	In the case of new buildings or constructions involving addition/extension of upper floor (s), at least 50% of roof terrace area so constructed, shall be kept open to the sky and made accessible to facilitate easy evacuation.			
53.8	The regulation cited above shall be adopted for addition/extension for upper floors to an existing building, wherever practical.			
53.9	Height of any newly constructed compound wall shall not exceed 1.2 m and no sharp edged projections shall be fixed on the compound walls or gates.			
54	**Land slide prone area (overlay)**			
54.1	All uses permitted/restricted in accordance with the Zoning Regulation of the respective Land Use Zone lying under the landslide Prone Area. However activities involving use of excavators or similar machineries for slope deformation, cutting & filling of land, expansion of existing quarrying activities etc all are prohibited in these areas.			

55	**SPECIAL ZONES: Developments in this zone may be permitted by Secretary of Cherpulassery Municipality. For the Projects proposed in paddy land or wet land, developments shall be subject to the provision of Kerala Conservation of Paddy Land and Wet land Act in force in the state. The proposals which are marked as G1, G2, G3etc... are proposed in government/ local body owned land. Municipality shall take initiation to get the project implemented by the respective department through proper intervention and if required, take necessary steps for transferring the ownership of such lands to the local body or concerned department/agencies implementing the project. Proposals which are marked as P1, P2, P3 etc.. are proposed in privately owned lands and shall be implemented by the municipality through land procurement by suitable means. For proposals P1, *P2, P4, P5, P6 and P9,* the project may also be implemented by the land owner or developer or by any other interested agencies but with the concurrence of the municipal council subjected to the conditions (if any) put forth by them. Initiation of land procurement if required for special zones shall be started within a period of 7 years from the date of sanctioning of this plan. Otherwise the land use zone of that particular land shall deemed to be changed to adaptable zones as specified in column 5.**

Number (1)	Zone Name (2)	Project Details (3)	Location and extend (4)	Adaptable zones (5)
55.1	G1	Community Hall, Mini civil station and Sports complex	1.44Ha in Block number 42, survey number 237/1pt, 2	Public and Semi public zone
55.2	G2	Town Park and congregation centre	1.80 Ha in Block number 42, survey number 444/1pt	Public and Semi public zone
55.3	G3	Bus bay and parking plaza	0.15Ha in Block number 43, survey number 90/7pt	Transportation zone
55.4	P1	Truck lay by and amenity centre	0.70Ha in Block number 41, survey number 327/2pt	Commercial Zone
55.5	P2	Valluvanad Cultural Centre	1.06 Ha in Block number 41, survey number 382/8, 382/9	Commercial zone
55.6	P3	Municipal complex	1.48 Ha in Block number 42, survey number 383/5pt, Block number 43, survey number 73/1pt	Commercial zone
55.7	P4	Bus terminal cum Shopping centre	2.10 Ha in Block number 43, survey number 191/3pt,5,6, 193/5pt, 6-11,12pt, 13pt,14, 194/1,2,4	Future Urban Zone

Number (1)	Zone Name (2)	Project Details (3)	Location and extend (4)	Adaptable zones (5)
55.8	P5	Proposed educational complex	2.40 Ha in Block number 43, survey number 132/2-4, 133/1pt	Dry agriculture zone
55.9	P6	Cheenikkapara Tourism centre	3.55 Ha in Block number 42, survey number 1/2pt, 2/2pt	Tourism development zone
55.10	P7	Sewage Treatment Plant	0.41 Ha in Block number 43, survey number 191/2pt,3pt, 193/4pt,5pt	Future Urban Zone
55.11	P8	Integrated waste management unit	1.05 Ha in Block number 42, survey number 2/2pt	Future Urban Zone
55.12	P9	Centre for Peacefulness and mind reclamation	3.63Ha in Block number 41, survey number 50/3, 51/2	Dry agriculture zone