Chapter 23: ZONING REGULATIONS

23.1 Zoning Regulations

General Guidelines

1. All future developments shall be in conformity with the provisions of the Master Plan for Chittur-Thathamangalam Town. The implementation and enforcement of the Master Plan for Chittur-Thathamangalam Town shall be in conformity with the zoning regulation prescribed hereunder. These regulations shall guide the granting or refusal of permission for land development. All future considerations within the boundary prescribed in the Master Plan for Chittur-Thathamangalam Town shall prevail over the respective provisions of Kerala Municipal Building Rules in force.
2. For the implementation and enforcement of the proposals envisaged in the Master Plan for the town, areas have been zoned under various uses such as Residential, , Public & Semi-Public, Mixed-use, Traffic & Transportation, Public Open Spaces & Parks, Dry Agriculture, Wet Agriculture, Water Bodies, and Crematoria & Burial Grounds. Details regarding the nature of uses 'permitted', uses 'restricted' and uses 'prohibited' in each zone are given in Table 23.1 below.
3. Zoning overlays: In addition to the above zones in the Master Plan, there are special zoning overlays which will apply to special zones. These include the following:
    a. Ecological Protection Zone (EPZ): This EPZ has been demarcated due to its ecological sensitivity to ensure the protection of water percolation and recharging, prevent disruption of stream network, ecology of drainage flows and potential flooding as well as drought. All of the following conditions apply:
        i. All building construction is prohibited in the EPZ other than the exemptions below.
        ii. Applications for building permission in plots up to 10 cents in area, which are registered (at the Sub-Registrar's office concerned) prior to the date of publication of the Master Plan shall be considered. In addition, such applications shall conform to the provisions of The Kerala Conservation of Paddy and Wetland Act, 2008 and its amendments. The applicant shall file an affidavit that he/she does not own another land categorised as dry land within Chittur taluk.
        iii. On all other plots larger than 10 cents in area, registered (at the Sub-Registrar's office concerned) before the date of publication of the Master Plan, applications from legal heirs of the property owner for building permission for a total area of up to 20 cents of land, either as a single parcel or contiguous parcels, (without restriction on number of subdivisions), shall be considered. However, the owner of the land under EPZ must obtain permission from the Municipal Secretary for this land conversion prior to submission of application for building permission. Within these 20 cents, upto a maximum built-up area of 600 m^2 is permitted where no single structure shall have a built -up area measuring more than 300 m^2 shall be considered. In addition, such applications shall conform to the provisions of The Kerala Conservation of Paddy and Wetland Act, 2008 and its amendments. The applicant shall file an affidavit that he/she does not own another land categorised as dry land within Chittur taluk.
        iv. The application shall be for residential buildings upto a total built-up area of 300 m^2 in the case of plots measuring up to10 cents. The total built up area shall not exceed 600 m^2 for plots greater than 10 cents up

to 20 cents, with no single building having built up area more than 300 m^2 and the number of floors in all cases is limited to two floors. Ground floor built-up area is permissible only up to a maximum of 200 m^2 in plots measing 10 cents. In plots up to 20 cents, no single building will measure more than 200 m^2 on the ground floor. The development of buildings should be limited to coverage of 50 per cent, and 50 per cent of the plot should be left open to sky. At the open space/ground left open to the sky, only water-permeable pavement (like pervious concrete, porous asphalt, or permeable interlocking concrete pavers that allow water to soak through the surface rather than flow over the surface into storm water drains) should be used in this EPZ zone. The soil percolation capacity should not be affected in the unbuilt portion of the plot. Repair and reconstruction of any existing structures is permitted, with additions upto a maximum of 15 percent over and above the existing structure.

v. The natural streams and rainwater drains shall be conserved as it is, without causing any type of pollution or contamination from the sewerage system and wastewater drains. The proposed development within the plot should be developed without any negative impact or disturbance to the existing natural drainage flows in the locality and rainwater should be able to easily flow from surrounding areas to main drains and canals.

vi. The development shall not adversely affect the ecological condition and the cultivation in the adjoining paddy lands. Adequate mitigation measures including mandatory rainwater harvesting and afforestation should be adopted to offset any environmental impacts of the residential project.

b. Flood and Riverine Buffer Zone (FRBZ): No permanent construction of any kind will be permitted in this demarcated zone other than the ones mentioned below. Public amenities such as public crematoria, public conveniences, walkways, and play and exercise equipment related to the park (kept to the minimum of 15 per cent ground coverage) may be permitted. Repair or reconstruction of existing structures may be permitted, but not more than 15 % increase in area will be permitted in either case.

4. Local Assets of Value (LAV) : All *Aalmarams*, *kaavus*/sacred groves and water bodies in the town are declared local assets of value (ecological) and Chumadathangis and Aaltharas are declared along with other public assets as Local Assets of Value (historical). The following regulations apply to them:
   a. Local Assets of Value (Ecological): No alteration, destruction, reclamation, or development of any kind will be permitted to Aalmarams or water bodies so as to ensure the protection of these assets. All types of changes as mentioned above are prohibited.
   b. Local Assets of Value (Historical): Specific public assets of value - Chumadathangis and Aaltharas among listed public assets of value cannot be disturbed through construction or development of any kind that destroys their original character. Repairs may be carried out only if strictly necessary from a conservation perspective, with adequate permission from the municipality.
5. Further, guidelines for regulating developments are also provided herein.
   a. 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 Chittur-Thathamangalam Municipality (hereinafter referred to as Secretary) if in accordance with other relevant rules/orders concerned in force.
   b. 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"**.
      i. Uses Restricted-1 category deals with the uses that shall be restricted by the Secretary with the concurrence of the District Officer of the Local Self Government Department (Planning) having jurisdiction over the area (hereinafter referred to as Town Planner).
      ii. Uses 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).
   c. **"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' shall be considered as 'Uses *prohibited'*. Any use not specified either in the 'uses permitted' or 'uses restricted' category of a particular use zone but which is of a similar nature to any use 'permitted' or 'restricted' in that particular use zone, may be permitted by the Secretary with the concurrence of the Town Planner.
6. If any portion of a zone is put to a **"Use Prohibited"** as stated above, before the 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 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 Town Planner. The total built-up area of such non-conforming use shall not exceed 1.5 times the existing built-up area.
7. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically mentioned in this Master Plan. Zoning Regulations are essentially intended to help the competent authority in taking decisions regarding the granting or refusal of permits for land development and construction of buildings/structures. 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.
8. Subject to the 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.
9. 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.
10. Provisions/regulations under the Disaster Management Act, Archaeological Sites and Remains Act, Aircraft Act 1934, and Environment Protection Act 1986 shall prevail over the Master Plan.
11. In the case of land which are categorised as a water body (River / Pond / Stream and such other water bodies) as per revenue records, no construction or development or conversion of such land shall be permissible, irrespective of the proposed land use zone of such lands and such lands shall be retained as water bodies. However, side protection

walls, bathing ghats, boat landing facilities and necessary works related to decentralised sanitation systems and such similar works shall be permissible. Any form of reclamation or filling or changes to boundaries is prohibited. Bed concreting of canals, streams and channels, that currently enables water percolation, is prohibited.

12. Silence zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 as amended from time to time, shall be applicable to such areas under this Master Plan.
13. Provisions/regulations under the Kerala Conservation of Paddy Land & Wetland Act 2008 shall apply to those areas under the Wet agriculture zone that are not overlaid by the Ecological Protection Zone (EPZ) overlay.
14. Regulation of constructions and land developments on the sides of new roads / roads proposed for widening shall be governed by the distance from the centreline of the road, unless otherwise specified in the Master Plan or 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 the water body zone, the road widening in that stretch shall be accounted for from the other side.
15. In the event of a change in the alignment of the Thathamangalam bypass 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. This provision is applicable only to the new road development proposals and not to road widening proposals.
16. Operational constructions as defined in the Kerala Town & Country Planning Act 2016 shall be treated as permitted use in the Master Plan Area. It is reiterated that this does not include "the construction of a building, structure, installation or any extension thereof, as the case may be, used for residential, commercial, public and semi-public, industrial and warehousing purposes."
17. 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).
18. 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 Ecological Protection Zone, Public Open Spaces & Parks and Residential zone.
19. Only the existing areas under Public and Semi-Public uses and Industrial uses are intended to be included under Public and Semi-Public zone and Mixed-use zone respectively. If any private property put under uses other than those permitted or restricted in the above zones has been included within such zones, the Secretary may, with the concurrence of the Town Planner, after verification of the revenue ownership documents, accord sanction for development by adopting the regulations of the surrounding land use zone in the proposed land use map, subject to the provisions as per applicable Acts, Rules and Government Orders in force in the State.
20. If public activity ceases or does not exist in private land, uses permitted/ restricted in the surrounding land use zone shall be allowed in the plot with the permission of the Municipal Secretary.
21. If more than 50% of the area of a plot is included within the Mixed-use Zone, the entire plot shall be deemed to be included under such Mixed-use Zone, except if it has an EPZ overlay over it or if it is in the Wet Agriculture Zone.
22. Disaster mitigation projects by competent authorities shall be permitted in all zones.

23. Transmission/telecommunication towers, wireless stations, ATMs, water tanks, waste management units and public utility buildings/structures shall be treated as permitted uses in all zones except in the Ecological Protection Zone.
24. Projects of Central/ State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions may be permitted with the concurrence of the Town Planner in all built up zones such as Residential, Mixed-use, and Public & Semi-Public Zone if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable. All such projects must follow Section 65 of the Kerala Town Planning Act 2016.
25. Actual shape, size and alignments of all waterbodies (river, pond, canals and drains) shown in the plan to be verified on site since the map may not be to scale. Tthe existing on-ground condition and drainage flows are to be maintained.. 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 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.
26. The land specially demarcated for the proposed Stadium may be procured as per the provisions of the Kerala Town & Country Planning Act 2016, by Chittur-Thathamangalam Municipality or other agencies concerned. If the proceedings to procure such land have not been initiated within 7 years from the date of sanctioning of this Master Plan, the areas so specifically demarcated may be released and assigned to use permitted/restricted in the surrounding land use zone in the Proposed Land Use Map by the Secretary with the concurrence of the Town Planner, based on the application for building permit received.
27. If different land use zones fall 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 the application submitted includes any of the restricted uses and is not included in such permitted uses, the Secretary shall issue the 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 EPZ or Public Open Spaces & Parks zone, this provision shall not be applicable.
28. Electric charging stations for vehicles may be permitted in all zones other than EPZ or Public Open Spaces & Parks zone.
29. Buildings with asbestos sheet roofs and paving open yards entirely with stones, blocks, tiles, and any other material that blocks soil's water percolation capacity are prohibited.
30. Large Scale development projects in an area of 1 hectare or more, exceeding an investment of Rs.100 Crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in the Mixed-use zone or in the Public- semi-public use Zone, if not included in Permitted or Restricted use as per Zoning regulation applicable. Notwithstanding anything mentioned elsewhere in this clause, such projects shall not be permitted in any of the other zones.

Such proposals should without fail be accompanied by the following reports: 1) demonstration of economic benefit and employment generation analysis with credible and robust evidence, 2) environmental impact assessment to demonstrate compliance with the policies in this plan, 3) sustainable development assessment to demonstrate the compliance with this plans' social economic and environmental priorities and policies. Also, adequate provision shall be made for supporting infrastructure such as water supply, sewerage, solid waste management, power supply, parking, etc. Separate systems for management of solid waste, liquid waste and sewerage 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 a Committee with the constitution as below. For all proposals, the recommendation of the committee shall be obtained, subject to satisfying the procedures laid out here and the Secretary shall comply with the same while issuing the permit.

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 constitution of the committee shall be as given under:

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 Palakkad	- Member
Secretary(s), Chittur- Thathamangalam Municipality	- Member(s)
Chairperson of Chittur-Thathamangalam Municipality	- Member
Chairperson of Standing committee, Development Affairs, Chittur-Thathamangalam Municipality	- Member

(c) The Convener shall fix the venue, date and time of the meeting in consultation with chairperson and shall be responsible for safe custody of records and communications thereof.

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

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

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

(g) Land to a depth of 30m on either side of the Thathamangalam bypass road with proposed width of 21m in Residential zone and Dry Agriculture zone, uses permitted in Mixed use, Public and Semi-public zones may also be permitted by the Secretary and Restricted uses under category I & II may be permitted by Secretary with the Concurrence of the Town Planner and with the concurrence of the Chief Town Planner concerned of the Department if Town and Country Planning respectively.

Table 23.1 Zoning Regulations

ZONING REGULATIONS				
Sl. No.	**Uses Permitted**	**Uses restricted-1**	**Uses restricted - 2**	**Uses prohibited**
	(1)	(2)	(3)	(4)
1	**Residential Zone**			
1.1	Residential buildings consisting of single or multifamily dwellings, residential flats/apartments, residential quarters, night shelters, orphanages, old age homes.	Ashram, mutt, madrasa.	Vehicle fuel filling station, crematoria.	Any other uses not specified under (1), (2), (3).
	Shops, Professional Offices, Commercial Offices, Banks & Financial Institutions, Restaurants, Canteen, Hotels - floor area limited to 200 sq. m.	Places of worship.		
	Cottage industries, including coir, service industries of non-nuisance nature (see Appendix-III) with numbers of workers limit to 6 without power or 3 workers with power limited to 5 HP.	Public utility areas and Public utility buildings.		
	Educational institutions essentially serving the needs of residential community such as Day Care, Creche, Nursery schools, Kindergartens and schools offering general education (up to High School level).	Museum, exhibition centres and art gallery.		
	Health Institutions essentially serving the needs of residential community such as dispensaries, clinics (out-patient), diagnostic centres etc having a floor area limited to 200 sq. m.	Dharmasala, hostels, boarding houses, lodges and guest houses, places of worship, ashrams, mutts, madrasas.		
	Library and reading rooms.			
	Automobile workshops for 2/3 wheelers, service industries of non-nuisance nature (see Appendix III) engaging not more than 19 workers without power or 9 workers with power limited to 15 HP, civil defence and home guard.			
	Parking plaza, taxi/jeep stand.			
1.2	Provided that access road has a width of 5 m minimum**			
	Diagnostic centres, Clinics (outpatient), - floor area limited to 500 sq. m.	Government (local / state / central) or public sector offices		

1.3	Provided that access road has a width of 8 m minimum**			
	Shops, Professional Offices, Commercial offices/establishments, banking and financial institutions, restaurants/canteen, hotels, IT/software units- floor area limited to 1000m^2	Marble and Granite storage Centres, industrial estates & industrial parks, automobile workshops/automobile service stations for Light Motor Vehicles		
	Secondary/higher secondary schools, Technical High Schools	Social welfare Centres/movie halls/auditoriums/wedding halls/community halls- floor area limited to 1000m^2		
	Hospitals and health centres with number of beds limited to 10	Weighbridges, godowns/ warehouses/ storage non-hazardous- floor area limited to 200m^2		
	Markets of Plot area limited to 500 m^2	Service industries of non-nuisance nature (see Appendix III) engaging not more than 9 workers with power limited to 30 HP		
2	**Public & Semi-public Zone**			
2.1	Local/State/Central Government/Public sector offices and other related public buildings	Cremation Ground/Crematorium, burial ground, common vault		Any other uses not specified under (1), (2), (3)
	Residential quarters incidental to public and semi-public use, public housing projects with required open spaces and amenities.	Privately owned residential buildings, large commercial buildings.		
	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 sq. m.			
3	**Mixed Use Zone***			
3.1	All uses that are permitted in Residential Zone	Slaughter houses	Multiplex	Any other uses not specified under (1), (2), (3)
3.2	All uses that are permitted in Public Semi-Public Zone			
3.3	All shops including shopping complexes, shopping malls, hypermarket, restaurants, hotels, swimming pool, markets, professional offices, commercial offices & establishments, banking and financial institutions.			
	Educational institutions of higher order, hospitals and health centres with floor area limited to 2000 sq. m.			
	Godowns/warehouses/storage (non-hazardous)			
	Automobile workshops/automobile service stations for heavy vehicles/movie halls/auditoriums/wedding halls/community halls- floor area upto 1000 sq. m.			
	Gymnasium/Yoga centres			
3.4	All industries other than obnoxious and nuisance type industries (see Appendix-IV), automobile workshops, automobile service stations, cold storage, service industries of non-nuisance nature with number of workers limited to 19 without power or 9 with power limited to 30 HP (see Appendix-III), saw mills, weigh bridges, printing press, IT hardware/electronic industries, spray painting workshops, timber yard, ice factory, fish and meat processing units, marble and granite storage/cutting centres, water treatment plants, industrial estates & industrial parks.			

	Expansion of existing residential buildings, single family residences, residential flats/apartments with lower floor(s) for commercial use only, night shelters, orphanages, old age homes, dharmasala, hostels and boarding houses, lodges and guest houses, ashram, mutts, madrasa			
3.5	Day care, creche, nursery/kindergarten, expansion of existing educational institutions			
	Transmission & Telecommunication towers, wireless stations			
	Social welfare centres, library and reading rooms, exhibition centres, art gallery museum, convention centres with floor area limited to 1000 sq. m.			
3.6	Clinics, diagnostic centres and hospitals with number of beds limited to 50			
	Tot lots. Parks & Playgrounds, fair grounds, open air theatres			
	Plant nursery, storage of agricultural produces and seeds, pump house, wells and irrigation ponds			
4	**Traffic & Transportation Zone**			
4.1	Transport terminals including constructions that form an integral or essential part of the terminal	Public utility areas and buildings	Container terminals provided that the access has a width of 18 m minimum	Any other uses not specified under (1), (2), (3)
	Any incidental uses to the transport terminals such as retail shops, restaurants, canteen etc. which are integral or essential part of a transport terminal with maximum % of coverage permissible for the project as a whole limited to 30 % and FAR limited to 1	Fuel filling stations		
	Staff Quarters, offices, night shelters, Guest houses etc. incidental to the transport terminals			
	Parking plazas, transmission towers and wireless stations			

5	**Public Open Spaces & Parks**			
5.1	Only temporary construction/land development essential for the development/improvement of open air recreational facilities or public commons like pavodi, velaparamb, vediparamb.	Public utility areas and buildings which will not affect the open character of the area/land		Any other uses not specified under (1), (2), (3)
	Watch towers, eco walk ways, water sports facilities, fair grounds, etc.	Parking plaza – without impervious paving of ground.		
	Tot lots, park, play grounds, swimming pools, open air stadium, open air theatre, zoological and botanical garden, bird sanctuary, eco walkway etc.			
	Comfort stations/public toilets			
6	**Dry Agriculture Zone**			
6.1	Agriculture, horticulture and fodder cultivation, pastures, grazing ground and other types of cultivation including social forestry			Any other uses not specified under (1), (2), (3)
	Dairy farms, fish farms, seed farms, poultry farms, plant nursery, pump house, wells and irrigation ponds			
	Single family residential buildings upto 300 sq. m.			
	Orphanages, old age homes, dharmasala, ashrams, mutts, madrasa			
	Clinics (outpatient) and diagnostic centres - floor area limited to 100 sq. m.			
	Shops, professional offices, commercial offices and establishments, banking and financial institutions, gymnasiums, yoga centres, restaurants, canteens-floor area limited to 100 sq. m.			
	Police post/police station, post and telegraph office, fire post/Fire station, telephone exchange, wireless stations and telecommunication towers			
	Day care and creche, nursery / kindergarten / primary & upper primary schools			
	Library and reading room floor area limited to 100 sq. m.			

	Godowns/warehouses/storage- non-hazardous- floor area limited to 100 sq. m.			
	Cottage industries, service industries of non-nuisance nature (see Appendix-III) engaging not more than 6 workers without power or 3 workers with power limited to 5 HP			
	Automobile workshops for 2/3 wheelers			
	Tot lots/parks/play grounds			
	Saw mills/weigh bridge			
6.2	**Provided that access road has a width of 8 m minimum**			
	Clinics (outpatient) and diagnostic centres -floor area limited upto 200 m^2			
	Shops, professional offices, commercial offices and establishments, banking and Financial institutions, Gymnasium, yoga centres, restaurants, canteens – floor area limited to **200m^2**			
	Library and reading rooms, godowns /warehouses /storage – non-hazardous – floor area limited to **200m^2**			
	Auditorium /wedding halls /community halls floor area limited to **500m^2**			
	Hospitals & Health Centres **with number of beds limited to 5**.			
6.3	**Provided that access road has a width of 12 m minimum**			
	Residential buildings consisting of single or multifamily dwelling, residential flats/apartments, residential quarters	Stacking yards, Godowns/warehouses/storage non-hazardous materials	Fuel filing stations	
		Higher education institutions, health care facilities including Diagnostic Centres, clinics and hospitals with number of beds limited to 50.		

7	**Wet Agriculture Zone**			
7.1	Paddy cultivation			Any other uses not specified under (1), (2), (3)
	Agriculture/horticulture/fodder cultivation, fish farms/seed farms/ pump house/wells and irrigation ponds without any building construction.			
8	**Water Bodies**			
8.1	All existing water bodies shall be conserved.	Any form of reclamation or filling. No changes to boundaries, reclamation, or development of ponds. Bed concreting of canals, streams and channels that currently enable water percolation		Any other uses not specified under (1), (2), (3)
	Bridges side protection walls, bathing ghats, floating jetty, etc maybe permitted based on community level requirements.			
9	**Crematoria & Burial Grounds**			
9.1	Cremation grounds, burial grounds/Common Vault, Buildings/Structures incidental to the permitted use.			Any other uses not specified under (1),(2),(3)
10	**General Notes:**			
	* The Mixed use Zone will apply upto a depth of 42m from cenre of the main road or 36m from the edge of the roadside plot, whichever is greater.			
	** Residential uses permitted, based on width of road access available, will apply upto a depth of 200m from SH 25.			
	1. For the purpose of these regulations, floor area means the total floor area of the building on all floors.			
	2. Subject to zoning regulations of the respective use zones, more than one uses may be combined in a building provided that the total floor area on all floors of such a building shall not exceed the maximum floor area permitted for any of such uses in that zone.			