Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
31.2.11.1	**RESIDENTIAL ZONE**			
	All residences, Residential Flats/Apartments and its incidental uses - night shelters, Orphanages/Old Age Homes/Dharmasalas, Convents, Residential Quarters, Farm Houses and Residential plot development.	Outdoor game stadium, open air theatre, amusement park, Parking Plaza	Fuel Filling Stations	Any other uses not specified in columns 2,3 and 4
	Shops, Commercial offices, and Restaurants,/ Canteen/ hotels, Banking and Financial institutions and Professional Offices, Movie hall, Godowns, ware houses, storage non-hazardous, IT software subject to the condition that floor area shall be limited to 1000 sq.m.	Hospitals with 10 beds, Nursing Home / Clinics (Outpatient) subject to the condition that floor area shall be limited to 1000 sq. m		
	Auditorium / Wedding Halls / Community halls / Exhibition Centres Art Gallery, Cultural and information Centre, Museum, social welfare centres subject to the condition that floor area shall be limited to 1000 sq.m	Other Public Utility Areas & Buildings, Places of Worship, Automobile workshops for 2/3 wheelers, Automobile workshops with power limited to 10 HP, Non – obnoxious and non-nuisance Service and manufacturing type industries engaging not more than 9 workers with power limited 10 HP or 19 workers without power subject to the condition that floor area shall be limited to 200 sqm.		

		IT hardware / Electronic Industries subject to the condition that floor area shall be limited to 300 sq. m		Any other uses not specified in columns 2,3 and 4
	ATMs,Gymnasium/ Yoga Centres.			
	All educational institutions up to Higher Secondary School, Day Care and Crèche, Nursery/ Kindergarten, Library and Reading Rooms, Swimming Pool.	All educational Institutions		
	Smokehouse attached to Residential Buildings			
	Clinics (Outpatient) and Diagnostic centres floor area shall be limited to 300sq.m.			
	All Government and public sector offices and institutions, Open air Theatre.			
	Cottage industries including coir, service industries of non-nuisance nature, Food processing units with number of workers limited to 6, without power or 3 workers with power limited to 5 HP as per Annex 32.1, subject to the condition that floor area shall be limited to 200 Sq:m, Water Treatment Plants below 5 MLD			
	Tot Lots/park/play ground			
	Storage of Agricultural Produces and Seeds, Green Houses			

	Transmission towers, Telecommunication towers and Wireless Stations, P&T office.			
	Plant Nursery, Agriculture, Seed Farms, Pump House, Wells and Irrigation, Ponds			
31.2.11.2	**COMMERCIAL ZONE**			
	All residences, Ashram/Mutt, Residential apartments with lower floors for commercial uses, Hostels, Boarding houses, Guest Houses, Lodges, Night Shelters, Orphanages/Old Age Homes/Dharmasala, Convents, Residential Quarters, Farm Houses, Smokehouse attached to Residential Buildings	Indoor / Outdoor game stadium, places of worship, museum, exhibition centre and art galleries, Movie Hall		Any other uses not specified in columns 2,3 and 4
	All Shops including Shopping Complexes, Shopping malls, Multiplex, Hypermarkets, Automobile show rooms, Restaurants, Hotels, Motels, and Markets			
	Professional offices, Commercial Offices & Establishments, Banking and financial institutions, Gymnasium / Yoga Centres, Weigh bridges, IT software units	Clinics, Diagnostic Centres and Hospitals		
		IT Hardware /Electronic Industries, Marble and Granite Storage/Cutting centres, Radio and TV station, Civil defence and home guard		

	Educational institutions up to Higher Secondary level, expansion of all existing educational institutions, Day Care and Crèche, Nursery/Kindergarten - all the above uses subject to the condition that floor area shall be limited to 8000 sq. m	Educational institutions above Higher Secondary level - all the above uses subject to the condition that floor area area above 8000 sq.m		
	All Govt. or Public Sector offices, Public Utility Areas & Building, Social welfare centre, - all the above uses subject to the condition that floor area shall be limited to 1500 sq.m.	Public Utility Areas & Building, Social welfare centre – all the above uses above 1500 sq.m.	Cremation ground / crematoriu m, Burial Ground / Common Vault.	Any other uses not specified in columns 2,3 and 4
		Bus terminal/stand, Lorry stand		
		Godowns, ware houses, Storage of non-hazardous materials, Stacking yard.		
	Auditorium, wedding hall, convention centres – all the above uses subject to the condition that floor area shall be limited to 1500 sq. m	Auditorium, Wedding Hall, Convention Centres all the above uses above 1500 sq.m		
	Clinics, Diagnostic Centres and hospitals up to 50 beds, Library and Reading Rooms	Amusement parks, R&D institutes, Indoor and outdoor game stadium, Convention centre.		
	Tot Lots/Parks/Play Grounds, open air theatre, fairground, Swimming pool, camping site			
	Parking Plaza, Taxi/Jeep Stand, Auto rickshaw Stand			

	Plant Nursery , Storage of Agricultural Produces and Seeds			
	Non – obnoxious and non-nuisance Service and manufacturing type of Industries as per Annex 32.1, IT Hardware/ Electronic units	Automobile workshops for 2/3 wheelers , Automobile workshops, Automobile Service Stations, Service and manufacturing Industries of non-nuisance Nature (Annex 32.1) engaging not more than 19 workers without power or 9 workers with power limited to 30 HP, printing press, water treatment plants		
	Transmission Towers and wireless stations, telecommunication tower			
31.2.11.3	**MULTI FUNCTIONAL ZONE**			
	All residences including apartments, Night shelters, Residential Quarters, Hostels and boarding houses, lodges and guest houses, Ashram/Mutts, Convents, Orphanages, Old age homes, Dharmasalas		Fuel Filling Stations	Any other uses not specified in columns 2, 3 and 4.
	All Shops including Shopping Complexes, Shopping malls, Multiplex, Bear pubs/Parlour, Liquor Bars, Restaurants, Hotels, Motels, Markets, Professional offices, Commercial Offices & Establishments, Weighbridge Banking and financial institutions, IT/ software units with floor area up to 8000sqm	All Shops including Shopping Complexes, Shopping malls, Multiplex, Hyper markets, Restaurants, Hotels, Motels, Markets, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT/ software units all the above uses with floor area floor area above 8000 sq.m		

	Automobile show rooms, storage, IT/ software units, stacking yard, Gymnasium/ Yoga Centres	Godown, warehouses, Automobile workshops with power limited upto 30HP, manufacturing and service industries engaging not more than 9 workers with power limited 30 HP or 19 workers without power (see annexure 32.1), IT hardware / Electronic Industries, Radio and TV station, Indoor game stadium	Automobile service station for heavy vehicles, Saw mill	
	Day Care and Crèche, Nursery/ Kindergarten, Library and Reading Rooms			
	All Government , public sector offices and institutions			Any other uses not specified in columns 2, 3 and 4.
	All educational institutions, Forensic science lab all the above uses up to 8000 sqm	All educational institutions, Public Utility Areas & Building, Social welfare centre, Museum		
	Outdoor game stadium, Amusement parks			
	Parking Plaza, Taxi/Jeep Stand/Bus terminals/stand, lorry stand , Auto rickshaw stand		Cremation ground/ crematorium , Burial Ground/Common Vault, Sewage treatment plant above 2MLD	
	Dairy Farms, Poultry Farms			
		Social welfare centre, Exhibition Centre and art galleries, Museum, convention centres, Indoor game stadium		
	Hospitals up to 100 beds	Hospitals above 100 beds		

	Godown, warehouses, storage, Automobile show rooms all the above uses subject to the condition that floor area shall be limited to 3000 sq. m	Godown, warehouses, storage, Automobile show rooms, all the above uses subject to the condition that floor area above 3000 sq. m		
	Social welfare centers, Auditorium, Wedding hall, Swimming pool, Exhibition Centre, Museum and art galleries, community halls, Public Utility Areas & Building cultural and information centers, Places of worship subject to the condition that floor area shall be limited to 1500 sq. m	Auditorium, wedding hall, Movie halls, Convention centers, Swimming pool, Exhibition centre and art gallery, Places of worship subject to the condition that floor area above 1500 sq. m Dairy farm /Poultry farm, Sewage treatment plant below 2MLD		
	Cottage industry, Automobile workshops for 2/3 Wheelers, Automobile service station light vehicles, Manufacturing and Service Industries of non-nuisance nature Annex 32.1) engaging not more than 19 workers without power or 9 workers with power limited to 30 HP, Printing press, Water treatment plants below 5 MLD			Any other uses not specified in columns 2, 3 and 4.
	Tot Lots/Parks/Play Grounds, open air theatre, camping site			
	Ice factory, Cold storage, Water treatment plants up to 5 MLD IT hardware/ Electronic Industries, Marble and granite storage/cutting centers			
	Transmission towers and wireless stations, Telecommunication towers			
	Smoke house attached to Residential Buildings, Smoke house			

31.2.11.4	PUBLIC AND SEMI PUBLIC ZONE			
	All Government and Public sector offices and institutions, Transmission Towers and wireless stations, R & D institutes, Radio and TV station, Civil defense and home guard	Indoor and Outdoor game stadium, Amusement parks, Convention centre	Fuel filling stations, Water treatment plant above 5 MLD	Any other uses not specified in columns 2, 3 and 4.
	IT Hardware / Electronic Industries, Automobile workshops for 2/3 wheelers, Water treatment plant below 5 MLD		Cremation ground/ crematoriu m, Burial Ground/ Common Vault	
	All educational institutions/medical institutions/ Hospitals of area up to 8000 Sq;m	All educational institutions/medical institutions/Hospitals above 8000 Sq;m		
	Places of worship / religious institutions			
	Library and reading rooms, Social welfare centers, Museum, Auditorium, Wedding hall, Swimming pool, Exhibition Centre and art galleries, community halls, cultural and information centers, public utility buildings			Any other uses not specified in columns 2, 3 and 4.
	All Residences - floor area up to 500 sq. m, Residential uses incidental to the public and semi pubic uses.			
	Night Shelters, Orphanages/Old Age Homes/Dharmasala, Residential Quarters, Farm Houses, Ashram/ Mutt, Convents			

	Shops, ATMs, Cyber café, Restaurant/ Canteen, Beauty parlors, Gymnasium/ Yoga centre - all the above uses subject to the condition that total floor area shall be limited to 300 sq.m,			
	Commercial offices, Professional Offices , Banking and Financial institutions – all the above uses subject to the condition that total floor area shall be limited to 500 sq. m			
	Tot Lots/Parks/Play Grounds, open air theatre , camping site			
	Plant Nursery , Storage of Agricultural Produces and Seeds			
	Parking Plaza			
31.2.11.5	**INDUSTRIAL ZONE**			
	All type of Industries, Medium and Heavy Industries, Automobile showrooms/Workshops , Automobile Service Stations –light/heavy vehicles, Spray painting Workshops	Industrial Estates and Industrial Parks, Saw mills with Timber Yards		Any other uses not specified in columns 2,3 and 4.
	Cold Storage, Ice Factory, Water Treatment Plants	Metal crusher/ M.Sand units		Any other uses not specified in columns 2, 3 and 4.
	Marble and Granite Storage/Cutting Centers, Minor Storage of Explosives and Fireworks, Gas Godowns			
	Dairy Farm, Poultry farms, Smoke houses, Fish and Meat Processing Centre, Sewage Treatment Plants, Junk Yards, Dairy related industries	Commercial office/ Professional offices, Banking and Financial institutions with floor area up to 300 sq.m		

	Residential Quarters, Residences with floor area up to 500 sq. m, Residential uses incidental to industrial use	Public utility buildings		
	Cyber Café, Restaurant / Canteen with floor area up to 200 sq. m, Retail Business and Wholesale Business incidental to the industries - all the above uses subject to the condition that floor area shall be limited to 200 sq. m.			
	ATMs, Godowns / Warehouse/ Storage of non-hazardous, Weighbridge, IT Software unit, stacking yard, other uses incidental to Industrial use.			
31.2.11.6	**TRAFFIC & TRANSPORTATION ZONE**			
	All buildings and uses connected with transport and communication such as Bus Terminal / Lorry / Car/Jeep stand, truck terminal, Auto Rickshaw stand, essential repair and service shops related to the transport and communication use, Parking plaza, Container terminal, Residential uses incidental to main use including lodging rooms.			Any other uses not specified in columns 2, 3 and 4.
	Police Post/Station, Post and Telegraph Office, Transmission Towers and Wireless Stations, Telephone Exchange, Electric Sub-Station			Any other uses not specified in columns 2, 3 and 4.

	All Shops ATMs, Restaurants /canteen up to 300sqm, Weigh bridges			
	Public Utility areas and buildings, Fuel filling station, parks which form an integral part of the transportation use.			
	Tot lots, Parks and play grounds			
31.2.11.7	**PARK AND OPEN SPACE**			
	Any construction for the development /improvement of park and open space, Tot Lots/Parks/Play Grounds, Minor Public Utility buildings.	Incidental Retail shops, Snack bars, Parking Plazas		Any other uses not specified in columns 2, 3 and 4.
31.2.11.8	**SOLID WASTE MANAGEMENT ZONE**			
	Dumping yard, treatment plants, Agricultural Nurseries, Social forestry. Buildings incidental for solid waste management.			Any other uses not specified in columns 2, 3 and 4.
31.2.11.9	**PROPOSED TRANSPORTATION ZONE**			
	All buildings and uses connected with transport and communication such as Bus Terminal / Lorry / Car/Jeep stand, truck terminal, Auto Rickshaw stand, essential repair and service shops related to the transport and communication use, Parking plaza, Residential uses incidental to main use including lodging rooms.			Any other uses not specified in columns 2, 3 and 4.

	Police Post/Station, Post and Telegraph Office, Transmission Towers and Wireless Stations, Telephone Exchange, Electric Sub-Station All Shops, ATMs, Restaurants /canteen up to 300sqm, Weigh bridges Public Utility areas and buildings, Fuel filling station			
31.2.11.10	**DRY AGRICULTURE ZONE**			
	Residences, Orphanages, Old Age Homes, Dharmasala, Ashram/Mutt, Convent – all the above uses subject to the condition that floor area shall be limited to 500 sq. m	Residences, Orphanages, old age homes, dharmasala, Ashram/Mutt, convent above 500 Sq.m	Fuel Filling Stations	Any other uses not specified in columns 2, 3 and 4.
	ATMs, Shops, Professional Offices, Commercial Offices/ Establishments, Banking and Financial institutions, Restaurants/ Canteens – all the above uses subject to the condition that floor area shall be limited to 500 sq. m.	Saw Mills, Automobile workshops for 2/3 Wheelers, four wheelers		
	Markets subject to the condition that floor area shall be limited to 500 sqm.			
	Places of Worship, Hospitals and health centers – all the above uses subject to the condition that floor area shall be limited to 500 sq. m			
	Auditorium/Wedding Halls/Community halls, Convention centre Social Welfare centers – all the above uses subject to the condition that floor area shall be limited to 1000 sq. m.		Slaughter houses, Storage of explosive and fireworks, Gas Go Downs, Saw mills with Timber yard	

		Service industries of non-nuisance type (Annexure I) 20 workers without power or 10 workers + 50HP	Dumping yards, Sewage Treatment plants	.
	Day Care and Crèche, Nursery/Kindergarten/ Primary & Upper primary schools, Library and Reading Rooms, Public Utility Areas & Buildings, Swimming pools	Fish / Meat processing centers, Dairy farm, Poultry farm, Piggery farm	Junk yards, Cremation Ground / Crematorium, Burial Ground / Common Vault	
	Godowns/Warehouses/ Storage – non-hazardous – all the above uses subject to the condition that floor area shall be limited to 500sq.m	Stacking Yards, Godowns/Warehouses /Storage – non-hazardous, - all the above uses subject to the condition that floor area above 500 sq. M.		Any other uses not specified in columns 2, 3 and 4
	Clinics (Outpatient) and Diagnostic centers – floor area up to 200 sq. m.			
	Gymnasium/Yoga Centers			
	Transmission towers, Telecommunication towers and Wireless Station, Telephone Exchange.			
	Small and medium service and manufacturing type industries.			
	Tot Lots/Parks/Play Grounds, Open air theatre, Camping site.			
	Smokehouses attached to residential buildings, Smokehouses.			

	Plant Nursery, Agriculture, Horticulture, Fodder cultivation, Pastures, Grazing grounds, Fish Farms, Seed Farms, Pump House, Wells and Irrigation Ponds.			
	Storage of Agricultural Produces and Seeds, green houses.			
31.2.11.11	**WATER BODY**			
	Water landings, Pump houses, Boat jetties, Terminals, Bridges, side protection walls, Fish landing centers, Bathing Ghats	Fish farms	Minor Public Utility areas & buildings which will not affect the character of the area.	Any other uses not specified in columns 2, 3 and 4
31.2.11.12	**GREEN STRIP**			
	Area to be used only for planting trees in order to retain as green areas, parks, pump houses, foot paths with paving tiles, seating arrangements wells and irrigation ponds, storage of agricultural products and seeds, green house having single floors with a coverage not exceeding 30.00%			Any other uses not specified in columns 2, 3 and 4
31.2.11.13	**TOURISM PROMOTION ZONE**			
	Tot Lots/Parks/Play Grounds, Open air theatre, Camping site Minor Public Utility areas & buildings Residential uses incidental to main use including lodging rooms Incidental Retail shops, Snack bars up to 100 sqm. Plant Nursery, Agriculture, Horticulture, Fodder cultivation, Pastures, Grazing grounds, Fish Farms, Seed Farms, Pump House, Wells and Irrigation Ponds.	Parking plaza, Buildings related to Tourism Activities. Restaurant up to 500 sqm		

31.2.12. A green strip of 5.00 m width shall be provided along the sides of Meenachil River, Thekkanar and Vadakkanar

31.2.13. If a plot under a particular survey number/numbers included in a single document registered before date of sanction of this plan and falls under two different zones, zoning regulation of major portion, ie. more than 70% is applicable to the entire plot

31.2.14. Subject to zoning regulations of the respective use zones, more than one uses may be combined in a building, provided that the floor area of such a building shall not exceed the maximum floor area permitted for any of such use premises in that use zone.

31.2.15. For the purpose of these regulations, floor area means the total floor area of the building in all floors.

32.2.16. Land to a depth of 50 m in **Residential, Commercial, Public and Semi public and Dry agricultural zones** along the sides of the roads with existing or proposed width 8 meter and above, uses permitted in ***Residential, Public and Semi Public zones and Multifunctional zone*** may also be permitted by the Secretary of Local Self Government Institutions if the uses are not permissible otherwise.

32.2.17. Land to a depth of 100 m in **Residential, Commercial, Public and Semi Public and Dry agricultural zones** along the sides of roads with existing or proposed width 12 meter and above, uses permitted in ***Residential, Public and Semi Public and*** **Multifunctional Zone** may also be permitted by the Secretary of Local Self Government Institutions if the uses are not permissible otherwise.

31.2.18. The provisions of the Detailed Town Planning schemes or Area Development Plans will prevail over the regulations mentioned above.

31.2.19. Only the existing public and semi-public areas (as on the date of publishing the plan) has been included in the public and semi-public use zone of the proposed land use Map and no new plots has been included in this zone. The public and semi public zones are limited to the boundary of the plot with existing public and semi-public uses. In case any adjacent plots

which are marked as public and semi-public zone in the map but not under the public and semi public use will be considered to be included in the adjacent zone as per proposed land use map. In these cases, each case has to be studied individually and concurrence of the Town Planner shall be obtained.

31.2.20. The area reserved for park and open space at Edakkalamattom, Industrial zone at Thevarupara, Transport promotion zone at Kaduvamoozhy and Proposed transportation zone near MES junction on Wagamon road shall be reserved for the purpose for a period of 5 years only. If the responsible authority could not develop the land for above said purpose within a period of 5 years from the date of sanctioning of the plan, the zoning regulation may be treated as for the uses indicated in the Existing land use map (GLS- 1 map).

31.2.21. 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 Park & Open space, Major government Institution and Higher education and Research Centers may be permitted in all zones except following zones namely park and open spaces zones, water body and green strips provided on either side of rivers if not already included under 'uses permitted' or 'uses restricted' category as per these regulations, subject to the satisfaction of relevant Acts and rules in force and also subject to the recommendation of a committee to be constituted by the Government for this purpose, under the chairmanship of the Secretary, Local Self Government Department, consisting of the Chief Town Planner of Kerala State Town and Country Planning Department, the Town Planner, District office of the Kerala State Town and Country Planning Department Kottayam, the Secretary, Erattupetta Municipality and satisfying the following conditions. The Chief town planner will be the Convener of the Committee.

i. 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.

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

iii. Adequate provision shall be made for supporting infrastructure such as parking, 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 cost.

iv. Adequate MOU between the developer and the Secretary Erattupetta Municipality shall be undertaken to bring this into effect.

v. The permissible FAR shall be maximum of 2.00 or as permitted in the Building Rules whichever is less and minimum access width shall be 12.00m.

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

ANNEXURES

ANNEXURE- I

TYPE OF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF SERVICE OR LIGHT INDUSTRIES

1. Apparel making.
2. Aerated water and fruit beverages
3. Assembly of bicycles, baby carriage and other small non-motorised vehicles.
4. Atta-chakkies.
5. Bakery products, biscuit confectionery.
6. Bamboo and cane products (only dry operations)
7. Block making for printing.
8. Cardboard or corrugated box and paper products (Paper or pulp manufacturing excluded)
9. Carpet weaving.
10. Cement blocks, paving tile units
11. Chilling plants and cold storage.
12. Cotton and woollen hosiery.
13. Electronic equipment, electrical goods.
14. Fountain pen making.
15. Flour mills.
16. Furniture making without machinery.
17. Garments stitching, tailoring.
18. Gold and Silver smithy.
19. Gold and Silver thread sari works.
20. Ground nut decorticating (Dry).
21. Ice-cream or Ice making.
22. Insulation and other coated papers (Paper or pulp manufacturing excluded).
23. Jobbing and machining.
24. Leather footwear and leather products excluding tanning and hide processing.

25. Manufacture of formulated synthetic detergent products.
26. Manufacture of soaps involving process without generation of trade effluent (saponifaction of fats and fatty acids only)
27. Medical and surgical instruments.
28. Manufacture of mineralised water.
29. Musical instruments manufacturing.
30. Oil ginning/expelling (no hydrogenation/refining)
31. Manufacture of Optical-frames.
32. Paint (by mixing process only)
33. Manufacture of Paper pins and U-clips.
34. Power looms/handlooms (without dyeing and bleaching).
35. Printing press.
36. Radio assembling.
37. Rice mullers.
38. Manufacture of Rope (cotton and plastic)
39. Scientific and mathematical instruments.
40. Shoelace manufacturing.
41. Sports goods manufacturing.
42. Steeping and processing of grains.
43. Thermometer making.
44. Toys making.
45. Spice grinding operation.
46. Furniture without machinery.
47. Electro plating.
48. Gold and Silver smithing.
49. Rubber goods industry (Micro and Tiny units only)