27. ZONING REGULATIONS

Land use zoning for sustainable development has been done for the Municipality and is described in previous chapters. For proper enforcement of zoning, zoning regulations are to be made.

All future developments within the planning area shall be in conformity with the provisions of the 'Master Plan for Koothattukulam Town - 2036'.

27.1 ZONING REGULATIONS

1. For the implementation and enforcement of the proposals envisaged in this Master Plan, areas have been zoned under various categories such as *Residential Use Zone, Residential Mix Use Zone, Town centre, Sub centre, Public and Semi-Public Use Zone, Industrial Promotional zone, Traffic and Transportation Use Zone, Paddy/Wet land, Dry Agriculture cum Residential Use Zone, Dry Cultivation Use Zone, Kavu, Water bodies and Special Zones.* Details regarding the nature of uses 'permitted', uses 'restricted' and uses 'prohibited' in each zone are presented in the Table 26-1. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in this Master Plan.
2. 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, Koothattukulam Municipality (hereinafter refer to as the Secretary). In some cases it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special locational factors. Such cases which come under this category are classified as "Uses Restricted". Restricted-1 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Town Planner of the District office of the Local Self Government Planning Wing, Restricted -2 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner of the Local Self Government Planning Wing.

3. "Used prohibited" are 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'
4. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically mentioned in this Master Plan. All existing uses in every zone shall be permitted to continue.
5. If any portion of a zone is put to a "Use prohibited" as stated in Para 3, before the sanctioning 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 District Town Planner concerned.
6. Existing areas and structures of archaeological importance, wet agricultural uses and religious uses shall be permitted to continue in all the zones and shall not constitute non-conforming uses.
7. Regulation of constructions and land developments on the sides of new roads / roads proposed for widening as per the scheme 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 water body zone, paddy, central government land, protected archaeological monuments/sites and Eco-sensitive areas, the road widening in that stretch shall be accounted from the other side.
8. Constructions and / or land developments, if any, in paddy lands and in wet lands, shall be in conformity with the paddy land and wet land act in force in the state.
9. All existing ponds shall be preserved considering its infiltration capacity for ground water recharging, other environmental and aesthetic values.

10. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of this Master Plan in consultation with the Chief Town Planner concerned.
11. Any use not specified either in the 'uses permitted' or 'uses restricted 1'and 'uses restricted 2' category of a particular use zone, but which is of a similar nature to any use permitted or restricted in that particular use zone, can be considered by the Secretary, with the concurrence of the District Town Planner and Chief Town Planner respectively.
12. Coverage, floor space index (FSI) and area limitation of all constructions wherever it is not specified in a particular use zone shall be as per the values prescribed in the Kerala Municipality Building Rules, 2019 and its time to time amendments.

Table 27-1 : Zoning regulation for the land use zones in Koothattukulam

SL. No	Uses Permitted	Uses Restricted -1	Uses Restricted-2
1	2	3	4
1	**RESIDENTIAL USE ZONE**		
1.1	Residential buildings consisting of single or multifamily dwellings, residential flats/apartments, residential quarters, night shelters, orphanages, old age homes, dharmasala, guesthouse, hostels and boarding houses.	Ashram, Madrasa, Places of Worship	
	Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Canteen, Hotels – built-up area **limited to 200 m^2.**	Fuel Filling Stations	
	Cottage Industries including coir, Service Industries of non-nuisance Nature (See Annexe-I), with number of workers limited to 6 without power or 3 workers with power limited to 5 HP.	Cremation Ground / Crematorium, Burial Ground / Common Vault.	
	Educational institutions essentially serving the needs of residential community such as Day Care, Crèche, Nursery Schools, Kindergartens and schools offering general education (up to High school level).	Public utility areas and Public Utility buildings other than those included in the permitted category.	
	Health institutions essentially serving the needs of residential community such as dispensaries,		

	clinics (Out Patient), Diagnostic Centres etc having a built-up area **limited to 300m²**.		
	Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium/ Yoga Centers, Swimming Pool, Libraries etc. having a built-up area **limited to 300m².**		
	Godowns, ware houses, Storage of non-hazardous materials, Stacking yard		
	Utility Installations and Civic Amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, fire station, tot lots, parks, play grounds, open grounds, water treatment plants below 5 MLD.		
	Plant Nurseries, Pump House, smoke houses or similar uses for agriculture value addition attached to a residential building. Poultry farms, dairy and kennel.		
	Wells and Irrigation Ponds incidental to community needs.		
1.2	**Provided that the access road has a width of 5m minimum.**		
	Automobile workshops for two/ three wheelers with built-up area **limited to 200 m².**		
1.3	**Provided that the access road has a width of 8m minimum.**		
	Hospitals with 5 beds	LPG distribution centres (excluding bottling plants and bulk storage) limiting the built-up area limited to 500 m².	
	Educational institutions up to Higher Secondary Schools.		
	Shops/Professional Offices, banking and financial institutions.		
	Markets, Automobile workshops for Light Motor Vehicle - built-up area **limited to 500 m².**		
1.4	**Provided that the access road has a width of 12m minimum.**		
	Educational institutions of higher order such as collages/ universities/ general education institutions/ specialised/ professional education institutions/ research and development institutions.		Multiplex
	Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and		

	Art Gallery. Hospitals / Health institutions with more than 5 beds.		
	Automobile Workshops / Automobile Service Stations for Heavy Motor Vehicles -built-up area limited to **1000 m².**		
2	**RESIDENTIAL MIX USE ZONE**		
2.1	All uses that are permitted in Residential Use Zone are permitted in this zone unless otherwise specified in the following:	Museum, Exhibition centres and art gallery, Places of worship	
	Automobile workshops for 2/3 wheelers, Service Industries of non-nuisance nature (See Annexe I) engaging not more than 19 workers without power or 9 workers with power limited to 15 HP, Civil defence and home guard.	Fuel filling stations	
	Parking Plaza, Taxi/Jeep Stand.		
	Plant Nurseries, Pump House, smoke houses or similar uses for agriculture value addition attached to a residential building. Poultry farms, dairy and kennel with built-up area limited to **100m².**		
2.2	**Provided that the access road has a width of 5m minimum**		
	Diagnostic Centres, Clinics (Out Patient), Shops, Professional Offices, Commercial Offices/Establishments, Banking and financial institutions, Restaurants/Canteen, Hotels, IT/ Software units with built-up area upto **500 m².**		
2.3	**Provided that the access road has a width of 8m minimum**		
	Shops, Professional Offices, Commercial Offices/Establishments, Banking and financial institutions, Restaurants/Canteen, Hotels, IT/ Software units with built-up area more than **500 m².**	Sawmills with timber yards, slaughter house	
	Social Welfare Centres / Movie Halls/ Auditorium/ Wedding Halls/ Community Halls.		
	Secondary/ Higher Secondary Schools, Technical High Schools.		
	Hospitals and health centres with number of beds limited to 25.		
	Markets of plot area limited to **500 m².**		
	Weigh Bridge		
	Godowns/ Warehouses/ Storage non-hazardous built-up area limited to **300 m².**		
	Marble and Granite Storage Centres, Industrial Estates & Industrial Parks. Automobile Workshops / Automobile Service Stations for		

	Light Motor Vehicles - built-up area limited to **500 m².**		
	Service Industries of Non Nuisance Nature (see annexure I) engaging not more than 9 workers with power limited to 30 HP in areas other than industrial estates/parks.		
2.4	**Provided that the access road has a width of 12m minimum**		
	Educational Institutions of Higher Order	Bus Terminals, Lorry Stands	Multiplex
	Shops, Offices, Markets.		
	Hospitals & Health centres with number of beds limited to 100.		
	Godowns / Ware houses/ Storage (non-hazardous) built-up area limited to **500 m².**		
	Automobile workshops/ Automobile showrooms / Automobile Service stations for Heavy vehicles, Industrial estates, Industrial parks– built-up area **limited to 1500m².**		
	Movie halls/ auditorium/ wedding halls/ community halls/outdoor games stadium.		
2.5	**Provided that the access road has a width above 15m minimum**		
	Hospitals & Health centres **up to 300 beds**		
	Movie halls/ auditorium/ wedding halls/ community halls – shall be provided with parking at 1.2 times that of KMBR for built-up area above 1500 m².		
	Tourism amenities, restaurants, canteen, hotels, resorts, passenger amenity and refreshment centres.		
3	**TOWN CENTRE**		
3.1	All shops including shopping complexes, shopping malls, hypermarkets, restaurants, hotels, markets.	Places of worship	Multiplex
	Professional offices, commercial offices & establishments, banking and financial institutions, IT software units, Movie halls, Community Halls.	Fuel filling stations	
	Single Family Residences, Residential flats/apartments with or without lower floor(s) for commercial use, night shelters, orphanages, old age homes, dharmasala, hostels and boarding houses, lodges and guest houses, Ashram.	Other public utility areas & Public utility buildings.	
	Gymnasium/ Yoga centres/Day care, Creche, Nursery/ Kindergarten, Expansion of existing educational institutions		

	Godowns/warehouse/storage of non-hazardous materials, stacking yards limited to **200 m²**		
	Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non-nuisance nature with number of workers limited to 19 without power or 9 workers with power limited to 30HP(See Annexe-1), printing press, IT hardware / electronic industries.		
	Government (Local /State/Central) or Public Sector Offices, IT software units	Museum, Exhibition centres and art gallery	
	Social welfare centres, library and reading rooms.		
	Clinics, diagnostic centres and hospitals		
	Tot lots, Parks & playgrounds, fair grounds, open air theatres.		
	Parking plaza, Transport terminals, public utility areas and buildings.		
	Plant nursery, Storage of agricultural produces and seeds, Pump House, Wells and Irrigation Ponds		
3.2	**Provided that the access road has a width of 12m minimum**		
	Educational institutions of higher order such as collages/universities/general education institutions/specialised/professional education institutions/research and development institutions.		
	Hospitals & Health centres		
4	**SUB CENTRE**		
4.1	All uses that are permitted in Town centre are permitted in this zone unless otherwise specified in the following:	Fuel Filling Stations.	Multiplex
	All Shops including Shopping Complexes, Professional offices, Commercial Offices & Establishments, Banking and financial institutions Restaurants, Hotels, Markets.		
	Hostels, Boarding Houses, Guest Houses, Lodges, Night Shelters.		
	Godowns / Warehouses / Storage of non-hazardous materials, stacking yards limited to **500 m².**		
	IT Software units.		
	Movie Halls, Auditorium / Wedding Halls / Community halls/ Convention Centers.		
	Gymnasium / Yoga Centers.		

	Cottage Industries, Automobile workshops, Automobile Service Stations, Cold storage, Service Industries of non-nuisance Nature (See Annexe I) engaging not more than19 workers without power or 9 workers with power limited to 30 HP, weigh bridges, IT Hardware / Electronic Industries.		
	Marble and Granite Storage / Cutting centers.		
	Local / State/ Central Govt. or Public Sector offices.		
	Day Care and Crèche, Nursery / Kinder Garten / Schools up to Higher Secondary level, Library and Reading Rooms, Tot Lots/Parks/Play Grounds.		
	Library and Reading Rooms, Social Welfare centers.		
	Museum, Exhibition Centers and Art Gallery.		
	Indoor Games Stadium.		
	Public Utility Areas & Buildings.		
	Places of Worship.		
	Parking Plazas, Transport terminals.		
	Plant Nursery.		
	Storage of Agricultural Produces and Seeds.		
	Colleges, University, Technical training centre/Polytechnic, General Educational Institute, Secondary and Higher secondary school, vocational training institute, Specialised and Professional Institute, Research & Development institutes.		
	Clinics, diagnostic centres and hospitals up to 100 beds		
5	**PUBLIC AND SEMI-PUBLIC USE ZONE**		
5.1	Local/state central government/public sector offices and other related public buildings. Additions and alterations to the existing public and semi public buildings including addition of new blocks without altering the use.	Cremation Ground / Crematorium, Burial Ground, Common Vault.	
	Residential Quarters incidental to public and semi public use, Ashram/Convents. Single family residential buildings, public utility areas and buildings.	Fuel Filling Stations.	
	Parking plazas, auto rickshaw/ taxi/jeep stands. Auditorium / wedding halls / community halls incidental to public and semi public uses. Tot lots/parks/play grounds, open air theatre, camping sites.		

	Educational institutions (including professional education/collegiate education /higher education institutions),library and reading rooms, social welfare centres, museum, swimming pools, exhibition centres and art gallery, convention centers, indoor/ outdoor games stadium. Clinics, diagnostic centers and hospitals.		
6	**INDUSTRIAL PROMOTION ZONE**		
6.1	All industries other than obnoxious and nuisance type industries, ice factory, cold storage, fish and meat processing units, printing press, water treatment plants.	Public Utility Areas & Public Buildings.	
	Godowns/Warehouses/Storage of non-hazardous material, stacking yards, weighbridge.		
	Dairy and dairy Farms, dairy related industries, poultry farms, piggery farm, and smoke houses, slaughter houses.	Junk yards, Storage of Explosive and fireworks, Gas Godowns	
	Single family, Residential buildings incidental to the industrial use. Tot lots, parks and play grounds attached to incidental residential use.	Saw mills with Timber Yard, Slaughter Houses/Fish / Meat processing Centers	
	Industrial estates & industrial parks, Institutes incidental to industrial estates. Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Canteen, Hotels – built-up area **limited to 200 m^2.**	Fuel Filling Stations, Obnoxious and nuisance type industries (see Annex III).	
	Dry cleaning plants, power plants, sub stations.	Dumping yards and Sewage Treatment Plants	
	Government or public sector offices, transport terminals incidental to industrial use. Any other activity incidental to industrial use		
7	**TRAFFIC AND TRANSPORTATION USE ZONE**		
7.1	Transport terminals including constructions that form an integral part of the terminal.	Fuel Filling Stations	
	ATM's, comfort stations, fuel filling stations		
	Any incidental uses to the transport terminals such as Retail Shops, Restaurants, Canteen etc.		
	Staff Quarters, Offices, Night Shelters, Guest Houses etc incidental to the transport terminals, Parking Plazas.		

8	**DRY AGRICULTURAL CUM RESIDENTIAL USE ZONE**		
8.1	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry, farm tourism.	Place of worship, Cremation ground/ crematorium, burial ground, common vault	
	Dairy Farms, Fish farms, Seed farms, Poultry farms, piggery farms, smoke house, Plant nursery, pump house, wells and irrigation ponds.	Slaughter Houses, Gas Godowns, Dumping Yard.	
	Single and multi family Residential Buildings. Orphanages, old age homes, dharmasala, ashrams, convents.	Saw mills	
	Public utility areas and buildings like water supply and electrical installations, sewage treatment plant etc.	Fuel filling stations.	
	Clinics (Outpatient) and diagnostic centres – built-up area limited to **200 m²**.		
	Shops, professional offices, commercial offices and establishments, banking and financial institutions, restaurants, canteens – built-up area limited to **200 m²**.		
	Social Welfare centers, Gymnasium / Yoga Centres – built-up area up to **500 m²**		
	Police Post/ Police Station, Post and Telegraph office, Fire Post/ Fire station, Telephone Exchange.		
	Day Care and Creche, Nursery / Kinder Garten / Primary & Upper primary schools.		
	Library and Reading Rooms		
	Storage facility for Agricultural Products		
	Cottage industries, Service industries of non-nuisance Nature (See Annexe -I)engaging not more than 6 workers without power or 3 workers with power limited to 5HP,		
	Tot Lots/Parks/Play Grounds, Weigh Bridge.		
8.2	**Provided that the access road has a width of 5m minimum**		
	Shops, professional offices, commercial offices and establishments, banking and financial institutions–built-up area limited to **500 m²**.		
	Automobile workshops for 2/3 wheelers.		
	Godowns/ warehouses/ Storage – non hazardous –built-up area limited to **500 m²**.		

8.3	**Provided that the access road has a width of 8m minimum**		
	Hospitals & Health Centres – built-up area up to **500 m²**	Higher education / Health care facilities.	
	Godowns/warehouses/ Storage – non-hazardous.		
	Shops, professional offices, commercial offices and establishments, banking and financial institutions.		
	Automobile workshops for Light Motor Vehicle		
	Auditorium/Wedding Halls/Community halls.		
	Residential flats / apartments, residential quarters.		
9	**PADDY/WET LAND**		
9.1	Paddy cultivation, fish farms		
	Constructions/ land developments in conformity with the Conservation of Paddy Land and Wet Land Act in force in lands designated as paddy land or wet land under the said Act.		
	Pump house with maximum built-up area of **5 m²**		
10	**WATER BODIES**		
10.1	All existing water bodies shall be conserved.		
	Bridges, Side protection walls, Bathing Ghats, Floating jetty etc may be permitted based on community level requirements.		
11	**DRY CULTIVATION USE ZONE**		
	All single family residences and its incidental uses below built-up area of **300 m²**		
	Shops, professional offices, commercial offices and establishments, banking and financial institutions, restaurants, canteens – built-up area limited to **100 m²**.		
	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry.		
	Dairy Farms, Fish farms, Seed farms, Poultry farms, piggery farms, smoke house, Plant nursery, pump house, wells and irrigation ponds, water treatment plants.		
	Any construction/land development essential for the development/improvement of open air recreational facilities only are permitted in this zone.		

12	**KAVU**		
	All existing kavu shall be conserved considering its environmental and historical significance. New constructions shall not be permitted in this zone; however, any work required to be carried out for the structural safety of temple or ancillary building to support the main use shall be permitted.		
13	**SPECIAL ZONES**		
	Special use zones include the areas specifically demarcated for certain projects. No other activity unless otherwise specified should be permitted in such areas. If the project is not materialized within a period of 5 years from the date of the ssanctionong of this Master Plan, the area shall be deemed as part of immediate surrounding zone and constructions shall thereafter be allowed with the concurrence of the Senior Town Planner, Ernakulam.		
13. 1	**Warehouse**	Godowns / Warehouses / storage of non-hazardous materials.	
13. 2	**Mini Civil station**	A mini civil station, housing all State government offices in town inside a single, smart and green building complex with citizen friendly facilities	
13. 3	**Material Recovery Facility Site / SWM site**	Any construction/land development essential for the development/ improvement of solid waste treatment only are permitted in this zone.	
13. 4	**Mini-stadium**	Any construction/ land development essential for the development/ improvement of open air recreational	
13. 5	**Municipal park**		
13. 6	**School Playground**		
13. 7	**Local play area**		
13. 8	**Local Park**		

		facilities only are permitted in this zone.	
14	In addition to the regulations of the proposed zoning, regulations as per clause 3 & 4 above, is also applicable to land to a depth of 200m on either sides of *MC Road (SH 1)* except in Paddy & Weland and Water Bodies.		
15	In addition to the regulations of the proposed zoning, regulations as per clause 3 & 4 above, is also applicable to land to a depth of 150m on either sides of following stretches of roads except in Paddy & Weland and Water Bodies.		
	Alappuzha - Madurai (SH 40) for the proposed 18m wide stetch.		
	Proposed Bye pass and MC Road Bye pass.		
16	In addition to the regulations of the proposed zoning, regulations as per clause 3 & 4 above, is also applicable to land to a depth of 100m on the sides of **inner ring road** except in Paddy & Weland and WaterBodies.		
17	In addition to the regulations of the proposed zoning, regulations as per clause 3 & 4 above, is also applicable to land to a depth of 75m on either sides of roads with existing and proposed width of 12m or more and also for the following stretches of roads except in Paddy & Weland, Kavu and Water Bodies.		
	Outer ring road		
	Koothattukulam - Ramapuram Road		
	Koothattukulam - Uzhavoor Road		
	Koothattukulam - Mutholapuram Road		
	Koothattukulam - Edayar - Piravom Road		
	Koothattukulam -Oliyappuram Road		
	North South Corridor 1 inside municipal limit		

27.2 GENERAL GUIDELINES

1. The general guidelines shall apply to all zones irrespective of the zoning regulations for individual zones.
2. 'Built- up area' means the total area covered by the building at all floor levels. It shall also include area of mezzanine floor, galleries, barsati and pent house at terrace level.
3. Zoning Regulations will prevail over the provisions in Kerala Municipality Building Rules in force.
4. Provisions / regulations under the Kerala Conservation of Paddy Land & Wetland Act 2008, Disaster Management Act, Archaeological Sites and Remains Act, 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.
5. Subject to the Zoning Regulation of the respective zones, more than one uses may be combined in a building, provided that the total built-up area on all floors of such a building shall not exceed the maximum built-up area permitted for any of such use in that zone. Also the built-up area of the individual uses shall be limited to that prescribed by the Zoning Regulation for the zone.
6. Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 under the Environment (Protection) Act, 1986 and its subsequent amendments, shall be applicable to such areas under this Master Plan.
7. If a plot falls in two different use zones, zoning regulation of major portion of land use will be applicable for the whole plot.
8. The land specially demarcated for certain projects as Special Zones may be procured as per the provisions of the Kerala Town & Country Planning Act 2016, by the Koothattukulam Municipality or other agencies concerned. If the proceedings to procure such land have not been initiated within 5 years from the date of sanctioning of this Master Plan, the areas so specifically demarcated may be released and assigned to a 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.
9. In case of road widening within the Town centre zone, appropriate incentives in the form of tradable FAR shall be permissible to land/property owners affected. TDR rights shall be given to the private owner who foregoes land for the public use, where it is applicable only

for residential and commercial type of buildings. Other formalities of the TDR (maximum FAR with the TDR, validity of TDR, methods of keeping records to keep generating TDR & utilized TDR etc) is to be detailed out before its implementation.

10. Projects of Central/ State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions may be permitted with concurrence of the Senior Town Planner in all built up zones (except Water bodies, Paddy / wet land and Kavu) if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable.
11. Irrespective of zoning regulations, public utility areas and building under Government approved schemes and new road proposals or any detailed road alignments approved by line departments may be implemented anywhere in the planning area except at Special zones.
12. 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 Water bodies, Paddy / wet land and Kavu zones.
13. Transmission Towers, Telecommunication Towers and Wireless Stations are permitted in all the zones.
14. No person shall construct any building within 2m from any plot boundary abutting natural drains having minimum width of 2m to 5m and 3m from drains and canals having width more than 5m. In case of existing authorised buildings in these protected areas, only repair/reconstruction of the existing building limiting to the existing area or existing FSI is permissible and the construction outside the protected areas are shall be guided as per the zoning regulations in the specific zone.
15. For all proposed roads in Master Plan, a construction free area shall be provided at every intersection. Minimum visibility distances to be provided at intersections and no constructions shall be carried out within the visibility triangle. This distance shall be measured from the edge line of the road and for this purpose, the proposed width of road shall be considered as the width of the road and minimum visibility distances to be provided as per KMBR.

(Detailed alignment plans, which shows building lines and visibility triangles for roads, which will be sanctioned according to the proposals in this plan, will prevail over this provisions).

GENERAL GUIDELINES FOR LARGE SCALE PROJECTS

Large Scale development proposals in an area not less than 2 hectares, exceeding an investment of Rs.50 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in all zones other than Special Zones and Dry Cultivation Use Zone, 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 Chief Town Planner concerned of Kerala State Local Self Government Planning Wing and the Secretary of the LSGI concerned as members and the District Town Planner as convenor and satisfying the following conditions

a. The developer shall produce project cum feasibility report and environmental impact assessment report, if required, of the project to the convener of the committee, 15 days in advance of the committee meeting.
b. The developer shall produce before the committee, all required clearances from the State and Central Government agencies concerned.
c. Adequate provision shall be made for supporting infrastructure such as water supply, Sewerage, Solid Waste Management etc. Separate sewage treatment plant and solid waste management measures shall be provided and maintained by the developer at his /her cost.
d. Adequate Memorandum of Understanding between the developer and Secretary of Local body concerned shall be undertaken to bring this into effect.
e. Minimum access width shall be 12 meter.
f. The project shall be completed within a period of 3 years if not specified otherwise.

ANNEXURE 1

LIST OF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF INDUSTRIES

Type of non-obnoxious and non-nuisance type of service or Light industries permissible in Residential Use Zones.

1. Production of copra
2. Processing of arecanut
3. Rice and Flour Mills.
4. Production of rice, flour etc., by hand pounding.
5. Processing of Cardamom, ginger, pepper etc.
6. Production of Khandasari from sugar-cane
7. Carrying and preservation of fruits and production of jam, jelly etc.
8. Processing of and preservation of cashew nuts.
9. Bakeries and Confectioneries
10. Production of Dairy Products.
11. Oil mills (vegetables)
12. Extraction of oil by ghani.
13. Manufacture of hydrogenated oil.
14. Manufacture of "aval" (Beaten rice), Pappad.
15. Production of vinegar.
16. Manufacture of soda water, lemonade, other aerated waters, mineral water, fruit beverages etc.
17. Chilling plants and cold storage
18. Manufacture of Ice and ice cream.
19. Processing, packing and distribution of tea.
20. Processing, grinding, packing and distribution of coffee.
21. Manufacture of syrup.
22. Manufacture of beedi.
23. Cotton ginning, clearing, pressing etc.
24. Cotton spinning other than in Mills
25. Cotton spinning and weaving in Mills.
26. Cotton weaving in handloom.
27. Cotton weaving in power looms.
28. Handloom weaving.
29. Khadi Weaving in Handloom.
30. Printing of cotton textiles.
31. Manufacture of Cotton thread, rope twine etc.
32. Jute spinning.
33. Manufacture of jute products including repairing of gunny bags.
34. Weaving of silk by Handloom.
35. Manufacture of hosiery goods.

36. Making of embroidery products and Lace manufacturing
37. Tailoring
38. Block making for printing
39. Gold and silver thread saree work
40. Manufacture of quilts and mattresses.
41. manufacture of Foam bed, latex thread
42. Carpet weaving
43. Manufacture of Coir and Coir Products.
44. Manufacture and assembling of umbrellas and production of spare parts of umbrellas.
45. Repairing of umbrellas.
46. Manufacture of wooden furniture and fixtures.
47. Manufacture of structural wooden goods such as doors, beams etc.
48. Manufacture of wooden industrial goods such as parts of handloom ambarcharka, bobbirs etc.
49. Manufacture of wooden utensils, choto frames, toys, etc., photo and picture framing.
50. Bamboo and cane products including baskets, weaving etc. (only dry operations)
51. Manufacture of miscellaneous wooden articles such as sticks, sandals, rules etc.
52. Manufacture of paperboard.
53. Making of paper boxes, bags, envelopes etc.
54. Card board or corrugated box and paper products (paper or pulp manufacturing excluded)
55. Printing and publishing of newspapers and periodicals.
56. Printing and publishing of books.
57. Miscellaneous printing works including type cutting, book binding.
58. Manufacture and repairing of leather shoes and chappals.
59. Manufacture of leather products such as suitcase, bag etc.
60. Vulcanizing and repairing of tyres and tubes.
61. Manufacture of rubber gloves.
62. Manufacture of Rubber products such as rubber sheets, nipples and rubber shoes including smoke-rubber.
63. Manufacture of pharmaceuticals, Ayruvedic medicine etc.
64. Manufacture of agarbathi and other cosmetics.
65. Manufacture of plastic products such as nameplates etc.
66. Manufacture of lemongrass oil, candles etc.
67. Manufacture of cement products such as well-keros, tube, closets etc.
68. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
69. Manufacture of stone wares.
70. Manufacture of stone images.
71. Manufacture of chinaware's and crockery.
72. Manufacture of large containers and chinaware.

73. Manufacture of glass and glass products.
74. Manufacture of clay models
75. Light engineering works
76. Manufacture of iron and steel furniture.
77. Manufacture and repairing of brass and bell metal products.
78. Manufacture of aluminum utensils and other products.
79. Manufacture of tin cars and copper vessels.
80. Electroplating, tinplating, welding etc.
81. Gold and silver smithy and Manufacture of Jewellery.
82. Manufacture of agricultural implements, screws etc. (blacksmith and foundry)
83. Manufacturing assembling and repairing of machinery such as water pumps, oil mill chuck etc.
84. Manufacture of small machine tools and machine parts.
85. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
86. Manufacture of electrical machinery and repairing of electric motors armature winding etc.
87. Manufacture and repairing of electric fans.
88. Charging and repairing of batteries.
89. Manufacturing of formulated synthetic detergent products
90. Repairing of radios, microphones etc.
91. Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
92. Bodybuilding of motor vehicles.
93. Manufacture and repairing of motor engine parts and accessories.
94. Servicing and repairing of motor vehicle.
95. Manufacture Assembly and repairing of bicycles, baby carriage and other small non motorized vehicles parts and accessories.
96. Repairing of photographic equipments, spectacles etc.
97. Repairing of watches and clocks.
98. Manufacture, repair and tuning of musical instruments.
99. Manufacture of sports goods, balloons etc.
100. Miscellaneous industries.

(Note: In addition to the above, industries categorized as 'White' and 'green' by Kerala State Pollution Control Board are also to be treated as non-obnoxious and non-nuisance type of industries)

ANNEXURE 2

LIST OF OBNOXIOUS OR NUISANCE INDUSTRIES

List of obnoxious or nuisance industries subject to objectionable odours, fumes effluents or processes (Grouped under Indian Standard Industrial Classification)

I. Manufacture of Food Stuff

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

II. Manufacture of Beverages

2. Production of distilled spirits, wines, liquor etc from alcoholic fruits and Malts in distillery and brewery
3. Production of country liquor and indigenous liquor such as toddy, liquor from Mahua, palm juice

III. Manufacture of textiles

4. Dyeing and bleaching of cotton

IV. Manufacturing of wood & wooden products

5. Sawing and planning of wood and creosoting
6. Wood seasoning
7. Manufacture of veneer & plywood
8. Paper, pulp and straw board

V. Manufacture of leather & leather products

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

VI. Manufacture of Rubber petroleum & local products

10. Manufacture of tyres and tubes and tyre re-trading
11. Manufacture of industrial and synthetic rubber
12. Reclamation of rubber
13. Production of petroleum, kerosene and other petrol products in refineries

VII. Manufacture of chemical and chemical products

14. Manufacture of basic industrial chemicals such as acids, alkalies and their salts, not elsewhere specified (specially sulphurious, sulphuric, nitric, hydrochloric etc aids, ammonia chlorine and beaching powder manufacture.)
15. Manufacture of dyes, paints, colours, ink powder, varnishes, printing ink etc
16. Manufacture of fertilizers (specially from organic materials)
17. Manufacture of disinfectants and insecticides
18. Manufacture of Ammunition, explosives and fire works
19. Manufacture of matches

VIII. Manufacture of Non-metallic mineral products other than Petroleum and coal

20. Manufacture of cement and cement products
21. Manufacture of lime
22. Manufacture of plaster of Paris

IX. Manufacture of Basic Metals and their products

23. Manufacture of iron and steel including sheeting, refining, rolling and conversion into basic forms
24. Manufacture including smelting, refining etc of non-ferrous metals and alloys in basic forms
25. Manufacture of ornaments

X. Manufacture of machinery (other than transport) and electrical equipment

26. Manufacture of all kinds of battery

XI. Miscellaneous items not covered above

27. Incineration, dumping and reduction of offal, dead animals, garbage or refuse
28. Manufacture of gelatin and glue
29. Fat, tallow, grease or lard refining or manufacture
30. Bone meal, bone grist and bone powder
31. Manufacture of cashew nut shell oil and
32. Other similar types of nuisance industries

(Note: In addition to the above, industries categorized as 'Red' by Kerala State Pollution Control Board are also to be treated as obnoxious and nuisance industries)