Part.IV



DEVELOPMENT REGULATION

33 Zoning Regulations

33.1 Introduction

Zoning is a device of land use planning used in a Master Plan. The word is derived from the practice of designating permitted uses of land based on mapped zones which separate one set of land uses from another. Zoning Regulations are the means to achieve development of a use zone as envisaged in the Development Plan. In other words Zoning Regulations are laws that define and restrict how to use a particular property coming under a Development Plan. Thus it is the public regulation of land and building use to control the character of a place.

The development suggestions of a Master plan will be spatially located in the proposed land use plan. Areas will be zoned under various categories such as ***Low density Residential zone, High density Residential zone, Commercial zone, Town centre, Mixed zone I, Mixed zone II, Public and Semi public zone, Institutional promotion zone, Industrial zone, Transportation zone, Park and open space, Thazhathangadi Heritage zone, Storage/Godowns zone, Solid waste management zone, Paddy/Wetland zone, Special zone within paddy/wetland zone, Land reserved for Government purpose, Dry agriculture zone, Water body, Medical college scheme area, Kodimatha house plots and Green strip*** for securing the most efficient and effective use of land in public interest. Therefore, a set of zoning regulations for the implementation and enforcement of the proposals envisaged in the Master Plan will also be part of the Master Plan. Zoning regulations will specify the details regarding the nature of uses *'permitted'*, uses *'restricted'* and uses *'prohibited'* in each zone.

The area coming under Kottayam Medical College Area Development Plan is marked as a separate zone in the proposed land use Map and the regulations of the said Plan is applicable to the particular area.

33.2 Zoning Regulation

33.2.1 All future developments shall be in conformity with the provisions of the Master plan and future construction shall conform to the Kerala Municipality Building Rules in force unless otherwise specified in this regulations.

33.2.2 For the implementation and enforcement of the proposals envisaged in the Master plan for Kottayam, areas have been zoned under various uses such as ***Low density Residential zone, High density Residential zone, Commercial zone, Town centre, Mixed zone I, Mixed zone II, Public and Semi public zone, Institutional promotion zone, Industrial zone, Transportation zone, Park and open space, Thazhathangadi Heritage zone, Storage/Godowns zone, Solid waste management zone, Paddy/Wetland zone, Special zone within paddy/wetland zone, Land reserved for Government purpose, Dry agriculture zone, Water body, Medical college scheme area, Kodimatha house plots and Green strip.*** Details regarding the nature of uses "permitted", uses "restricted" and uses "prohibited" in each zone are given in subsequent paragraphs

Uses permitted- Uses permitted in a zone cover the uses that can be normally accommodated in the relevant zone.

Restricted uses- In some cases, it may be possible to permit some uses, 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 spatial location factors. Such cases, which come under this category, are classified as "Uses restricted". Restricted uses are classified again in two categories depending upon the intensity of use as below.

i. Category deals with the uses that shall be restricted by the executive authority with concurrence of the Town Planner of the Department of Town and Country Planning having jurisdiction over the area.

ii. Category deals with the uses that shall be restricted by the executive authority with the concurrence of Chief Town Planner of the Department of Town and Country Planning.

Uses prohibited - enlists the various objectionable uses in each zone, which shall not be permitted under normal circumstances.

All other uses other than permitted uses and restricted uses are Prohibited uses.

The zoning regulation for different zones of Master Plan for Kottayam is given in the subsequent paragraphs.

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
33.2.3	**LOW DENSITY RESIDENTIAL ZONE**			
	All single family residences and its incidental uses, night shelters, Orphanages/Old Age Homes/ Dharmasalas/ Convents.	Automobile workshops for 2 wheelers/light motor vehicles with power limited up 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 (see annexure 32.1)- all the above uses subject to the condition that floor area shall be limited to 200 sq.m	Fuel Filling Stations	Any other uses not specified in columns 2, 3 & 4.
	Residential Apartments / flats subject to the condition that the maximum permissible coverage and FAR shall be 60% of corresponding values prescribed in the building rules		Zoological and Botanical Gardens, Bird Sanctuary	
	Residential Layouts, Home stays and Resorts.			
	Shops, Commercial offices and Restaurants /Canteen /Hotels, Confectionaries, Banking and Financial institutions, Professional Offices, Movie hall, Godowns, Ware houses, Storage of non-hazardous materials, IT software units *– all the above uses subject to the condition that floor area shall be limited to 500sq.m*	IT Software and hardware industrial units, Electronic Industrial units - all the above uses subject to the condition that floor area shall be limited to 500 sq. m	Radio and TV stations, museum, dairy farms	
	Beauty Parlor, ATMs, Gymnasium/Yoga Centers.			
	Educational Institutions up to Upper Primary School, Library and Reading Rooms, Day Care and Crèche, Nursery/ Swimming Pool	All educational institutions		
	Hospitals with 10 beds, Nursing Home/ Clinics (Outpatient) – floor area up to 500 sq. m.			

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Auditorium / Wedding Halls / Community halls / Exhibition Centers Art Gallery, Cultural and information Centre, Museum, Other Public Utility Areas & Buildings, Places of Worship, Social welfare centres – all the above uses subject to the condition that floor area shall be limited to 500 sq. m	Outdoor game stadium, open air theatre, amusement park		Any other uses not specified in columns 2, 3 & 4.
	All Government and Public sector offices and institutions, Open air Theatre.			
	Transmission towers, Telecommunication towers and Wireless Stations.			
	Non –obnoxious and non-nuisance type of Industries as per Annex 32.1, subject to the condition that floor area shall be limited to 150 sq.m, Water Treatment Plants below 5 MLD	LPG Godowns up to 150 sq.m		
	Tot Lots/park/play ground			
	Storage of Agricultural Produces and Seeds, Green Houses.			
	Plant Nursery, Pump House, Wells and ponds for irrigation and agriculture, green houses, smoke house attached to Residential buildings for agriculture related purposes			

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
33.2.4	**HIGH DENSITY RESIDENTIAL ZONE**			
	All residences, Residential Flats/Apartments, and its incidental uses, night shelters, Orphanages/Old Age Homes/Dharmasalas, Convents, Residential Quarters, Farm Houses - all the above uses	Lodging houses with Floor area upto 5000 sq.m	Fuel Filling Stations	Any other uses not specified in columns 2, 3 & 4.
	Shops, Commercial offices and Restaurants/ Canteen/ Hotels, Bakery, Confectionaries, Banking and Financial institutions, and Professional Offices, Movie hall, Godowns, Ware houses, Storage non-hazardous, IT software – all the above uses subject to the condition that floor area shall be limited to 1000 Sq.m.	IT hardware/ Electronic Industries - all the above uses subject to the condition that floor area shall be limited to 200 sq. m, Parking Plaza	Zoological and Botanical Gardens, Bird Sanctuary	
	Auditorium / Wedding Halls / Community halls / Exhibition Centers Art Gallery, Cultural and information Centre, Museum, Other Public Utility Areas & Buildings, Places of Worship, Social welfare centres - all the above uses subject to the condition that total floor area shall be limited to 1000 sq. m	Outdoor game stadium, open air theatre, amusement park		
	Beauty Parlor, ATMs, Gymnasium/Yoga Centers.	Hospitals with 10 beds, Nursing Home / Clinics (Outpatient) – floor area shall be limited to 1000 sq. m		
	All educational institutions up to Upper Primary School, Day Care and Crèche, Nursery/ Kindergarten, Library and Reading Rooms, Swimming Pool	All educational Institutions		

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Smokehouse attached to Residential Buildings			Any other uses not specified in columns 2, 3 & 4.
	Clinics (Outpatient) – floor area shall be limited to 300 sq. m.			
	All Government and public sector offices and institutions, Open air Theatre.			
	Non – obnoxious and non-nuisance Service and manufacturing type of Industries as per Annex 32.1, subject to the condition that floor area shall be limited to 150 Sq:m, Water Treatment Plants below 5 MLD	Automobile workshops for 2 wheelers/ Light motor vehicles 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 sq. m		
	Tot Lots/park/play ground			
	Storage of Agricultural Produces and Seeds, Green Houses			
	Plant Nursery, Seed Farms, Pump House, Wells and Irrigation Ponds			
	Transmission towers, Telecommunication towers and Wireless Stations, P&T office.			
33.2.5	**COMMERCIAL ZONE**			
	All Shops including Shopping Complexes, Shopping malls, Multiplex, Hypermarkets, Automobile show rooms, Restaurants, Hotels, Motels, Markets – all the above uses	Single Family Residences, Ashram / Mutt, Residential apartments	Fuel Filling Stations	Any other uses not specified in columns 2, 3 & 4.

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Professional offices, Commercial Offices & Establishments, Banking and Financial institutions, Gymnasium / Yoga Centers, Beauty Parlors, Weigh bridges, IT software units.	Places of worship, Smoke House.		Any other uses not specified in columns 2, 3 & 4.
	Educational institutions up to Higher Secondary level, Day Care and Crèche-*all the above uses subject to the condition that floor area shall be limited to* 1000 sq. m	Educational institutions above Higher Secondary level	Radio and TV station	
	Public Utility Areas & Building, Social welfare centre, - *all the above uses subject to the condition that floor area shall be limited to* 1000 sq. m	Bus terminal/stand, Lorry stand, Public Utility Areas & Building, Social welfare centre.		
	Transmission towers, Telecommunication towers and Wireless Station	Indoor/Outdoor game stadium, museum, exhibition centre and art galleries		
	All Government or Public Sector offices	IT Hardware/ Electronic Industries, Marble and Granite Storage/Cutting centers		
	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, Movie Hall above 1500 sq.m		
	Clinics, Diagnostic Centres and hospitals up to 50 beds, Library and Reading Rooms	Tot Lots/Parks/Play Grounds, open air theatre, fairground, Amusement parks, camping site		
	Cold storage, Printing press, water treatment plan below 5 MLD.			
	Parking Plaza, Taxi/Jeep Stand, Auto rickshaw Stand			
	Smokehouse attached to Residential Buildings			

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Non – obnoxious and non-nuisance Service and manufacturing type of Industries as per Annex 32.1, Service and Manufacturing industries of non-nuisance Nature engaging not more than 19 workers without power or 9 workers with power limited to 30 HP, Automobile workshops, Automobile Service Stations – all the above uses subject to the condition that floor area shall be limited to 300sq.m.			Any other uses not specified in columns 2, 3 & 4.
33.2.6	**TOWN CENTRE**			
	All Shops including Shopping Complexes, Shopping malls, Multiplex, Hypermarkets, Automobile show rooms, Restaurants, Hotels, Motels, Markets – all the above uses are permitted	Indoor / Outdoor game stadium, places of worship, Smoke House, museum, exhibition centre and art galleries, Movie Hall	Fuel Filling Stations	Any other uses not specified in columns 2, 3 & 4.
	Residences, Ashram/Mutt, Residential apartments with lower floors for commercial uses, Hostels, Boarding houses, Guest Houses, Lodges, Night Shelters, Orphanages/Old Age Homes/Dharmasala, Residential Quarters, Farm Houses, Convents	IT Hardware / Electronic Industries, Marble and Granite Storage/Cutting centers	Radio and TV station	
	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* 1000sq.m	Educational institutions up to Higher Secondary level, expansion of existing educational institutions all the above uses above *1000sq.m*		

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Godowns, ware houses, Storage of non-hazardous materials, Stacking yard			Any other uses not specified in columns 2, 3 & 4
	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		
	Public Utility Areas & Building, Social welfare centre, - all the above uses subject to the condition that floor area shall be limited to 1000 sq. m	Public Utility Areas & Building, Social welfare centre – all the above uses above 1000 sq. m		
	Professional offices, Commercial Offices & Establishments, Banking and financial institutions, Gymnasium / Yoga Centres, Beauty Parlours, Weigh bridges, IT software units - all the above uses	Clinics, Diagnostic Centres and Hospitals above 300 beds	Cremation ground/ crematorium, Burial Ground/Common Vault	
	All Government or Public Sector offices, Swimming pool	Parking Plaza, Bus terminal/stand, Lorry stand		
	Non – obnoxious and non-nuisance Service and manufacturing type of Industries as per Annex 32.1, Automobile workshops, Automobile workshops for 2 wheelers/ Light motor vehicles, Automobile Service Stations, Cold storage, 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, Saw Mills, ice factory, printing press, water treatment plan below 5 MLD.	IT Hardware/ Electronic Industries, Automobile workshops for 2 wheelers/ Light motor vehicles.		

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Clinics, Diagnostic Centres and hospitals up to 50 beds, Library and Reading rooms	R & D institutes, Radio and TV station, civil defense and home guard		Any other uses not specified in columns 2, 3 & 4.
	Transmission towers, Telecommunication towers and Wireless Station	Indoor and Outdoor game stadium, Amusement parks, Convention centre		
	Parking Plaza, Taxi/Jeep Stand, Auto rickshaw Stand	Tot Lots/Parks/Play Grounds, open air theatre, fairground, camping site		
	Smokehouse attached to Residential Buildings			
	ATMs, Cyber café, Restaurant/ Canteen - all the above uses			
	Beauty parlours, Gymnasium/ Yoga centre			
	Plant Nursery , Storage of Agricultural Produces and Seeds			
33.2.7	**MIXED ZONE – 1**			
	All residences including apartments, Night shelters, Residential Quarters, Hostels and boarding houses, lodges and guest houses, Ashram/Mutts, Convents, Orphanages, Old age homes, Dharmasalas - all the above uses subject to the condition that floor area shall be limited to 4000 sq.m	All residences including apartments, Night shelters, Residential Quarters, Hostels and boarding houses, lodges and guest houses, Ashram/Mutts, Convents, Orphanages, Old age homes, Dharmasalas - *all the above uses above* 4000 sq.m	Fuel Filling Stations	Any other uses not specified in columns 2, 3 & 4.
	Automobile show rooms, Godown, warehouses, storage, IT/ software units, stacking yard, Movie hall all the above uses up to 1000 sq. m	Automobile show rooms, Godown, warehouses, storage, IT/ software units, stacking yard, Movie hall all the above uses above 1000 sq. m	Radio and TV station, Indoor game stadium,	
	Godown, warehouses, storage, Automobile show rooms all the above uses subject to the condition that floor area shall be limited to 1500 sq. m	Godown, warehouses, storage, Automobile show rooms -all the above uses above 1500sq.m		

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Day Care and Crèche, Nursery/ Kindergarten, Library and Reading Rooms.	Parking Plaza, Taxi/Jeep Stand		Any other uses not specified in columns 2, 3 & 4
	All Shops including Shopping Complexes, Shopping malls, Multiplex, ATM's, Bear pubs/Parlor, Liquor Bars, Restaurants, Hotels, Motels, Godowns, Markets, Professional offices Commercial Offices & Establishments, Weighbridge, Banking and financial institutions, Warehouses, Storage, IT/ software units – *all the above uses subject to the condition that floor area shall be limited to 4000 sq.m.*	All Shops including Shopping Complexes, Shopping malls, Multiplex, Restaurants, Hotels, Motels, Markets, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, - *all the above uses above 4000* sq.m		
	Gymnasium/ Yoga Centres, Beauty Parlours, Health club	Automobile service station for heavy vehicles, Saw mill with timber yard, Automobile workshops with power limited up to 15 HP, manufacturing and service industries engaging not more than 9 workers with power limited 15 HP or 19 workers without power (see annexure I),IT hardware / Electronic Industries	Cremation ground/ crematorium, Burial Ground/ Common Vault, Sewage treatment plant above 2MLD	
	All Government, public sector offices and institutions, Forensic science lab, – all the above uses subject to the condition that floor area shall be limited to 1000 sq.m.	All Government and Public Sector offices, Public Utility Areas & Building, Social welfare centre, Museum - all the above uses above 1000 sq.m		

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	All educational institutions subject to the condition that floor area shall be limited to 1000 sq. m	All educational institutions above 1000 sq. m		Any other uses not specified in columns 2, 3 & 4
	IT hardware/ Electronic Industries	Outdoor game stadium, Amusement parks, Dairy farm /Poultry farm, Sewage treatment plant below 2MLD		
	Public utility buildings, Places of worship - all the above uses subject to the condition that floor area shall be limited to 300 sq.m.	Public utility buildings, Places of worship - all the above uses above 300 sq.m up to 1000 sq.m.		
	Clinics, diagnostic centres and hospitals up to 300 beds	Hospitals above 300 beds		
	Social welfare centres, Museum, Auditorium, Wedding hall, Swimming pool, Exhibition Centre and art galleries, community halls, Convention centres , Places of worship, Public Utility Areas & Building cultural and information centres - all the above uses subject to the condition that floor area shall be limited to 1500 sq. m	Social welfare centres, Exhibition Centre and art galleries, Museum, Auditorium, Wedding hall, movie halls, Convention centres, Exhibition Centre and art galleries, Places of worship, Indoor game stadium above 1500 sq.m		
	Cottage industry, Automobile workshops for 2/3 Wheelers, Automobile service station for 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 10 HP, Printing press, Water treatment plants below 5 MLD			
	Tot Lots/Parks/Play Grounds, open air theatre , camping site			

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Smoke house attached to Residential Buildings, Smoke house			Any other uses not specified in columns 2, 3 & 4
	Marble and granite storage/cutting centres.	Bus terminals/stand, lorry stand		
	Ice factory, Cold storage, Water treatment plants up to 5 MLD			
	Amusement park, Transmission towers and wireless stations			
33.2.8	**MIXED ZONE –II**			
	All permitted uses in High density Residential (33.2.4), Commercial zone (33.2.5) and Public and semi Public zone (33.2.9)	All restricted-I uses in High density Residential (33.2.4), Commercial zone (33.2.5) and Public and semi Public zone (33.2.9)	All restricted. II uses in High density Residential (33.2.4), Commercial zone (33.2.5) and Public and semi Public zone (33.2.9)	Any other uses not specified in columns 2, 3 & 4.
33.2.9	**PUBLIC AND SEMI PUBLIC ZONE**			
	All Government and Public sector offices and institutions and its incidental uses.	Transmission Towers and wireless stations, R & D institutes, Radio and TV station, Civil defence and home guard, Indoor game stadium, Convention centre	Fuel filling stations	Any other uses not specified in columns 2, 3 & 4.
	Day care and crèche, All educational institutions of area up to 1000 Sq:m	All educational institutions, IT Hardware / Electronic Industries, Automobile workshops for 2 wheelers/ Light motor vehicles	Cremation ground/ crematorium, Burial Ground/ Common Vault	
	All medical institutions of area up to 1000 Sq;m	All medical institutions		
	Water treatment plant below 5 MLD	Indoor and Outdoor game stadium, Amusement parks, Water treatment plant above 5 MLD		

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Library and reading rooms, Social welfare centres, Museum, Auditorium, Wedding hall, Swimming pool, Exhibition Centre and art galleries, community halls, cultural and information centres, public utility buildings, Places of worship.			Any other uses not specified in columns 2, 3 & 4
	All Residences – floor area up to 300 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			
	ATMs, Cyber café, Restaurant/ Canteen - all the above uses subject to the condition that floor area shall be limited to 300 sq.m, Beauty parlors, Gymnasium/ Yoga centre			
	Shops, Commercial offices, and Restaurants/Canteen, Professional Offices, Banking and Financial institutions – all the above uses subject to the condition that 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			

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
33.2.10	**INSTITUTIONAL PROMOTION ZONE**			
	All uses permitted in Low Density Residential zone as per paragraph 33.2.3.			Any other uses not specified in columns 2, 3 & 4.
	All educational institutions, All Govt. or Public Sector offices and institutions, expansion of existing educational institutions, Forensic science lab, Museum, Auditorium, wedding hall, Convention centres Social Welfare centers, Swimming pool, Exhibition centre and art gallery, Places of worship , Hospitals, Hostels, all uses incidental to institutions			
33.2.11	**INDUSTRIAL ZONE**			
	All type of Industries, Medium Industries, Automobile Workshops, Show rooms, Automobile Service Stations – light/heavy vehicles, Spray painting Workshops and the incidental uses related to above uses	Restaurants / Canteen with floor area up to 200 sq.m	Industrial Estates and Industrial Parks	Any other uses not specified in columns 2, 3 & 4.
	Cold Storage, Ice Factory, Water Treatment Plants	Saw mills with Timber Yards		
	Marble and Granite Storage / Cutting Centres, Minor Storage of Explosives and Fireworks, Gas Godowns	Residential Quarters, Professional offices with floor area up to 200 sq. m		
	Dairy Farm, Smoke houses, Fish and Meat Processing Centre, Sewage Treatment Plants, Junk Yards	Commercial office / Establishments, Banking and Financial institutions with floor area up to 200 sq.m		
	Residences with floor area up to 500 sq. m, Residential uses incidental to industrial use			
	ATMs, Godowns / Warehouse/ Storage of non-hazardous, Weighbridge, IT Software unit, stacking yard			

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
33.2.12	**TRANSPORTATION ZONE**			
	All buildings and uses connected with transport and communication such as Bus Terminal / Lorry / Car/Jeep stand, Railway Station, Container Terminals, Auto Rickshaw stand, essential repair and service shops related to the transport and communication use, Residential uses incidental to main use	Police Post/Station, Post and Telegraph Office, Transmission Towers and Wireless Stations, Telephone Exchange, Electric Sub-Station, Commercial offices/ Establishments/ shops, Banking and Financial institutions approved by Government.		Any other uses not specified in columns 2, 3 & 4.
	ATMs, Restaurants / canteen floor area up to 300 sq.m, Weigh bridges	Lodging houses		
	Public Utility areas and buildings and parks which form an integral part of the transportation use	Extension and maintenances of existing authorised building up to 300 sq.m		
	Tot lots, Parks and play grounds			
	Parking plaza, Bus terminal / Stand, Lorry stand, Auto rickshaw stands, Taxi / Jeep Stands, Container terminal			
33.2.13	**PARK AND OPEN SPACE**			
	Any construction for the development / improvement of park and open space, Tot Lots/Parks/Play Grounds, Public Utility buildings	Fair Grounds, Open Air Theatre, Camping Site, ATMs,	Parking Plazas, Incidental Retail shops, Restaurant, Canteen.	Any other uses not specified in columns 2, 3 & 4.
33.2.14	**THAZHATHANGADI HERITAGE ZONE**			
	No development, redevelopment, construction including additions, alteration, repairs, renovations, replacement of special and architecture features, demolition of any part or whole thereof in respect of any objects or building in the zone, shall be allowed except with the prior written permission of the Kottayam Municipality as stipulated in Paragraph 33.2.32 (General Guide lines)			
33.2.15	**STORAGE /GODOWNS ZONE**			
	Godowns / warehouses/storage of non hazardous materials and its incidental uses.			Any other uses not specified in columns 2, 3 & 4.

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
33.2.16	**SOLIDWASTE MANAGEMENT ZONE**			
	Dumping yard, treatment plants and all connected uses related to solid waste management			Any other uses not specified in columns 2, 3 & 4.
33.2.17	**PADDY/WETLAND ZONE**			
	Agriculture/Horticulture/Fodder cultivation/Fish Farms/Seed Farms/Wells and Irrigation Ponds without any building construction. Pump House	Maintenance, extension and reconstruction of existing authorized building up to 300 sq.m.	Minor Public Utility areas & buildings which will not affect the character of the area.	Any other uses not specified in columns 2, 3 & 4.
33.2.18	**SPECIAL ZONE WITHIN PADDY/WETLAND ZONE**			
	Zoning regulation is same as that of the Mixed Zone-I (Paragraph 33.2.7). For the developments in this area, the conditions stipulated in paragraph 33.2.23 are also applicable.			Any other uses not specified in columns 2, 3 & 4
33.2.19	**LAND RESERVED FOR GOVERNMENT PURPOSE**			
	All buildings of State and Central Governments and Local Self Governments subject to the condition that proper environment Impact study shall be conducted. Studies including ecology and drainage shall also be conducted before implementation of the projects. The provisions of Kerala conservation of Paddy and Wet Land Act 2008 should be satisfied.			Any other uses not specified in columns 2, 3 & 4
33.2.20	**DRY AGRICULTURAL ZONE**			
	All Residences, Orphanages, Old Age Homes, Dharmasala, Ashram/Mutt, Convent – *all the above uses subject to the condition that floor area shall be limited to* 300 sq. m	All Residences above 300 sq.m	Fuel Filling Stations	Any other uses not specified in columns 2, 3 & 4.

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	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* 300 sq. m.	Service industries of non-nuisance type (Annexure I) 20 workers without power or 10 workers + 20HP, Saw Mills, Automobile workshops for 2 Wheelers/Light motor vehicles	Dumping yards, Sewage Treatment plants	Any other uses not specified in columns 2, 3 and 4
	Day Care and Crèche, Nursery/Kindergarten/Primary & Upper primary schools, Library and Reading Rooms, Public Utility Areas & Buildings, Swimming pools	Fish / Meat processing centres, 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* 100 sq.m	Stacking Yards, Godowns/ Warehouses /Storage – non-hazardous, - *all the above uses subject to the condition that floor area shall be limited to* 500 sq. m		
	Clinics (Outpatient) and Diagnostic centres -floor area up to 200 sq. m.			
	Gymnasium/Yoga Centres			
	Transmission towers, Telecommunication towers and Wireless Station, Telephone Exchange.			
	Small and medium service and manufacturing type industries.	LPG godowns, Sawmills with Timber yard		
	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.			

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Storage of Agricultural Produces and Seeds, Green houses.			Any other uses not specified in columns 2, 3 and 4
	Markets - *subject to the condition that floor area shall be limited to* 500 sq.m			
	Places of Worship, Hospitals and health centres – *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.	
33.2.21	**WATER BODY**			
	Water landings, Pump houses, Boat jetties, Terminals, Bridges, side protection walls, Fish landing centres	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 & 4.
33.3.22	**MEDICAL COLLEGE SCHEME AREA**			
	The North-West corner of the Planning area is coming under the sanctioned Area Development Plan for Kottayam Medical College. This area has not been included in any of the zones mentioned in the previous paragraphs and the zoning regulations of the Area Development Plan for Kottayam Medical College are applicable.			
33.3.23	**KODIMATHA HOUSE PLOT AREA**			
	This area will not have the benefit of the proposed or existing road widening since it is considered as an area substantially or exclusively developed as residential area.			
33.2.24	**GREEN STRIP**			
	Area to be used only for planting trees in order to retain as green areas, parks, pump houses, wells and irrigation ponds, storage of agricultural products and seeds, green house.			

33.2.23 The following exclusive regulation for the "Special Zone within the Paddy/Wetland zone" at Kodimatha has been included. The project should be implemented based on the environment Impact study and an area development plan shall be prepared for the area after conducting detailed studies including ecology and drainage. Piecemeal developments shall be avoided in this zone considering the environmental aspects. The whole area shall be developed by a single Agency (Special Purpose Vehicle) constituted by the Government of Kerala for ensuring planned development of the area as per Government orders and Municipal decisions giving thrust to drainage and the agency shall deal with the matters pertaining to

i. The land development and procurement process.
ii. Make proposals for a water collection pond of adequate size and drainage system to take care of flooding issues.
iii. Assigning of developed land.
iv. Compensating land owners who have surrendered land free of cost for developing Kottayam Development Corridor.
iv. Obtaining all necessary statutory clearance at appropriate time pertaining to land development.
v. Preparation of Detailed Plan for the area for the above purpose including action plans.
vi. Monitoring of the whole process.

Necessary clearance from the concerned agencies shall be obtained for conversion of wet land and an environmental impact assessment study has to be conducted prior to development. Details regarding the nature of regulations in these zones are given in subsequent paragraphs.

33.2.24. Those who surrenders land free of cost for the formation of Western Bypass (Travancore Cements Ltd, Nattakom to Parochal), for a depth of 30.00m from the central line of the road, mixed uses as per paragraph 33.2.8 (Mixed Zone.II) is allowed subject to the condition that maximum coverage shall be 40% and FAR shall be 1.50 or as per the Building Rules in force whichever is least and should satisfy all provisions of Kerala conservation of Paddy and Wet Land Act 2008.

33.2.25. Land to a depth of 50 m from central line of road on either sides of the **roads having existing or proposed width of 8m and above** in Residential (both High density and Low density), Public and Semi public, Commercial and Dry Agricultural zones are deemed as Mixed zone II

33.2.26. Land to a depth of 100m in Residential (both High density and Low density), Commercial, Public and Semi Public and Dry agricultural zone along the

sides of **roads with existing or proposed width 12 meter and above,** uses permitted in Residential (both High density and Low density), Commercial, Public and Semi Public zones may also be permitted by the Secretary of Local Self Government Institutions if the uses are not permissible otherwise.

33.2.27. The alignment of **Cherthala byepass** earmarked by **RBDCK** (Roads and Bridges Development Corporation of Kerala LTD) shall be followed for road proposal.

33.2.28. No construction shall be permitted in zones where building construction is prohibited except for repair or reconstruction of existing authorised dwelling units not exceeding existing FAR/existing plinth area.

33.2.29. For the development and construction on either side of Post Office Road condition number (iii) insisted in the GO (Rt) No.262/05/LSGD dated 20.1.2005 shall be followed.

33.2.30. The area reserved for a new stadium at Pulinakkal area, Park and open Spaces at Kalathilkadavu, additional land for Industrial use at Poovanthuruthu, land proposed for Government purpose near Kalathilkadavu bridge in Panachikkad Grama panchayat and additional land for Transportaton use at Nattakom Port area shall be reserved for the purpose for a period of 5 years only. If the responsible authority could not develop or start to develop within a period of 5 years from the date of sanctioning of the scheme, the zoning regulation may be treated as reserved for the uses indicated in the Existing land use map.

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

33.2.32 Thazhathangadi Heritage Zone

In the Heritage zone of Thazhathangadi area, not withstanding anything contained in the zoning regulations of the scheme and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area within the Heritage Area, shall be allowed by the Municipality subject to the following conditions. Provided that, no buildings or objects, which in the opinion of the Municipality have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to change from the existing condition without prier permission of the Municipality. Provided also that new constructions and additions or

alterations to existing buildings may be permitted in this area with the following additional regulations namely;

i. The total number of storeys including the existing if any shall not exceed two from the street level.

ii. The overall height of the construction including the existing upto the topmost point of the proposed construction shall not exceed 9 metres and

iii. The architectural character of the facades of the construction shall be as per the advice of the Municipality.

Provided also that the use or reuse of any site or building shall be as per the recommendations of the Municipality.

33.2.33. 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.

33.2.34. The provisions of Noise Pollution (Regulation and Control) Rules 2000, at places notified as 'silent zones' by respective government orders shall be followed.

33.2.35. Irrespective of zones and uses permitted/restricted in the zones, the provisions of Kerala Conservation of Paddy and Wet Land Act 2008 shall be followed where ever the Act is applicable.

33.2.36. In the case of concurrence issued for constructions involving filling of wetland, low lying land and paddy fields, various mitigation measures including proper drainage measures has to be specified and local bodies has to ensure that same are provided / enforced. Necessary permission from the concerned department shall be obtained for filling and development of wet land, low lying land and paddy fields.

33.2.37. A green strip of 10.00m width shall be provided along the sides of Meenachil River, Neelimangalam river, Kodur river and Puthenthodu (Boat jetty canal Junction to Scheme boundary) excluding those areas where river bank roads are proposed.

33.2.38. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. They are essentially intended to help the competent authority in decisions regarding granting or refusal of planning permissions for land use conversions and construction of buildings/ structures or any other matter specifically mentioned in these regulations.

33.2.39. For the zone marked as Medical College Scheme area in the proposed land Use Map GLS/2 Map), the zoning Regulation, road widening / new road proposals as per the sanctioned Area Development Plan for Medical College is applicable.

33.2.40. If a plot under a particular survey number/numbers included in a single document registered before date of sanction of this plan, falls under two different zones, zoning of major portion (more than 50%) is applicable to the whole plot

33.2.41. The powers entrusted to the authorities for approval of usage of plot and layout shall be in compliance with the building rule applicable for the area is to be followed as such unless otherwise specified in this regulations.

33.2.42. 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 of such a building shall not exceed the maximum floor area permitted for any of such use premises in that use zone.

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

33.2.44. Regulation of Constructions on the sides of new roads or roads proposed for widening as per the scheme shall be governed by the distance from the centre line of the road, unless otherwise specified in the General Town Planning Schemes or any detailed road alignments approved by the Chief Town Planner.

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

33.2.46. Large scale development proposals in an area not less than 2 Ha., which provide direct employment (after commissioning of the project) to the tune of not less than 50 and Higher education and Research Centres may be permitted in all zones except following zones namely park and open spaces zones, Environmentally sensitive areas, water body and 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, Kottayam Municipality, the Secretary Vijayapuram Grama Panchayat and the Secretary Panachikad Grama Panchayat and satisfying the following conditions. The Chief Town Planner is the Convenor 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, at least15 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 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, Kottayam Municipality/ Secretary, Vijayapuram Grama Panchayat / Secretary, Panachikkad Grama Panchayat shall be undertaken to bring this into effect.

v. The maximum FAR shall be 2 and minimum access width shall be 12m.

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

33.2.47. (i) Expansion of existing Public and Semi-public institutions to adjacent plots shall be permissible without regard to the land use in which such adjacent plot is zoned and the development regulations imposed by such zoning, subject to the provisions of Paddy Land and Wetland Act in force or other applicable statutes.

(ii) The Secretary of Local Self Government Institutions, with the concurrence of the District Officer of the Department of Town and Country Planning having jurisdiction over the area, shall permit in land uses such as Paddy Land or Water body, such uses that are permissible in adjacent land use zone, if that particular land in the Paddy Land Zone or Water body Zone is not classified as Paddy Land or Water body as per revenue records.