Chapter-34

ZONING REGULATIONS

MASTER PLAN FOR MATTANNUR MUNICIPAL TOWN

1. All future developments/ constructions shall be in conformity with the provisions of the Master Plan for Mattannur Municipal Town, the Kerala Municipality Building Rules in force and provisions of the Aircraft Act, 1934, Gazette notification of Ministry of Civil Aviation, Govt. of India, dated 30th June, 2008, in force.

2. For the implementation and enforcement of the proposals envisaged in this Master Plan, Mattannur Municipal Area has been zoned under various categories such as Built-up zone, Green zone and Special zone and further subdivided as shown in the table below.

I Built-up Zone	II Green Zone	III Special Zone
1. Residential Zone	8. Park and Open Spaces	15. Export and Allied Zone
2. Residential Mix Zone	9. Buffer Zone or Green Belt	16. KINFRA Industrial Park
3. CBD (Central Business District)	10. Forest and Sacred Groves	17. Hazardous Zone
4. Public and Semi public Zone	11. Paddy Land	
5. Industrial Zone	12. Dry Agriculture Zone	
6. Traffic and Transportation Zone	13. Canal Land of Irrigation Department	
7. Heritage Zone	14. Water Body	

Details regarding the nature of uses *Permitted*, uses *Restricted* and uses *Prohibited* in each zone are given in the accompanying sheets. These regulations shall be enforced in conjunction with other specific provisions if any elsewhere in the Plan.

Uses ***Permitted*** in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary, of the Local Body Concerned, hereinafter referred to as 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 location factors. Such cases which come under this category are classified as **Uses Restricted**.

Uses **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 Department of Town and Country Planning having jurisdiction over the area.

Uses **Restricted -2** Category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner concerned of the Department of Town and Country Planning. ***Used prohibited*** enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.

3. If any space in a zone is put to a ***Use Prohibited*** as stated in Para 2, before the sanctioning of the scheme, such use shall be termed as nonconforming use. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use creates no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measure may be permitted for such uses by the Secretary with the concurrence of the Chief Town Planner concerned.
4. Existing areas and structures of archaeological importance, agriculture uses and religious uses may be permitted to continue in all the zones and shall not constitute non conforming uses.
5. Regulation of constructions and/or land developments on the sides of new roads/roads proposed for widening as per the Plan shall be governed by the distance from the centre line of the road, unless otherwise specified in the Plan or in any detailed road alignment approved by the Chief Town Planner concerned.
6. Constructions and/or land developments, if any, in paddy lands and in wet lands, shall be in conformity with the Kerala Paddy land and Wet Land Act in force in the State.
7. Expansion of an existing public, educational or hospital institution shall be permissible in its adjacent plots irrespective of the zoning and development regulations proposed in such plots, subject to Kerala Paddy Land and Wet Land Act in force.
8. If a plot has different land use zones, the major land use zone of that plot can be extended to the remaining portion of the plot that falls within Residential zone, Residential mix zone, Central Business District (CBD), Public and Semi public zone, Industrial zone and Dry Agricultue zone.
9. No other methods of sewage disposals except ETP (Effluent Treatment Plant), STP (Sewage Treatment Plant), Septic tank etc. shall be allowed within a distance of 200 m. from the bank of Rivers, Cholathode, Vayanthode and Karetta thode.
10. The norms and provisions described for silence zone in Chapter 32 should be strictly followed.
11. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the scheme in consultation with the Chief Town Planner concerned.
12. Any use not specified either in the *uses permitted* or *uses restricted* category of a particular use zone, but which is of a similar nature to any use permitted or restricted in that particular use zone, can be considered by the Secretary, with the concurrence of the Chief Town Planner concerned.
13. The Zoning Regulations for the various zones are given below.

I BUILT-UP ZONE				
Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
1 RESIDENTIAL ZONE				
1.1	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, old age homes. Shops, Professional Offices, Commercial Offices, ATMs Banks & other Financial Institutions, Restaurants, Canteen, Hotels - floor area **limited to 200m².** Cottage Industries including coir, Service Industries of non-nuisance Nature (See Annexe-I) 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). Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres etc having a floor area **limited to 200m².** Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium /Yoga Centers, Swimming Pool, Libraries etc. having a floor area **limited to 200m².** 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, water treatment plants below 5 MLD. Transmission Towers, Telecommunication Towers and Wireless Stations Plant Nurseries, Pump House Wells and Irrigation Ponds incidental to community needs.	Ashram, Mutt, Madrasa. Places of Worship. Public utility areas and Public Utility buildings other than those included in the permitted category.	Vehicle Fuel Filling Stations Cremation Ground/ Crematorium, Burial Ground/ Common Vault.	All other uses not mentiond in column 2,3 & 4

Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
1.2	**Provided that the access road has a width of 5m minimum.**			
	Automobile workshops for two/ three wheelers - floor area **limited to 200 m².**			
1.3	**Provided that the access road has a width of 8m minimum.**			
	Hospitals with 5 beds, Higher Secondary Schools. Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery-floor area **limited to 500 m².** Shops/Professional Offices, banking and financial institutions- floor area **limited to 500 m².**	LPG distribution centres (excluding bottling plants and bulk storage) - floor area **limited to 50 m².**		
	2 RESIDENTIAL MIX ZONE			
2.1	Land to a depth of 50 m on either side of roads having existing or proposed width of 12 m and above in res*idential zone and dry agricultural zone* will also be deemed as Residential Mix Zone			
2.2	All uses that are permitted in Residential Use Zone Automobile workshops for 2/3 wheelers, Service Industries of non-nuisance nature (See Annexure I) Civil defence and home guard. Parking Plaza, Taxi/Jeep Stand	Museum, Exhibition centres and art gallery, Places of worship	Fuel filling stations	All other uses not mentioned in column 2, 3 & 4
2.3	**Provided that the access road has a width of 5m minimum.**			
	Diagnostic Centres, Clinics(Out Patient), - floor area limited to **500 m².** Commercial builidngs of floor area 200m² - 1000m²			
2.4	**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 Social Welfare Centres/ Movie Halls/			

Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	Auditorium/ Wedding Halls/ Community Halls upto 500sq.m. Secondary Schools, Higher Secondary Schools, Technical High Schools. Hospitals and health centres with number of beds limited to 10. Markets of Plot area **limited to 500 m²**. Weigh Bridge Godowns / Warehouses / Storage non-hazardous - floor area limited to **200 m²**. Marble and Granite Storage Centres, Industrial Estates & Industrial Parks Automobile Workshops / Automobile Service Stations for Light Motor Vehicles.			
2.5	**Provided that the access road has a width of 12m minimum.**			
	Educational Institutions of Higher Order, Shops, Offices, Markets. Hospitals & Health centres with number of beds limited to 100. Godowns / Ware houses/ Storage (non-hazardous)-floor area limited to **500m²**. Automobile workshops/ Automobile Service stations for Heavy vehicles/ Movie Halls/ Auditorium/ Wedding Halls/ Community Halls-**floor area limited to 1000m²**	Bus Terminals, Lorry Stands		
2.6	**Provided that the access road has a width of 18m minimum.**			
	Hospitals & Health centres **upto 300 beds** Movie Halls/Auditorium/Wedding Halls/ Community Halls - **floor area above 1000 Sqm** with **parking at 1.2 times that of KMBR.**		Container Terminal stations	

3 CENTRAL BUSINESS DISTRICT (CBD)				
Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
3.1	Allowable coverage is enhanced to 75% for commercial and residential buildings in CBD in view of the height restriction due to proximity of Airport. All shops including shopping complexes, shopping malls, multiplex, hypermarkets, restaurants, hotels, markets. Professional offices, commercial offices & establishments, ATMs, banking and financial institutions, IT software units, Movie halls, Auditorium, Wedding Halls, Community Halls Godowns / warehouse / storage of Non-hazardous materials, stack yards. Gymnasium/ Yoga centres Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non-nuisance nature (See Annexe-I), weigh bridges, printing press, IT hardware / electronic industries, marble and granite storage / cutting centres. Expansion of existing residential buildings up to **300m²**, Single Family Residences up to **300m²**, Residential flats/apartments with lower floor for commercial use only, night shelters, orphanages, old age homes, Dharmasala, hostels and boarding houses, lodges and guest houses, Ashram, Mutts, Madrasa. Government (Local/State/Central) or 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. Buildings for incidental to public & semi public uses with **floor area limited 100m².** Day care, Creche, Nursery/ Kindergarten, Expansion of existing educational institutions Transmission & Telecommunication Towers, Wireless Stations. Social welfare centres, library and reading rooms, exhibition centres, art gallery museum, convention centres	Places of worship Other public utility areas as public utility buildings Fuel filling stations Parking buildings and parking lots	Higher Educational Institutions provided the aceess has a width of 8m minimum. Waste Management Plants	All other uses not mentioned in column 2,3 & 4

Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	Clinics, diagnostic centres and hospitals with number of **beds limited to 50.** Tot lots, Parks & playgrounds, fair grounds, open air theatres Parking plaza, Transport terminals Plant nursery, Storage of agricultural produces and seeds, Pump House and Wells.			
3.2	**Provided that the access road has a width of 12m minimum.**			
	Hospitals & Health centres, Outdoor games stadium.			
	4 PUBLIC AND SEMI PUBLIC ZONE The sacred groves in the religious sites should be retained as such and no development activities are permitted in these areas.			
4.1	Local/State/Central Government/Public Sector Offices and Other Related Public Buildings. Hospitals and allied uses, educational buildings, places of worship and religious buildings, Residential Quarters incidental to public and semi public use. Public Utility Areas and Buildings. Additions and alterations to the existing public and semi public buildings including addition of new blocks without altering the use. Buildings for incidental uses with floor area limited to **100 m²**.	Cremation Ground/ Crematorium, Burial Ground, Common Vault.		All other uses not mentioned in column 2,3 & 4
	5 INDUSTRIAL ZONE			
5.1	All industries other than obnoxious and nuisance type industries, Automobile Workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Timber Yard, Ice Factory, Cold Storage, Fish and Meat Processing Units, Printing Press, Water Treatment Plants, Marble and Granite Storage and Cutting Centres, Industrial Estates & Industrial Parks.	Other Public Utility Areas and Public Buildings. Obnoxious and nuisance type industries Cremation Ground /	Fuel Filling Stations	All other uses not mentioned in column 2,3 &4

Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	Godowns/Warehouses/Storage of non hazardous material, stack yards, weigh bridge. Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House. Dry Cleaning Plants, Power Plants, Sub Stations Government or Public Sector Offices Transport Terminals incidental to industrial use. Transmission & Telecommunication Towers, Wireless Stations. Residential Uses incidental to the Industrial Use. Any other activity essentially incidental to Industrial use. Tot lots, Parks and Play Grounds attached to incidental residential use. Single family residences upto 100m^2	Crematorium, Burial Ground, Common Vault. Storage of Explosives and Fire Works, Gas Godowns, Crusher Units. Sewage Treatment Plants, Dumping Yard. Slaughter House Container Terminals with access width of 18m minimum.		
	6 TRAFFIC AND TRANSPORTATION ZONE			
6.1	Transport terminals including constructions that form an integral or essential parts of the terminal. 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, Transmission Towers and Wireless Stations.	Public Utility Areas and Buildings Fuel Filling Stations	Container Terminals provided that the access has a width of 18m minimum. In airport land, all land uses will be governed by KIAL/ Airport Authority of India Limited.	All other uses not mentioned in column 2,3 &4
	7 HERITAGE ZONE			
7.1	Not withstanding anything contained in the zoning regulations of the scheme and subject to modifications as prescribed here under, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole there of in respect of any			All other uses not mentioned in column 2,3 &4

Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	objects or buildings in the area, shall be allowed except with the prior written recommendation of Art & Heritage Commission constituted by the Government under Rule 154 of the Kerala Municipality Building Rules 1999, in order to conserve the heritage character of the Pazhassi Kovilakam Precinct, Inspection Banglow compound and Pariyaram Subrahmanya Temple Precinct and their environs. Provided that, no area or buildings or objects, which in the opinion of the said commission have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to change from the existing condition without the recommendations of the commission. 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 storey's including the existing if any shall not exceed two from the street level. ii)The over all height of the construction including the existing up to the top most point of the proposed construction shall not exceed 9 mts and iii)The architectural character of the facades of the construction shall be as per the advice of the commission. Provided also that the use or reuse of any site or building shall be as per the recommendations of the commission. The Local Self Government institutions concerned shall insist on any such recommendations of the commission. The Art & heritage Commission, if found necessary, may entrust the above regulatory aspects to a committee constituted for the purpose by the commission.			

II GREEN ZONE

8 PARK & OPEN SPACES

Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
8.1	Any construction/land development essential for the development/ improvement of open air recreational facilities. Fish Landings, Boat Jetties, Guided Boat Rides, Watch Towers, Eco Walk Ways, Water Sports Facilities, Fair Grounds etc. Tot Lots, Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Zoological and Botanical Garden, Bird Sanctuary, Eco Walk Way etc.	Public Utility Areas and Buildings which will not affect the character of the area. Restaurants/ cafeteria incidental to main use -floor area limited **200m²**		All other uses not mentioned in column 2,3 &4
	9 GREEN BELT/BUFFER ZONE (Buffer zone of 30 m. from riversides, 5m. from sides of Cholathode, Vayanthode and Karettathode, 3m. from sides of other streams and ponds)			
9.1	Social Forestry Activities like Bamboo Cultivation, Teak cultivation etc., Agriculture and horticulture, Wells, Ponds, Pump houses up to 10m² floor area, Bird Sanctuaries, Bridges, Side Protection Walls, Bathing Ghats, Boat jetty, Ticket Counter etc. may be permitted based on community level requirement. Single family residence with floor area limited to 100m² in area 15m away from river bank.			All other uses not mentioned in columns 2, 3 &4
	10 FOREST AND SACRED GROVES			
			Religous uses in sacred groves	All other uses not mentioned in columns 2, 3 & 4
	11 PADDY LAND			
11.1	Paddy cultivation Agriculture/ Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction **OR** 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.	Minor Public Utility areas & Public utility buildings which will not affect the character of the area.		All other uses not mentioned in column 2,3 &4

12 DRY AGRICULTURE ZONE

Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
12.1	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry. Dairy Farms, Fish farms, Seed farms, Poultry farms, Plant nursery, pump house, wells and irrigation ponds. Single Family Residential Buildings - floor area limited **250m²**. Orphanages, old age homes, dharmasala, ashrams, mutts, madrasa. Clinics(Outpatient) and diagnostic centres - floor area limited to **100 m².** Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens-floor area limited to **100 m².** Police Post/Police Station, Post and Telegraph office, Fire Post / Fire station, Telephone Exchange, wireless stations and Telecommunication towers. Day Care and Creche, Nursery / Kinder Garten / Primary & Upper primary schools. Library and Reading Rooms, Godowns / warehouses/ Storage - non hazardous - floor area limited to **100 m².** Cottage industries, Service industries of non-nuisance Nature (See Annexe -I) Automobile workshops for 2/3 Wheelers Tot Lots/Parks/Play Grounds, Saw Mills, Weigh Bridge.	Cremation ground / crematorium, burial ground, common vault All industries including obnoxious and nuisance type Slaughter Houses.	Storage of explosive and fireworks, Gas Godowns, Dumping Yard. All higher educational institutions including High Schools and HSS.	All other uses not mentioned in column 2,3 & 4

Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
12.2	**Provided that the access road has a width of 8m minimum**			
	Clinics(Outpatient) and diagnostic centres - floor area limited to **200 m².** Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens - floor area limited to **200 m².** Library and Reading Rooms, Godowns/ warehouses/ Storage - non hazardous - floor area limited to **200 m².** Auditorium/Wedding Halls/Community halls floor area limited to **500m².** Hospitals & Health Centres **with number of beds limited to 5.**			
12.3	**Provided that the access road has a width of 12m minimum**			
	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters. Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteen - floor area limited to **500 m².**	Stack yards, Godown/ Warehouses/Storage- non hazardous materials. Higher Education Institutions. Health Care Facilities including Diagnostic Centres, Clinics, Hospitals with number of **beds limited to 50.**	Fuel Filling Stations.	
	13 CANAL LAND OF IRRIGATION DEPARTMENT			
13.1		Conversion of land to any other land use with the consent of Irrigation department and concerned authorities.		All other uses not mentioned in columns 2, 3 & 4
	14 WATER BODY			
14.1	All existing water bodies shall be conserved. Bridges, Side protection walls, Bathing Ghats, Floating jetty etc may be permitted based on community level requirements.			All other uses not mentioned in columns 2, 3 & 4

III. SPECIAL ZONE

(Special zones include the areas specifically demarcated for certain projects. No other activity unless otherwise specified shall be permitted in such zones. However, if the development envisaged for certain specific purpose mentioned in the special zone does not start within five years of sanctioning of this plans, Municipality can make changes in this land for another use decided in consultation with Chief Town Planner and authorities concerned.)

Sl. No.	Uses permitted	Uses Restricted-I	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	15 EXPORT AND ALLIED ZONE			
15.1	**The following commercial, industrial and storage uses exclusively oriented for export and aviation and incidental uses shall be permitted with floor area limited to 200m²:-** Canteen, Restaurants, ATM, Banks, Financial Institutes, Travel Agency, Cargo and goods handling offices, Ware houses, Storage and cold storage, export allied industries and Workshops **The following uses are permitted with floor area limited to 250m².** Residences, shops.	**The following commercial, industrial and storage uses exclusively oriented for export and aviation and incidental uses shall be permitted with floor area limited to 500m²:-** Restaurants, Banks, Financial Institutes, Travel Agency, Cargo and goods handling offices, Ware houses, storage and cold storage, work shop, export allied industries and Workshops etc.	Truck Terminals, Parking lots, Local, State and Central Govt. offices **The following commercial, industrial and storage uses exclusively oriented for export and aviation and incidental uses shall be permitted with floor area exceeding 500m²:-** Banks, Travel Agency, Cargo and goods handling offices, Ware houses, Storage and cold storage Work shop, export allied industries and Workshops etc.	All other uses not mentioned in column 2,3 & 4
	16 KINFRA INDUSTRIAL PARK			
16.1	The industrial and related developmental activities and incidental uses as envisaged by KINFRA with consent of concerned authorities			All other uses not mentioned in columns 2, 3 & 4
	17 HAZARDOUS ZONE			
17.1	Hospitals, Waste Management Plants, Saw mills with timber yards, industries other than obnoxious and nuisance type	Hazardous and Industrial uses like Funeral, Cremation and Burial grounds with incidental buildings, Trenching ground and related constructions, junk yards, Slaughter house, Poultry/Cattle/Pig/Rabbit farm, obnoxious and nuisance type industries		All other uses not mentioned in columns 2, 3 & 4

General Notes:

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

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 Heritage and Park & Open space, 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 Town and Country Planning Department and the Secretary, Mattannur Municipality as members and the District Town Planner, Kannur District of the Town and Country Planning Department 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) Maximum floor area ratio shall be 2 and 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

Type of non - obnoxious and non-nuisance type of service or light industries permissible in residential zone

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 Khandsri for sugar-cane
7. Carrying and preservation of fruits and production of jam, jelly etc.
8. Processing and preservation of cashew nuts.
9. Bakeries.
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) appalam.
15. Production of vinegar.
16. Manufacture of soda, water, lemonade etc.
17. Manufacture of Ice.
18. Manufacture of 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. Manufacture of Cigar.
24. Manufacture of tobacco snuff.
25. Manufacture of chewing tobacco.
26. Cotton ginning, clearing, pressing etc.
27. Cotton spinning other than in Mills
28. Cotton spinning and weaving in Mills.
29. Cotton weaving in handloom.
30. Cotton weaving in power looms.
31. Handloom weaving.

32. Khadi Weaving in Handloom.
33. Printing of cotton textiles.
34. Manufacture of Cotton thread, rope twine etc.
35. Jute spinning.
36. Manufacture of jute products including repairing of gunny bags.
37. Weaving of silk by Handloom.
38. Manufacture of hosiery goods.
39. Making of embroidery products
40. Tailoring
41. Manufacture of quilts and mattresses.
42. Manufacture of Coir and Coir Products.
43. Manufacture and assembling of umbrellas and production of spare parts of umbrellas.
44. Repairing of umbrellas.
45. Manufacture of wooden furniture and fixtures.
46. Manufacture of structural wooden goods such as doors, beams etc.
47. Manufacture of wooden industrial goods such as parts of handloom ambarcharka, bobbers etc.
48. Manufacture of wooden utensils, photo frames, toys, etc., and photo framing.
49. Cane industry including baskets, weaving etc.
50. Manufacture of miscellaneous wooden articles such as sticks, sandals, rules etc.
51. Manufacture of paperboard and paper hand.
52. Making of paper boxes, bags, envelopes etc.
53. Printing and publishing of newspapers and periodicals.
54. Printing and publishing of books.
55. Miscellaneous printing works including type cutting, book binding.
56. Manufacture and repairing of leather shoes and chap pals.
57. Manufacture of leather products such as suitcase, bag etc.
58. Vulcanizing and repairing of tyres and tubes.
59. Manufacture of rubber gloves.
60. Manufacture of Rubber products such as rubber sheets, nipples and rubber shoes including smoke-rubber.
61. Manufacture of pharmaceuticals, chemicals, Ayruvedic medicine etc.
62. Manufacture of agarbathi and other cosmetics.
63. Manufacture of plastic products such as nameplates etc.
64. Manufacture of lemongrass oil, candles etc.
65. Manufacture of cement products such as well-keros, tube, closets etc.
66. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.

67. Manufacture of stone wares.
68. Manufacture of stone images.
69. Manufacture of chinaware's and crockery.
70. Manufacture of large containers and chinaware.
71. Manufacture of glass and glass products.
72. Manufacture of clay models
73. Manufacture of iron and steel furniture.
74. Manufacture and repairing of brass and bell metal products.
75. Manufacture of aluminium utensils and other products.
76. Manufacture of tin cars and copper vessels.
77. Electroplating, tinplating, welding etc.
78. Manufacture of agricultural implements, screws etc. (blacksmith and foundry)
79. Manufacturing assembling and repairing of machinery such as water pumps, oil mill chuck etc.
80. Manufacture of small machine tools and machine parts.
81. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
82. Manufacture of electrical machinery and repairing of electric motors armature winding etc.
83. Manufacture and repairing of electric fans.
84. Charging and repairing of batteries.
85. Repairing of radios, microphones etc.
86. Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
87. Bodybuilding of motor vehicles.
88. Manufacture and repairing of motor engine parts and accessories.
89. Serving and repairing of motor vehicle
90. Manufacture of cycles, parts and accessories.
91. Manufacture and repair of boats and barges.
92. Manufacture and repairing of animal drawn and hand drawn vehicles.
93. Repairing of photographic equipments, spectacles etc.
94. Manufacturing of medical instruments
95. Repairing of watches and clocks.
96. Manufacture of Jewellery.
97. Manufacture, repair and tuning of musical instruments.
98. Manufacture of sports goods, balloons etc.
99. Ivory, carving and ivory works
100. Miscellaneous non-nuisance industries other than those included in Annexure 2 list.

ANNEXURE 2

List of obnoxious or nuisance industries subject to objectionable odours, fumes, effluents or processors to be located in Hazardous zone

(Grouped under Indian Standard Industrial Calssification)

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 malt, fruits and malts in distillery and brewery.

(3) Production of country liquor and indigenous liquor such as toddy, liquor form mahua, palm juice.

III Manufacture of Textiles :

(4) Dyeing and bleaching of cotton

IV Manufacture of Wood and Wooden Products :

(5) Sawing and planning of wood.

(6) Wood seasoning and creosoting

(7) Manufacture of veneer and plywood.

(8) Paper, pulp and straw board.

V Manufacture of Leather and Leather Products :

(9) Currying, tanning and finishing of hides and skims and preparation of finished leather.

VI Manufacture of rubber, petroleum and coal products:

(10) Manufacture of tyres and tubes

(11) Manufacture of Industrial and synthetic rubber.

(12) Reclamation of rubber.

(13) Production of petroleum, kerosene and other petroleum products in refineries.

(14) Production of chemicals and chemical products.

VII Manufacture of chemicals and chemical products:

(15) Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric etc., acids) ammonia, chorine and bleaching powder manufactures.

(16) Manufacture of dyes, paint, colours and varnishes, printing ink.

(17) Manufacture of fertilizers (Especially from organic materials):

(18) Manufacture of disinfectants and insecticides

(20) Manufacture of ammunition, explosive and fireworks.

(21) Manufacture of matches.

VIII Manufacture of Non-metallic mineral products other than petroleum and coal :

(21) Manufacture of cement and cement products

(22) Manufacture of Lime

(23) Manufacture of Plaster of Paris.

IX Manufacture of basic metals and their products :

(24) Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.

(25) Manufacture including smelting, refining etc., or nonferrous metals and alloys in basic forms.

(26) Manufacture of Armaments.

X Manufacture of machinery (other than transport) and electrical equipments:

(27) Manufacture of all kinds of battery

XI Miscellaneous items not covered above.

(28) Incineration, reduction or dumping of offal, dead animals' garbage or refuse.

(29) Manufacture of gelatin and glue.

(30) Fat, tallow, grease or lard refining of manufacture.

(31) Bone meal, bone grist and bone powder.

(32) Manufacture of cashew nut shell oil.

Other similar types of nuisance industries.