26 ZONING AND ZONING REGULATIONS



1. All future developments shall be in conformity with the provisions of the Master Plan for Nilambur Town.

2. For the implementation and enforcement of the proposals envisaged in this Master Plan, areas have been zoned under various categories such as Residential Zone, Commercial Zone, Mixed Use Zone, Industrial Zone, Public and Semi-Public Zone, Traffic and Transportation Zone, Parks and Open Spaces Zone, Dry Cultivation Zone, Wet Cultivation Zone, Water Body, Tourism Promotion Zone, Environmentally Sensitive Zone, Special Zones, etc. 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 permitted 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 permitted by the Secretary with the concurrence of the Chief Town Planner concerned 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.

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 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 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 centerline 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 Conservation of Paddy Land and Wet Land Act and other relevant rules and government orders in force in the state.

7. 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.

8. 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.

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
9	**Residential Zone**			
9.1	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, old age homes, Schools and Buildings such as shelters, Rehabilitation centres, training centres for Physically and Mentally Challenged persons. Cottage Industries including coir, Service Industries of non-nuisance Nature (See Annexe-I), with number of workers limited to 10 without power or 5 workers with power limited to 10 HP 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). Utility Installations and Civic Amenities essentially serving the needs of residential community such as post office, ATM, police station, telephone exchange, fire station, Auto and Taxi/Jeep Stands, tot lots, parks, play grounds, water treatment plants. Transmission/Telecommunication Towers and Wireless Stations Plant Nurseries, Pump House, Smoke House, Fish farms, Dairy & Dairy Farm, Poultry Farm, Zoological and Botanical Gardens / Bird Sanctuary, Camping Site, Wells and Irrigation	Farm Tourism, Home stays, Tourist resorts Ashram, Mutt, Madrasa, Places of Worship Public utility areas and Public Utility buildings		Any other uses not specified in column 2, 3 and 4.

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Ponds incidental to community needs. Floor area **limited to 200 m²** Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Canteen, Hotels, Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres, Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium /Yoga Centers, Swimming Pool, Libraries, Reading Rooms etc. Floor area **limited to 500 m²** Open air theatre and Indoor Stadium Floor area **limited to 1500 m²** Hostels and boarding houses			
9.2	**Provided that the access road has a width of 7m minimum.**			
	Higher Secondary Schools Floor area **limited to 200 m²** Automobile workshops for two/ three wheelers Floor area **limited to 1000 m²** Hospitals, Convention Centres/ Auditorium/ Wedding Halls/ Community halls/ Exhibition Centers and Art Gallery, Shops/Professional Offices, banking and financial institutions, IT Hardware/ Software units			Any other uses not specified in column 2, 3 and 4.

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
9.3	**Provided that the access road has a width of 10m minimum**			
	Higher educational institutions including medical colleges Floor area **limited to 2000 m²** Hospitals, Shops/ Professional Offices/ Commercial Offices/ Banking and Financial institutions Floor area **limited to 2500 m²** Auditorium / Wedding Halls / Community halls	Parking plazas	Fuel Filling Stations, Saw mills with timber yard	Any other uses not specified in column 2, 3 and 4.
10	**Commercial Zone**			
10.1	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, Gymnasium/ Yoga centres Godowns / warehouse / storage of Non-hazardous materials, stacking yards. 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-I), saw mills, weigh bridges, printing press, IT hardware / electronic industries, marble and granite storage / cutting centres.	Public utility areas & Public utility buildings, Renovation/ Expansion of existing places of worship, Renovation/ Expansion of existing educational institutions Parking plaza, Transport terminals	Fuel filling stations , Slaughter Houses	Any other uses not specified in column 2, 3 and 4.

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Renovation/Expansion of existing residential buildings, Single Family Residences, Residential flats/apartments with lower floor(s) for commercial use only, night shelters, orphanages, old age homes, dharmasala, hostels and boarding houses, lodges and guest houses, Ashram, Mutts, Madrasa. Government (Local /State/Central) or Public Sector Offices Day care, Crèche, Nursery/ Kindergarten, Transmission & Telecommunication Towers, Wireless Stations. Social welfare centres, library and reading rooms, exhibition centres, art gallery museum, convention centres Clinics, diagnostic centres Tot lots, Parks & playgrounds, fair grounds, open air theatres Plant nursery, Storage of agricultural produces and seeds, Pump House, Wells and Irrigation Ponds Floor area **limited to 2000 m^2** Hospitals			
10.2	**Provided that the access road has a width of 10m minimum**			
	Hospitals & Health centres, Outdoor games stadium.			Any other uses not

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
				specified in column 2, 3 and 4.
11	**Mixed Use Zone (Residential and Commercial)**			
11.1	All uses that are permitted in Residential and Commercial Zones	All uses that are permitted with the concurrence of Town Planner in Residential and Commercial Zones	All uses that are permitted with the concurrence of Chief Town Planner in Residential and Commercial Zones	Any other uses not specified in column 2, 3 and 4.
12	**Industrial Zone**			
12.1	All industries other than obnoxious and nuisance type industries (Annexure I), 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, IT software/Hardware related industries. Godowns/Warehouses/Storage of non- hazardous material, stacking yards, weigh bridge. Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House. Dry Cleaning Plants, Power Plants, Sub Stations	Public Utility Areas and Public Buildings. Cremation Ground / Crematorium, Burial Ground, Common Vault. Storage of Explosives and Fire Works, Gas Godowns Sewage Treatment Plants, Dumping Yard. Slaughter House Container Terminals if access width more than 16m minimum.	Fuel Filling Stations, obnoxious & nuisance type industries included under Annexure II	Any other uses not specified in column 2, 3 and 4

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Government or Public Sector Offices Transport Terminals incidental to industrial use. Transmission & Telecommunication Towers, Wireless Stations. Residential Uses incidental to the Industrial Use, Tot lots, Parks and Play Grounds attached to incidental residential use. Any other activity essentially incidental to Industrial use			
13	**Public & Semi Public Zone**			
13.1	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. Residential buildings incidental to public and semi-public use. Education buildings including Day Care, Crèche, Nursery Schools, Kindergartens, Secondary/Higher Secondary Schools Hospitals and Health Centres, Parking plazas Public Utility Areas and Buildings, Community Halls, Recreation club, auditorium etc. New Religious Buildings, Rennovation/Additions and	Higher Educational Institutions IT software/Hardware related industries, Industrial Estate/Industrial Parks, All industries other than obnoxious and nuisance type industries (Annexure I)	Cremation Ground/ Crematorium, Burial Ground, Common Vault.	Any other uses not specified in column 2, 3 and 4.

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	**2**	**3**	**4**	**5**
	alterations to the existing places of worship Tourism Facilitation Centres and related infrastructure Floor area **limited to 100 m^2** Buildings for incidental uses			
14	**Traffic and Transportation Zone**			
14.1	Transport terminals including constructions that form an integral or essential part 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 Local/State/Central Government/ Public Sector Offices and Other Related Public Buildings Parking Plazas, Transmission Towers and Wireless Stations.	Public Utility Areas and Buildings Fuel Filling Stations	Container Terminals provided that the access has a minimum width of 16m	Any other uses not specified in column 2, 3 and 4.
15	**Parks & Open Spaces Zone**			
15.1	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., Side protection works of water bodies.	Incidental buildings of floor area up to 100m^2 such as Club, Reading Room, Cafeteria, Retail Shops etc. and Water Treatment Plant, Parking Plazas / parking facilities incidental to the recreational use proposed		Any other uses not specified in column 2, 3 and 4.

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Tot Lots, Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Zoological & Botanical Garden, Bird Sanctuary, Caravan parks			
	Provided that the access road has a width of 7m minimum.			
	Amusement Parks			
16	**Dry Cultivation Zone**			
16.1	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry, Dairy/Piggery Farms, Fish farms, Seed farms, Poultry farms, Plant nursery, pump house, wells and irrigation ponds. Tot Lots/Parks/Play Grounds, Zoological and Botanical Gardens / Bird Sanctuary, Camping Site Single Family Residential Buildings, Residential buildings / residential flats / Apartments up to 15 units Orphanages, old age homes, Buildings such as shelters, Rehabilitation centres, training centres for Physically and Mentally Challenged persons., Dharmasala, ashrams, Mutts, Madrasa. Police Post/Police Station, Post and Telegraph office, Fire Post / Fire station, Telephone Exchange, wireless stations and Telecommunication towers. Day Care and Crèche, Anganwadi, Nursery / Kindergarten ,	Farm Tourism, Home stays, Tourist resorts Cremation ground / crematorium, burial ground, common vault Slaughter Houses.	Storage of explosive and fireworks, Gas Go-downs, Dumping Yard.	Any other uses not specified in column 2, 3 and 4.

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	All primary educational institutions Cottage industries, Service industries of non-nuisance Nature (See Annexe -I) engaging not more than 20 workers without power or 10 workers with power limited to 50 HP, Agricultural/Forest products' processing and value addition industries, Saw Mills, Weigh Bridge. Automobile workshops for 2/3 Wheelers **Floor area limited to 200 m^2** Clinics(Outpatient) and diagnostic centres, Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens, Library and Reading Rooms, Godowns/ warehouses/ Storage – non hazardous			
16.2	**Provided that the access road has a width of 7m minimum**			
	Hostels and boarding houses, Secondary & Higher Secondary Schools, Service industries of non-nuisance Nature (See Annexure -I), IT Software/Hardware industries, Parking Plazas / parking facilities Residential buildings / residential flats / Apartments up to 25 Floor area **limited to 300 m^2** Clinics(Outpatient) and diagnostic centres, Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens,			Any other uses not specified in column 2, 3 and 4.

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Library and Reading Rooms, Godowns/ warehouses/ Storage – non-hazardous Floor area **limited to 1000 m²** Hospitals & Health Centres, Auditorium/Wedding Halls/Community halls			
16.3	**Provided that the access road has a width of 10m minimum**			
	Residential buildings / residential flats / apartments Floor area **limited to 2000 m²** Hospitals & Health Centres	Stacking yards, Go-downs/ Warehouses/ Storage – non-hazardous materials. Higher Education Institutions including medical colleges. Health Care Facilities	Fuel Filling Stations, Obnoxious and Nuisance Industries (See Annexure – II), industrial estates and industrial parks, Storage of explosive and fireworks, Hazardous storage, Gas Godowns, Dumping Yard.	Any other uses not specified in column 2, 3 and 4.
17	**Wet Cultivation Zone**			
17.1	Paddy cultivation, Agriculture/ Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction, Structures for the use of water transport 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.			Any other uses not specified in column 2, 3 and 4.

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
18	**Tourism Promotion Zone**			
19.1	Single family residential buildings All uses permitted in Water body and Park and Open spaces Zones Agriculture/ Horticulture/Fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds, Aquaculture/ Floriculture, Plant nursery.	Farm Tourism, Home stays, Cottage industries, Tourist resorts, Dormitories, hotels, museums, art galleries, libraries, planetariums and tourism infrastructure of the like. Incidental buildings of floor area up to 100m^2 such as Club, Reading Room, Cafeteria, Shops, restaurants etc. and Water Treatment Plant, Parking Plazas / parking facilities incidental to the recreational/tourism use proposed		Any other uses not specified in column 2, 3 and 4.
19	**Environmentally Sensitive Zone**			
19.1	All uses permitted in 'Water bodies' Single family residential buildings Commercial uses up to 100m^2.	Cottage Industries. Farm Tourism, Home stays, Tourist resorts - all limited to two storeys,.		Any other uses not specified in column 2, 3 and 4.
20	**Water body**			
20.1	All existing water bodies shall be conserved. Aquaculture/Floriculture, Water sports, Structures for use of water transport/Irrigation/ water supply/ storm water drainage/ sewage treatment related infrastructure, pump			Any other uses not specified in column 2, 3 and 4.

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	**2**	**3**	**4**	**5**
	house, water landings, Bridges, Side protection walls, Bathing Ghats, Floating jetty etc may be permitted based on community level requirements.			

	Special Zones *(Developments in these zones may be permitted by the Secretary of the LSG with the concurrence of the Chief Town Planner)*	
21	**Forest**	Activities allowed by the Forest Department.
22	**Housing Project**	Housing Project for Economically weaker sections is envisaged in Resurvey No. 383,396 of Block No.92 at Muthukad and will be implemented as per the DPR prepared by the Municipality.
23	**Hazardous Use Zone**	Decentralized sewage treatment plants and ancillary facilities in Resurvey. No. 242 (part), Block No.91 as discussed in Chapter 24 Recycling unit for plastic waste and e-waste processing in Resurvey. No 78 (part) of Block No. 90 as discussed in Chapter 24 Slaughter House in Resurvey No. 396 (part) of Block No.92 as discussed in Chapter 24
24	**Crematoriums/ Burial Grounds**	Modernisation/ reconstruction/ addition to the existing facilities like burial grounds/ cemeteries/ crematoriums/ graveyards/ cremation grounds/ common vaults are permitted in these areas, complying with the provisions of the Kerala Municipality Building Rules in force.

General Guidelines

1) The General Guidelines shall apply to all zones irrespective of the zoning regulations for individual zones.

2) For the purpose of these regulations, floor area means the total floor area of the building on all floors.

3) 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 major use in that zone.

4) Urban renewal: In pockets where old and dilapidated structures do exist in clusters and which cannot be re-developed in normal course, urban renewal proposals can be considered as per land pooling/plot reorganization techniques, as permitted by the Town Planning legislation in force. The proposals shall be made by all the land owners in the area under consideration jointly.

5) No building shall be constructed (other than that is essential for the bonafide use of the water body under consideration) within 2m from the boundary of any water body having a width of 3m and above, and 1.5m from the boundary of any water body having a width less than 3m.

6) Incentives for Green buildings and utilization of solar power and other renewable energy may be permitted as per government policies from time to time.

7) Addition/ alteration/ reconstruction of lawfully established non-conforming uses may be allowed, provided that the total area shall not exceed 1.5 times the existing floor area.

8) Expansion of educational and health institutions to adjacent plots shall be permissible without any regard to the land use in which such adjacent plot is zoned and the development regulation imposed by such zoning, except in wet cultivation zone.

9) 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 the area under this Master Plan.

10) Large scale development proposals in area not less than 2 ha., exceeding investment of Rs.50 Crores, which provide direct employment (after commissioning) of not less than 500 may be permitted in zones other than wet cultivation zone, subject to the recommendation of committee to be constituted by the Government for this purpose, under the Chairmanship of the Secretary (Urban Affairs/ Local Self Government Department), consisting of the Chief Town Planner (Planning), State Town and Country Planning Department, the Town Planner, District Office of the Kerala State Town and Country

Planning Department being the Convener and the Secretary of Nilambur Municipality 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 own cost. Adequate Memorandum of Understanding between the developer and the Secretary of the local body concerned shall be undertaken to bring this into effect.
(d) Maximum Floor Area Ratio shall be 2 and Minimum Access Width shall be 12 meter.
(e) The project shall be completed within a period of 3 years, if not specified otherwise.

11) In land up to depth of 100m, on either side of the road from the edge, having an existing or proposed width of 16m or more, uses listed under Commercial Zone, Mixed Use zone(Residential cum Commercial) may be permitted in Residential and Dry Cultivation Zones, if not allowed otherwise by these zoning regulations.

12) In areas designated as Wet Cultivation Zone, if the permissions from the concerned authorities for conversion of the use of the land have been obtained, adjacent land use zone as per the Proposed Land Use Map may be made applicable by the Secretary with the concurrence of the Town Planner, if it is not against the Paddy land and Wet Land Act and other relevant acts, rules and government orders in force in the state.

13) Projects implemented by the LSG/State/Central Govt shall be permissible in all zones irrespective of the development regulation imposed by such zoning if any, and shall be in conformity with the relevant Acts, rules and government orders in force in the state.

14) Procedure for obtaining building permit/layout approval in the planning area shall be as per the provisions of Kerala Municipality Building Rules, 1999 and subsequent amendments, subject to the development control regulations imposed by this master plan.

15) Revenue records shall form the basis for asserting the type of agricultural land, whether paddy land or not. In Wet Cultivation Zone, where the revenue records classify the land otherwise, adjacent land use zone as per the Proposed Land Use Map may be made applicable by the Secretary with the concurrence of the Town Planner, if it is not against the Kerala Conservation of Paddy Land and Wet Land Act and other relevant acts, rules and government orders in force in the state.

16) Some areas that were earlier under paddy, and release of which for urban land use shall be desirable from the development perspective, are included in the appropriate land uses and such developments shall only be permitted with strict measures to ensure environmental quality and intactness of natural drainage, subject to the Kerala Conservation of Paddy Land and Wet Land Act in force, with due permission from the authorities concerned and regulatory bodies.

17) The Secretary shall ensure that all constructions and land developments, if any, in paddy lands and wetlands are in conformity with the provisions of the Conservation of Paddy Land and Wet Land Act in force in the state. The applications for land development or building construction in wet cultivation zone shall be considered in accordance with the provisions of the Conservation of Paddy Land and Wet Land Act in force in the state and other government orders in the matter.