CHAPTER-4

Zoning Regulations

1. All future developments shall be in conformity with the provisions of the Master Plan for North Paravur Town and future constructions shall conform to the Building Rules and other applicable statutes in force unless otherwise specified in this regulation or in any detailed scheme prepared within the frame work of this Plan.
2. For the implementation and enforcement of the proposals envisaged in this Master Plan areas have been zoned under various categories such as:

    i. Residential Use zone
    ii. Commercial Use Zone
    iii. Industrial Promotional Zone
    iv. Public and Semipublic Use Zone
    v. Traffic and Transportation Use Zone
    vi. Parks & Open spaces Use Zone
    vii. Dry cultivation Use Zone
    viii. Town Centre (Mixed Use Zone)
    ix. Heritage Sites
    x. Cremation /Burial Ground
    xi. Water bodies
    xii. Special Use Zones

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 mentioned elsewhere in the plan and in accordance with the other statutes applicable.

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, North Paravur Municipality, hereinafter referred to as the Secretary.

In some cases it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special locational factors. Such cases which come under this category are classified as "Uses Restricted". Uses Restricted – 1 category deals with the uses that shall be restricted by the Secretary, with the concurrence of the District Town Planner. Uses Restricted – 2 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner of the Department of Town and Country Planning, Kerala.

"Used prohibited" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.

3. If any part/portion of a zone is put to a "Use Prohibited" as stated in Para 2, before the sanctioning of the Master Plan, such use shall be termed as non-conforming use. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use create no adverse environmental influence in the zone. Addition, alternation 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 shall be permitted to continue in all the zones and shall not constitute non-conforming uses.
5. Regulation of constructions and/or land development 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 Paddy land and Wetland Act 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 plan 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
9	**Residential Use Zone**			
9.1	Residential buildings consisting of single or multifamily dwellings, residential flats /apartments, residential quarters, night shelters, orphanages, old age homes, dharmasala	Ashram /mutt, places of worship	Fuel filling stations	Any other use not specified
	Shops, professional offices, commercial offices, banks & other financial institutions, restaurants, canteen, hotels – floor area up to 200 Sq.m.	Public utility areas and public utility buildings other than those included in the permitted use		
	Cottage Industries, Service Industries of non-nuisance nature (See Annexe-I), with number of workers limited to 6 without power or 3 workers with power limited to 5 HP			

	Transmission/ Telecommunication towers, Wireless stations		Cremation ground/crematoriums, burial ground/ common vault	
	Educational institutions essentially serving the needs of residential community such as Day care, creche, nursery schools, kindergartens and schools offering general education (up to high school level).			
	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics, Diagnostic Centres, nursing homes etc. and having floor area upto 200 Sq.m.			
	Community facilities such as community halls, recreational clubs, Social welfare centres, gymnasium/yoga centers, swimming pool, libraries etc. – floor area upto 200 Sq.m.			
	Utility installations and civic amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, electric substation, fire station, tot lots, parks, play grounds,			

	water treatment plants below 5 MLD.			
	Plant nurseries, pump house, wells and irrigation ponds incidental to community needs			
9.2	**Provided that the access road has a width of 5m minimum.**			
	Shops/professional offices, banking and financial institutions – floor area limited to 500 sq m, Automobile workshops for two/ three wheelers – floor area upto 200 Sq.m.			
9.3	**Provided that the access road has a width of 7m minimum.**			
	i. Hospitals with 5 beds ii. Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery-floor area upto 1000 Sq.m. iii. Educational institutions upto Higher secondary schools.	LPG distribution centers (excluding bottling plants and bulk storage) limiting the floor area to 50 m^2.	Educational institutions of Higher order such as colleges/ universities/ general education institutions/ research and development institutions	
10	**Commercial Use Zone**			
10.1	All shops including shopping complexes, shopping malls, multiplex, hypermarkets, restaurants, hotels, markets.	Places of worship	Fuel filling stations	Any other use not specified

	Professional offices, commercial offices & establishments, banking and financial institutions, IT soft ware units, Community halls, Movie halls, recreation clubs/ wedding hall, Auditorium etc.	Outdoor games stadium		
	Social welfare centres, exhibition centres, art gallery, museum, convention centres, library & reading room	Hospitals & health centers above 50 beds, Higher educational institutions		
	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 mill, weigh bridges, printing press, IT hardware / electronic industries, marble and granite storage / cutting centres.	Dairy & dairy farms, poultry farms, Smoke houses,		
	Expansion of existing residential buildings, Single Family Residences, Residential buildings floor area upto 300 m^2, residential flats/apartments	Slaughter houses		

	with lower floors for commercial use, night shelters, orphanages, old age homes, Dharmasala, hostels and boarding houses, lodges and guest houses, ashram/mutts.			
	Govt.(local/ state/ central) or public sector offices			
	Gymnasium, yoga centres, Day care, Creche, Nursery/ Kindergarten, schools up to higher secondary level, expansion of existing educational institutions			
	Transmission & telecommunication towers and wireless stations			
	Clinics, diagnostic centres, hospitals up to 50 beds.			
	Tot lots, Parks & playgrounds, fair ground, open air theatre, indoor games stadium			
	Parking plaza, transport terminals			
	Public utility areas & public utility buildings, comfort stations			
	Plant nursery, storage of agricultural produces and seeds, pump house, wells and irrigation ponds			
11	**Industrial promotion zone**			
11.1	Zoning Regulations of Residential use zone shall be applicable. In addition, following uses also shall be permitted /restricted as the case may be.			

	Information Technology buildings (Information technology building refers to building occupied by industries and other business establishments, whose functional activities are in the field of information technology, information technology enabled services (IT/ITES) and communication technology	dairy farm, poultry farm		Any other use not specified
	Cottage industries, service industries of non-nuisance nature (See Annexe - II), Automobile showrooms, automobile workshops & automobile service stations, spray painting workshops, saw mills, timber yard, ice factory, cold storage, printing press, water treatment plants, marble and granite storage / cutting centers,			
	Industrial estates & industrial parks of non obnoxious and non nuisance type industries			
	Storage of non-nuisance nature/ sale of goods/ commercial and business offices incidental to the manufacturing activity Godowns/Warehouses/Storage of non hazardous material, stacking yards, weigh bridge.	Transport terminals, Parking plazas, other parking areas		

	Markets	LPG distribution centres excluding bottling plants and bulk storage go down.		
12	**Public & Semipublic Use Zone**			
12.1	Local/State/Central Government/Public Sector Offices and Other Related Public Buildings, Educational institutions, library and reading rooms, social welfare centers and art gallery, public utility buildings, places of worships	Transmission/ Telecommunication towers	cremation ground/ crematorium, burial ground.	Any other use not specified
	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 500 m^2.			
13	**Traffic and Transportation Use Zone**			
13.1	Transport terminals including	Public Utility	Fuel Filling	Any other

	constructions that form an integral part of the terminal	Areas and Buildings	Stations	use not specified
	Any incidental uses to the transport terminals such as Retail Shops, Restaurants, Canteen etc. with floor area limited to 100 m^2.		Container terminals provided that the access has a width of 18m minimum	
	Staff Quarters, Offices, Night Shelters, Guest Houses etc incidental to the transport terminals			
	Parking Plazas, Transmission Towers and Wireless Stations.			
14	**Park & Open Spaces Use Zone**			
14.1	Any construction/land development essential for the development/improvement of open air recreational facilities	Public Utility Areas and Buildings which will not affect the character of the area.		Any other use not specified
15	**Dry Cultivation Use Zone**			
15.1	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry	Places of worship	Cremation ground / crematorium, burial ground, common	Any other use not specified

		vault
Dairy farms, fish farms, seed farms, poultry farms, Plant nursery, pump house, wells and irrigation ponds.	Transmission/ Telecommunication towers and wireless station.	Gas Godowns Fuel filling stations
Residential building floor area upto 500 Sq. m.	Piggery farm, smoke house	Storage of explosive and fire works
Orphanages, old age homes, dharmasala , ashrams/ mutt	Public utility areas and buildings like water supply and electrical installations, sewage treatment plant etc.	fish /meat processing centers
Clinics(Outpatient) and diagnostic centres- floor area upto 200 Sq.m.	Saw mills	
Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens – floor area upto 200 sq.m		
Police Post/Police Station, Post and Telegraph office, Fire Post / Fire station, Telephone Exchange		

	Day care and Creche, Nursery / Kinder Garten / Primary & Upper primary schools		
	Library and Reading Rooms		
	Godowns/warehouses/ Storage – non hazardous – floor area upto 200 Sq.m.		
	Cottage industries, Service industries of non-nuisance Nature (See Annexe-I) engaging not more than 6 workers without power or 3 workers with power limited to 5HP		
	Automobile workshops for 2/3 wheelers		
	Tot lots/Parks/Play Grounds		
	Storage of agricultural products		
15.2	**Provided that the access road has a width of 5m minimum**		
	Stacking yards, Godowns / Warehouses/Storage -non-hazardous upto 500 sq m	Stacking yards, Godowns / Warehouses/Storage -non-hazardous	
	Residential flats / Apartments		
15.3	**Provided that the access road has a width of 7m minimum**		
	Auditorium/Wedding Halls/Community halls floor area upto 500 Sq.m.	Higher education/ health care facilities	
	Hospitals & Health Centres – floor		

	area upto 500 Sq.m.			
	Markets			
16	**Town Centre (Mixed Use Zone)**			
16.1	Zoning Regulations of Residential, Commercial and Public and Semi-Public use zones shall be applicable. In addition following uses also shall be permitted:			
16.2	**Provided that the access road has a width of 7m minimum**			Any other uses not specified
	Industrial Estates & Industrial Parks of non-obnoxious and non-nuisance type			
16.3	**Provided that the access road has a width of 18m minimum**			
			Container Terminal	
Regulations as per clause 16 above, shall also be applicable in land to a depth of 100m on either sides of roads having an existing or proposed width of 12 m & above and in land to a depth of 50m on either sides of roads having existing or proposed width of 10 m except for Heritage sites, water bodies, Park & Open Spaces Use zone and special use zones.				
17	**Heritage Sites**			
	No development, re – development, 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 this area shall be allowed except with the prior written recommendation of the Art & Heritage Commission			

	constituted by the Government in accordance with the Rule 154 & 155 of the Kerala Municipality Building Rules 1999 in order to conserve the heritage character of the site.			
18	**Cremation/Burial Ground**			
	Cremation/burial activities and Buildings/ structures incidental to the zone			
19	**Water bodies**			
	All existing water bodies shall be conserved. Bridges, side protection walls, bathing ghats, floating jetty and facilities related to river tourism may be permitted.			Any other use not specified
20	**Special Use Zones**			
Special use zones include the areas specifically demarcated for certain projects. No other activity unless otherwise specified.should be permitted in such zones. If the project is not materialized or acquisition proceedings has not been initiated within a period of 7 years from the sanctioning of the plan, the area shall be deemed as part of immediate surrounding zone and constructions shall thereafter be allowed with the concurrence of the Chief Town Planner concerned.				
1	**Private Bus Stand** - Proposed private bus stand near proposed NH 66 bye pass at Perumbadanna	Buildings/structures which are integral part of the bus stand. A commercial complex of 10% of the total area may be permitted along with or after the construction of the bus stand. Incidental uses like waiting		

		sheds, toilets, canteen, restaurants, retail shops etc. Shall also be accommodated in this area.
2	**Stadium & Sports Complex** - By expanding the existing municipal stadium	Acquisition of additional land and completion of Stadium and sports complex near existing municipal stadium. Stadium for sports activities and incidental buildings.
3	**Indoor Stadium** - Indoor stadium/open air theatre at Vedimara	Stadium for sports activities and incidental buildings. Organized park and Open space and Fair ground
4	**Modernisation of Dumping yard**	Buildings/structures incidental to the main use only are permitted

GENERAL NOTES

1. Zoning regulations of the Master Plan will prevail over the provisions in Kerala Municipality Building Rules in Force.

2. The provisions of Kerala Conservation of Paddy land and Wetland Act and Coastal Regulation Zone notifications will prevail over all the provisions in the Master Plan.

3. Subject to the Zoning Regulation of the respective 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. Also the floor area of the individual uses shall be limited to that prescribed by the Zoning Regulation for the zone.

4. For availing mixed use based on road width, if the plot under a survey number/ numbers falls in two different use zones, zoning regulation of major portion of land use (more than 50%) will be applicable for the whole plot.

5. Irrespective of Zoning Regulations, Public utility areas and buildings can be implemented anywhere in the planning area except at Special Zones.

6. Future expansion of existing public and semipublic uses in adjacent plots shall be considered as uses permitted in all zones subject to restrictions imposed under other acts and rules.

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

GENERAL GUIDELINES FOR LARGE SCALE PROJECTS

Large scale development proposals in an area not less than 2 hectares, exceeding an investment of Rs.50 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in all zones other than 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, North Paravur Municipality as members and the District Town Planner, Ernakulam District of the Town and Country Planning Department as convener 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 North Paravur Municipality shall be undertaken to bring this into effect.

e) Maximum floor area ratio shall be 2 and minimum access width shall be 12 metres.

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

ANNEXE I

Type of non-obnoxious and non-nuisance type of service or light industries permissible in Residential Use Zone, Commercial Use Zone & Dry Cultivation Use Zone

1. Flour Mills
2. Embroidery and Lace manufacturing
3. Gold and silver smithy
4. Watch, pen and Spectacle repairing
5. Laundry, dry cleaning and dying
6. Photo and picture framing
7. Manufacture and repair of musical instruments
8. Automobile servicing (excluding repair)
9. Radio servicing and repairing
10. Cotton and silk printing
11. Bakeries
12. Confectioneries
13. Cold storage
14. Aerated waters and fruit beverages
15. Manufacture of tobacco products
16. Garment making/tailoring
17. Electroplating
18. Bamboo and cane products,
19. Sports goods
20. Card-board box and paper products
21. Domestic electrical appliances
22. Toy making
23. Furniture without machinery
24. Wooden electrical accessories
25. Copper, brass and metal utensils
26. Small foundries
27. Padlock
28. Sanitary fittings and other similar industries

ANNEXE II

List of non-obnoxious and non-nuisance type of service or light industries

1. Aerated water and fruit beverages
2. Apparel making
3. Assembly of air coolers and conditioners
4. Assembly of bicycles, baby carriage and other small non motorized vehicles
5. Atta – chakkies
6. Ayurvedic medicinal formulations, Ayurvedic health club
7. Bakery products , biscuits, confectionaries
8. Bamboo and cane products(only dry operations)
9. Block making for printing
10. Card board or corrugated box and paper products (paper or pulp manufacturing excluded)
11. Carpet weaving
12. Cement and concrete products(where crusher is not used)
13. Chilling plants and cold storage
14. Coir(without bleaching / dyeing)
15. Concrete batching plants
16. Cotton and woollen hosiery/ Cotton and silk printing
17. Electro plating
18. Electronics and electrical goods
19. Electronics equipment(Assembly)
20. Engineering workshop and general fabrication works (without any chemical treatment)
21. Embroidery and lace manufacturing
22. Flour mills(job work only)
23. Foam bed, latex thread
24. Foot wear(Rubber and PVC)
25. Furniture making
26. Fountain pens
27. Garment stitching , tailoring
28. Gold and silver smithy

29. Gold and silver thread saree work
30. Ice cream or ice making
31. Insulation and other coated papers(paper or pulp manufacturing excluded
32. Jobbing and machining
33. Light engineering
34. Laundry, dry cleaning and dyeing
35. Manufacturing of formulated synthetic detergent products
36. Manufacture of soaps involving process without generation of trade effluents (saponification of fat and fatty acids only)
37. Mineralized water
38. Musical instruments manufacturing
39. Oil ginning /expelling
40. Optical frames
41. Paint(by mixing process only)
42. Paper pins and U-clips
43. Power looms/ handlooms(without dyeing and bleeching)
44. Photo and picture framing
45. Pressure testing units
46. Printing Press
47. Rice mullors
48. Rope(Cotton and plastic)
49. Rubber gloss other than that for surgical and medical purpose
50. Rubberized coir mattresses
51. Scientific and mathematical instruments
52. Sports goods
53. Steeping processing of grains
54. Small foundries
55. Tissue culturing
56. Toys
57. Water softening and demineralization plants
58. Watch, Pen and spectacles repairing