34. ZONING REGULATIONS

34.1 ZONING REGULATIONS

1. All future developments in the area covered under this plan shall be in conformity with the provisions of Master Plan for Pattambi Town.

2. For the implementation and enforcement of the proposal envisaged in the Master Plan for the town, areas have been zoned under various uses such as Residential zone, Commercial zone, Industrial zone, public and semi-public zone, Town centre, Dry agriculture zone, Wet agriculture zone, Traffic and transportation zone, Recreational zone, etc. Details regarding the nature of uses 'permitted' & uses 'restricted' in each zone are given in table 34.1. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the Master Plan.

3. 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 Pattambi Municipality (herein after referred to as Secretary) if in accordance with other relevant rules/ orders concerned in force. 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 1 & Uses restricted 2 "**.

   a. "**Uses Restricted 1**" category deals with the uses that shall be permitted by the Secretary, Pattambi municipality with the concurrence of the Town Planner of the District office of the Local Self Government Department (Planning), Palakkad. (hereinafter referred to as Town Planner)

   b. "**Uses Restricted 2**" category deals with the uses that shall be permitted by the Secretary, Pattambi Municipality with the concurrence of the Chief Town Planner concerned of the Local Self Government Department (Planning). (hereinafter referred to as Chief Town Planner)

4. "Uses prohibited" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances. All uses which does not come under 'Uses Permitted' or 'Uses Restricted 1 / Uses Restricted 2' will be considered as 'Uses *prohibited*'

5. Any use which is not specified either in the 'Uses Permitted', 'Uses Restricted 1' & 'Uses Restricted 2' of a particular use zone, but is of similar or ancillary nature to the uses permitted or uses restricted in a zone, may be permitted in such zone with the concurrence of the Town Planner.

6. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically mentioned in this Master Plan. Zoning Regulations are essentially intended to help the competent authority in taking decisions regarding granting or refusal of permits for land development and construction of buildings/ structures.

7. If any portion of a zone is put to a *"Use Prohibited"* as stated in Para 4, before coming into operation of this Master Plan, such use shall be termed as *non-conforming use*. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Town Planner. The total built up area of such non-conforming use shall not exceed 1.5 times the existing built up area.

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

9. Subject to the zoning regulations of the respective use zones, more than one uses may be combined in a building, or as a group of building, provided that the built up area of any such use in the plot shall not exceed the maximum built up area permitted in that particular use zone for such use. For the purpose of these regulations, built up area means the total built up area of the building on all floors.

10. All future developments shall also be in conformity with the provisions of Kerala Municipality Building Rules, unless otherwise specified in these regulations or in any Detailed Town Planning Scheme in force.

11. Any construction/ land development shall be in conformity with the provisions in Disaster Management Act, Archaeological Sites and Remains Act, Environment Protection Act 1986 and other applicable statutes.

12. Provisions under the Kerala Conservation of Paddy Land and Wetland Act 2008, and its amendments from time to time, will prevail over the respective provisions of this master plan, but shall conform to widening of roads or new road alignments and special zones envisaged in this plan.

13. 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.

14. Regulation of constructions and land developments on the sides of new roads /

roads proposed for widening as per the scheme shall be governed by the distance from the centreline of the road.

15. In the event of change in alignment of **New Road Proposals** in the Master Plan, after the commencement of land acquisition of the new alignment, the land parcels in stretches excluded from the original alignment may be changed to adjacent suitable land use zone with the concurrence of the Town Planner. This provision is applicable only to new road development proposals and not to widening proposal.

16. Operational constructions as defined in the Kerala Town and Country Planning Act, 2016 shall be treated as permitted use in the scheme area.

17. Expansion of existing Public and Semi Public Institutions and existing Industrial units including their incidental uses to adjacent plots shall be treated as permitted use irrespective of the zone in which such adjacent plot lies, except in recreation zone, traffic and transportation zone, Heritage zone, wet agriculture and water bodies and the development regulations imposed by such zoning, subject to the provisions of Paddy land and Wetland act in force, if applicable, or other applicable statutes.

18. Disaster mitigation projects by competent authorities shall be permitted in all zones.

19. Transmission / telecommunication towers, wireless station, ATMs, water tanks, waste management units and public utility buildings/structures shall be treated as permitted uses in all zones except in water bodies.

20. Projects of Central/ State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions may be permitted with concurrence of the Town Planner in all zones, even if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable but shall conform to widening of roads or new road alignments envisaged in the scheme.

21. In case of uncertainty in identifying the alignment and boundary or a change in alignment or shift in plotting of thodu, canal, river, existing roads or railway line due to the absence of survey boundaries of the same in the Proposed Land Use Maps, it shall be referred to the actual position on ground as well as revenue records and decision taken by the Secretary in this regard shall be final.

22. The areas specially demarcated for certain projects as Special Zones are to be procured as per the provisions of the Kerala Town & Country Planning Act 2016, by Pattambi Municipality or other agencies concerned. If the proceedings to procure such land have not been initiated within 7 years from the date of sanctioning of this Master Plan, the areas so specifically demarcated may be released and assigned adaptable zone as mentioned in column (5) of clause 47, special zones in table 34.1, and on receipt of application for building permit on such lands after the above

stipulated period, the same shall be considered as per the zoning regulations of such assigned adaptable zone.

23. If different land use zones falls within a single plot, all uses permitted as per zoning regulations of such land use zones may be permitted by the Secretary in the plot. If application submitted includes any of the restricted uses and not included in such permitted uses, the Secretary shall issue permit with the concurrence of the Town Planner/Chief Town Planner, as the case may be. However, for the part of the plot which comes under water body zone, special zones, Recreational zone, and wet agriculture zone, this provision shall not be applicable.

24. Electric charging stations for vehicles may be permitted in all zones except in wet agriculture zone and water bodies

25. Large Scale development projects in an area of 1 hectare or more, exceeding an investment of Rs.100 Crores, which provide direct employment (after commissioning of the project) to the tune of not less than 200 may be permitted in all zones other than water body zone, if not included in the permitted uses or restricted uses as per zoning regulation applicable. In such cases, the recommendation of a committee with constitution as below shall be obtained, subject to satisfying the procedures laid out hereunder and the Secretary shall comply the same while issuing permit. Also, adequate provision shall be made for supporting infrastructure such as water supply, sewerage, solid waste management, power supply etc. Separate systems for management of solid waste and sewage shall be provided and maintained by the developer at his cost. The project shall be completed within a period of 5 years or as suggested by the Committee.

Procedure to be followed:

(a) The developer shall submit the project report, detailing the demand, feasibility and Environmental Impact Assessment aspects of the project, together with the approval, if necessary, obtained from the Ministry of Environment and Forests, Government of India to the Convener of the committee and the Convener shall make all arrangements for convening meeting of the committee at the earliest and the committee shall consider and dispose off the project report within a period of one month from the date of receipt of the same.

(b) The Convener shall fix the venue, date and time of the meeting in consultation with chairperson and shall be responsible for safe custody of records and communications thereof.

(c) The meeting shall be presided over by the Chairperson or in his absence by a member to be authorised by him.

Principal Secretary/Secretary to Government, Local Self Government Department	Chairperson
The Director, Local Self Government Department (Urban)	Member
The Chief Town Planner, Local Self Government Department (Planning)	Convenor
The District officer of the LSGD (Planning) having jurisdiction over the district concerned	Member
Secretary(s) of Local Self Government(s) concerned	Member(s)

(d) The quorum of the meeting shall be majority of the total number of members of the committee for the project.

(e) The developer shall also produce before the committee, all required clearances from the State and Central Government agencies concerned.

26. Any plot which falls in Industrial zone or Public & Semi Public zone or Crematorium and Burial grounds as per this master plan, and if the land use / building occupancy is changed/ proposed to be changed from its original use, then the Secretary may permit change in use or occupancy with the concurrence of the Town Planner by considering the uses permitted and restricted in the surrounding land use zones.

27. (a) Uses permitted in Residential zone, Town center and public and semi public zone shall also be permitted by the secretary , if not allowable otherwise as per the zoning regulations applicable, on both side of roads having proposed width of 10 m or more in Residential zone, Commercial zone, Town Centre, Public and Semi Public zone and Dry agriculture zone, in land up to a depth of 100m on both sides of such roads, provided the proposed width is already available.

(b) Uses restricted in Residential zone, Town center and public and semi public zone shall also be permitted by the secretary , if not allowable otherwise as per the zoning regulations applicable, on both side of roads having proposed width of 10 m in Residential zone, Commercial zone, Town Centre, Public and Semi Public zone and Dry agriculture zone, in land up to a depth of 100m on both sides of such roads, provided the proposed width is already available but with the concurrence of the Town Planner or The Chief Town Planner as the case may be.

(c) For roads which are not developed to such proposed width, the municipality may at any time levy development charges from the applicant for availing the above benefit for such roads. Such development charges shall be levied after due notification of the same, published in the official Gazette, subject to the provisions of Kerala Town & Country Planning Act 2016 and rules made there under, and with the previous sanction of the government.

28. An excess coverage of 10% over and above the respective KMBR provisions may be allowed by the secretary for Group F uses as per KMBR in commercial zone and Town centre zone by levying development charges by the municipality from the applicant. Such development charges shall be levied after due notification of the same, published in the official Gazette, subject to the provisions of Kerala Town & Country Planning Act 2016 and rules made there under, and with the previous sanction of the government. Post the levy of development charges and availing of 10% excess coverage as above, side yards may be exempted for such buildings uses in commercial zone and Town centre zone if the owner (s) of the plot (s) abutting the property under construction voluntarily agrees for the same in writing. This provisions is not applicable to high rise buildings.

29. If an access width of minimum 10m is available for a plot, all occupancies other than those under hazardous occupancy (as defined under KMBR in force) may be permitted in all zones, if not otherwise included as permitted/ restricted use in such zones , except in the case of Industrial zone, water body, and special zones with the concurrence of Town Planner. However such buildings/developments shall conform to road widening and new road proposals. In such cases, extra provision for 20% additional off street parking shall also be provided.

30. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required on any of the provisions of the Master Plan in consultation with the Chief Town Planner concerned of the Local Self Government Department (Planning).

31. For lands which are classified as a water body or similar use as per the revenue records or as per data bank, but is not included in water body zone in the proposed land use, zoning regulations of water body zone will be applicable to such lands.

Table 34.1 Zoning Regulations

Sl. No.	Uses permitted	Uses restricted -1	Uses restricted -2	Conditions
	1	2	3	4
32	**Residential Zone**			
32.1	All Residential Buildings including flats/ apartments, Boarding houses, Night Shelter/ dormitories, seminaries/ convents/ Orphanages/ Old age homes/ Dharma Sala, Guest houses / Lodges /rooming houses/ Home stays/resorts (or whatever name called), hostels, hotels with or without conference halls, dining halls or assembly rooms.			
32.2	All educational institutions and research centers, day care, libraries incidental to educational buildings, religious educational building such as madrassa, Sunday schools & the like and appurtenant assembly buildings — All having total built-up area up to 1500 sq. m.	Building(s) with total built-up area exceeding 1500 sq. meters and up to 3000 Sq. metres		
32.3	Hospitals or Medical or other treatment or care of persons suffering from physical or mental illness, clinics, homes for the infirm convalescent homes — All having total built-up area up to 1500 sq. m.	Building (s) with total built-up area exceeding 1500 sq. meters and up to 3000 Sq. metres.		
32.4	Auditoriums, conventional centers, wedding hall, community halls, art galleries, museums, libraries, skating rings, gymnasiums, congregation, dance halls, club rooms, recreation piers, amusement park, Foot ball turf, Swimming pool, Indoor Courts, Yoga center, Health club, and where people gather for recreation/ social/ religious/ patriotic/ political/ civil/ travel and similar purposes, — All having total built-up area up to 1500 sq. m. Recreational parks/Fair grounds, Open Air theatre, open grounds, walk ways, cycling tracks, Tot lots, park and play grounds.	Building (s) with total built-up area exceeding 1500 sq.metres and upto 3000 Sq.metres.	Multiplex	

Table 34.1 Continued.....

Sl. No.	Uses permitted	Uses restricted -1	Uses restricted -2	Conditions
	1	2	3	4
32	Residential Zone (contd...)			
32.5	Local, State and Central Government Offices, Public Sector Offices, Government owned / approved private IT parks and all uses for accommodating offices of public and private agencies or for keeping of records.			
32.6	All commercial establishments, Banking and Financial institutions, Parking building, parking plaza — All having total built up area upto 2000 sq.m.	Building (s) with total built up area exceeding 2000 sq. metres and up to 3000 Sq. metres.		
32.7	Cottage Industries, Automobile workshops and service stations, Service industries of non-nuisance nature (See Annexure-I) , Water and sewage treatment plants below 5MLD, IT hardware/Electronic Industries, Total built-up area of building limited to 500 sq. m.			
	Poultry farms [4000 birds], Live stock [20 cows and 50 goats]			
32.8	Storage of Non-hazardous materials or shelter for goods, vehicles and the like, ware houses, freight deposits, transit sheds, garages, hangars, grain elevators, Storage of agricultural produces and seeds — All with total built-up area of building limited to **300 sq. m**.			
32.9	Plant nursery, Pump House, Wells and Irrigation Ponds			
32.10	Taxi/Jeep/Auto rickshaw stands.			

Table 34.1 Continued.....

Sl. No.	Uses permitted	Uses restricted -1	Uses restricted -2	Conditions
	-1	-2	-3	
33	**Commercial Zone**			
33.1	All commercial establishments and shops, Parking building, parking plaza, Automobile showrooms, Weigh bridges, Banking and Financial Institutions, Offices and Of-		Multiplex	
33.2	All Residential Buildings including flats/ apartments, Boarding houses , Night Shelter/ dormitories, seminaries/ convents/ Orphanages/ Old age homes/ Dharma Sala, Guest houses / Lodges / rooming houses/ Home stays/resorts (or whatever name called), hostels, hotels with or without conference halls, dining halls or assembly rooms — All with total built up area of building limited to **1000 sq. metres**.	Building(s) with total built up area exceeding **1000 sq. metres**		
33.3	All educational institutions and research centers, day care purposes, libraries,religious educational building such as madrassa, Sunday schools & the like and appurtenant assembly buildings — All with total built up area up to 1500 sq. m.	Building(s) with total built up area exceeding **1500 sq. metres**		
33.4	Hospitals or Medical or other treatment or care of persons suffering from physical or mental illness, clinics, homes for the infirm convalescent home — All with total built up area up to 1500 sq. m.	Building(s) with total built up area exceeding **1500 sq. metres**		
33.5	All assembly buildings, recreation buildings and facilities, Religious uses, places of worship			
33.6	Local, State and Central Government Offices, Public Sector Offices, Government owned / approved private IT parks			

Table 34.1 Continued.....

Sl. No.	Uses permitted	Uses restricted -1	Uses restricted -2	Conditions
	-1	-2	-3	
33	Commercial Zone (contd...)			
33.7	Cottage Industries, Automobile workshops, Automobile service stations, Automobile wash stall, Electroplating works, service garages with repairing facilities, furniture making units with sawing and planing of wood, Dry cleaning, dyeing and laundry units, manure and fertilizer work, Service industries of non-nuisance nature (See Annexure-I). Spray painting workshops, IT hardware/Electronic Industries -— All with total built-up area up to 1000 sq. m.			
33.8	Storage of Non-hazardous materials or shelter for goods, vehicles and the like, warehouses, freight deposits, transit sheds, garages, hangars, grain elevators, Storage of agricultural produces and seeds.	Fuel filling stations		
33.9	Plant nursery, Pump House, Wells and Irrigation Ponds			
33.10	Taxi/Jeep/Auto rickshaw stands.		Transport terminals	

Table 34.1 Continued.....

Sl. No.	Uses permitted	Uses restricted -1	Uses re-stricted -2	Condi-tions
	-1	-2	-3	
34	Industrial Zone			
34.1	All industries other than obnoxious and nuisance type industries as per annexure I, Automobile Workshops & Service Stations, Spray Painting Workshops, Saw Mills, Timber Yard, Ice Factory, Fish and Meat Processing Units, Water Treatment Plants, Slaughter house, Quarry, Marble and Granite crusher / Cutting Centres and Storage, Hardware/Electronic Industries, Industrial Estates & Industrial Parks.	Obnoxious/ nuisance type industries as per annexure II.		
34.2	Residential use for industrial labour			
34.3	Commercial establishments, Restaurants, Canteen. Parking building, parking plaza. Automobile work shops. Weigh bridge All with total built up area of building limited to **500 sq. metres**.	Building (s) with total built up area exceeding 500 sq. metres and up to 1500 Sq. metres.		
34.4	Art galleries, museums, libraries, skating rinks, gymnasiums, congregation, club rooms, recreation piers, amusement park, Foot ball turf, Swimming pool, Indoor Courts, Yoga centre, Health club. Recreational parks/Fair grounds, Open Air theatre, open grounds, walk ways, cycling tracks, Tot lots.			
34.5	Local, State and Central Government Offices, Public Sector Offices, Government owned / approved private IT parks and all uses for accommodating offices of public and private agencies or for keeping of records. Clinics (Out patient), Public utility buildings.	Hospitals or Medical or other treatment or care of persons suffering from physical illness, clinics, - IP up to **50 beds**.		
34.6	Storage of materials or shelter for goods, vehicles and the like, warehouses, fright deposits, transit sheds, garages, hangars, grain elevators, Storage of agricultural produces and seeds.	Fuel filling stations		
34.7	Solid waste treatment, Sewage treatment plants.			
34.8	Poultry & Live stock farms, , Smoke House			
34.9	Taxi/Jeep/Auto rickshaw stands.		Transport terminals	

Table 34.1 Continued.....

Sl. No.	Uses permitted	Uses restricted -1	Uses re-stricted -2	Condi-tions
	-1	-2	-3	
35	**Public & Semi Public Zone**			
35.1	All offices and assembly buildings,	Cremation ground/ Crematorium, Buri-al ground, com-mon vault		
35.2	All educational institutions, Religious institu-tions, Places of worship	Indoor / out door stadium		
35.3	Hospitals or Medical or other treatment or care of persons suffering from physical or mental illness, clinics, homes for the infirm, convalescent home, Diagnostic Centers, Geriatric & Palliative care centers.			
35.4	Residential use incidental to Public & Semi public use, hostels and boarding houses, night shelters, Orphanages/old age homes/ guest houses /lodges,	Fuel filling stations		
35.5	Commercial establishments, Banking and Financial institutions - All with total built area limited to 200 sq. m.	Building (s) with total built up area exceeding 200 sq. metres and up to 500 Sq. metres.		
35.6	Cottage Industries associated with public utility, Service industries of non - nuisance nature (See Annexure- I) Spray painting, Automobile work shops & service station, IT hardware and electronic industries, Water treatment plants			
35.7	Storage of Non-hazardous materials or shelter for goods, vehicles and the like, ware houses, freight depots, transit sheds, garag-es, hangars, grain elevators, Storage of agri-cultural produces and seeds - All with total built up area limited to **300 sq. m**.	Building (s) with total built up area exceeding 300 sq. metres and up to 500 Sq. metres.		
35.8	Tot lots/Parks/Play grounds			
35.9	Taxi/Jeep/Auto rickshaw stands, Parking Pla-za,		Bus/Truck Terminals	
35.10	Plant nursery, Green houses, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Pump Houses, Wells and Irrigation Ponds, Fish farms, Seed Farms, Storage of Agricultural produces and seeds			

Table 34.1 Continued.....

Sl. No.	Uses permitted	Uses re-stricted -1	Uses re-stricted -2	Condi-tions
	-1	-2	-3	
36	**Town centre Zone**			
36.1	All commercial establishments and shops, Parking building, parking plaza, Automobile showrooms. Weigh bridges, Banking and Financial Institutions, Of-fices and Office Complexes			
36.2	All Residential Buildings including flats/apartments, Boarding houses , Night Shelter/ dormitories, seminar-ies/ convents/ Orphanages/ Old age homes/ Dharma Sala, Guest houses / Lodges /rooming houses/ Home stays/resorts (or whatever name called), hostels, hotels with or without conference halls, dining halls or as-sembly rooms.			
36.3	All educational institutions and research centres, day care purposes, libraries, religious educational building such as madrassa, Sunday schools & the like and ap-purtenant assembly buildings.			
36.4	Hospitals or Medical or other treatment or care of per-sons suffering from physical or mental illness, clinics, homes for the infirm convalescent home.			
36.5	All assembly buildings and all recreation buildings and facilities		**Multiplex.**	
36.6	Local, State and Central Government Offices, Public Sector Offices, Government owned / approved private IT parks and all uses for accommodating offices of public and private agencies or for keeping of records.			
36.7	Cottage Industries, Automobile workshops, Automo-bile service stations, Automobile wash stall, Electro-plating works, service garages with repairing facilities, furniture making units with sawing and planing of wood, Dry cleaning, dyeing and laundry units, manure and fertilizer work, Service industries of non-nuisance nature (See Annexure-I). Spray painting workshops, IT hardware/Electronic Industries			
36.8	Storage of Non-hazardous materials or shelter for goods, vehicles and the like, warehouses, fright depos-its, transit sheds, garages, hangars, grain elevators, Storage of agricultural produces and seeds.	Fuel filling stations **Transport terminals**		
36.9	Plant nursery, Pump House, Wells and Irrigation Ponds			
36.10	Taxi/Jeep/Auto rickshaw stands.			

Table 34.1 Continued.....

Sl. No.	Uses permitted	Uses restricted -1	Uses re-stricted -2	Condi-tions
	-1	-2	-3	
37	**Dry agriculture Zone**			
37.1	Agriculture, horticulture and fodder cultivation, pas-tures, grazing ground, fish farm, seed farm and other types of cultivation including social forestry.			
37.2	Poultry & Live stock farms			
37.3	Single family residential building with total built up area of building limited to **300 sq. metres**.	Building (s) with total built up area exceeding 300 sq. metres and up to 500 Sq. metres.		
37.4	Night Shelter/ dormitories, seminaries/ convents/ Orphanages/ Old age homes/ Dharmasala, Guest houses / Lodges /rooming houses/ Home stays/ resorts (or whatever name called), hostels, hotels with or without conference halls, dining halls or assembly buildings.			
37.5	All Educational Institutions including Primary, Upper primary, high school, higher secondary school and other higher educational institutions including pro-fessional colleges, day care and creche, libraries , religious educational building such as madrassa, Sun-day schools & the like and appurtenant assembly buildings — All having built-up area upto 1500 sq.m..	Building (s) with total built up area exceeding 1500 sq. metres.		
37.6	Clinic (Out patients) and diognostic centres - built up area limited to **100 sq. metres**	Building (s) with total built up area exceeding 100 sq. metres and up to 300 Sq. metres.		
37.7	Libraries, club rooms, recreation piers, Foot ball turf, Swimming pool, Indoor Courts, Yoga centre, Health club, and where people gather for recreation/ social activities. Recreational parks/Fair grounds, Open Air theatre, walk ways, cycling tracks, Tot lots and play grounds. Religious uses , places of worship, Movie Halls with total built up area up to 1500 sq. meters.	Building (s) with total built up area exceeding 1500 sq. metres.	**Multiplex**	
37.8	Local, State and Central Government Offices, Public Sector Offices, Government owned / approved pri-vate IT parks and all uses for accomodating offices of public and private agencies or for keeping of records.			
37.9	Commercial establishments, Banking and Financial institutions, Automobile work shops. Weigh bridge, - All with total built up area of building limited to 100 sq. m. Parking building, Parking plaza.	Building (s) with total built up area exceeding 100 sq. metres and up to 300 Sq. metres.		

Table 34.1 Continued.....

Sl. No.	Uses permitted	Uses restricted -1	Uses restricted - 2	Conditions
	-1	-2	-3	
37	**Dry agriculture Zone (contd...)**			
37.10	Cottage Industries, Automobile workshops and service stations, furniture making units with sawing and planning of wood, Dry cleaning, dyeing and laundry units, manure and fertilizer work, Service industries of non-nuisance nature (See Annexure-I) ,	Spray painting workshops, IT hardware/ Electronic Industries above **1000 sq. metres**		
37.11	Storage of Non-hazardous materials or shelter for goods, vehicles and the like, ware houses, freight depots, transit sheds, garages, hangars, grain elevators, Storage of agricultural produces and seeds All with total built up area of building limited to **300 sq. m**.			
37.12	Pump House, Wells and Irrigation Ponds			
37.13	All places of worships & religious study center and residential uses incidental to main use			
37.14	Taxi/Jeep/Auto rickshaw stands.			
	Provided that the access road has a width of 8.00 m minimum			
37.15	All educational institutions and research centers, day care purposes, libraries incidental to educational buildings, religious educational building such as madrassa, Sunday schools & the like and appurtenant assembly buildings — All having total built up area up to 2000 Sq. m.	Building (s) with total built-up area exceeding **2000 sq.metres.**		
37.16	Hospitals or Medical or other treatment or care of persons suffering from physical or mental illness, clinics, homes for the infirm convalesant home.			
37.17	Auditoriums, conventional centers, wedding hall, community halls, art galleries, museums, libraries, skating rinks, gymnasiums, congregation, dance halls, club rooms, recreation piers, amusement park, Foot ball turf, Swimming pool, Indoor Courts, Yoga center, Health club, and where people gather for recreation/ social/ religious/ patriotic/ political/ civil/ travel and similar purposes. Recreational parks/Fair grounds, Open Air theatre, open grounds, walk ways, cycling tracks, Tot lots and play grounds.			
37.18	Cottage Industries, Automobile workshops and service stations, furniture making units with sawing and planing of wood, Dry cleaning, dyeing and laundry units, manure and fertilizer work, Service industries of non-nuisance nature (See Annexure-I) ,			
37.19	Storage of Non-hazardous materials or shelter for goods, vehicles and the like, ware houses, freight depots, transit sheds, garages, hangars, grain elevators, Storage of agricultural produces and seeds — All with total built up area of building limited to **500 sq. m**.			

Table 34.1 Continued.....

Sl. No.	Uses permitted	Uses restricted -1	Uses re-stricted -2	Condi-tions
	-1	-2	-3	
38	**Wet agriculture zone**			
38.1	Paddy fields, All kind of Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Fish and Seed farm, Well and irrigation ponds, Drying yard with out roof, Pump houses up to 20 sq. m. Plant nursery, Green houses	Dairy & Poultry Farms. Minor Public Utility areas & Public utility buildings incidental to main use - Area up to 100 sq. m.		
38.2	Constructions/ land developments in conformity with the Kerala Conservation of Paddy Land and Wet Land Act 2008 and its amendments in force in the State. For land which are legally converted to dry land by order of the competent authority, developments / constructions shall be permitted for the uses for which it was converted.	In the case of land which are dry as per revenue records, the secretary may, with the concurrence of the District Town Planner concerned considering the zoning regulations of surrounding land, permit constructions and land developments.		
39	**Water body**			
	All existing water bodies shall be conserved. Bridges, Side protection walls, Walk ways and cycling tracks around the water body, Bathing Ghats, Floating jetty, boat docking facilities, Sewage treatment Plant etc. may be permitted based on community level requirement.			
40	**Traffic and transportation zone**			
40.1	Roads, walkways, cycling tracks, flyovers, over bridges and under passes, All buildings and uses connected with Transport and communication such as Bus /Lorry Terminal, auto taxi Stand, Railway Station, essential repair and service shops related to the transportation & communication use, Parking grounds, Parking plaza, Traffic park.	Police post/ Station, Fire Post/Station, Post & Telegram office, Telephone Exchange, Electric sub-station, Clinics (Out Patient), Offices, Commercial, public & semi public uses and storage — All incidental to main use.		

Table 34.1 Continued.....

Sl. No.	Uses permitted	Uses re-stricted -1	Uses re-stricted -2	Conditions
	-1	-2	-3	
40	**Traffic and transportation zone**			
40.2	Any use incidental to the uses permitted such as retail shops/ Restaurants/ Canteen, Night Shelters, Guest houses, lodging facilities, Tot lots, Parks which form an integral part of transportation use	Social Welfare centre, Public utility areas and public utility buildings, Movie Halls.		
40.3	ATMs, Weigh bridges, Water& Sewage treatment plant	Fuel filling stations	Multiplex complex	
41	**Recreational zone**			
41.1	Open Air Stadium, Open Air Theatre, Any construction/land development essential for the development/ improvement of open air recreational facilities.			
41.2	Amusement parks, Tot Lots, Park, Play Grounds, bath houses, Swimming Pools, Zoological & Botanical Garden, Bird Sanctuary, Indoor games and stadiums, Gymnasium, Pavilions and grandstands, radio & television station, Watch Towers, Eco Walk Ways, road, Cycling tracks, Water Sports Facilities, Fair Grounds, parking grounds , Parking plaza, etc.			
41.3	Public utility areas and public utility buildings and its Incidental uses like restaurants, canteen, curio shops, retails shops etc. which will not affect the character of the area — All with total built up area limited to 100 sq. m.			
42	**Cremation and burial ground**			
	Cremation grounds, Burial grounds. Modern crematoriums, Buildings/ Structures incidental to the main use of the Zone.			
43	**Green belt**			
	No construction shall be permitted in this zone except: Sewage treatment plant, well, ponds and bicycle track maximum of 3.00 metres width			
44	**Solid waste management Plant**			
	Solid waste treatment plant and uses incidental to the permitted use of the zone			

Table 34.1 Continued.....

Sl. No.	Uses permitted	Uses restricted -1	Uses restricted -2	Conditions
	-1	-2	-3	
45	**Land reserved for Road**			
	Roads, walkways, cycling tracks, flyovers, over bridges, under passes and other uses which forms an integral part of the right of way. The existing roads, new roads, and widening roads are shown separately on the Proposed land use map for easy identification.			
46	**Flood prone area Overlay (based on Flood Hazard Probability of Kerala based on RCP8.5 Climate Change Scenario (100 years), Hazard Map published by KSDMA)**			
a.	**Land use regulations**			
46.1	All uses permitted in accordance with the Zoning Regulation of the respective Land Use Zone			All uses other than specified.
46.2	Buildings for public purposes/ Public amenities & services/ Disaster mitigation projects/ measures.			
46.3	Bridges, Side protection walls, Bathing Ghats, Constructions for drinking water and Irrigation schemes, Floating jetty, Pump house, Fish landings, Boat Jetties, Guided Boat rides, Watch Tower, Eco Walk ways, Water Sports Facilities, Fairground, park and open spaces, cycling track etc.			
46.4	Social forestry activities like bamboo cultivation, agriculture and horticulture, wells, ponds, ticket counter, Bird sanctuaries etc.			
46.5	The flood prone area is applicable to the complete area under the survey number over which it falls.			
b.	**Built form regulations**			
46.6	Plinth levels of all new constructions should be at a height of minimum 0.75 meter above the existing ground level or on stilts of height minimum 0.75 meter from existing ground level without obstructing the natural flow of water.			
46.7	New constructions shall have at least a balcony or an open verandah or an open terrace in the upper floor (s) or an open stair connecting the upper floor (s) to the ground. Such balcony or open verandah or open terrace or open stair shall face the yard abutting the adjoining street to facilitate easy evacuation.			
46.8	In the case of new buildings or constructions involving addition / extension of upper floor (s), at least 50 % of roof terrace area so constructed, shall be kept open to the sky and made accessible to facilitate easy evacuation.			
46.9	Height of any newly constructed compound wall shall not exceed 1.20 m and no sharp edged projections shall be fixed on the compound walls or gates.			

Table 34.1 Continued.....

Sl. No.		Uses permitted	Location and extent	Adaptable zone(s)
1	2	3	4	5
47	Zone name	**SPECIAL ZONES: Developments in this zone may be permitted by The Secretary. For the Projects proposed in paddy land, developments shall be subject to the provision of Kerala Conservation of Paddy Land and Wet land Act in force in the state. The proposals which are marked as G1, G2, G3 are proposed in land owned by Government/ LSG/ other Government institutions. Municipality shall act as a facilitator and take initiative to get the project implemented by the respective agencies/ departments through proper intervention. If required, the Municipality may take necessary steps for transferring the ownership of such lands to the LSG or concerned department/ agency implementing the project. Proposals which are marked as P1, P2, P3etc... are proposed in privately owned lands and shall be implemented by the municipality through land procurement by suitable means. For proposals P2, P3 and P4, municipality may take initiation to get the project implemented by the land owner or by any other private agencies or developer also, but with the concurrence of the municipal council. Initiation of land procurement for special zones shall be started within a period of 7 years from the date of sanctioning of this plan, otherwise the land use of that particular land may be returned to an adaptable zone as specified in column 5. If more than one adaptable zones are included in column 5 of any special zone, then all uses included as permitted and restricted in all such zones shall apply.**		
47.1	G1	**Multi Level Parking:** Parking plaza, parking grounds and other incidental uses. All commercial establishments, offices, assembly occupancies limited to ground floor.	Nethirimangalam Desam, Sy No: 32/B1B.	Public and semi public zone
47.2	G2	**Fire station:** Fire and rescue station, offices, parking ground and other incidental uses.	Nethirimangalam Desam, Sy No: 156/6A, 156/6B,158/6, 158/7, 158/8, 60/6.	Public and semi public zone
47.3	G3	**Life Tower:** Residential facilities, apartments, health care facilities, park and play grounds and other entertainment activities incidental to main use.	Nethirimangalam Desam, Sy No: 104/6, 104/7.	Residential zone, Public and semi public zone
47.4	P1	**Hospital complex:** Government hospital, offices, fire and rescue station, park and open spaces, incidental to main use.	Kodalur Desam, Sy No:14/4, 16/18A, 16/18B, 16/9, 17/1, 17/2, 17/3.	Residential zone, Commercial zone
47.5	P2	**Town hall:** Assembly / auditorium hall, rehabilitation centre, comfort station, clock room, community kitchen, and such other incidental uses to the main use.	Kcdalur Desam, Sy No: 23/1A, 25/22.	Commercial zone
47.6	P3	**Open Auditorium:** Assembly halls , auditoriums, out door sports and games, parking and other incidental uses to the main use.	Nethirimangalam Desam, Sy No: 5/3, 5/7A, 5/4.	Town centre
47.7	P4	**Aquatic complex:** Indoor and out door sports and games infrastructure facilities, swimming pool,gyms, including hostels, dormitories and all other such incidental use.	Nethirimangalam Desam, Sy No: 5/5.	Town centre

Table 34.1 Continued.....

Sl. No.		Uses permitted	Location and extend	Adaptable zone
1	2	3	4	5
47.8	P5	**Park & open space and Parking:** Parking of all vehicles, parking lots, multi-level parking, play ground, recreation infrastructure, open gyms.	Nethirimangalam Desam, Sy No: 23/A1, 23/A2, 23/A3, 23/A4A, 23/A4B, 23/A5, 23/A6, 23/A7, 23/A8, 23/A9, 23/A11, 140/2, 140/3, 140/4, 140/5, 140/6, 140/7, 140/11.	Public and semi public zone
47.9	P6	**Collection well:** Plant nursery, Pump House, Wells and Irrigation Pond, office, staff rest room, incidental parking.	Kizhayur desam, Sy No: 45/1A	Residential zone
47.10	P7	**STP at Nambram:** Sewage treatment plant, Plant nursery, Pump House, Wells and Irrigation Pond, office, staff rest room, godowns and other uses incidental to the main use.	Kizhayur desam, Sy No: 86	Water body
47.11	P8	**Collection well:** Plant nursery, Pump House, Wells and Irrigation Pond, office, staff rest room, incidental parking.	Nethirimangalam Desam, Sy No: 40/8, 41/1, 143/1	Public and semi public zone
48	**Heritage zone**			
	Construction/land developments around the Kaithali Temple (ASI Protected Monument) shall be as per regulations under the provision of AMASR Act 2010 and its amendments in force.			