

CHAPTER 29

ZONING

For the implementation and enforcement of the proposals envisaged in the Master Plan for Perinthalmanna town, the town is divided into various zones intended for specific uses.

29.1 Zoning regulations

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

2. For the implementation and enforcement of the proposals envisaged in the Master Plan for Perinthalmanna town, the town is divided into various zones such as residential, commercial, public and semi public etc. Details regarding the nature of uses permitted, uses restricted and uses prohibited in each zone are given below.

3. 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. They are essentially intended to help the competent authority in decisions regarding granting or refusal of permits for land developments and construction of buildings/ structure or any other matter specifically mentioned in these regulations.

4. "Uses permitted" in a zone cover the uses that can be normally accommodated in the relevant zone. They shall be permitted by the Secretary, Perinthalmanna Municipality, hereinafter referred to as Secretary.

5. In some cases it may be possible to permit some other uses also, which are not likely to affect the quality of environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and spatial locational factors. Such cases are classified as "Uses restricted." 'Uses restricted-1' category deals with the uses that may be permitted by the Secretary, Perinthalmanna Municipality, 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 of the Department of Town and Country Planning

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

7. If any portion of a zone is put into a 'Use prohibited' as stated in paragraph 3 above, before the sanctioning of the Master Plan, such use shall be termed as a non-conforming use. A non-conforming use may be allowed to continue in its existing location, if lawfully established prior to the enforcement of these regulations, and essential repair 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, may be permitted for such uses by the Secretary with the concurrence of the Chief Town Planner.

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

.

Zone	Uses permitted	Uses restricted 1	Uses restricted 2	Uses Prohibited
1	2	3	4	5
Residential Zone I	All residences, Residential flats, Residential Quarters, Guest houses, Home based professional services, Home offices and Studios of the residents, Orphanages, Old age homes and Dharmasalas, Ashram/ Mutt, Night shelters, Lodges, Hostels and Boarding houses, Parks and Play grounds, Service or light industries of non-nuisance nature (see annexure I) engaging not more than 5 workers with power limited to 10 HP or 20 workers without power, Tot lots, Water treatment plants upto 10 MLD, religious buildings, Police Post/Police Station, Fire Post / Fire station. **Floor area limited to 150 Sq.m.** Banking and Financial Institutions, ATM, Gymnasium/Yoga Centers, Clinics (OP), Cottage Industries, Post & Telegraph Office, Social Welfare Centers, Community halls. **Floor area limited to 300 Sq.m.** Day care centers and Crèches, Nursery/ Kindergarten / Anganvadi, Uses incidental to residential uses such as Retail and Convenience shops, Cafeteria, Professional offices, Clubs, Library and Reading room, Open air theatre.	Primary, Secondary and Higher secondary schools, Transmission towers/ Wireless station, Parking plazas, Swimming pool, Smoke house attached to a residential building, Other public utility areas and buildings essentially serving the need of the locality, Taxi/Jeep/Autorickshaw stand **Floor area limited to 500 Sq.m.** Commercial offices/ Establishments, Bakeries and Confectioneries, Restaurants /Canteen, Hospitals, IT (Hardware and Software) establishments, Automobile workshops for 2/3 wheelers. Community hall above 150 Sq.m. provided access road has a width of 8m.	Fuel filling stations	Any other uses not specified in column 2, 3, and 4.

Zone	Uses permitted	Uses restricted 1	Uses restricted 2	Uses Prohibited
1	2	3	4	5
Residential Zone II	All uses permitted in Residential Zone I. **Floor area limited to 200 Sq.m.** Banking and Financial institutions. **Floor area limited to 500 Sq.m.** Primary Schools.	All uses permitted with the concurrence of Town Planner in Residential Zone I. Hospitals up to 750 Sq.m. floor area. **Floor area limited to 500 Sq.m.** Automobile workshops.	Fuel filling stations	Any other uses not specified in column 2, 3, and 4.
Residential Zone III (for Healthcare Special Policy area)	All uses permitted in Residential Zone I. **Floor area limited to 500 Sq.m.** Banking and Financial institutions, Primary Schools, Commercial buildings.	All uses permitted with the concurrence of Town Planner in Residential Zone I. Commercial buildings upto 1000 Sqm.	Fuel filling stations, Hospitals, Educational institutions conducting Medical/ Paramedical / Allied courses, Industries to manufacture Hospital/ Medical supplies including Instruments and Consumables, Commercial buildings	Any other uses not specified in column 2, 3,and 4.

Zone	Uses permitted	Uses restricted 1	Uses restricted 2	Uses Prohibited
1	2	3	4	5
Commercial Zone	Residences (floor area up to 300 Sq.m), Orphanages, Old age homes, Dharmasala, Ashram/Mutt, Hostels, Boarding houses, Guest houses, Lodges, Night shelters, All shops including Shopping complexes, Shopping malls, Multiplex, Hypermarket, Restaurants, Hotels, swimming pool, Markets, Professional offices, Commercial offices & Establishments, Banking and Financial institutions, Godown / Ware house/ Storage of non- hazardous materials, Stacking yards, IT software/hardware units, Movie halls, Auditorium/Wedding halls/ Community halls, Gymnasium/ Yoga centers, Day care and Crèche, Tot lots, Parks/Play grounds, fair grounds, Open air theatre, Outdoor games stadium, Automobile workshops, wash stalls and service station, Cold storage, Weigh bridges, Marble/Granite/Other natural stones Storage/Cutting centers, Local / State / Central Government or public sector offices, Transmission towers, Telecommunication towers and Wireless station, Library and Reading room, Social welfare center, Museum, Exhibition centers and Art gallery, Indoor games stations, Convention centers, Public utility areas & Buildings, , Religious buildings up to 100 Sqm, Clinics (outpatient), Diagnostic centers, Hospitals up to 500 Sq.m., Parking plazas, Transport terminals, Plant nursery, Storage and Sale of Agricultural produces and Seeds, Taxi/Jeep/Autorickshaw stand, Police Post/Police Station, Fire Post / Fire station.	Residential flats/ Apartments with FAR limited to 2.5.	Hospitals above 500 Sq.m floor area, Educational institutions conducting Medical/ Paramedical/ Allied courses	Any other uses not specified in column 2, 3, and 4.

Zone	Uses permitted	Uses restricted 1	Uses restricted 2	Uses Prohibited
1	2	3	4	5
Public and Semi Public Zone	Local /State /Central Government or Public Sector Offices, Social and Cultural Establishments, Auditorium/Wedding/ Community Halls upto 500 Sq.m, Hospitals, Diagnostic centers, Clinics / Health Centre, All types of Educational Institutions, Hostels, Public utilities and related Buildings, Religious buildings, Civil Defense and Home Guard, Police Post/Police Station, Fire Post / Fire station, Jail and Reformatory, Library and Reading Room, Social Welfare Centres, All types of recreational facilities(Parks, Museum, Indoor Games Stadium, Fairground, Swimming pool, Exhibition Centre and Art Gallery, Play ground, Open air theatre, Zoological/Botanical Garden, Bird Sanctuary, Camping site), Banking and Financial Institutions, ATMs, Cyber café, Radio and TV Stations, Transmission towers/ Wireless station, Water treatment plants up to 10 MLD, Tot lots, Storage and Warehouses. **Floor area limited to 100 Sq.m.** Day care centers and Crèche, Retail shops/Whole sale shops/ Professional offices, Restaurants /Canteens, Residential uses incidental to main use.	Auditorium/ Wedding/ Community Halls up to 1000 Sq.m, Outdoor Game Stadium, Convention Centers, Parking plaza, Traffic park, Taxi/Jeep /Autorickshaw stand, IT/Software/ Hardware units, Beauty parlor, Gymnasium/ Yoga centre, Water treatment plants above 10 MLD.	Auditorium/Wedding/ Community Halls more than 1000 Sq.m, All transport Terminals/Stand/Lorry Stand, Fuel filling Stations, Crematorium, Burial Ground, Cremation ground, Common Vault, Sewage Treatment plants, Dumping Yards.	Any other uses not specified in column 2, 3, and 4.

Zone	Uses permitted	Uses restricted 1	Uses restricted 2	Uses Prohibited
1	2	3	4	5
Dry Cultivation Zone	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry. Dairy Farms, Fish farms, Seed farms, Poultry farms, Plant nursery, pump house, wells and irrigation ponds. Single Family Residential Buildings, Hostels, Residential buildings consisting of multifamily dwellings, residential flats / apartments, residential quarters, IT Establishments. Orphanages, old age homes, 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 Creche, Nursery / Kinder Garten / Primary & Upper primary schools. Automobile workshops for 2/3 Wheelers Tot Lots/Parks/Play Grounds, Saw Mills, Weigh Bridges. **Floor area limited to 100 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	Cremation ground / crematorium, burial ground, common vault Slaughter Houses Autorickshaw/ Taxi/ Jeep stand, Diary/ Poultry/Piggery Farms.	Fuel filling stations, Storage of explosives and fireworks, Gas Godowns, Saw mills with Timber yards, Fish or meat processing centre, Dumping Yards, Sewage treatment plants, Industries of nuisance nature (Annexure II) with power limited to 20 HP.	Any other uses not specified in column 2, 3, and 4.

Zone	Uses permitted	Uses restricted 1	Uses restricted 2	Uses Prohibited
1	2	3	4	5
Dry Cultivation Zone	Provided that the access road has a width of 8m minimum			
	Hospitals & Health Centres **with number of beds limited to 5.** **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 **Floor area limited to 500 m^2.** Auditorium/Wedding Halls/Community halls	Secondary & Higher Secondary Education buildings, Swimming pools, Parking Plazas		
	Provided that the access road has a width of 12m minimum			
		Auditorium/wedding hall/community hall upto - 1000 sqm Stacking yards, Godowns/ Warehouses/Storage - non hazardous materials. Higher Education Institutions. Health Care Facilities including Diagnostic Centres, Clinics, Hospitals with number of **beds limited to 50.**	Auditorium/wedding hall/community hall Bus terminal, Lorry stand, Industries of nuisance nature as listed in Annexure II and Industrial estate and industrial parks,	

Zone	Uses permitted	Uses restricted 1	Uses restricted 2	Uses Prohibited
1	2	3	4	5
Mixed Use (Residential Cum Commercial) Zone	All uses permitted under Residential Zone I and Commercial Zone.	Primary, Secondary and Higher secondary schools, Taxi/Jeep /Autorickshaw stand. Other public utility areas and buildings essentially serving the need of the locality, Hospitals. Industries to manufacture Hospital/ Medical supplies including Instruments and Consumables.		Any other uses not specified in column 2, 3, and 4.
Parks and Open Spaces Zone	Parks, Open spaces and maidans, Play grounds, Tot lots, Zoological and Botanical Gardens, Stadia, Swimming pools, Bird Sanctuary, Public utility Buildings such as Police post/ station, Fire post/station, Fair Ground, Exhibition Centre, Art Gallery, Traffic park, Amusement parks, Circus, Festivals, Picnics, Travelling Cinemas, Camping site, Transmission towers/ wireless station.	Pavilions and grand stands, Bath House, Aquarium, Reading room, Gymnasium / yoga centers, T.V/ Radio kiosks, Social and Cultural Establishments incidental to main use, Taxi/Jeep/ Autorickshaw stand incidental to the main use, ATMs, Water treatment plants below 10 MLD, Day care centers, crèches and Kindergarten, Public utilities, Museums, Parking Plazas, Incidental uses viz. retail shops, Restaurants/ canteens etc with coverage limited to 5% and a maximum FAR of 0.1.		Any other uses not specified in column 2, 3, and 4.
Wet CultivationZone	Paddy fields, Gardens, Pastures and Grazing grounds, Fodder Cultivation, Brick kilns, Dhobikhana, Agriculture, Horticulture, Fish Farm, Seed Farm, Pump House, Wells and Irrigation Ponds, Storage of Agricultural Produces and Seeds, Green Houses and Plant Nursery, Constructions/ land developments all in conformity with the provisions of Conservation of Paddy Land and Wetland Act in force in the State.	Tot lots and playground, Transmission towers and wireless stations, Water treatment plants up to 10 MLD, all as per the provisions of Conservation of Paddy Land and Wetland Act in force in the State.		Any other uses not specified in column 2, 3, and 4.

Zone	Uses permitted	Uses restricted 1	Uses restricted 2	Uses Prohibited
1	2	3	4	5
Transport & Communication Zone	All uses connected with traffic such as Road and Rail Transportation Routes, Bus terminals, Railway stations, Vehicle parking areas, Repair and service centers attached to the terminals, Container Terminals (Minimum access width required 12m), Weigh Bridges, Tot Lots, Traffic Park, Parks, Lorry Stand, Taxi/Jeep/ Autorickshaw Stand, Transmission towers/ Wireless stations, Parking Plaza.	Cyber café, Police Post/ Station, Fire post/ Station, Post and Telegraph office, Telephone Exchange, Electric substation, Clinics (OP), Play ground. Any use incidental to main uses such as Retail Shops/Restaurants/ canteens, ATMs, Residential Buildings, Night shelters, Guest houses, Lodges, Offices, Public Utility Areas and Buildings and parks which form an integral part of the Transportation Use Proposed.	Fuel Filling Stations.	Any other uses not specified in column 2, 3, and 4.
Rocky Area	All constructions / developments in this zone shall be are carried out with minimum disturbance to the terrain and ecology of the area.			
	All uses permitted in Park & Open Spaces Zone. Water treatment plants up to 10 MLD.	All uses permitted with the concurrence of Town Planner in Park & Open Spaces Zone. Single family residential buildings not exceeding 7m height from surrounding ground level at any point, Incidental public utility buildings of floor area upto 100sqm. Public utility areas and buildings essentially serving the need of the local community all not exceeding two floors from surrounding ground level and/ or 7m in height.		Any other uses not specified in column 2, 3, and 4.

Zone	Uses permitted	Uses restricted 1	Uses restricted 2	Uses Prohibited
1	2	3	4	5
Hazardous Zone	Cremation Grounds, Burial Grounds and Related constructions, Sewage Treatment Plants, Manure Storage, Garbage Dumping, Junkyards, Slaughter Houses and all types of Obnoxious and Nuisance Industries as per Annexure II, Incidental Storage and Ware housing, Transmission towers/ Wireless station, Residences and Public and semi Public Offices incidental to the main uses up to 100 Sq.mof floor area.	Police and Fire post/ stations.	Storage of Explosives and Fire Works, and Gas Godowns, Saw Mills with Timber Yard, Spray Painting Workshops, Fuel Filling Stations.	Any other uses not specified in column 2, 3, and 4.
Water body	Bridges, Retaining walls, Water sports, Fish farming, wells, irrigation/water supply/sewage treatment related structures			Any other uses not specified in column 2, 3, and 4.



SPECIAL ZONES: Developments in these zones may be permitted by the Secretary of the LSG with the concurrence of the Chief Town Planner .
Kulirmala Biopark: Only single storied buildings shall be permitted in this zone and it shall be ensured by the secretary that the constructions are carried out with minimum disturbance to the terrain and ecology of the area. The uses listed under Parks and Open Spaces Zone may be permitted in this zone. The development of the existing residential settlements in this area, including addition/alteration/renovation of existing houses, construction of new houses and ancillary buildings essential for the community shall be permitted. Other developments in this area reserved for Kulirmala bio-park shall be for eco-restoration, recreational park (including open air theatre), museums/planetariums/exhibition spaces and bio-reserve. Also, to act as a public interface and to ensure revenue generation, a multiplex and an indoor stadium may also be accommodated along with the biopark. All these developments shall be according to the detailed design and DPR to be prepared for the purpose by the Municipality. The detailed lay out design and DPR shall be subject to the approval of the Chief Town Planner.
Kala Gramam: Around 4Ha is reserved at Eravimangalam for an Arts Village (Kala Gramam) with planned spaces focusing at comprehensive development of arts and culture, including facilities for education, training, entertainment, recreation, exhibition, etc to be taken up according to the detailed design and DPR to be prepared for the purpose by the Municipality. Hotels, Banking and Financial institutions, Movie halls, Auditoriums / Community halls, Gymnasium/ Yoga centers, Swimming Pool, Day care and Crèche, Tot lots, Parks/Play grounds, fair grounds, Open air theatre, Transmission towers, Telecommunication towers and Wireless station, Library and Reading room, Social welfare center, Museum, Exhibition centers and Art gallery, Convention centers, Public utility areas & Buildings, Social and cultural establishments, Educational Institutions in the field of arts, incidental residential facilities for artists, students, staff and short stay facilities for visitors, Water treatment plants up to 10 MLD may be permitted in this zone. Besides, the uses listed under Parks and Open Spaces Zone may also be permitted in this zone.
Municipal Solid Waste Treatment Plant: Survey No.1(P) of Kunnappalli Desom, where the solid waste treatment plant is currently functioning, is earmarked for the expansion and capacity enhancement of the plant. Besides, slaughter houses, facilities for hospital waste treatment and disposal, e-waste processing and plastic waste processing are permitted in this zone.
Buffer area around solid waste treatment plant: A distance of 100m from the premises of solid waste treatment plant shall be the buffer area in which no residential building construction shall be permitted. However, all kinds of industries, social forestry/botanical garden and activities of the like as well as public utility areas and buildings essentially serving the need of the local community shall be permitted in this zone.
Stream Widening: To avoid any discontinuity/narrowing of the natural drainage existing along the eastern side of Presentation bypass road during the implementation of the proposed widening of the road, a patch of land along the road is demarcated as 'stream widening', so that, even after the widening, the natural drainage can remain uninterrupted and retain its natural width, with suitable shifts in its alignment as necessary.
Crematorium/Burial Ground: Survey No. 172(P) of Perinthalmanna Desom is earmarked for the construction of a public crematorium and its ancillary buildings and facilities. Besides, existing burial grounds/cemeteries/crematoriums are included in this zone and modernization/reconstruction/additions to the existing facilities are permitted in these areas also complying with the provisions of the Kerala Municipality Building Rules in force.

29.2 General guidelines

No building shall be constructed (other than that is essential for the bonafide use of the water body under consideration) within 3 m from the boundary of any water body.

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

2) 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.

3) No building shall be constructed (other than that is essential for the bonafide use of the water body under consideration) within 3m from the boundary of any water body. Walkways/jogging tracks may be constructed in this area.

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

5) In areas zoned as 'Existing Quarries' no building construction or development activity may be permitted. However, activities like aquaculture, floriculture, rain water harvesting and associated water treatment facilities etc may be permitted. Comprehensive development/ Rejuvenation of these areas for recreational purposes based on a site specific DPR may also be permitted with approval/NOC from Fire & Safety Department, Police Department and the District Collector, after obtaining concurrence from the Chief Town Planner.

6) 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.

7) 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.

8) 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.

9) Regulation of construction on the sides of new roads/roads proposed for widening as per this Master Plan shall be governed by the distance from the centerline of the road, unless otherwise specified in this Master Plan or Detailed Town Planning Schemes or any detailed road alignments approved by the Government.

10) The Government shall have the power to issue any clarification required in respect of technical interpretation, if any, in consultation with the Chief Town Planner.

11) Any use not specified in the 'uses permitted' or 'uses restricted' category of a particular use zone, but which is of 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.

12) Large scale development proposals in area not less than 2 ha., exceeding an 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 Perinthalmanna 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, Perinthalmanna Municipality 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.

.

13) 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.



14) 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.

15) In land up to a depth of 200m, on either side of the road from the edge, having an existing or proposed width of 16m or more, uses listed under Residential Zone II, Commercial Zone and Public and Semi public zone may be permitted in Residential Zone I, Residential Zone II ,and Dry Cultivation Zone if not allowable otherwise by these zoning regulations.

16) 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 Kerala Conservation of Paddy Land and Wet Land Act and other relevant acts, rules and government orders in force in the state.

17) 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.

18) 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.

19) 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.

20) When existing road width is more than the proposed road width as per this master plan, organized street vending locations, organized parking facilities, public utility areas & buildings essentially serving the need of the local community etc may be permitted with the consent of the concerned authorities in conformity with the relevant Acts, rules and government orders in force in the state.

21) Non polluting industries (as per Annexure I)with power capacity upto 150HP, engaging 50 workmen will be permitted in the planning area.