PART. IV

DEVELOPMENT REGULATIONS

32. ZONING REGULATION

32.1 INTRODUCTION

Zoning is a device of land use planning used in a Master Plan. The word is derived from the practice of designating permitted uses of land based on mapped zones which separate one set of land uses from another. Zoning Regulations are the means to achieve development of a use zone as envisaged in the Master Plan. In other words Zoning Regulations are laws that define and restrict how to use a particular property coming under a Master Plan. Thus it is the public regulation of land and building use to regulate the character of a place.

The development suggestions of a Master plan will be spatially located in the proposed land use plan. Areas will be zoned under various categories such as *Residential use Zone, Commercial use zone, Multi Functional use Zone, Public and Semi public use zone, Industrial use zone, Dry Agriculture use zone–1, Dry Agriculture use zone –2, Dry Agriculture use zone –3, Traffic and Transportation use zone, Proposed Transportation zone, Park and open space, Proposed Park and open space, Water body, Green strip*, *Water reuse zone, Aqua activity zone* for securing the most efficient and effective use of land in public interest. Therefore, a set of zoning regulations for the implementation and enforcement of the proposals envisaged in the Development Plan will also be part of the Master Plan. Zoning regulations will specify the details regarding the nature of uses *'permitted'*, uses *'restricted'* and uses *'prohibited'* in each zone.

32.2 ZONING REGULATIONS

32.2.1 All future developments shall be in conformity with the provisions of the Master plan for Erattupetta Town and future construction shall conform to the Kerala Municipality Building Rules in force unless otherwise specified in this regulations.

32.2.2 For the implementation and enforcement of the proposals envisaged in the Master plan for Erattupetta Town, areas have been zoned under various uses such as *Residential use Zone, Commercial zone, Multi Functional use Zone, Public and Semi public use zone, Industrial use zone, Dry Agriculture use zone–I, Dry Agriculture use zone–II, Dry Agriculture use zone–III, Traffic and Transportation use zone, Proposed Transportation zone, Park and open space, Proposed Park and open space, Water body, Green strip, Water reuse zone, Aqua activity zone.* Details regarding the nature

of uses “permitted”, uses “restricted” and uses “prohibited” in each zone are given in subsequent paragraphs

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, Erattupetta Municipality (hereinafter referred to as Secretary). In some cases it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special location factors. Such cases which come under this category are classified as “Uses Restricted”.

Uses **Restricted Category** deals with the uses that shall be restricted by the Secretary with the concurrence of the Town Planner of the District office of the Local Self Government Department (Planning) having jurisdiction over the area.

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

32.2.3 Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. They are essentially intended to help the competent authority in decisions regarding granting or refusal of planning permissions for land use conversions and construction of buildings/ structures or any other matter specifically mentioned in these regulations.

32.2.4 If any portion in a zone is put to a “**Use Prohibited**” as stated in Para 31.2.2, before the sanctioning of the scheme, 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 concerned. The total built up area of such non-confirming use shall not exceed 1.5 times the existing built up area.

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

32.2.6 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 centre of the road, unless otherwise specified in the Master Plan or Detailed Town Planning Scheme in force or any Detailed Road Alignment approved by Government. If widening on one side of any stretch of the road is constrained due to the Meenachil river, Thekkanar, Vadakkanar the road widening in that stretch shall be accounted from the other side.

32.2.7 In the event of change in alignment of road proposal 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.

32.2.8 Provisions/regulations under the Kerala Conservation of Paddy Land & Wetland Act 2008, Disaster Management Act, Archaeological Sites and Remains Act, Coastal Zone Regulations, Aircraft Act 1934, Environment Protection Act 1986 and any other applicable statutes as amended from time to time shall prevail over the respective provisions of this Master Plan.

32.2.9 The provisions of Noise Pollution (Regulation and Control) Rules 2000, at places notified as ‘silent zones’ by respective government orders shall be applicable to the area under this scheme.

32.2.10 Operational constructions as defined in the Kerala Town & Country Planning Act 2016 shall be treated as permitted use in the Master Plan Area.

32.2.11 Central/ state/ local government offices and institutions. Transmission towers, telecommunication towers, Wireless stations, Library and reading rooms, public utility buildings, storage of agricultural produces and seeds, Plant Nursery, Agriculture, Seed Farms, Radio and TV station, ATM, water tanks, waste management units and Electric charging stations shall be treated as permitted use in all zones the Master Plan Area.

32.2.12. 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).

32.2.13 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, may be permitted by the Secretary, with the concurrence of the Chief Town Planner concerned.

32.2.14. If public activity ceases or do not exists in a private land, uses permitted/ restricted in the surrounding land use zone shall be allowed in the plot with the concurrence of the Town Planner, if no records are available with Municipality regarding any proposal for acquiring that particular land for any public use at the time of application for building construction or land development.

32.2.15. 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 water body zone

32.2.16 The zoning regulation of Master Plan for Erattupetta Town is given in the subsequent table.

Para No.	Uses Permitted	Uses Restricted	Uses Prohibited
1	**2**	**3**	**4**
32.2.16.1	**RESIDENTIAL USE ZONE**		
1	All residences, Residential Flats/ Apartments and its incidental uses, special residential uses like convents, hostels, hotels, lodges and similar uses, Farm Houses, Residential plot development.		Any other uses not specified in columns 2, 3

Para No.	Uses Permitted	Uses Restricted	Uses Prohibited
2	Shops and commercial establishments, offices, Restaurants/ Canteen, Banking and Financial institutions, Movie hall all the above subject to the condition that floor area shall be limited to 1000 sq.m.	Parking buildings except those incidental to main use	Any other uses not specified in columns 2,3
3	Auditorium/ Convention centres/ Exhibition Centres Art Gallery, Cultural and information Centre, Museum, social welfare centres all the above subject to the condition that floor area shall be limited to 1000 sq.m., Places of Worship with floor area upto 150sq.m	Places of Worship with floor area above 150sq.m	
4	Playing turfs/ park/ play ground, Open air Theatre, other recreational and fitness related uses	Outdoor/ Indoor games stadium with gallery	
5	All educational institutions up to Higher Secondary School, Day Care, madrassas/ Sunday schools. Other educational institutions with floor area upto 200sq.m		
6	Clinics (Outpatient) and Diagnostic centres with floor area limited to 300sq.m.	Nursing Home / Clinics (Outpatient) subject to the condition that floor area shall be above 300 sqm upto 1000 sq. m, Hospitals upto 10 beds	

Para No.	Uses Permitted	Uses Restricted	Uses Prohibited
7	Cottage industries, service industries of non- nuisance nature, Food processing units all the above subject to the condition that floor area shall be limited to 200 Sq:m, Water Treatment Plants below 5 MLD. IT/Software units with area limited to 1000 sqm. IT hardware/ Electronic Industries subject to the condition that floor area shall be limited to 300 sq. m Light vehicle workshops with area limited to 300 sq.m	Non–obnoxious and non-nuisance manufacturing type industries all the above subject to the condition that floor area shall be limited to 300 sqm.	Any other uses not specified in columns 2,3
8	Godowns, Warehouses storing non polluting materials except cement, fertilizer & explosives with floor area limited to 300 sq.m	Crematorium, burial ground, vault	
32.2.16.2	**COMMERCIAL USE ZONE**		
1	All residences, special residential uses like convents, hostels, hotels, lodges and similar uses, Residential Quarters all the above upto 300 sqm	Residential apartments with ground & first floor for commercial uses.	Any other uses not specified in columns 2 & 3
2	Shops and commercial establishments, Multiplex, Automobile show rooms, Restaurants and Markets , Offices, Banking and financial institutions		

Para No.	Uses Permitted	Uses Restricted	Uses Prohibited
3	Auditorium/Convention centres/Exhibition Centres Art Gallery, Cultural and information Centre, Museum, social welfare centres, Places of worship.– all the above uses subject to the condition that floor area shall be limited to 1500 sq.m, Library and Reading Rooms, Movie Halls	Auditorium/Convention centres/Exhibition Centres Art Gallery, Cultural and information Centre, Museum, social welfare centres , Places of worship all the above uses with floor area above 1500 sq.m.	Any other uses not specified in columns 2 & 3
4	Playing turfs/Parks/Play Grounds, open air theatre, other recreational and fitness related uses Indoor/Outdoor game stadiums with gallery		
5	All Educational institutions subject to the condition that floor area shall be limited to 1500 sq.m, day care, creche	All Educational institutions with floor area above 1500 sq.m	
6	Clinics, Diagnostic Centres and hospitals up to 50 beds	Hospitals with more than 50 beds.	
7	Non–obnoxious and non-nuisance Service and manufacturing type of Industries with floor area up to 1500 sqm, Light vehicle Automobile workshops, Automobile Service Stations, IT software units	Water treatment plants, IT Hardware/ Electronic Industries	
8	Godowns, ware houses, Storage of non-hazardous materials, Stacking yard.	Burial ground vault	
9	Parking Buildings	Bus terminal, Fuel filling stations	
10	Dairy, poultry farm floor area upto 1500 sqm	Dairy, poultry farm floor area above 1500 sqm	

Para No.	Uses Permitted	Uses Restricted	Uses Prohibited
32.2.16.3	**MULTI FUNCTIONAL USE ZONE**		
1	All residences including apartments, special residential uses like convents, hostels, hotels, lodges and similar uses, Residential plot development.		Any other uses not specified in columns 2 & 3
2	Shops and commercial establishments, Automobile show rooms, Restaurants/ canteen, Markets, Professional offices, Banking and financial institutions, all the above uses with floor area up to 8000 sqm. IT/ software units.	Shops and commercial establishments, multiplex, Restaurants/canteen, Markets, Professional offices, Banking and financial institutions, multiplex complex all the above uses with floor area above 8000 sq.m	
3	Auditorium/ Convention centres/Exhibition Centres Art Gallery, Cultural and information Centre, Museum, social welfare centres, Places of worship, movie halls all the above with subject to the condition that floor area shall be limited to 1500 sq. m	Auditorium/ Convention centres/ Exhibition Centres Art Gallery, Cultural and information Centre, Museum, social welfare centres, movie halls, Places of worship all the above with floor area above 1500 sq. m	
4	Playing turfs/Parks/Play Grounds, open air theatre, other recreational and fitness related uses, Indoor game stadium/ Outdoor game stadium with gallery		
5	All educational institutions with floor area up to 1500 sq. m, Day Care, Creche	All educational institutions with floor area above 1500 sq. m	

Para No.	Uses Permitted	Uses Restricted	Uses Prohibited
6	Hospitals upto 100 beds, Clinics, Diagnostic Centres	Hospitals with more than 100 beds	Any other uses not specified in columns 2 & 3
7	IT hardware/Electronic industries, Cottage industries, Automobile service stations, workshops and wash stalls, Manufacturing and Service Industries of non-nuisance nature all the above with floor area limited to 1500 sqm. Water treatment plants below 5 MLD	IT hardware/ Electronic industries with floor area above 1500 sqm. , Automobile service stations, workshops and wash stalls with floor area above 1500 sqm. Saw mill, Cement products manufacturing units	
8	Dairy Farms, Poultry Farms with floor area upto 1500 sqm	Dairy farm/ Poultry farm with floor area above 1500 sqm	
9	Godown, warehouses, storage, all the above uses subject to the condition that floor area shall be limited to 6000 sq.m	Godown, warehouses, storage, all the above uses subject to the condition that floor area above 6000 sq. m	
10	Parking Buildings	Bus terminals/stand	
11	.	Fuel Filling Stations. Cremation ground/ crematorium, Burial Ground/ Common Vault.	
32.2.16.4	**PUBLIC AND SEMI PUBLIC USE ZONE**		
1	All Residences - floor area up to 300 sqm, Residential uses incidental to the public and semi pubic uses. Special residential uses like convents, hostels, hotels, lodges and similar uses.		Any other uses not specified in columns 2 & 3.

Para No.	Uses Permitted	Uses Restricted	Uses Prohibited
2	Shops and commercial establishments, Restaurant/ Canteen, Offices, Banking and Financial institutions- all the above uses subject to the condition that floor area shall be limited to 500 sq.m, Playing turfs/Parks/Play Grounds, open air theatre, other recreational and fitness related uses	Shops and commercial establishments, Offices, Banking and Financial institutions Restaurant/ Canteen, - all the above uses with floor area above 500 sq.m,	Any other uses not specified in columns 2 & 3
3	Auditorium/ Convention centres/ Exhibition Centres Art Gallery, Cultural and information Centre, Museum, social welfare centres, subject to the condition that floor area shall be limited to 1500 sq. m, movie halls, Places of worship/ religious institutions	Auditorium/ Convention centres with floor area above 1500 sq. m	
4	All educational institutions/medical institutions/ Hospitals of area up to 1500 Sq;m	All educational institutions/ medical institutions/ Hospitals above 1500 Sq;m	
5	IT Hardware/ Software, Electronic Industries, Automobile workshops and wash stalls all the above with floor area upto 1500 sqm. Water treatment plant below 5 MLD, Radio and TV station	Water treatment plant above 5 MLD	
6	Public utility buildings, Parking Buildings	Indoor and Outdoor game stadiums with gallery Fuel filling stations. Cremation ground/ crematorium, Burial Ground/ Common Vault.	

Para No.	Uses Permitted	Uses Restricted	Uses Prohibited
32.2.16.5	**INDUSTRIAL USE ZONE**		
1	Residences with floor area up to 500 sq. m, Residential uses incidental to industrial use, Residential Quarters		Any other uses not specified in columns 2 & 3.
2	Restaurant/ Canteen with floor area up to 200 sq. m. Shops and commercial establishments upto 150 sq.m Offices, Banking and Financial institutions with floor area up to 300 sqm. Restaurants/canteen with floor area upto 100 sq.m		
3	Clinics, Diagnostic Centres incidental to main use Madrassas/Sunday schools		
4	All type of Industries, Automobile Workshops, Service Stations and wash stalls, IT Software/ hardware units Water Treatment Plants, solid waste management activities, sewage treatment plants Fish and Meat Processing Centre, Junk Yards, Dairy related industries, slaughter houses	Industrial Estates and Industrial Parks, Saw mills, Timber Yards. Metal crusher/ M.Sand units	
5	Godown and warehouses, storage		
6	Dairy Farm, Poultry farms, All uses incidental to industrial use	Fuel filling station	

Para No.	Uses Permitted	Uses Restricted	Uses Prohibited
32.2.16.6	**TRAFFIC AND TRANSPORTATION USE ZONE**		
1	All buildings and uses connected with transport and communication such as Bus Terminal / Lorry / Car/ Jeep stand, truck terminal, Auto Rickshaw stand, essential repair and service shops related to the transport and communication use, Parking buildings, Container terminal, Residential uses incidental to main use including lodging rooms	Fuel filling stations	Any other uses not specified in columns 2, 3
2	Restaurants/ canteen up to 300sqm, Weigh bridges, shops and commercial establishments, offices		
3	Parks		
32.2.16.7	**PROPOSED TRANSPORTATION ZONE**		
1	All buildings and uses connected with transport and communication such as Bus Terminal/ Lorry/ Car/ Jeep stand, truck terminal, Auto Rickshaw stand, essential repair and service shops related to the transport and communication use, Parking buildings, Container terminal, Residential uses incidental to main use including lodging rooms		Any other uses not specified in columns 2, 3
32.2.16.8	**PARK AND OPEN SPACE USE ZONE**		
1	Any construction for the development/improvement of park and open space like gallery, pavilion, changing rooms with area limited to 150 sq.m, Game court.		Any other uses not specified in columns 2 & 3.

Para No.	Uses Permitted	Uses Restricted	Uses Prohibited
32.2.16.9	**PROPOSED PARK AND OPEN SPACE**		
1	Park, open stage, sanitation facilities incidental to park		Any other uses not specified in columns 2,3
32.2.16.10	**DRY AGRICULTURE USE ZONE -1**		
1	Residences, special residential uses like convents, hostels, hotels, lodges and similar uses – all the above uses subject to the condition that floor area shall be limited to 500 sq. m		Any other uses not specified in columns 2,3
2	Shops and commercial establishments with floor area limited to 150sq. m Agricultural produce Markets subject to the condition that floor area shall be limited to 500 sqm.		
3	Places of Worship subject to the condition that floor area shall be limited to 100 sq. m		
4	Playing turfs/Parks/Play Grounds, Open air theatre, other recreational and fitness related uses		
5	Day Care Primary & Upper primary schools, madrassas/Sunday schools.		
6	Hospitals, clinics, diagnostic centres - all the above uses subject to the condition that floor area shall be limited to 500 sq.m		

Para No.	Uses Permitted	Uses Restricted	Uses Prohibited
7	Fodder cultivation, Pastures, Grazing grounds, Fish Farms, Seed Farms, poultry farm, cattle farm		Any other uses not specified in columns 2,3
32.2.16.11	**DRY AGRICULTURE USE ZONE -2**		
1	Residences special residential uses like convents, hostels, hotels, lodges and similar uses – all the above uses subject to the condition that floor area shall be limited to 500 sq. m	Residences, special residential uses like convents, hostels, hotels, lodges and similar uses above 500 Sq.m, residential apartments.	Any other uses not specified in columns 2,3
2	Shops and commercial establishments, Offices, Banking and Financial institutions, Restaurants/ Canteens, markets – all the above uses subject to the condition that floor area shall be limited to 500 sq. m.		
3	Auditorium/ Convention centres, Social Welfare centers – all the above uses subject to the condition that floor area shall be limited to 1000 sq.m Places of Worship subject to the condition that floor area limited to 100 sq.m		
4	Playing turfs/Parks/Play Grounds, Open air theatre, other recreational and fitness related uses		
5	Day Care, Primary & Upper primary schools, madrassas/Sunday schools.	Other educational institutions with floor area upto 1500 sq. m	

Para No.	Uses Permitted	Uses Restricted	Uses Prohibited
6	Hospitals, clinics and diagnostic centres – all the above uses subject to the condition that floor area shall be limited to 500 sq.m	Hospitals with floor area above 500 sq. m and below 1500 sq. m	Any other uses not specified in columns 2,3
7	Service and manufacturing type industries with floor area less than 1500 sq.m. Automobile workshops for 2/3 Wheelers	Sewage Treatment plants. Automobile workshops service stations, wash stalls for four wheelers	
8	Fodder cultivation, Pastures, Fish Farms, Seed Farms, poultry farms, cattle farms		
9	Godowns/ Warehouses/ Storage - non-hazardous -all the above uses subject to the condition that floor area shall be limited to 500sq.m, Storage of Agricultural Produces and Seeds,	Stacking Yards, Godowns/ Warehouses/ Storage - non-hazardous, - all the above uses subject to the condition that floor area above 500 sq.m. Slaughter houses, Storage of explosive and fireworks, Gas Godowns, Saw mills, Timber yard, Dumping yards, Fish/ Meat processing centers	
10		Fuel Filling Stations. Junk yards, Cremation Ground/ Crematorium, Burial Ground/ Common Vault	

Para No.	Uses Permitted	Uses Restricted	Uses Prohibited
32.2.16.12	**DRY AGRICULTURE USE ZONE -3**		
1	Residences, special residential uses like convents, hostels, hotels, lodges and similar uses, residential uses incidental to the main use – all the above uses subject to the condition that floor area shall be limited to 500 sq.m	Residences, special residential uses like convents, hostels, hotels, lodges and similar uses with floor area above 500 Sq.m., residential apartments with floor area upto 1500 sq. m	Any other uses not specified in columns 2,3
2	Retail shops up to 100 sqm		
3	Places of Worship subject to the condition that floor area limited to 100 sq.m		
4	Playing turfs/Parks/Play Grounds, Open air theatre,		
5	Day Care Primary & Upper primary schools, madrassas/ Sunday schools.		
6	Clinics (Outpatient) and Diagnostic centers – floor area up to 200 sq. m.		
7	Fodder cultivation, Pastures, Grazing grounds, Fish Farms, Seed Farms, poultry farm, cattle farm	Buildings related to Tourism Activities. Restaurant all the above with floor area up to 500 sqm, Parking buildings	

Para No.	Uses Permitted	Uses Restricted	Uses Prohibited
32.2.16.13	**WATER BODY**		
1	Water landings, Boat jetties, Terminals, Bridges, side protection walls, Fish landing centers, Fish farms. Irrigation/ water supply structures		Any other uses not specified in columns 2 & 3.
32.2.16.14	**WATER RE USE ZONE**		
1	All uses permitted in Dry agriculture zone 1	All uses restricted in Dry agriculture zone 1	Any other uses not specified in columns 2 & 3.
2	Structures related to water treatment and supply		
32.2.16.15	**AQUA ACTIVITY ZONE**		
1	All uses permitted in Dry agriculture zone 1	All uses restricted in Dry agriculture zone 1	Any other uses not specified in columns 2 & 3.
2	Structures related to aqua culture, water related recreation tourism facilities		

32.2.16 A green strip of 3.00 m width shall be provided along the sides of Meenachil River, Thekkanar and Vadakkanar excluding those areas where river bank roads are proposed. It is permitted to be used only for planting trees in order to retain as green areas, parks, pump houses, foot paths with paving tiles, roads, seating arrangements wells and irrigation ponds, storage of agricultural products and seeds, green house having single floors with a coverage not exceeding 30.00%, Irrigation/ water supply structures. Construction of compound wall and retaining walls to protect the existing ground level shall be undertaken only with concurrence of the District Town Planner.

32.2.17 If a plot under a particular survey number/numbers falls under two different zones, the applicant shall be eligible for the zoning regulation of major portion, ie.

(more than 50%) for the entire plot. It is also possible to follow the zoning regulation of the respective zones.

32.2.18 In case of uncertainty in identifying the alignment and boundary of thodu, canal, river, existing public road and in the absence of survey boundaries for 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.

32.2.19 Subject to zoning regulations of the respective use zones, more than one uses may be combined in a building/ plot, provided that the area of individual uses shall be limited to that prescribed for each such use in the zoning regulation for the respective zone.

32.2.20 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.

32.2.21 Land to a depth of 50 m in Residential, Public and Semi public, Commercial, *Dry Agriculture zone–I, Dry Agriculture zone–II and Dry Agriculture zone–III*, along the sides of the roads with existing or proposed width 8 meter and above, shall be treated as Multifunctional zone.

32.2.22 Land to a depth of 100 m in Residential, Public and Semi public, Commercial, *Dry Agriculture zone–I, Dry Agriculture zone–II and Dry Agriculture zone–III* along the sides of roads with existing or proposed width 12 meter shall be treated as Multifunctional zone, provided minimum access width of 7 m is available to the plot.

32.2.23 The provisions of the Detailed Town Planning schemes or Area Development Plans will prevail over the regulations mentioned above.

32.2.24 Only the existing public and semi-public areas (as on the date of publishing the plan) has been included in the public and semi-public use zone of the proposed land use Map and no new plots has been included in this zone. The public and semi public zones are limited to the boundary of the plot with existing public and semi-public uses. In case any adjacent plots which are marked as public and semi-public zone in the map but not under the public and semi public use will be considered to be included

in the adjacent zone as per proposed land use map. In these cases, each case has to be studied individually and concurrence of the Town Planner shall be obtained.

32.2.25 The area reserved for park and open space at Edakkalamattom Transport promotion zone at Kaduvamoozhy and Proposed transportation zone near MES junction on Vagamon road, proposed park at mailadumpara shall be reserved for the purpose for a period of 5 years only. If the responsible authority could not develop the land for above said purpose within a period of 5 years from the date of sanctioning of the plan, the zoning regulation may be treated as for the uses in the adjacent zone.

32.2.26 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 Park & Open space, Major government Institution and Higher education and Research Centers may be permitted in all zones except following zones namely park and open spaces zones, water body and green strips provided on either side of rivers if not already included under 'uses permitted' or 'uses restricted' category as per these regulations, subject to the satisfaction of relevant Acts and rules in force and also 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 the Chief Town Planner of Kerala State, the Town Planner of District office of the Kerala State, the Secretary, Erattupetta Municipality and satisfying the following conditions. The Chief town planner will be the Convener of the Committee.

i. 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.
ii. The developer shall produce before the committee all required clearances from the State and Central Government agencies concerned.
iii. Adequate provision shall be made for supporting infrastructure such as parking, 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 cost.
iv. Adequate MOU between the developer and the Secretary Erattupetta Municipality shall be undertaken to bring this into effect.
v. The permissible FAR shall be maximum of 2.00 or as permitted in the Building Rules whichever is less and minimum access width shall be 12.00 m.

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

32.2.27 If different land use zones fall within a single plot, all uses permitted as per zoning regulations of all 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 this provision shall not be applicable.

32.2.28 The clause in Building Rules for the area exclusively zoned for commercial use shall be applicable for plot in commercial zone only if the regulations of commercial zone is followed and not applicable for the plot for which provision for applying multifunctional zone is used.

32.2.29 Building line for buildings on the side of river will be the landward side of green strip.

32.2.30 The secretary of the municipality, with the concurrence of the district town planner, shall permit in land uses such as water body, such uses that are 'permitted'/ 'restricted' in adjacent land use zone, if that particular land in the water body zone is not classified as paddy land or water body as per revenue records.

32.2.31 Land to be reserved in private land for the proposed river view roads will be upto a depth of 6m from the boundary of the plot on that side**.**