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Zoning Regulations

33.1 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 Development Plan. In other words Zoning Regulations are laws that define and restrict how to use a particular property coming under a Development Plan. Thus it is the public regulation of land and building use to control 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 *Low density residential area, High density residential area, Commercial zone, Town centre, Mixed zone I, Mixed zone II, Public and Semi public zone, Institutional promotion zone, Industrial zone, Transportation zone, Park and open space zone, Heritage zone, Godown/storage, Dumping yard, Environmentally Sensitive area, Special Area within environmentally sensitive area, Area for Government purpose, Dry agriculture land and Water bodies etc* 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 Master 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.

The area coming under Kottayam Medical College Area Development Plan is marked as a separate zone in the GLS/2 Map and the regulations of the said Plan is applicable to the particular area.

33.2 Zoning Regulation

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

33.2.2 For the implementation and enforcement of the proposals envisaged in the Master plan for Kottayam, areas have been zoned under various uses such as *Low density residential area, High density residential area, Commercial zone, Town centre, Mixed zone I, Mixed zone II, Public and Semi public zone, Institutional promotion zone, Industrial zone, Transportation zone, Park and open space zone, Heritage zone, Godown/storage, Dumping yard, Environmentally Sensitive area, Special area within the Environmentally Sensitive area, Area for Government purpose, Dry agriculture land and Water bodies*. Details regarding the nature of uses "permitted", uses "restricted" and uses "prohibited" in each zone are given in subsequent paragraphs

Uses permitted- Uses permitted in a zone cover the uses that can be normally accommodated in the relevant zone.

Restricted uses- In some cases, it may be possible to permit some uses, 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 spatial location factors. Such cases, which come under this category, are classified as "Uses restricted". Restricted uses are classified again in two categories depending upon the intensity of use as below.

- i. Category deals with the uses that shall be restricted by the executive authority with concurrence of the Town Planner of the Department of Town and Country Planning having jurisdiction over the area.
- ii. Category deals with the uses that shall be restricted by the executive authority with the concurrence of Chief Town Planner of the Department of Town and Country Planning.

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

All other uses other than permitted uses and restricted uses are Prohibited uses.

The zoning regulation for different zones of Development Plan for Kottayam is given in the subsequent paragraphs.

Parag-raph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited	
1	2	3	4	5	
33.2.3	LOW DENSITY RESIDENTIAL ZONE				
	CATEGORY-I			Any other uses not specified in columns 2,3 and 4	
	All single family residences and its incidental uses, night shelters, Orphanages/Old Age Homes/ Dharmasalas/ Convents.	Automobile workshops for 2/3 wheelers, Automobile workshops with power limited up to 10 HP, Non - obnoxious and non-nuisance Service and manufacturing type industries engaging not more than 9 workers with power limited 10 HP or 19 workers without power (see annexure 32.1) - all the above uses subject to the condition that total floor area shall be limited to 200 sq. m	Fuel Filling Stations		
	Residential Apartments / flats subject to the condition that the maximum permissible coverage and FAR shall be 60% of corresponding valus prescribed in the building rules		All educational institutions - provided that the access road width shall be 7 m or more.		
	Residential Layouts, Home stays and Resorts.		Radio and TV stations, museum, dairy farms - provided that the access road width for all the above uses shall be 7 m or more		
	Shops, Commercial offices and Restaurants/ Canteen/hotels, Confectionaries, Banking and Financial institutions, and Professional Offices - all the above uses subject to the condition that total floor area shall be limited to 200 sq m.		Zoological and Botanical Gardens, Bird Sanctuary		
	Beauty Parlor, ATMs, Gymnasium/Yoga Centers.				
	Educational Institutions up to Upper Primary School, Library and Reading Rooms, Day Care and Crèche, Nursery/ Swimming Pool		IT Software and hardware industrial units, Electronic Industrial units - all the above uses subject to the condition that total floor area shall be limited to 500 sq. m and the access road width shall be 7 m or more.		
	Clinics (Outpatient) - floor area up to 100 sq. m.				
All Government and Public sector offices and institutions, Open air Theatre.					

	Transmission towers, Telecommunication towers and Wireless Stations.			
	Non-obnoxious and non-nuisance type of Industries as per Annex 32.1, subject to the condition that total floor area shall be limited to 150 Sq:m, Water Treatment Plants below 5 MLD			
	Tot Lots/park/play ground			
	Storage of Agricultural Produces and Seeds, Green Houses.			
	Plant Nursery, Pump House, Wells and ponds for irrigation and agriculture, green houses, smoke house attached to Residential buildings for agriculture related purposes			
CATEGORY-II (Uses permitted subject to the following additional conditions)				
Conditions				
<ol style="list-style-type: none"> 1. The maximum permissible coverage and FAR shall be 80% of the corresponding values prescribed in the building rules 2. The maximum off street Car parking requirement shall be 120% of the corresponding values prescribed in building Rules. <p>The minimum width of access and existing width of the street shall be 7.00m or as prescribed in the Building Rules whichever is higher.</p>				
	Shops, Commercial offices, and Restaurants Banking and Financial institutions and Professional Offices, Movie hall, Godowns, ware houses, storage non-hazardous materials, IT software – all the above uses subject to the condition that total floor area shall be limited to 500 sq. m			
	Hospitals with 10 beds, Nursing Home/ Clinics (Outpatient) – floor area up to 500 sq. m.			
	Auditorium / Wedding Halls / Community halls / Exhibition Centers Art Gallery, Cultural and information Centre, Museum, Other Public Utility Areas & Buildings, Places of Worship, social welfare centres – all the above uses subject to the condition that total floor area shall be limited to 500 sq. m			
	Outdoor game stadium, open air theatre, amusement park			

33.2.4 HIGH DENSITY RESIDENTIAL ZONE			
CATEGORY-I			Any other uses not specified in columns 2,3 and 4
All residences, Residential Flats/Apartments, and its incidental uses - all the above uses subject to the condition that total floor area shall be limited to 5000m ²	Outdoor game stadium, open air theatre, amusement park	Fuel Filling Stations	
Shops, Commercial offices and Restaurants/ Canteen/ hotels, Bakery, confectionaries, Banking and Financial institutions, and Professional Offices – all the above uses subject to the condition that total floor area shall be limited to 500 Sq.m.	Parking Plaza	Zoological and Botanical Gardens, Bird Sanctuary	
Night shelters, Orphanages/Old Age Homes/Dharmasalas, Convents, Residential Quarters, Farm Houses - all the above uses subject to the condition that total floor area shall be limited to Floor area upto 5000m ²			
Beauty Parlor, ATMs, Gymnasium/Yoga Centers.			
All educational institutions up to Upper Primary School, Day Care and Crèche, Nursery/ Kindergarten, Library and Reading Rooms, Swimming Pool			
Smokehouse attached to Residential Buildings			
Clinics (Outpatient) –total floor area shall be limited to 300 sq. m.			
All Government and public sector offices and institutions, Open air Theatre.			
Non - obnoxious and non-nuisance Service and manufacturing type of Industries as per Annex 32.1, subject to the condition that total floor area shall be limited to 150 Sq:m, Water Treatment Plants below 5 MLD			
Tot Lots/park/play ground			
Storage of Agricultural Produces and Seeds, Green Houses			

	Transmission towers, Telecommunication towers and Wireless Stations, P&T office.			
CATEGORY-II (Uses permitted subject to the following additional conditions)				
<p>Conditions</p> <ol style="list-style-type: none"> 1. The maximum permissible coverage and FAR shall be 80% of the corresponding values prescribed in the building rules 2. The maximum off street Car parking requirement shall be 120% of the corresponding values prescribed in building Rules. 3. The minimum width of access and existing width of the street shall be 7.00m or as prescribed in the Building Rules whichever is higher. 				
	All residences, Residential Flats/Apartments, and its incidental uses, night shelters, Orphanages/Old Age Homes/Dharmasalas, Convents, Residential Quarters, Farm Houses above 5000 sq:m	Hospitals with 10 beds, Nursing Home / Clinics (Outpatient) – total floor area shall be limited to 1000 sq. m	All educational Institutions	
	Auditorium / Wedding Halls / Community halls / Exhibition Centers Art Gallery, Cultural and information Centre, Museum, Other Public Utility Areas & Buildings, Places of Worship, social welfare centres - all the above uses subject to the condition that total floor area shall be limited to 1000 sq. m	IT hardware /Electronic Industries - all the above uses subject to the condition that total floor area shall be limited to 200 sq. m		
	Shops, Commercial offices, and Restaurants Banking and Financial institutions and Professional Offices, Movie hall, Godowns, ware houses, storage non-hazardous, IT software – all the above uses subject to the condition that total floor area shall be limited to 1000 sq.m.	Automobile workshops for 2/3 wheelers, Automobile workshops with power limited to 10 HP, Non – obnoxious and non-nuisance Service and manufacturing type industries engaging not more than 9		
	Plant Nursery, Seed Farms, Pump House, Wells and Irrigation Ponds	workers with power limited 10 HP or 19 workers without power		

		subject to the condition that total floor area shall be limited to 200 sq. m		
33.2.5	COMMERCIAL ZONE			
	CATEGORY-I			Any other uses not specified in columns 2,3 and 4
	All Shops including Shopping Complexes, Shopping malls, Multiplex, Hypermarkets, Automobile show rooms, Restaurants, Hotels, Motels, Markets - all the above uses are permitted subject to the condition that total floor area shall be limited to 1000 sq. m.	Single Family Residences, Ashram/Mutt,	Fuel Filling Stations	
	Professional offices, Commercial Offices & Establishments, Banking and financial institutions, Gymnasium / Yoga Centers, Beauty Parlors, Weigh bridges, IT software units - all the above uses subject to the condition that total floor area shall be limited to 1000 sq. m	places of worship, Smoke House,	Expansion of existing educational institutions	
	Educational institutions Higher Secondary level, Day Care and Crèche - <i>all the above uses subject to the condition that total floor area shall be limited to 1000 sq. m</i>	Indoor/outdoor game stadium	Radio and TV station	
	Public Utility Areas & Building, Social welfare centre, - <i>all the above uses subject to the condition that total floor area shall be limited to 1000 sq. m</i>	Bus terminal/stand, Lorry stand	Public Utility Areas & Building, Social welfare centre.	
	Transmission towers, Telecommunication towers and Wireless Station,			
	All Government or Public Sector offices, Swimming pool			
	Auditorium, wedding hall, convention centres - all the above uses subject to the condition that total floor area shall be limited to 1000 sq. m			
Clinics, Diagnostic Centres and hospitals up to 50 beds, Library and Reading Rooms				

Non – obnoxious and non-nuisance Service and manufacturing type of Industries as per Annex 32.1, Service and Manufacturing industries of non-nuisance Nature engaging not more than 19 workers without power or 9 workers with power limited to 30 HP, Automobile workshops, Automobile workshops for 2/3 wheelers, Automobile Service Stations – all the above uses subject to the condition that total floor area shall be limited to 300 sq. m.			
Cold storage, Saw Mills, ice factory, printing press, water treatment plant below 5 MLD.			
Tot Lots/Parks/Play Grounds, open air theater, fairground, Amusement parks, camping site			
Parking Plaza, Taxi/Jeep Stand, Auto rickshaw Stand			
Smokehouse attached to Residential Buildings			
CATEGORY-II (Uses permitted subject to the following additional conditions)			
Conditions			
<ol style="list-style-type: none"> 1. The maximum permissible coverage and FAR shall be 80% of the corresponding values prescribed in the building rules 2. The maximum off street Car parking requirement shall be 120% of the corresponding values prescribed in building Rules. 3. The minimum width of access and existing width of the street shall be 7.00m or as prescribed in the Building Rules whichever is higher. 			
All Shops including Shopping Complexes, Shopping malls, Multiplex, Hypermarkets, Automobile show rooms, Restaurants, Hotels, Motels, Markets	Residential apartments	Educational institutions up to Higher Secondary level,	
Professional offices, Commercial Offices & Establishments, Banking and financial institutions, Gymnasium / Yoga Centers, Beauty Parlors, Weigh bridges, IT software units	Auditorium, wedding hall, convention centres, Movie Hall	Indoor / Outdoor game stadium, museum, exhibition centre and art galleries	
Auditorium, Wedding Hall, Convention Centres – all the above uses subject to the condition that total floor area shall be in between 1000 sq. m to 3000 sq. M	IT Hardware/Electronic Industries, Marble and Granite Storage/Cutting centers		

33.2.6	TOWN CENTRE			Any other uses not specified in columns 2,3 and 4
	CATEGORY-I (Uses permitted subject to the following additional conditions)			
	Conditions			
	<ol style="list-style-type: none"> 1. The maximum permissible coverage and FAR shall be 80% of the corresponding values prescribed in the building rules 2. The maximum off street Car parking requirement shall be 120% of the corresponding values prescribed in building Rules. 			
	All Shops including Shopping Complexes, Automobile show rooms, Restaurants, Hotels, Motels, Markets – all the above uses are permitted subject to the condition that total floor area shall be limited to 500 sq. m	Indoor / Outdoor game stadium, places of worship, Smoke House, museum, exhibition centre and art galleries	Fuel Filling Stations	
	Residences, Ashram/Mutt, Residential apartments with lower floors for commercial uses, Hostels, Boarding houses, Guest Houses, Lodges, Night Shelters, Orphanages/Old Age Homes/Dharmasala, Residential Quarters, Farm Houses, Convents	IT Hardware / Electronic Industries, Marble and Granite Storage/Cutting centers	Radio and TV station	
	Educational institutions up to Higher Secondary level, expansion of all existing educational institutions, Day Care and Crèche, Nursery/Kindergarten - all the above uses subject to the condition that total floor area shall be limited to 1000 sq. m	Educational institutions up to Higher Secondary level - all the above uses subject to the condition that total floor area shall be limited in between 1000sq.m and 3000 sq.m	Public Utility Areas & Building, Social welfare centre.	
Public Utility Areas & Building, Social welfare centre, - all the above uses subject to the condition that total floor area shall be limited to 1000 sq. m	Public Utility Areas & Building, Social welfare centre – all the above uses subject to the condition that total floor area shall be in between 1000 sq. m to 3000 sq. m			
Professional offices, Commercial Offices & Establishments, Banking and financial institutions, Gymnasium / Yoga Centers, Beauty Parlors, Weigh bridges, IT software units - all the above uses subject to the condition that total floor area shall be limited to 1000 sq. m.				

Transmission Towers and wireless stations,			
CATEGORY-II (Uses permitted subject to the following additional conditions)			
Conditions			
<ol style="list-style-type: none"> 1. The maximum permissible coverage and FAR shall be 80% of the corresponding values prescribed in the building rules 2. The maximum off street Car parking requirement shall be 120% of the corresponding values prescribed in building Rules. 3. The minimum width of access and existing width of the street shall be 7.00m or as prescribed in the Building Rules whichever is higher. 			
All Shops including Shopping Complexes, Shopping malls, Multiplex, Hypermarkets, Automobile show rooms, Restaurants, Hotels, Motels, Markets	Movie Hall	Schools up to Higher Secondary level, expansion of existing educational institutions.	
Professional offices, Commercial Offices & Establishments, Banking and financial institutions, Gymnasium / Yoga Centers, Beauty Parlors, Weigh bridges, IT software units.	Clinics, Diagnostic Centres and hospitals upto 300 beds	Hospitals above 300 beds	
Godowns, ware houses, Storage of non-hazardous materials, Stacking yard		Fuel filling stations	
Auditorium, wedding hall, convention centres – all the above uses subject to the condition that total floor area shall be limited to 1000 sq. m	Auditorium, Wedding Hall, Convention Centres – all the above uses subject to the condition that total floor area shall be limited to 1000 sq. m to 3000 sq. m	Auditorium, wedding hall, convention centres	
All Govt. or Public Sector offices, Swimming pool	Bus terminal/stand, Lorry stand	Cremation ground/crematorium, Burial Ground/Common Vault	
Clinics, Diagnostic Centres and hospitals up to 50 beds, Library and Reading Rooms	Parking Plaza	R & D institutes, Radio and TV station, civil defense and home guard, Indoor game stadium, Convention centre	
Transmission towers, Telecommunication towers and Wireless Station,	Indoor and Outdoor game stadium, Amusement parks		

	Non - obnoxious and non-nuisance Service and manufacturing type of Industries as per Annex 32.1, Automobile workshops, Automobile workshops for 2/3 wheelers, Automobile Service Stations, Cold storage, Service and manufacturing Industries of non-nuisance Nature (Annex 32.1) engaging not more than 19 workers without power or 9 workers with power limited to 30 HP, Saw Mills, ice factory, printing press, water treatment plan below 5 MLD.	IT Hardware/ Electronic Industries, Automobile workshops for 2/3 wheelers,		
	Tot Lots/Parks/Play Grounds, open air theater, fairground, Amusement parks, camping site			
	Parking Plaza, Taxi/Jeep Stand, Auto rickshaw Stand			
	Smokehouse attached to Residential Buildings			
	All Residences , Ashram, mutts, Convents - floor area up to 300 sq. m, Residential uses incidental to the public and semi public use			
	Shops, ATMs, Cyber café, Restaurant/ Canteen - all the above uses subject to the condition that total floor area shall be limited to 300 sq. m Beauty parlors, Gymnasium/ Yoga centre			
	Tot Lots/Parks/Play Grounds, open air theatre , camping site			
	Plant Nursery , Storage of Agricultural Produces and Seeds			
33.2.7	MIXED ZONE - 1			
	CATAGORY.I			Any other uses not specified in columns 2,3 and 4.
	All residences including apartments, Night shelters, Residential Quarters, Hostels and boarding houses, lodges and guest houses - all the above uses subject to the condition that	Automobile show rooms, Godown, warehouses, storage, Automobile show rooms, IT/		

	total floor area shall be limited to 500 sq. m	software units – <i>all the above uses subject to the condition that total floor area shall be limited to 200 sq.m</i>		
	Ashram/Mutts, Convents Orphanages, Old age homes, Dharmasalas	Automobile workshops with power limited up to 15 HP,		
	All Shops including Shopping Complexes, ATM's, Restaurants, Hotels, Motels, Godowns, Markets, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, Warehouses, Storage, – all the above uses subject to the condition that total floor area shall be limited to 500 sq.m.	manufacturing and service industries engaging not more than 9 workers with power limited 15 HP or 19 workers without power (see annexure I), IT hardware/Electronic Industries		
	Gymnasium/ Yoga Centers, Beauty Parlors	Outdoor game stadium, Amusement parks		
	Day Care and Crèche, Nursery/ Kindergarten, Library and Reading Rooms	Parking Plaza, Taxi/Jeep Stand		
	All Government , public sector offices and institutions, All educational institutions, Forensic science lab, – all the above uses subject to the condition that total floor area shall be limited to 300 sq.m.	Dairy Farms, Poultry Farms		
	Public utility buildings, Places of worship - all the above uses subject to the condition that total floor area shall be limited to 300 sq.m.			
	Clinics, diagnostic centres and hospitals upto 50 beds.			
	Cottage industry, Automobile workshops for 2/3 Wheelers, Automobile service station light vehicles, Manufacturing and			

Service Industries of non-nuisance nature Annex 32.1) engaging not more than 19 workers without power or 9 workers with power limited to 10 HP, Printing press, Water treatment plants below 5 MLD			
Tot Lots/Parks/Play Grounds, open air theatre , camping site			
Auto rickshaw stand			
Smoke house attached to Residential Buildings, Smoke house			
CATAGORY.II (Uses permitted subject to the following additional conditions)			
Conditions			
1.The minimum width of access and existing width of the street shall be 7.00m or as prescribed in the Building Rules whichever is higher.			
All residences including apartments, Night shelters, Residential Quarters, Hostels and boarding houses, lodges and guest houses, - <i>all the above uses subject to the condition that total floor area shall be limited to 1000 sq. m</i>	All residences including apartments, Night shelters, Residential Quarters, Hostels and boarding houses, lodges and guest houses - <i>all the above uses subject to the condition that total floor area is above 1000 sq. m</i>	Radio and TV station, Indoor game stadium,	
All Shops including Shopping Complexes, Shopping malls, Multiplex, Restaurants, Hotels, Motels, Markets, Professional offices, Commercial Offices & Establishments, Weighbridge, Banking and financial institutions - all the above uses subject to the condition that total floor area shall be limited to floor area up to 1000 sq. m	Automobile show rooms, Godown, warehouses, storage, Automobile show rooms, IT/ software units, stacking yard, Movie hall - all the above uses subject to the condition that total floor area shall be limited to 1000 sq. m	Fuel Filling Stations	
All Government or public sector offices and institutions, subject to the condition that total floor area shall be limited to 500 sq. m.	All Government and Public Sector offices and institutions - subject to the condition that total floor area	Educational institutions – subject to the condition that total floor area is above 2000	

		is between 500 sq. m and 2000 sq. m	sq. m	
	All educational institutions subject to the condition that total floor area shall be limited to 500 sq. m	All educational institutions - subject to the condition that total floor area is between 500 sq. m and 2000 sq. m	Hospitals above 300 beds,	
	Social welfare centres, Museum, Auditorium, Wedding hall, Swimming pool, Exhibition Centre and art galleries, community halls, Public Utility Areas & Building cultural and information centres - all the above uses subject to the condition that total floor area shall be limited to 500 sq. m	Social welfare centre, Exhibition Centre and art galleries, Museum, auditorium, wedding hall, convention centres, Indoor game stadium	Automobile service station heavy vehicles, Saw mill	
	Clinics, diagnostic centres and hospitals upto 100 beds	Hospitals up to 300 beds	Cremation ground/crematorium, Burial Ground/Common Vault, Sewage treatment plant above 2MLD	
	IT hardware/ Electronic Industries,	Dairy farm /Poultry farm, Sewage treatment plant below 2MLD		
	Marble and granite storage/cutting centres,	Bus terminals/stand, lorry stand		
	Ice factory, Cold storage Water treatment plants up to 5 MLD			
	Amusement park, Transmission towers and wireless stations			
CATAGORY.III (Uses permitted subject to the following additional conditions)				
Conditions				
1.The minimum width of access and existing width of the street shall be 12.00m or as prescribed in the Building Rules whichever is higher.				
	All Shops including Shopping Complexes, Shopping malls,	All Shops including Shopping	All Shops including Shopping	

	<p>Multiplex, Bear pubs/Parlor, Liquor Bars, Restaurants, Hotels, Motels, Markets, Professional offices, Commercial Offices & Establishments, Weighbridge Banking and financial institutions, IT/ software units - <i>all the above uses subject to the condition that total floor area shall be limited to 3000 sq. m</i></p>	<p>Complexes, Shopping malls, Multiplex, Restaurants, Hotels, Motels, Markets, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT/ software units - <i>all the above uses subject to the condition that total floor area shall be between 3000 sq. m and 6000 sq.m</i></p>	<p>Complexes, Shopping malls, Multiplex, Hyper markets, Restaurants, Hotels, Motels, Markets, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT/ software units - <i>all the above uses subject to the condition that total floor area is above 6000 sq.m</i></p>	
	<p>Godown, warehouses, storage, Automobile show rooms <i>all the above uses subject to the condition that total floor area shall be limited to 3000 sq. m</i></p>	<p>Godown, warehouses, storage, Automobile show rooms, <i>all the above uses subject to the condition that total floor area shall be between 3000 sq. m and 6000 sq.m</i></p>	<p>Godown, warehouses, storage, Automobile show rooms, <i>all the above uses subject to the condition that total floor area is above 6000 sq.m</i></p>	
		<p>All Government and Public Sector offices, All educational institutions, Public Utility Areas & Building, Social welfare centre, Museum - <i>all the above uses subject to the condition that total floor area shall be above 1000 sq. m</i></p>		
	<p>Auditorium, wedding hall, Convention centres Social Welfare centers, Swimming pool, Exhibition centre and art gallery, Places of worship – <i>all the above uses subject to the condition that total floor area shall be limited to 1000 sq. m</i></p>	<p>Auditorium, wedding hall, Movie halls, Convention centres, Swimming pool, Exhibition centre and art gallery, Places of worship</p>		

	Hospitals upto 300 beds	Hospitals upto 500 beds		
33.2.8	MIXED ZONE -II			
	All permitted uses in High density Residential (33.2.4), Commercial zone (33.2.5) and Public and semi Public zone (33.2.9)	All restricted-I uses in High density Residential (33.2.4), Commercial zone (33.2.5) and Public and semi Public zone (33.2.9)	All restricted . II uses in High density Residential (33.2.4), Commercial zone (33.2.5) and Public and semi Public zone (33.2.9)	Any other uses not specified in columns 2,3 and 4.
33.2.9	PUBLIC AND SEMI PUBLIC ZONE			
	CATAGORY. I			Any other uses not specified in columns 2,3 and 4.
	All Government and Public sector offices and institutions	Transmission Towers and wireless stations, R & D institutes, Radio and TV station, Civil defense and home guard, Indoor game stadium, Convention centre	Fuel filling stations	
	Day care and crèche, All educational institutions of area upto 1000 Sq:m	IT Hardware / Electronic Industries, Automobile workshops for 2/3 wheelers, Water treatment plant below 5 MLD	Cremation ground/ crematorium, Burial Ground/Common Vault	
	All medical institutions of area upto 1000 Sq:m	Indoor and Outdoor game stadium, Amusement parks	Water treatment plant above 5 MLD	
	Places of worship,			
	Library and reading rooms, Social welfare centres, Museum, Auditorium, Wedding hall, Swimming pool, Exhibition Centre and art galleries, community halls, cultural and information centres, public utility buildings,			
	All Residences, Ashram, mutts, Convents – floor area up to 300 sq. m, Residential uses incidental to the public and semi public uses.			
	Night Shelters, Orphanages/Old Age Homes/Dharmasala, Residential Quarters, Farm Houses, Ashram/ Mutt, Convents			

	ATMs, Cyber café, Restaurant/ Canteen - all the above uses subject to the condition that total floor area shall be limited to 300 sq.m, Beauty parlors, Gymnasium/ Yoga centre			
	Shops, Commercial offices, and Restaurants/Canteen, Professional Offices , Banking and Financial institutions – all the above uses subject to the condition that total floor area shall be limited to 500 sq. m			
	Tot Lots/Parks/Play Grounds, open air theatre , camping site			
	Plant Nursery , Storage of Agricultural Produces and Seeds			
	Parking Plaza			
	CATAGORY.II (Uses permitted subject to the following additional conditions)			
	Conditions			
	1. <i>The minimum width of access and existing width of the street shall be 7.00m or as prescribed in the Building Rules whichever is higher.</i>			
	All educational institutions			
	All medical institutions			
33.2.10	INSTITUTIONAL PROMOTION ZONE			
	CATAGORY.I			
	All uses permitted in Low Density Residential zone as per paragraph 32.2.10.			Any other uses not specified in columns 2,3 and 4.
	All educational institutions, All Govt. or Public Sector offices and institutions, expansion of existing educational institutions, Forensic science lab, Museum, Auditorium, wedding hall, Convention centres Social Welfare centers, Swimming pool, Exhibition centre and art gallery, Places of worship – all the above uses are permissible subject to the condition that total floor area shall be limited to 1000 sq. M			
	Hospitals upto 300 beds			

	CATAGORY.II (Uses permitted subject to the following additional conditions)			
	Conditions			
	1.The minimum width of access and existing width of the street shall be 7.00m or as prescribed in the Building Rules whichever is higher.			
	All educational institutions, All Govt. or Public Sector offices and institutions, expansion of existing educational institutions, Forensic science lab, Museum, Auditorium, wedding hall, Convention centres Social Welfare centers, Swimming pool, Exhibition centre and art gallery, Places of worship			
	Hospitals above 300 beds			
33.2.11	INDUSTRIAL ZONE			
	All type of Industries (Annexure II), Medium Industries, Automobile Workshops, Automobile Service Stations – light/heavy vehicles, Spray painting Workshops	Restaurants / Canteen with total floor area up to 200 sq.m	Industrial Estates and Industrial Parks	Any other uses not specified in columns 2,3 and 4.
	Cold Storage, Ice Factory, Water Treatment Plants	Saw mills with Timber Yards		
	Marble and Granite Storage / Cutting Centres, Minor Storage of Explosives and Fireworks, Gas Godowns,	Residential Quarters, Professional offices with total floor area up to 200 sq. m		
	Dairy Farm, Smoke houses, Fish and Meat Processing Centre, Sewage Treatment Plants, Junk Yards	Commercial office / Establishments, Banking and Financial institutions with total floor area up to 200 sq.m		
	Residences with total floor area up to 500 sq. m, Residential uses incidental to industrial use			

	ATMs, Godowns / Warehouse/ Storage of non-hazardous, Weighbridge, IT Software unit, stacking yard			
33.2.12	TRANSPORTION ZONE			
	All buildings and uses connected with transport and communication such as Bus Terminal / Lorry / Car/Jeep stand, Railway Station, Container Terminals, Auto Rickshaw stand, essential repair and service shops related to the transport and communication use, Residential uses incidental to main use	Police Post/Station, Post and Telegraph Office, Transmission Towers and Wireless Stations, Telephone Exchange, Electric Sub-Station		Any other uses not specified in columns 2,3 and 4.
	ATMs, Restaurants / canteen floor area up to 100 sq.m Weigh bridges	Night Shelters		
	Public Utility areas and buildings and buildings and parks which form an integral part of the transportation use			
	Tot lots, Parks and play grounds			
	Parking plaza, Bus terminal / Stand, Lorry stand, Auto rickshaw stands, Taxi / Jeep Stands, Container terminal			
33.2.13	PARK AND OPEN SPACES			
	Any construction for the development / improvement of park and open space, Tot Lots/Parks/Play Grounds, Public Utility buildings	Fair Grounds, Open Air Theatre, Camping Site, ATMs,	Parking Plazas Incidental Retail shops, Restaurants, Canteen.	Any other uses not specified in columns 2,3 and 4.
33.2.14	THAZHATHANGADI HERITAGE ZONE			
	No development, redevelopment, construction including additions, alteratin, repairs, renovations, replacement of special and architecture features, demolition of any part or whole thereof in respect of any objects or building in the zone, shall be allowed except with the prior written permission of the Kottayam Municipality as stipulated in Paragraph 33.2.30 (General Guide lines)			
33.2.15	GODOWNS /STORAGE			

	Godowns / warehouses/sorage of non hazardous materials.			Any other uses not specified in columns 2,3 and 4.
33.2.16	DUMPING YARD			
	Dumping yard,treatment plants and all connected uses			Any other uses not specified in columns 2,3 and 4.
33.2.17	ENVIRONMENTALLY SENSITIVE AREA			
	Agriculture/Horticulture/Fodder cultivation/Fish Farms/Seed Farms/Wells and Irrigation Ponds without any building construction. Pump House	Maintenance and extension of existing authorized building up to 300Sq.m.	Minor Public Utility areas & buildings which will not affect the character of the area.	Any other uses not specified in columns 2,3 and 4.
	Paddy cultivation			
33.2.18	DRY AGRICULTURAL ZONE			
	CATAGORY.I			Any other uses not specified in columns 2,3 and 4.
	Residences, Orphanages, Old Age Homes, Dharmasala, Ashram/Mutt, Convent – <i>all the above uses subject to the condition that total floor area shall be limited to 300 sq. m</i>	Residences above 300Sq.m	Fuel Filling Stations	
	ATMs, Shops, Professional Offices, Commercial Offices/ Establishments, Banking and Financial institutions, Restaurants/ Canteens – <i>all the above uses subject to the condition that total floor area shall be limited to 200 sq. m.</i>	Service industries of non-nuisance type (Annexure I) 20 workers without power or 10 workers + 20HP	Dumping yards, Sewage Treatment plants	

	Day Care and Crèche, Nursery/Kindergarten/Primary & Upper primary schools, Library and Reading Rooms, Public Utility Areas & Buildings, Swimming pools	Fish / Meat processing centres, Dairy farm, Poultry farm, Piggery farm	Junk yards, Cremation Ground / Crematorium, Burial Ground / Common Vault	
	Godowns/Warehouses/Storage - non-hazardous - <i>all the above uses subject to the condition that total floor area shall be limited to 100sq.m</i>	Stacking Yards, Godowns/Warehouses /Storage - non-hazardous, - <i>all the above uses subject to the condition that total floor area shall be limited to 500 sq. m floor area.</i>		
	Clinics (Outpatient) and Diagnostic centers - floor area up to 200 sq. m.			
	Gymnasium/Yoga Centers			
	Transmission towers, Telecommunication towers and Wireless Station, Telephone Exchange.			
	Small and medium service and manufacturing type industries.			
	Tot Lots/Parks/Play Grounds, Open air theatre, Camping site.			
	Smokehouses attached to residential buildings, Smokehouses.			
	Plant Nursery, Agriculture, Horticulture, Fodder cultivation, Pastures, Grazing grounds, Fish Farms, Seed Farms, Pump House, Wells and Irrigation Ponds.			
	Storage of Agricultural Produces and Seeds, green houses.			

CATAGORY.II (Uses permitted subject to the following additional conditions)				
Conditions				
1. The minimum width of access and existing width of the street shall be 5.00m or as prescribed in the Building Rules whichever is higher.				
Shops, Professional Offices, Banking and Financial institutions <i>all the above uses subject to the condition that total floor area shall be limited to 300 sq. m.</i>	Saw Mills, Automobile workshops for 2/3 Wheelers			
Markets <i>subject to the condition that total floor area shall be limited to 500 sq.m</i>				
Places of Worship, Hospitals and health centres – <i>all the above uses subject to the condition that total floor area shall be limited to 500 sq. m</i>				
CATAGORY.III (Uses permitted subject to the following additional conditions)				
Conditions				
1. The minimum width of access and existing width of the street shall be 7.00m or as prescribed in the Building Rules whichever is higher.				
Auditorium/Wedding Halls/Community halls, Convention centre Social Welfare centers – <i>all the above uses subject to the condition that total floor area shall be limited to 1000 sq. m.</i>		Slaughter houses, Storage of explosive and fireworks, Gas Go Downs, Saw mills with Timber yard		
33.2.19 WATER BODIES				
Water landings, Pump houses, Boat jetties, Terminals, Bridges, side protection walls, Fish landing centers	Fish farms	Minor Public Utility areas & buildings which will not affect the character of the area	Any other use not specified in columns 2,3 and 4.	

33.2.20	GREEN STRIP			
	Area to be used only for planting trees in order to retain as green areas, parks, pump houses, wells and irrigation ponds, storage of agricultural products and seeds, green house.			Any other uses not specified in columns 2,3 and 4.
33.2.21	SPECIAL AREA WITHIN ENVIRONMENTALLY SENSITIVE AREA			
	<ul style="list-style-type: none"> Zoning regulation is same as that of the Mixed Zone-I (Paragraph 33.2.7). For the developments in this area, the conditions stipulated in paragraph 33.2.23 are also applicable. 			
33.2.22	LAND FOR GOVERNMENT PURPOSE			
	All buildings of State and Central Governments and Local Self Governments subject to the condition that proper environment Impact study shall be conducted. Studies including ecology and drainage shall also be conducted before implementation of the projects. The provisions of Kerala conservation of Paddy and Wet Land Act 2008 should be satisfied.			

33.2.23 The following exclusive regulation for the “Special Area” within the Environmentally Sensitive Area at Kodimatha has been included. The project should be implemented based on the environment Impact study and an area development plan shall be prepared for the area after conducting detailed studies including ecology and drainage. The provisions of Kerala conservation of Paddy and Wet Land Act 2008 should be satisfied. Piecemeal developments cannot be permitted in this zone considering the environmental aspects. The whole area shall be developed by a single Agency (Special Purpose vehicle) constituted by the Government of Kerala for ensuring planned development of the area giving thrust to drainage and the agency shall deal with the matters pertaining to

- i. The land development and procurement process
- ii. Make proposals for a water collection pond of adequate size and drainage system to take care of flooding issues
- iii. Assigning of developed land
- iv. Compensating land owners who have surrendered land free of cost to for developing Kottayam Development Corridor.
- iv. Obtaining all necessary statutory clearance at appropriate time pertaining to land development
- v. Preparation of Detailed Plan for the area for the above purpose including action Plans and
- vi. Monitoring of the whole process.

Necessary clearance from the concerned agencies shall be obtained for conversion of wet land and an environmental impact assessment study has to be conducted prior to development. Details regarding the nature of regulations in these zones are given in subsequent paragraphs.

33.2.24 Those who surrenders land free of cost for the formation of Western Bypass (Travancore Cements Ltd, Nattakom to Parochal), for a depth of 30.00m from the central line of the road, mixed uses as per paragraph 33.2.8 (Mixed Zone.II) is allowed subject to the condition that maximum coverage shall be 40% and FAR shall be 1.50 or as per the Building Rules in force whichever is least and should satisfy all provisions of Kerala conservation of Paddy and Wet Land Act 2008.

33.2.25. Land to a depth of 50 m from central line of road on either sides of the following roads in Residential (both high density and low density), Public and Semi public, Commercial and Dry agricultural zones are deemed as Mixed zone II

- i. Kumarakom Road from Chalukunnu Jn to Illickal Jn
- ii. Thiruvathukkal Road from Karapuzha Bridge to Illickal
- iii. Thiruvathullal-Puthanangadi Road
- iv. Illickal-Pathinanchilkadavu Road
- v. Thiruvathukkal-Parochal road
- vi. Kannjikuzhy-Kollad road from P&T Jn to Kalathilkadavu
- vii. Kozhanchery Road from Madukkani Jn to Mandiram (up to Grama Panchayat boundary)
- viii. Muttambalam – Chanthakkadavu Road from Madukkani Jn to Parekkavala Level Crossing
- ix. Inner Ring Road
- x. Kumaranallore Jn-Thoothootty Road
- xi. Chavittuvaray-Velloparampu Road
- xii. Divan Kavala-Kaduvakkulam-Shappupady (Kollad) Road
- xiii. Mulamkuzha-Pakkil-Chingavanam (Gomathi Jn) Road
- xiv. Chingavanam-Paruthumpara Road
- xv. Nattakom Mini Port Road from M.C.Road to Mini Port

33.2.26. Land to a depth of 100m in Residential, Commercial, Public and Semi Public and Mixed zones along the sides of **Outer ring road**, uses permitted in residential (both high density and low density), Commercial and Public and Semi Public zones may also be permitted by the Secretary of Local Self Government Institutions if the uses are not permissible otherwise. However such uses may not be permitted in residential zones if the surrounding area is substantively developed as Residential area.

In residential zones if the area is substantially developed as residential the Zoning Regulation spelt out in the Master Plan shall continue. The criteria for classifying as area as substantially developed will be provided by the Chief Town Planner from time to time.

33.2.27 For the development and construction on either side of Post Office Road condition number (iii) insisted in the GO (Rt) No.262/05/LSGD dated 20.1.2005 shall be followed.

33.2.28 The area reserved for a new stadium at Pulinakkal area, Park and open Spaces at Kalathilkadavu, additional land for Industrial use at Poovanthuruthu, land

proposed for Government purpose near Kalathilkadavu bridge in Panachikkad Grama panchayat and additional land for Transportaton use at Nattakom Port area shall be reserved for the purpose for a period of 5 years only. If the responsible authority could not develop or couse to develop within a period of 5 years from the date of sanctioning of the scheme, the zoning regulation may be treated as reserved for the uses indicated in the Existing land use map (GLS-I Map).

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

33.2.30 Thazhathangadi Heritage Zone

In the Heritage zone of Thazhathangadi area, notwithstanding anything contained in the zoning regulations of the scheme and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area within the Heritage Area, shall be allowed by the Municipality subject to the following conditions. Provided that, no buildings or objects, which in the opinion of the Municipality have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to change from the existing condition without prier permission of the Municipality. Provided also that new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations namely;

- i. The total number of storeys including the existing if any shall not exceed two from the street level.
- ii. The overall height of the construction including the existing upto the topmost point of the proposed construction shall not exceed 9 metres and
- iii. The architectural character of the facades of the construction shall be as per the advice of the Municipality.

Provided also that the use or reuse of any site or building shall be as per the recommendations of the Municipality.

33.2.31 The provisions of Noise Pollution (Regulation and Control) Rules 2000, at places notified as 'silent zones' by respective government orders shall be followed.

33.2.32 Irrespective of zones and uses permitted/restricted in the zones, the provisions of Kerala Conservation of Paddy and Wet Land Act 2008 shall be followed where ever the Act is applicable.

33.2.33 In the case of concurrence issued for constructions involving filling of wetland, low lying land and paddy fields, various mitigation measures including proper drainage measures has to be specified and local bodies has to ensure that same are provided / enforced. Necessary permission from the concerned department shall be obtained for filling and development of wet land, low lying land and paddy fields.

33.2.34 A green strip of 10.00m width shall be provided along the sides of Meenachil River, Neelimangalam river, Kodur river and Puthenthodu excluding those areas where river bank roads are proposed .

33.2.35 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.

33.2.36 For the zone marked as Medical College Scheme area in the proposed land Use Map (GLS/2 Map), the zoning Regulation, road widening / new road proposals as per the sanctioned Area Development Plan for Medical College is applicable.

33.2.37. If a plot under a particular survey number/numbers included in a single document registered before date of sanction of this plan, falls under two different zones, zoning of major portion (more than 50%) is applicable to the whole plot

33.2.38. The powers entrusted to the authorities for approval of usage of plot and layout shall be in compliance with the building rule applicable for the area is to be followed as such unless otherwise specified in this regulations.

33.2.39. Subject to zoning regulations of the respective use zones, more than one uses may be combined in a building, provided that the total floor area of such a building shall not exceed the maximum floor area permitted for any of such use premises in that use zone.

33.2.40. For the purpose of these regulations, floor area means the total floor area of the building in all floors.

33.2.41. Regulation of Constructions on the sides of new roads or roads proposed for widening as per the scheme shall be governed by the distance from the centre line of the road, unless otherwise specified in the General Town Planning Schemes or any detailed road alignments approved by the Chief Town Planner.

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

33.2.43. Large scale development proposals in an area not less than 2 Ha., which provide direct employment (after commissioning of the project) to the tune of not less than 50 and Higher education and Research Centres may be permitted in all zones except following zones namely park and open spaces zones, Environmentally sensitive areas, water body and 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 Town and Country Planning Department, the Town Planner, District office of the Kerala State Town and Country Planning Department, Kottayam, the Secretary, Kottayam Municipality, the Secretary Vijayapuram Grama Panchayat and the Secretary Panachikad Grama Panchayat and satisfying the following conditions. The Chief Town Planner is the Convenor 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, at least 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 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, Kottayam Municipality/ Secretary, Vijayapuram Grama Panchayat / Secretary, Panachikkad Grama Panchayat shall be undertaken to bring this into effect.
- v. The maximum FAR shall be 2 and minimum access width shall be 12m.
- vi. The project shall be completed within a period of 3 years if not specified otherwise.