

15. ZONING REGULATIONS

15.1. Zoning and Zoning Regulations

1. The implementation and enforcement of the Master Plan for Palakkad shall be in conformity with the zoning regulation prescribed hereunder. These regulations shall guide the granting or refusal of permission for land development. All future considerations within the planning area prescribed in the Master Plan for Palakkad shall prevail over the provisions of Kerala Municipal Building Rules in force.

2. For the implementation and enforcement of the proposal envisaged in the Master Plan for the town, areas have been zoned under various uses such as residential, commercial, industrial, public and semi-public, etc. Details regarding the nature of uses 'permitted', uses 'restricted' and uses 'prohibited' in each zone are given below. In addition to the above, guidelines for regulating developments are also provided herein. Uses 'permitted' in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary of Palakkad Municipality (herein after referred to as Secretary) if in accordance with other relevant rules / orders concerned in force. In some cases it may be possible to permit some other uses also which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special location factors. Such cases which come under this category are classified as "Uses Restricted". Restricted-1 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 Department of Town and Country Planning. Restricted-2 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner concerned of the Department of Town and Country Planning.

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

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. All existing uses in every zone shall be permitted to continue.

4. If any portion of a zone is put to a "Use Prohibited" as stated in Para 2, before the sanctioning of the Master Plan, such use shall be termed as nonconforming 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 Chief Town Planner concerned.

5. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all zones and shall not constitute non-conforming uses.
6. Regulations 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 line of the road, unless otherwise specified in the Master Plan or any detailed road alignment approved by the Chief Town Planner concerned.
7. Constructions and / or land developments, if any, in paddy lands and in wet lands, shall be in conformity with the Paddy land and wet land Act in force in the state.
8. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the Master Plan in consultation with the Chief Town Planner concerned.
9. Any use not specified either in the 'uses permitted' or 'uses restricted' category of a particular use zone, but which is of a similar nature to any use permitted or restricted in that particular use zone, can be considered by the Secretary, with the concurrence of the Chief Town Planner concerned.

15.2. General Guidelines

1. 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.
2. Large scale development proposals in an area not less than 2 hectare exceeding an investment of 25 crores which provide direct employment (after commissioning the project) to the tune of not less than 300 may be permitted in all use zones, 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 concerned, Department of Town and Country Planning, Government of Kerala, District Town Planner, District office of Department of Town and Country Planning, Palakkad and the Secretary of Palakkad Municipality and also 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 convenor of the committee, 15 days in advance of the committee meeting.
 - b. The developer shall produce before the committee all required clearances from the state and central Government agencies concerned.
 - c. Adequate provision shall be made for supporting infrastructure such as water supply, sewerage, solid waste management etc. Separate sewage treatment plant and solid waste management measures shall be provided and maintained by the developer at his/her cost.
 - d. Adequate MoU between the developer and the secretary of Palakkad Municipality shall be undertaken to bring this into effect.

- e. Maximum permissible F.A.R shall be 2 and minimum access width shall be 12m.
- f. The project shall be completed within a period of 3 years if not specified otherwise.
- g. The District Town Planner, Palakkad shall be the convenor of the Committee.

Sl.No	Uses Permitted	Uses restricted - 1	Uses restricted - 2	Uses Prohibited	Conditions
1	Residential Use Zone				
1(a)	Low Density Residential Use Zone				
	Residential building with maximum floor area upto 300 m ²				All constructions with coverage limited upto 40% and FAR limited upto 1 and no. of floors not more than 2, if FAR and coverage is less than above as per KMBR'99 for any particular occupancy that should be followed.
	Retail shops with total plinth area up to 100 m ² , Professional office with floor area limited up to 100 m ² , Commercial Offices/ Establishments upto 200 m ² , ATMs, Restaurants/ Canteen upto 100 m ² , Markets with plot area upto 100 m ² , Cyber cafe upto 100 m ² , Gymnasium/ Yoga centre upto 200 m ²			Any other uses not specified.	
	Day care and creche, Nursery/ Kinder Garten/ Primary school with floor area limited upto 100 m ² , Clinics (Out - Patients Only) with floor area limited upto 100 m ² , Reading room with floor area limited upto 100 m ²				
	Tot lots/Parks/Play grounds				
	Auto rickshaw stands				
	Plant nursery, Green houses Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Pump Houses, Wells and Irrigation Ponds, Fish farms, Seed farms, Storage of Agricultural produces and seeds	Farm House			Farm house coverage -5% FAR 0.2 or 150 m ² whichever is less, minimum land extend -1 Ha.

1(b) Medium Density Residential Zone					
	All Residences and Residential Flats/ Apartments, Residential Uses, Incidental to other main uses, Hostel and Boarding houses for Student/Women, Night shelters, Orphanages/Old age homes/Dharmasala	Ashramam/ Mutt/ Madrassa		Any other uses not specified.	All constructions with coverage limited upto 50% and FAR limited upto 2.50. if FAR and coverage is less than above as per KMBR'99 for any particular occupancy that should be followed.
	Retail shops with total plinth area up to 500 m ² , Professional office with floor area limited up to 200 m ² , Wholesale shop with floor area limited upto 200 m ² . Commercial Offices/ ATMs/ Establishments with total floor area limited upto 500 m ² , Banking and Financial Institutions with total floor area limited to 500 m ² , Cyber café, Restaurants/Canteen upto 500 m ² , Bakeries and confectioneries upto 200 m ² , Hotels, Markets with plot area upto 1000 m ² . Godowns/Warehouses/storage s upto 100 m ² .		Fuel filling stations		All shops/ professional offices/Banking and financial institutions > 200 sqm - minimum access width 8m.
	Cottage industries, Service industries upto 6 workers without power or 3 workers with powers upto 5 HP	Automobile workshops for 2/3 wheelers			
	Day care and creche, Nursery/ Kinder Garten/Primary School, Local, State and Central Government Offices, Public Sector Offices, Colleges, University, Technical training centre/Polytechnic, General Educational Institute, Secondary	Place of worship, Research & Development Institutes.	Transmission towers and wireless stations.		Auditorium/Wedding hall/Community hall upto 1000 sqm - minimum access width 8m, Hospital and Health centre - minimum plot

	and Higher secondary school, Vocational training institute, Police post/ Police Station, Specialised and Professional Institute, Research & Development institutes				area - 0.2 Ha, FAR limited upto 1, Coverage limited to 30%, minimum access width 8m.
	Hospitals and Health centre - IP upto 10 bed, Library, Reading rooms , Postal and Telegraph offices, General and Head Post office, Telephone Exchange, Social Welfare Centres, swimming pool, Auditorium, Wedding hall, Community hall upto 1000 sqm, Radio and TV Stations			Any other uses not specified.	
	Tot lots/Parks/Play grounds				
	Auto rickshaw stands, Parking Plaza, Taxi/Jeep Stand				
	Plant nursery, Green houses Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Pump Houses, Wells and Irrigation Ponds, Fish farms, Seed farms, Storage of Agricultural produces and seeds				
1(c) High Density Residential Zone					
	All Residences and Residential Flats/ Apartments , Residential uses incidental to other main uses, Hostels and Boarding houses for Student/Women, Night Shelters, Orphanages/Old age homes/Dharmasala	Ashramam/ Mutt/ Madrassa			All constructions with coverage limited upto 60% and FAR limited upto 2.75. if FAR and coverage is less than above as per KMBR'99 for any particular occupancy that should be followed.

	<p>Retail shops with total plinth area upto 500 m², Professional Office with floor area limited upto 200 m², Wholesale shop with floor area limited upto 200 m², ATMs, Commercial Office/ Establishment with total floor area limited to 500 m², Banking and Financial Institutions with total floor area limited to 500 m², Cyber cafe, Restaurants/Canteen upto 500 m², Bakeries and confectioneries upto 200 m², Hotels, Markets with plot area upto 1000 m², Godowns/ Warehouses/ storage upto 100 m²</p>		<p>Fuel filling stations</p>	<p>Any other uses not specified.</p>	<p>All Shops/Professional Offices/Banking and Financial Institutions > 200 sqm - minimum access width 8m.</p>
	<p>Cottage industries, Service industries upto 6 workers without Power or 3 workers with power upto 5HP</p>	<p>Automobile workshops for 2/3 wheelers</p>			
	<p>Day care and creche, Nursery/ Kinder Garten/Primary School, Local, State and Central Government Offices, Public Sector Offices, Colleges, University, Technical training centre/Politechnic, General Educational Institute, Secondary and Higher secondary school, vocational training institute, Police post/ Police Station, Specialised and Professional Institute, Research & Development institutes, Hospitals and Health centre - IP upto 10</p>	<p>Place of worship, Research & Development Institutes</p>	<p>Transmission towers and wireless stations.</p>		<p>Auditorium/Wedding hall/ Community hall upto 1000 sqm minimum access width 8m,Hospital and Health centre - IP upto 10 bed (with minimum plot area - 0.2 Ha, FAR limited to 30%.limited upto 1,Coverage limited to 30%)</p>

	bed (with minimum plot area having 0.2 hectare and coverage and FAR limited to 30% and 1 respectively minimum access width 8m),				
	Library, Reading rooms, Postal and Telegraph offices, General and Head Post office, Telephone Exchange, Social Welfare Centres, swimming pool, Auditorium, Wedding hall, Community hall upto 1000 sqm, Radio and TV Stations.				
	Tot lots/Parks/Play grounds				
	Auto rickshaw stands, Parking Plaza, Taxi/Jeep Stand				
	Plant nursery, Green houses Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Pump Houses, Wells and Irrigation Ponds, Fish farms, Seed farms, Storage of Agricultural produces and seeds				
2	Commercial Use Zone				
	Residential Building with maximum floor area upto 300 m ² , Residential flats/apartments upto 1000m ² total floor area with ground floor for commercial use, Residential uses incidental to main use, Hostels and Boarding houses for student/Women, Night Shelter, Orphanages/ Old age homes/ Dharmasala, Guest houses / Lodges				

	Retail shops, Professional Offices, Wholesale shops, Studios, ATMs, Commercial Office/ Establishments, Banking and Financial institutions, Cyber cafe, Gymnasium/ Yoga Centres, Restaurants/Canteen, Bakeries and confectioneries, Hotels, Markets, Godowns/ Warehouses/ storages upto 500 sqm non hazardous, Automobile showrooms, shopping complex, Shopping Mall/Multiplex/ Hyper market, Office complex and Super markets upto 3000 m ²	Movie halls, Stacking yard, Godowns/ Warehouses / Storages above 500 sqm non hazardous, Weigh bridge, IT/ Software units, Shopping Complex,	Shopping Complex, Shopping Mall/ Multiplex/ Hyper Market, Office Complex and Super markets above 6000 m ² , Fuel filling Stations.		
		Shopping Mall/ Multiplex/ Hyper Market, Office Complex and Super markets above 3000 m ² and upto 6000 m ² .		Any other uses not specified.	
	Cottage Industries, Automobile workshops, Cold Storage, Service industries of non - nuisance nature (See Annexure - I) engaging not more than 19 workers without power or 9 workers with power limited to 30 HP, Spray				

	<p>painting, workshops,Saw mill, Cold storage, Printing press, Automobile service station for light vehicles water treatment plants below 5 Million Liters per day, IT hardware/Electronic Industries, Marble and Granite storage and cutting centres.</p>				
	<p>Day care and creche, Nursery/ Kinder Garten/Primary School, Local, State and Central Government Offices, Public Sector Offices, Colleges, University, Technical training centre/Polytechnic, General Educational Institute, Secondary and Higher secondary school, Vocational training institute, Fire Station, Police post/ Police Station,</p>	<p>Hospital and Health centre inpatient (upto 100 beds),Places of worship</p>	<p>Transmission towers and wireless stations, Other Public utility areas and Buildings other than those mentioned as permitted and restricted - 1 uses.</p>		
	<p>Specialised and Professional Institute, Research & Development institutes, Hospitals and Health centre - IP upto 50 beds, Library, Reading rooms , Postal and Telegraph offices,General and Head Post office, Telephone Exchange, Social Welfare Centres, swimming pool, Auditorium, Wedding hall, Community hall upto 1000 sqm, Radio and TV Stations,Courts ,Museums , Exhibition centres and art gallery ,Civil defence and home guard</p>				
	<p>Tot lots/Parks/Fair grounds, Open Air theatre.</p>				

	Auto rickshaw stands, Parking Plaza, Taxi/Jeep Stand		Transport Terminals		
3	Public and Semi Public Zone				
	Residential Building with maximum floor area upto 300 m ² , Residential uses incidental to main use, Hostels and Boarding houses for student/Women, Night Shelter, Orphanages/ Old age homes/ Dharmasala, Guest houses / Lodges				
	Retail shops, Professional Offices, ATMs, Commercial Office/ Establishments, Banking and Financial institutions, Cyber cafe, Restaurants/Canteen, Hotels			Any other uses not specified.	Floor area limited to 100 m ²
	Day care and creche, Nursery/ Kinder Garten/Primary School, Local, State and Central Government Offices, Public Sector Offices, Colleges, University, Technical training centre/Polytechnic, General Educational Institute, Secondary and Higher secondary school, vocational training institute, Specialised and Professional Institute, Research & Development institutes, Social Welfare Centres/ Convention centres, Diagnostic Centres, Auditorium, Wedding hall, Community halls, Hospitals and Health centre - IP upto 50 beds	Hospital and Health centre inpatient (upto 100 beds)	Hospital and Health centre inpatient (above 100 beds)		

	Cottage Industries, Automobile workshops, Cold Storage, Service industries of non - nuisance nature (See Annexure- I) engaging not more than 19 workers without power or 9 workers with power limited to 30 HP, Spray painting, Workshops, Saw mill, Cold storage, Printing press, Automobile service station for light vehicles,				
	Water treatment plants below 5 Million Liters per day, IT hardware/Electronic Industries, Marble and Granite storage and cutting centres.				
	Tot lots/Parks/Play grounds	Out door Stadium	In door Stadium		
	Auto rickshaw stands, Parking Plaza, Taxi/Jeep Stand		Bus / Truck Terminals		
	Plant nursery, Green houses Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Pump Houses, Wells and Irrigation Ponds, Fish farms, Seed farms, Storage of Agricultural produces and seeds				
4	Residential Mix				
	All Residences and Residential Flats/ Apartments, Residential uses incidental to other main uses, Hostels and Boarding houses for Student/Women, Night Shelters, Orphanages/Old age homes/Dharmasala, Guest houses/ Lodges, Ashramam/ Mutt			Any other use not specified	All Residences and Residential Flats/ Apartments with FAR 2.5 and Coverage upto 60%

Retail shops, Professional Offices, Wholesale shops, ATMs, Commercial Office/ Establishments, Banking and Financial institutions, Cyber cafe, Restaurants/Canteen, Bakeries and confectioneries, Hotels, Godowns/ Warehouses/ storages - floor area upto 200 m ² and FAR limited to 1.75 if access width is less than 8m.		Fuel filling Stations		
Cottage Industries, Service industries of non - nuisance character upto 19 workers without power or 9 workers with power upto 15HP, Automobile workshops for 2/3 wheelers.				
Day care and creche, Nursery/ Kinder Garten/Primary School, Post and Telegraph Office, Transmission Towers, Telecommunication Towers and wireless Stations, Reading rooms, Public utility areas and buildings	Places of worship			
Auto rickshaw stands, Taxi/Jeep Stand				
Fish farm, Seed farms, Storage of agricultural produces				
Dairy farm, Poultry farm				
Provided that the access road has a width of 8m minimum				
Retail and Wholesale shops, Professional Offices, Commercial Office/ Establishments, Banking and Financial institutions, ATMs, Cyber cafe,	Courts, Museum, Exhibition centres, Art gallery		Any other use not specified	

Restaurants/Canteen, Bakeries and confectioneries, Hotels, Godowns/ Warehouses/ storages - floor area upto 500 m ²				
Local, State and Central Government Offices, Public Sector Offices, Jail and reformatory, Civil defence and home guard, Library, Fire post/ Fire Station, Social Welfare Centres/ Convention Centres upto 200 m ² , Diagnostic Centres upto 500 m ² , Auditorium, Wedding hall, Community halls upto 1000 sqm, Hospitals and Health centres - IP up to 10 bed (with minimum plot area having 0.2 hectare and coverage and FAR limited to 30% and 1 respectively).				
Provided that the access road has a width of 12m minimum				
Weigh bridge, Market, Godowns/ Warehouses/Storage non-hazardous				
Colleges, University, Technical training centre/Polytechnic, General Educational Institute, Secondary and Higher secondary school, vocational training institute, Specialised and Professional Institute, Research & Development institutes, Social Welfare Centres/ Convention centres of floor area above 200 m ² , Diagnostic Centres of floor area above 500 m ² , Auditorium, Wedding hall, Community halls			Any other use not specified	

	above floor area 1000 sqm, Hospitals and Health centre - IP upto 50 beds				
	Service industries of non - nuisance character upto 19 workers without power or 9 workers with power upto 30HP, Automobile workshops, service station for light vehicles, Marble and granite cutting centres, Industrial estate and parks.				
Provided that the access road has a width of 15m minimum					
	Hospitals and Health Centre - IP up to 300 beds	Bus/ Lorry terminals		Any other use not specified	
Provided that the access road has a width of 18m minimum					
	Hospitals and Health Centre - IP above 300 beds	Container Terminals		Any other use not specified	
5 Industrial					
	Cottage Industries, Non-Nuisance service Industries (Annexure I), All type of Industries other than obnoxious and nuisance type (Annexure II), Industrial Estates and Industrial Parks, Automobile workshops, Automobile service stations, Spray painting workshops, Saw mills with timber yard, Cold Storage, Ice factory, Printing Press, Water Treatment plants, Information Technology,				
	Hardware/Electronic Industries, Marble and Granite Storage/Cutting Centres, Industrial estates and industrial parks of non nuisance and non obnoxious industries			Any other use not specified	

	Public sector office incidental to main use, Day care and creche, Nursery/Kinder Garten/ Primary school, Clinics (Out patient)	Public utility buildings and areas, Transmission towers and wireless stations, Fire stations, Social welfare centres upto 200 m2	Hospital and health centre upto 50 beds		
	Godowns/Warehouses/storage of non-hazardous material, staking yard, Automobile showrooms, Weigh bridge, Professional offices upto 1000 m2, Commercial offices and establishments upto 200 m2, Banking and Financial institutions upto 200 m2, IT Software units	Weigh bridge	Fuel filling Stations		
	Residences floor area upto 300 m2, Residential use incidental to industrial use, Restaurants/Canteen upto 100 m2, Hotels, Shops	Fish/Meat processing centres	Gas godowns, Dumping yard, Sewage treatment plants, storage of explosives of minor nature		
	Poultryfarm, Diary farm, Smoke house, Junk yard				
	Tot lots, Parks, Play grounds incidental to residential use				
	Terminal incidental to industrial use provided minimum access width is 12m				
	Container Terminal incidental to industrial use provided access width is minimum 18m				

6 Mixed Public & Commercial					
	Uses permitted in public and semi public use zone and uses permitted in commercial use zone	Uses restricted - 1 in Public and semi public use zone and uses restricted - 1 in commercial Zone	Uses restricted - 2 in Public and semi public use zone and uses restricted - 2 in commercial Zone		Any other uses not specified.
7 Mixed Commercial and Industrial					
	Uses permitted in Industrial use zone and uses permitted in commercial use zone	Uses restricted - 1 in Industrial Use zone and uses restricted - 1 in commercial Zone	Uses restricted - 2 in Industrial Use zone and uses restricted - 2 in commercial Zone		Any other uses not specified.
8 Transport Use Zone					
	All buildings and uses connected with Transport and communication such as Bus Terminal/Lorry/Car/Jeep Stand, Railway Station, Airports, Container Terminals, Auto Rickshaw Stand, essential repair and service shops related to the transportation & communication use, Traffic park.	Any use incidental to the uses permitted such as retail shops/ Restuarants / Canteen, Night Shelters, Guest houses, lodging facilities, Totlots, Parks which form	Social Welfare centre, Public Utility and related buildings		Any other uses not specified.

		an integral part of transportation, use Police post/Station,			
		Fire Post / Station, Post and Telegram office, Telephone Exchange, Electric sub station, Clinics (Out Patient), Offices, storage incidental to main use			
	Residential use incidental to main use				
	ATMs, Weigh bridges, Water treatment plant below 5 Million litres per day, Transmission Towers and wireless station, Parking Plaza.				
9 Park and open spaces					
	Any construction/land development essential for the development/ improvement of open air recreational facilities.	Public Utility Areas and Buildings which will not affect the character of the area.		Any other uses not specified	
	Watch Towers, Eco Walk Ways, Water Sports Facilities, Fair Grounds etc.	Parking plaza			

	Tot Lots, Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Zoological and Botanical Garden, Bird Sanctuary, Eco Walk Way etc.				
10	Recreational				
	Recreation uses, Totlots, Parks, Out door games Stadium, Fair Ground, Open Air Theatre, Traffic Park, Play Ground, Zoological and Botanical Garden, Bird sanctuary, Camping sites,	ATMs, Yoga Centres, Water Treatment Plant below 5 Million Liters per day,	Pavillion and grant stands, Radio & Television Station, Bath houses, Cyber café,		
	Plant nursery, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Pump houses, Well and Irrigation ponds, Green houses.	Auto Rickshaw/ Taxi stand.	Indoor games Stadium, Gymnasium, Swimming pool, Amusement Parks, incidental use with total area limited to 100 m ² namely Restuarant, Canteen, Curio shops and Public utility areas and buildings which will not affect the character of the area.	Any other uses not specified.	
11	Paddy field				
	Paddy fields, All kind of Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation,	Dairy & Poultry farms	Service and repair of farm machinery,	Any other uses not specified.	

	Fish and Seed farm, Pump houses, Well and Irrigation ponds, Plant nursery, Green houses.		processing of farm produce.		
12	Hazardous use				
	Cremation grounds, burial grounds and related constructions, Sewage treatment plants, manure storage, existing agricultural areas, grazing grounds, and fodder cultivation, slaughter houses, meat packing, Solid waste Management Plant	Auto Rickshaw Stand	Public buildings and offices, incidental to main use, incidental storage and warehousing and industrial	Any other uses not specified.	
			effluent disposal yards.		
13	Cremation and burial grounds				
	Cremation grounds, Burial grounds.	Buildings/ Structures incidental to the permitted use of the Zone.		Any other uses not specified.	
14	Water bodies				
	All existing water bodies shall be conserved.				
	Bridges, Side protection walls, Bathing Ghats, Floating jetty etc may be permitted based on community level requirements.			Any other uses not specified.	
15	Green Buffer (River /Hazardous use /Medical College)				
	(50m depth buffer strip along the boundary of river , 30m depth buffer strip inside the land reserved for Hazardous use), 30m depth buffer strip inside medical college				
	No Construction Zone:- No Constructions shall be permitted upto 10m depth buffer strip along the boundary of river.				

	Well and Irrigation ponds without roof, Pumphouses, fodder cultivation, Agriculture/Horticulture/pasture/grazing grounds/seed farms,Parks	Single family Residential building with no of floors limited to Two and floor area limited to 300 sqm., Minor Public Utility areas & Public utility buildings which will not affect the character of the area		Any other use not specified	
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16. Heritage Zone

16.1 Fort Palakkad (Protected Monument)

Regulations prescribed by Archeological Survey of India will be applicable.

16.2 Kalpathy area and Environs comprising of Survey Nos. 1223 to 1246, 1269 to 1601, 1654, 1657 to 1685, 1688 to 1696, 1699, 1701 to 1726, 1727 to 1798, 1799 to 1834 in Palakkad II Village .

16.2.1 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, comprised in survey numbers listed above, shall be allowed except with the prior written recommendation of the Art and Heritage Commission

constituted by the Government under Rule 154 of the Kerala Municipality Building Rules 1999, in order to conserve the heritage character of the Kalpathy Area and its environs

Provided that, no area for buildings or objects, which in the opinion of the said commission have architectural, aesthetic, archeological, cultural or historic value, will be allowed to change from the existing condition without the recommendations of the commission.

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 No of storeys including existing if any, shall not exceed two from street level
- ii) The overall height of construction including existing upto topmost point of proposed construction shall not exceed 9 metres and
- iii) The architectural character of facades of the construction shall be as per the advice of Commission.

Provided also that the use or reuse of any site or building shall be as per the recommendation of the Commission

16.2.2 General guidelines for new constructions and additions or alterations in Kalpathy area and environs

- 1) Row housing concept may be strictly followed
- 2) Existing street line may be treated as the footprint of the street
- 3) A building occupying multiple slot may reflect similar exterior character of the street
- 4) Almost similar slope (35°to40°) shall be maintained for buildings in a row
- 5) Steps may be provided proportionate to entry door
- 6) Slope roof shall be finished with terracotta mangalore tiles
- 7) Eave board may be provided as in the design vocabulary approved by the Art and Heritage Commission
- 8) Facade facing streets may have monochrome colour scheme (White or Offwhite)
- 9) All joinery colour schemes may be of wood finish
- 10) Only two way slope allowed for buildings in row (slope towards the street and towards the back)
- 11) Projection or overhang of roof may be limited to 60 cms
- 12) Stair tower not allowed for two storied structure
- 13) Visible external open stair connection to terrace not permitted
- 14) Renovation, strengthening and internal alteration without affecting the character of the street permitted
- 15) Wooden windows and windows with plain glass shutter allowed in the first floor façade

- 16) Side setback allowed behind in the line of verandah and first row in the first floor level
- 17) Combining building without breaking existing building partition line and skyline allowed
- 18) Convenient shops in the allocated slot allowed as per the design vocabulary approved by the Art and Heritage Commission
- 19) Multifunctional building not allowed, except for slot with convenient shop
- 20) Front setback not allowed
- 21) Gables not allowed
- 22) Two storied building single façade line for ground and first floor not allowed except in slot (as per the approved Design Vocabulary) with the above said character
- 23) Roof sloping towards other property not allowed, except for buildings at corner slot
- 24) Occupancy change not allowed
- 25) Open Grill work and doors in first floor facade not allowed
- 26) Combining two or more buildings highlighting the partition line allowed
- 27) Recessed windows in the first floor façade not allowed
- 28) New architectural features not allowed in the building façade
- 29) Exterior wall surface cladding /material application not allowed
- 30) Reflective glass not allowed for first floor windows
- 31) Only rubble /rough granite finish allowed for external steps
- 32) No commercial / assembly/industrial building/apartment allowed
- 33) Compound wall, gate not permitted
- 34) Car porch not permitted

16.2.3 The Art and heritage Commission if found necessary, may entrust the above regulatory aspects to a committee constituted for the purpose by the commission.

17 Archeological zone (300 m Buffer zone around protected monument)

17.1 The development within 300 m buffer from protected monument shall be in such a way that they are in harmony with existing heritage building/precinct and shall not diminish or destroy the value and beauty of or the view from the protected monument .

17.2 Any type of developments harmful to the heritage building or precinct are not permitted in this zone .

17.3 Height of the Buildings permitted in this zone shall be restricted to 9m.

17.4. Constructions or land development in this zone shall be as per the provisions of Ancient Monuments and Archeological Sites and Remains Act 1958.

Annexure I

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

- 1 Aerated waters and fruit beverages
- 2 Apparel making
- 3 Assembly of air coolers and conditioners
- 4 Assembly of bicycles, baby carriage and other small non motorized vehicles
- 5 Atta -Chakkies
- 6 Ayurvedic medicinal formulations ,Ayurvedic health club
- 7 Bakery products ,biscuits ,confectionaries
- 8 Bamboo and cane products(only dry operations)
- 9 Block making for printing
- 10 Card-board box and corrugated paper and paper products
- 11 Carpet weaving
- 12 Cement and concrete products
- 13 Chilling plants and Cold storage
- 14 Coir (without bleaching /dyeing)
- 15 Concrete batching plants
- 16 Copper, brass and metal utensils
- 17 Cotton and woolen hoisery/Cotton and silk printing
- 18 Domestic electrical appliances
- 19 Electronics and electrical goods
- 20 Electroplating
- 21 Embroidery and Lace manufacturing
- 22 Enginerering workshiop and general fabrication works
- 23 Flour mills
- 24 Foam beds,Latex thread
- 25 Footwear (PVC and rubber)
- 26 Fountain pen
- 27 Furniture making
- 28 Garment stitching,tailoring
- 29 Gold and silver smithy
- 30 Gold and silver thread saree work
- 31 Ice cream or ice making
- 32 Insulation and other coated papers(paper and pulp manufacturing excluded)
- 33 Jobbing and machining
- 34 Laundry, dry cleaning and dying
- 35 Light engineering
- 36 Manufacture and repair of musical instruments
- 37 Manufacture of soaps involving process without generation of trade effluents
- 38 Saponification of fats and fatty acids only
- 38 Manufacture of tobacco products
- 39 Manufacturing of formulated synthetic detergent products
- 40 Mineralized water
- 41 Oil ginning /expelling
- 42 Optical frames
- 43 Padlock
- 44 Paint (by mixing process only)
- 45 Paper pins and U- clips
- 46 Photo and picture framing
- 47 Powerlooms /hand looms (without dyeing &bleaching)
- 48 Pressure testing units
- 49 Printing press
- 50 Radio servicing and repairing
- 51 Rice mullors
- 52 Rope (Cotton and Plastic)
- 53 Rubber gloves other thanthat for surgical and medicinal purpose
- 54 Rubberized coir mattresses
- 55 Sanitary fittings and other similar industries

- 56 Scientific and mathematical instruments
- 57 Small foundries
- 58 Small foundries
- 59 Sports goods
- 60 Steeping and processing of grains
- 61 Tissue culturing
- 62 Toy making
- 63 Watch, pen and Spectacle repairing
- 64 Water softening and demineralization plants
- 65 Wooden and electrical accessories

Annexure II

List of obnoxious or nuisance industries subject to objectionable odours, fumes, effluents or processes, located in hazardous zones.

(Grouped under Indian Standard Industrial Classification)

- I. Manufacture of food stuff:
 1. Slaughtering, preservation of meat and fish and canning of fish
- II Manufacture of Beverages:
 2. Production of distilled spirits, wines, liquor etc., from alcoholic malt, fruits and malts in distillery and brewery
 3. Production of country liquor and indigenous liquor such as toddy, liquor from malwa, palm juice.
- III Manufacture of wood and wooden products:
 4. Sawing and planning of wood
 5. Wood seasoning and creosoting
 6. Manufacture of veneer and plywood
 7. Paper, pulp and straw board
- IV Manufacture of leather and leather products:
 8. Currying, tanning and finishing of hides and skins and preparation of finished leather
- V Manufacture of rubber, petroleum and coal products:
 9. Manufacture of tyres and tubes
 10. Manufacture of industries and synthetic rubber
 11. Reclamation of rubber
 12. Production of petroleum, kerosene and other petroleum products in refineries
 13. Production of coal tar and coke in coke oven
- VI Manufacture chemicals and chemical produces
 14. Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric etc., acids) ammonia, chlorine and bleaching powder manufactures.

15. Manufacture of dyes, paints, colours and varnishes, printing ink
16. Manufacture of fertilizers (specially from organic materials)
17. Manufacture of disinfectants and insecticides
18. Manufacture of ammunition; explosive and fire works
19. Manufacture of matches
- VII Manufacture of non-metallic mineral products other than petroleum and coal:
 20. Manufacture of cement and cement products
 21. Manufacture of lime
 22. Manufacture of plaster of Paris
- VIII Manufacture of basic metals and their products.
 23. Manufacture of iron and steel including smelting, refining rolling and conversion into basic forms
 24. Manufacture including smelting, refining etc., or nonferrous metals and alloys in basic forms
 25. Manufacture of armaments
- IX Manufacture of machinery (other than transport) and electrical equipments
 26. Manufacture of all kinds of battery
- X Miscellaneous items not covered above:
 27. Incineration, reduction or dumping of offal, dead animal's garbage or refuse
 28. Manufacture of gelatin and glue
 29. Fat, tallow, grease or lard refining of manufacture
 30. Bone meal, bone grist and bone powder and other similar types of nuisance industries.