

**ZONING REGULATIONS**

1. Zoning is device of land use planning used in a Master Plan. The work 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 use zone as envisaged in the Master Plan. In other words Zoning Regulations are laws that define and restrict how to use a particulate property coming under a Master Plan. Thus it is the public regulation of land and building use to control the character of a place.
2. All future developments shall be in conformity with the provisions of the Master Plan for Karunagappally Town and future constructions shall conform to the Building Rules and other applicable statutes in force unless otherwise specified in this regulation or in any detailed scheme prepared within the frame work of this Plan.
3. For the implementation and enforcement of the proposals envisaged in this Master Plan, areas have been zoned under various categories such as Residential use zone, Commercial use zone, Public and semi public use zone, Mixed use zone (Commercial / Residential), Residential mix zone, Dry agricultural use zone, Industrial use zone, Paddy/low laying land, Transport use zone, Water bodies, Special use zone etc. Details regarding the nature of uses 'permitted', uses 'restricted' and uses 'prohibited' in each zone are given in the accompanying sheets. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the Plan and in accordance with the other statutes applicable.

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

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 locational factors. Such cases which come under this category are classified as special locational 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, Karunagappally Municipality, hereinafter referred to as the Secretary, with the concurrence of the Head of office 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.

4. "Uses prohibited" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.
5. If any portion of a zone is put to a "Use Prohibited" as stated in Para 4, before the sanctioning of the Master Plan, such use shall be termed as non-conforming use. a non-conforming use may be allowed to continue in its existing location, if lawfully established prior to the enforcement of these regulations, and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use creates 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.
6. Existing areas and structures of archaeological importance, agricultural uses and religious uses shall be permitted to continue in all the zones and shall not constitute non-conforming uses.
7. Constructions and / or land developments, if any, in paddy lands and in wet lands, shall be in conformity with the Paddy land and Wetland Act in force in the state.
8. Public and semi public use zone existing as on date of publication of the scheme are retained as such, and there is no proposal in this Master Plan for new areas/ extension of existing areas for public and semi public use zones.

