

ANNEXE-I

ZONING REGULATIONS

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

2. For the implementation and enforcement of the proposals envisaged in this Master Plan, areas have been zoned under various categories such as residential, commercial, industrial, small industrial, public and semi-public, preferred institutional, traffic and transportation, parks and open spaces, tourism promotion, dry cultivation, paddy/low lying, sector centres, special zones, green strip conservation 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 elsewhere in the Plan.

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

Uses Restricted -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.

Uses Restricted -2 category deals with the uses that shall be restricted by the Secretary with the Alappuzha Municipality

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. If any point of a zone is put to a "Use Prohibited" as stated in Para 2, before the sanctioning of the scheme, 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, alternation 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.

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

5. Regulation of constructions and land development on the sides of new roads/roads proposed for widening as per the Plan shall be governed by the distance from the centreline of the road, unless otherwise specified in the Plan or in any detailed road alignment approved by the Chief Town Planner concerned.

6. 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.

