

24. ZONING REGULATIONS

24.1 GENERAL CONDITIONS

1. All future developments shall be in conformity with the provisions of the Development Plan for Changanassery Town. The zoning regulation of the Development Plan for Changanassery is given in the Table 24.1.
2. For the implementation and enforcement of the proposals envisaged in this Development Plan areas have been zoned under various categories such as *residential, residential mixed, commercial, public and semi-public, transportation, recreational, parks and open spaces, paddy / environmentally sensitive zone, developable agricultural zone, water bodies 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 scheme.
3. 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, Changanassery Municipality, *hereinafter referred to as the 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 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 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 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. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically

