

## ANNEXE-I

## ZONING REGULATIONS

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

2. For the implementation and enforcement of the proposals envisaged in the Master Plan, areas have been zoned under various uses such as Residential, Residential Mix, Commercial, Public and semi-public, Tourism promotion, Traffic & transportation, Recreational area, Paddy/low-lying, water bodies, special zones 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 this scheme.

*"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 Kayamkulam 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.

*"Uses prohibited"* enlists the various

objectionable uses in each zone which shall not be permitted under normal circumstances.

3. If any portion 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 non-conforming use. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structures 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.

4. Existing areas and structures of archaeological importance, agricultural 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 developments on the sides of new roads/roads proposed for widening as per the scheme shall be governed by the distance from the centerline of the road, unless otherwise specified in the scheme or in any detailed road alignment approved by the Chief Town Planner.

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

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.

[illegible]

1	2	3	4	5
7	<b>Residential Mix Zone</b>			
7.1	<p>All uses that are permitted in Residential Use Zone</p> <p>Ashram/Mutt</p> <p>Guest Houses/Lodges</p> <p>Shops, Professional offices, Banking and Financial Institutions, Commercial Offices/ Establishments, Restaurants/ Canteen/ Hotels, Gymnasium/ Yoga Centres, Community Halls- floor area upto <b>200 Sq.m</b></p> <p>Automobile workshops for 2/3 wheelers</p> <p>Service Industries of non- nuisance nature (See Annexe II) engaging not more than 19 workers without power or 9 workers with power limited to 15 HP</p> <p>Civil Defence and Home Guard</p> <p>Transmission towers, Telecommunication towers and Wireless Station</p> <p>Post and Telegraph office, Fire Post/ Fire Station, Telephone Exchange, Public Utility Areas &amp; Buildings</p> <p>Diagnostic centres floor area upto <b>100 Sq.m</b></p> <p>Social Welfare Centres -floor area upto <b>200 Sq.m</b></p> <p>Parking Plaza, Taxi/Jeep Stand</p>	<p>Museum, Exhibition Centres and Art Gallery</p> <p>Places of Worship</p> <p>Indoor Games Stadium</p>	<p>Fuel Filling Stations</p>	<p>Any other uses not specified in columns (2),(3) and (4)</p>
7.2	<b>Provided that the access road has a width of 5m minimum</b>			
	<p>Clinics (Outpatient) floor area up to <b>200 Sq.m</b></p> <p>Diagnostic Centres - floor area up to <b>500 Sq.m</b></p>			<p>Any other uses not specified in columns (2),(3) and (4)</p>

1	2	3	4	5
<b>7.3</b>	<b>Provided that the access road has a width of 8m minimum</b>			
	Public Offices, Shops, Professional Offices, Commercial Offices/ Establishments, Banking and Financial Institutions, Restaurants/ Canteen, Hotels, IT/ Software units - floor area upto 500Sq.m Weigh Bridge Social Welfare Centres – floor area upto 500Sq.m Secondary/ Higher Secondary Schools, Junior Technical Institutions Movie Halls/ Auditorium/ Wedding Halls/ Community Halls - floor area upto 500 Sq.m Diagnostic centres, Hospitals & Health centres- (upto 10 beds). Markets - plot area upto 500 Sq.m Godowns/ Warehouses/ Storage - non hazardous - floor area upto 200 Sq.m. Service Industries of Non nuisance nature (see annexure II) engaging not more than 19 workers without power or 9 workers with power limited to 30 HP. Marble and Granite Storage/ Cutting centres Industrial Estates & Industrial Parks Automobile workshops / Automobile Service Stations -Light Vehicles			Any other uses not specified in columns (2),(3) and (4)
<b>7.4</b>	<b>Provided that the access road has a width of 12m minimum</b>			
	Educational Institutions of Higher order Shops/ Offices above 500 Sq.m floor area. Markets - plot area above 500 Sq.m Hospitals & Health centres upto 100 beds. Godowns/ Ware houses/ Storage- non hazardous - floor area upto 500 Sq.m.		Bus Terminal / Stand, Lorry Stand	Any other uses not specified in columns (2),(3) and (4)

1	2	3	4	5
<b>7.4</b>	Automobile workshops/ Automobile Service stations for Heavy vehicles Movie Halls/ Auditorium/ Wedding Halls/ Community Halls - floor area upto 1000 Sq.m			
<b>7.5</b>	<b>Provided that the access road has a width of 18m minimum</b>			
	Hospitals & Health centres upto 300 beds Movie Halls/ Auditorium/ Wedding Halls/ Community Halls - floor area above 1000 Sq.m with parking at 1.1 times that of KMBR		Container Terminal	Any other uses not specified in columns (2),(3) and (4)
<b>8</b>	<b>Commercial Zone</b>			
<b>8.1</b>	All shops including Shopping Complexes, Shopping Malls, Multiplex, Hyper markets, Restaurants, Hotels, Markets' Professional Offices, Commercial Offices & Establishments, Banking and financial institutions Godowns/ Warehouses/ Storage - non hazardous materials, stacking yards IT Software Units Movie Halls, Auditorium/ Wedding Halls/ Community Halls Gymnasium/ Yoga centres Residences - floor area upto 300 Sq.m, Residential Flats/ Apartments with lower floors for commercial use, Ashram/ Mutt Hostels, Boarding Houses, Guest Houses, Lodges, Night shelters Day care centres and crèches, Nursery / Kinder Garden, Schools upto Higher secondary level Tot Lots/ Parks/ Play Grounds Cottage Industries, Automobile workshops, Automobile service stations, Service Industries of Non nuisance nature (see annex II) engaging not more than 19 workers without power or 9 workers with power limited to 30 HP, Saw mills, Weigh bridges, IT Hardware/ Electronic Industries		Fuel Filling Stations	Any other uses not specified in columns (2),(3) and (4)

1	2	3	4	5
8.1	Marble and Granite Storage/ Cutting centres Local /State/Central Government or Public Sector Offices Transmission towers, Telecommunication towers and Wireless Station Library and Reading rooms, Social Welfare centres Museum, Exhibition centres and Art Gallery Indoor Games Stadium Convention Centres Public Utility Areas & Buildings Places of Worship Clinics (Outpatient), Diagnostic centres, Hospitals upto 50 beds Parking Plaza, Transport terminals Plant Nursery Storage of Agricultural Produces and seeds			
8.2	<b>Provided that the access road has a width of 12m minimum</b>			
	Educational Institutions other than those mentioned in clause 8.1 Hospitals & Health centres (above 50 beds)			Any other uses not specified in columns (2),(3) and (4)
9	<b>Public &amp; Semi Public Zone</b>			
	Additions and alterations to the existing buildings including construction of new blocks without altering the use, buildings for incidental uses with floor area upto 100 Sq.m			Any other uses not specified in columns (2),(3) and (4)
10	<b>Paddy / Low Lying Area</b>			
	Paddy Cultivation. Uses permissible as per Paddy Land and Wetland Act, 2008.	Agriculture/ Horticulture/ Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction.		Any other uses not specified in columns (2),(3) and (4)

1	2	3	4	5
11	<b>Traffic &amp; Transportation Zone</b>			
	Transport terminals including constructions that form an integral part of the terminal			Any other uses not specified
12	<b>Tourism Promotion Zone</b>			
	Parks/ Play Ground, Open Air theatre, Amusement Parks, Zoological and Botanical Gardens/ Bird Sanctuary, Temporary use for Camping Site, Fair ground, Swimming Pools, Auto/ Taxi/ Jeep Stand, Boat yard, Water landings Public Utility areas & buildings - Floor area upto 100 Sq.m. Residential buildings floor area upto 120 Sq.m.	The following uses incidental to tourism related activities are permitted with Floor area up to 200 Sq.m :- Shops, Professional Offices/ Banking and financial institutions, Restaurants/ Canteen/ Resorts/ Cultural centres, Information centres	All uses specified in column 3 upto 500 Sq.m and theatre complex incidental to tourism related activities.	Any other uses not specified in columns (2),(3) and (4)
13	<b>Water bodies</b>			
	Boat Jetties, Bridges, Side Protection Walls, Fish landing centres			Any other uses not specified in columns (2),(3) and (4)
14	<b>Industrial Zone</b>			
	Additions and alterations to the existing buildings including construction of new block			Any other uses not specified in columns (2),(3) and (4)
15	<b>Special Zones</b>			
	<b>Special Zones include the areas specifically demarcated for certain projects, environmentally sensitive areas and heritage areas. No other activities unless otherwise specified should be permitted in these areas.</b>			
SZ 1	Recreation Zone Stadium at Vettathethu Vayal and Mini stadium at Pattaniparambu	Buildings/ structures which are integral part of the stadium and Uses incidental such as Retail shops/ Restaurants/ Canteen upto 100 Sq.m may be permitted in the site along with or after the construction of the stadium. Public Utility Buildings such as Police Post/ Station, Fire Post/ Station- floor area upto 100 Sq.m and incidental uses like Autorickshaw/ Taxi/ Jeep stands, Parking Plazas and ATMs may be permitted. The area shall deem to be zoned as residential zone, if this land is not acquired within a period of 7 years.		
SZ 2	Solid Waste Treatment Plant	Buildings / Structures incidental to the main use only are permitted.		
SZ 3	Green Buffer Zone	50m of land around solid waste treatment yard is zoned as green buffer zone. The area shall deem to be zoned as residential zone, if this land is not acquired within a period of 7 years.		
SZ 4	Environmental Conservation Zone - 10 m wide Green belt along water course	Water landings, Pump houses/ Wells & Irrigation Ponds, Agriculture/ Horticulture/ Fodder Cultivation/ Pastures/ Grazing Grounds/ Seed farms/ fish farms and protective works. Walk ways, parks/ maidans/ grounds without any building constructions may be permitted		

SZ 5	Heritage Zone	In the identified heritage zone, constructions for renovation of the existing buildings only are permitted. Adequate safety measures shall be taken for construction works within 50 m from all sides of heritage structures to prevent any damage to the structure.
SZ 6	Terminal Municipal bus stand	Buildings/structures which are integral part of the bus stand, A commercial complex in 10% of the total area may be permitted along with or after the construction of the bus stand. Incidental uses like waiting sheds, toilets, canteen etc shall also be accommodated in this area.
SZ 7	Central Municipal bus stand	Buildings/structures which are integral part of the bus stand, A commercial complex in 10% of the total area may be permitted along with or after the construction of the bus stand. Incidental uses like waiting sheds, toilets, canteen etc shall also be accommodated in this area. The area shall deem to be zoned as commercial zone, if this land is not acquired within a period of 7 years.
SZ 8	Industrial Promotion zone	Industries of non nuisance nature as per Annexe II, Incidental uses like electrical substation, canteen waiting rooms and other buildings for incidental uses with total floor area up to 150 Sq.m. The area shall deem to be zoned as Residential zone, if this land is not acquired within a period of 7 years.
SZ 9	Whole sale market	Buildings/structures which are integral part of the Whole sale market. The area shall deem to be zoned as Residential mix zone, if this land is not acquired within a period of 7 years.
<b>General Notes:</b> <ol style="list-style-type: none"> <li>Subject to the 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 such use premises in that zone.</li> <li>For the purpose of these regulations, floor area means the total floor area of the building in all the floors.</li> <li>Large scale development proposals in an area not less than 2 hectares, exceeding an investment of Rs. 50 Crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in Agricultural and Developed land use zones, subject to the recommendation of 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 being the Convener, the Town Planner, District Office of the Kerala State Town and Country Planning Department and the Secretary of the local body concerned and satisfying the following conditions; <ol style="list-style-type: none"> <li>The developer shall produce project-cum-feasibility report and Environmental Impact Assessment Report, if required, of the Project to the convener of the Committee, 15 days in advance of the committee meeting.</li> <li>The developer shall produce before the committee all required clearances from the State and Central Government agencies concerned.</li> <li>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 own cost.</li> <li>Adequate Memorandum of Understanding between the developer and the Secretary of the local body concerned shall be undertaken to bring this into effect.</li> <li>Maximum Floor Area Ratio shall be 2 and Minimum Access Width shall be 12 meter.</li> <li>The project shall be completed within a period of 3 Years, if not specified otherwise.</li> </ol> </li> </ol>		

## ANNEXE-II

**TYPE OF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF SERVICE OR  
LIGHT INDUSTRIES PERMISSIBLE IN RESIDENTIAL ZONES.**

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| 1. Production of copra  | 21. Manufacture of syrup.  |
| 2. Processing of arecanut   | 22. Manufacture of beedi.  |
| 3. Rice and Flour Mills.  | 23. Manufacture of Cigar.  |
| 4. Production of rice, flour etc., by hand<br>pounding.                     | 24. Manufacture of tobacco snuff.  |
| 5. Processing of Cardamom, ginger,<br>pepper etc.                           | 25. Manufacture of chewing tobacco.  |
| 6. Production of Khandsri for sugar-cane                                    | 26. Cotton ginning, clearing, pressing etc.  |
| 7. Carrying and preservation of fruits and<br>production of jam, jelly etc. | 27. Cotton spinning other than in Mills  |
| 8. Processing of and preservation of<br>cashew nuts.                        | 28. Cotton spinning and weaving in Mills.  |
| 9. Bakeries.  | 29. Cotton weaving in handloom.  |
| 10. Production of Dairy Products.   | 30. Cotton weaving in power looms.   |
| 11. Oil mills (vegetables)  | 31. Handloom weaving.  |
| 12. Extraction of oil by ghani.   | 32. Khadi Weaving in Handloom.   |
| 13. Manufacture of hydrogenated oil.  | 33. Printing of cotton textiles.   |
| 14. Manufacture of "aval" (Beaten rice)<br>appalam.                         | 34. Manufacture of Cotton thread, rope<br>twine etc.                                       |
| 15. Production of vinegar.  | 35. Jute spinning.   |
| 16. Manufacture of soda, water, lemonade<br>etc.                            | 36. Manufacture of jute products including<br>repairing of gunny bags.                     |
| 17. Manufacture of Ice.   | 37. Weaving of silk by Handloom.   |
| 18. Manufacture of ice cream.   | 38. Manufacture of hosiery goods.  |
| 19. Processing, packing and distribution of<br>tea.                         | 39. Making of embroidery products  |
| 20. Processing, grinding, packing and<br>distribution of coffee.            | 40. Tailoring  |
|   | 41. Manufacture of quilts and mattresses.  |
|   | 42. Manufacture of Coir and Coir Products.   |
|   | 43. Manufacture and assembling of<br>umbrellas and production of spare parts of umbrellas. |

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| 44. Repairing of umbrellas.  | 62. Manufacture of agarbathi and other cosmetics.   |
| 45. Manufacture of wooden furniture and fixtures.  | 63. Manufacture of plastic products such as nameplates etc.   |
| 46. Manufacture of structural wooden goods such as doors, beams etc.                                       | 64. Manufacture of lemongrass oil, candles etc.   |
| 47. Manufacture of wooden industrial goods such as parts of handloom ambarcharka, bobbirs etc.             | 65. Manufacture of cement products such as well-keros, tube, closets etc.                                     |
| 48. Manufacture of wooden utensils, choto frames, toys, etc., and photo framing.                           | 66. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc. |
| 49. Cane industry including baskets, weaving etc.  | 67. Manufacture of stone wares.   |
| 50. Manufacture of miscellaneous wooden articles such as sticks, sandals, rules etc.                       | 68. Manufacture of stone images.  |
| 51. Manufacture of paperboard and paper hand.  | 69. Manufacture of chinaware's and crockery.  |
| 52. Making of paper boxes, bags, envelopes etc.  | 70. Manufacture of large containers and chinaware.  |
| 53. Printing and publishing of newspapers and periodicals.   | 71. Manufacture of glass and glass products.  |
| 54. Printing and publishing of books.  | 72. Manufacture of clay models  |
| 55. Miscellaneous printing works including type cutting, book binding.                                     | 73. Manufacture of iron and steel furniture.  |
| 56. Manufacture and repairing of leather shoes and chap pals.  | 74. Manufacture and repairing of brass and bell metal products.   |
| 57. Manufacture of leather products such as suitcase, bag etc.   | 75. Manufacture of aluminum utensils and other products.  |
| 58. Vulcanizing and repairing of tyres and tubes.  | 76. Manufacture of tin cans and copper vessels.   |
| 59. Manufacture of rubber gloves.  | 77. Electroplating, tinplating, welding etc.  |
| 60. Manufacture of Rubber products such as rubber sheets, nipples and rubber shoes including smoke-rubber. | 78. Manufacture of agricultural implements, screws etc. ( blacksmith and foundry)                             |
| 61. Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.                                     | 79. Manufacturing assembling and repairing of machinery such as water pumps, oil mill chuck etc.              |
|  | 80. Manufacture of small machine tools and machine parts.   |

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| 81. Manufacture of sewing machine parts and assembling and repairing of sewing machine.   | 91. Manufacture and repair of boats and barges.                        |
| 82. Manufacture of electrical machinery and repairing of electric motors armature winding etc.                                    | 92. Manufacture and repairing of animal drawn and hand drawn vehicles. |
| 83. Manufacture and repairing of electric fans.   | 93. Repairing of photographic equipments, spectacles etc.              |
| 84. Charging and repairing of batteries.  | 94. Manufacturing of medical instruments                               |
| 85. Repairing of radios, microphones etc.   | 95. Repairing of watches and clocks.                                   |
| 86. Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances. | 96. Manufacture of Jewellery.  |
| 87. Bodybuilding of motor vehicles.   | 97. Manufacture, repair and tuning of musical instruments.             |
| 88. Manufacture and repairing of motor engine parts and accessories.  | 98. Manufacture of sports goods, balloons etc.                         |
| 89. Serving and repairing of motor vehicle  | 99. Ivory, carving and ivory works                                     |
| 90. Manufacture of cycles, parts and accessories.   | 100. Miscellaneous industries.   |

## ANNEXE-III

## LIST OF OBNOXIOUS OR NUISANCE INDUSTRIES SUBJECT TO OBJECTIONABLE ODOURS, FUMES EFFLUENTS OR PROCESSORS TO BE LOCATED IN HAZARDOUS ZONES.

## (GROUPED UNDER INDIAN STANDARD INDUSTRIAL CLASSIFICATION)

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| <b>I. MANUFACTURE OF FOOD STUFF :</b>  | 12) Reclamation of rubber.  |
| 1) Slaughtering, preservation of meat and fish and canning of fish.  | 13) Production of petroleum, kerosene and other petroleum products in refineries.   |
| <b>II. MANUFACTURE OF BEVERAGES:</b>   | 14) Production of chemicals and chemical products.  |
| 2) Production of distilled spirits, wines, liquor etc., from alcoholic malt, fruits and malts in distillery and brewery. | <b>VII. MANUFACTURE OF CHEMICALS AND CHEMICAL PRODUCTS:</b>   |
| 3) Production of country liquor and indigenous liquor such as toddy, liquor from mahua, palm juice.                      | 15) 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. |
| <b>III. MANUFACTURE OF TEXTILES :</b>  | 16) Manufacture of dyes, paint, colours and varnishes, printing ink.  |
| 4) Dyeing and bleaching of cotton  | 17) Manufacture of fertilizers ( Specially from organic materials):   |
| <b>IV. MANUFACTURE OF WOOD AND WOODEN PRODUCTS:</b>  | 18) Manufacture of disinfectants and insecticides   |
| 5) Sawing and planing of wood.   | 19) Manufacture of ammunition, explosive and fireworks.   |
| 6) Wood seasoning and creosoting   | 20) Manufacture of matches.   |
| 7) Manufacture of veneer and plywood.  | <b>VIII. MANUFACTURE OF NON-METALLIC MINERAL PRODUCTS OTHER THAN PETROLEUM AND COAL:</b>  |
| 8) Paper, pulp and straw board.  | 21) Manufacture of cement and cement products   |
| <b>V. MANUFACTURE OF LEATHER AND LEATHER PRODUCTS :</b>  | 22) Manufacture of Lime   |
| 9) Currying, tanning and finishing of hides and skins and preparation of finished leather.                               | 23) Manufacture of Plaster of Paris.  |
| <b>VI. MANUFACTURE OF RUBBER, PETROLEUM AND COAL PRODUCTS:</b>   |   |
| 10) Manufacture of tyres and tubes   |   |
| 11) Manufacture of Industrial and synthetic rubber.  |   |

**IX. MANUFACTURE OF BASIC METALS AND THEIR PRODUCTS :**

24) Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.

25) Manufacture including smelting, refining etc., or nonferrous metals and alloys in basic forms.

26) Manufacture of Armaments.

**X. MANUFACTURE OF MACHINERY ( OTHER THAN TRANSPORT) AND ELECTRICAL EQUIPMENTS:**

27) Manufacture of all kinds of battery

**XI. MISCELLANEOUS ITEMS NOT COVERED ABOVE.**

28) Incineration, reduction or dumping of offal, dead animals' garbage or refuse.

29) Manufacture of gelatin and glue.

30) Fat, tallow, grease or lard refining of manufacture.

31) Bone meal, bone grist and bone powder.

32) Manufacture of cashew nut shell oil.

33) Other similar types of nuisance industries.