

## 21. ZONING REGULATIONS

### 21.1 ZONING REGULATIONS

1. All future developments shall be in conformity with the provisions of Master Plan for Ottappalam Town. The implementation and enforcement of the Master Plan for Ottappalam 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 boundary prescribed in the Master Plan for Ottappalam 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 Ottappalam 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 the Secretary, Ottappalam Municipality with the concurrence of the Town Planner of the District office of the Local Self Government Department (Planning). Restricted-2 category deals with the uses that shall be restricted by the the Secretary, Ottappalam Municipality with the concurrence of the Chief Town Planner concerned of the Local Self Government Department (Planning). "Uses prohibited" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.

3. If any space in 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, 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.
4. 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.
5. Regulation of constructions and/or land developments on the sides of new roads / roads proposed for widening as per the Master Plan shall be governed by the distance from the centre line of the road, unless otherwise specified in the Master Plan or DTP scheme or 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 wet land Act in force in the state, even if such land included in any other use as per the Plan.

For the land which are legally converted to dry land by order of the competent authority, but included in paddy as per the plan, the regulations of the paddy will not be applicable. In such land, development / construction shall be permitted by the Secretary for the use for which it was converted.

In the case of land for which specific purpose is not mentioned in the order granting permission to convert the nature of land by the competent authority or the land which already belongs to category of dry land as per revenue records, the Secretary shall, on receipt of application for permit, allow uses considering the zoning regulations of surrounding land with the concurrence of the District Town Planner of the Local Self Government Department (Planning).

7. 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.
8. 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.
9. The land on both side of the following roads to a width of 100 m shall be treated as Residential Mix zone

SL No	Road Name	Location
1	Ottapalam-Cherppulassery road	Municipal Jn to Municipal limit
2	Ottapalam-Mannarkkad road	Palakkad-Ponnani road to Kanjirakadavu
3	Varode Chunangad Road	Varod Junction to Municipal Limit towards East

Provided that, such mixed use shall not be applicable for waterbodies falling within such width of land

10. Expansion of existing public and semi public institution to adjacent plots shall be permissible without regard to the landuse of adjacent plot, subjective to the provision of paddy land and wet land act in force or other applicable statutes.

In the case of land which is zoned Public and semi public use in privately owned, the Secretary shall allow uses considering the zoning regulation of surrounding land, if there are no records available with in Municipality regarding any proposal for acquiring that particular land for any public use at the time of application for building construction or land development.

11. Expansion of existing Industries to adjacent plots shall be permissible without regard to the landuse of adjacent plot, subjective to the provision of paddy land and wet land act in force or CRZ regulations if any applicable or other applicable statutes.

In the case of land which is zoned Industrial zone in privately owned, the Secretary shall allow uses considering the zoning regulation of surrounding land, if there are no records available with in Municipality regarding any proposal for acquiring that particular land for any Industrial use at the time of application for building construction or land development.

12. No provisions in this scheme shall prevent implementation of any project / scheme of Central / State or Local Government and government approved projects by quasi government agencies. Such projects shall be treated as permitted use in all zones and shall conform to widening of roads or new road alignments envisaged in the scheme.

## GENERAL GUIDELINES

- I. 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.
  
- II. Large scale development proposals in area not less than 2 hectares, exceeding an investment of 50 crores which provide direct employment (after commissioning the project) to the tune of not less than 500 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 (Urban Affairs) department consisting of the Chief Town Planner, Local Self Government Department Planning, Government of Kerala, District Town Planner, Local Self Government Department Planning, Palakkad and the Secretary, Ottappalam 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 the local body concerned shall be undertaken to bring this into effect.
  - e. 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.

- III The areas specially demarcated for certain projects like Proposed sewage treatment Plant ,Expansion of Existing solid waste treatment plant , Proposed slaughter house, Proposed Bus Stand, Proposed bus stand expansion , Proposed parking, Proposed indoor/Outdoor Stadium , Proposed Town hall, Library and Rehabilitation centre, Proposed Truck terminal, Proposed Agri trade complex, Proposed parks are to be acquired by Municipality within a period of 7 years from the sanctioning of the plan. If the acquisition proceeding has not been initiated within this stipulated period, these lands may be released and returned to that land use zone which may be deemed appropriate based on the surrounding land uses and developments, with the concurrence of the Chief Town Planner concerned.'

Table 21.1 Zoning Regulations

Sl . No	Uses permitted	Uses restricted -1	Uses restricted -2	Uses prohibited
	(1)	(2)	(3)	(4)
14	<b>Residential Zone</b>			
14.1	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, old age homes.			Any other uses not specified under (1),(2),(3)
	Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Canteen, Hotels - floor area <b>limited to 200 m<sup>2</sup></b> .	Places of Worship.		
	Cottage Industries including coir, Service Industries of non- nuisance Nature (See Annexe-I), with number of workers limited to 6 without power or 3 workers with power limited to 5 HP	Public utility areas and Public Utility buildings other than those included in the permitted category		
	Educational institutions essentially serving the needs of residential community such as Day Care, Crèche, Nursery Schools, Kindergartens and schools offering general education (up to High school level), Ashram, Mutt, Madrasa.	Vehicle Fuel Filling Stations, Cremation ground/ Crematorium/ Burial ground/ Common Vault.		
	Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres etc having a floor area <b>limited to 200m<sup>2</sup></b> .			
	Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium /Yoga Centers, Swimming Pool, Libraries etc. having a floor area <b>limited to 200m<sup>2</sup></b> .			

Sl . No	Uses permitted	Uses restricted -1	Uses restricted -2	Uses prohibited
	(1)	(2)	(3)	(4)
	Utility Installations and Civic Amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, fire station, tot lots, parks, play grounds, water treatment plants below 5 MLD.			
	Transmission Towers, Telecommunication Towers and Wireless Stations			
	Plant Nurseries, Pump House,Wells and Irrigation Ponds incidental to community needs.			
<b>14.2</b>	<b>Provided that the access road has a width of 5m minimum.</b>			
	Automobile workshops for two/ three wheelers – floor area limited to 200 m <sup>2</sup> .			
<b>14.3</b>	<b>Provided that the access road has a width of 8m minimum</b>			
	Hospitals with 5 beds, Higher Secondary Schools. Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery-floor area <b>limited to 500 m<sup>2</sup></b> . Shops/Professional Offices, banking and financial institutions – floor area <b>limited to 500 m<sup>2</sup></b>	LPG distribution centres (excluding bottling plants and bulk storage) limiting the floor area limited to 50 m <sup>2</sup> .		
<b>15</b>	<b>Residential Mix Zone</b>			
<b>15.1</b>	All uses that are permitted in Residential Use Zone	Fuel filling stations		Any other uses not specified under (1),(2),(3)
	Automobile workshops for 2/3 wheelers, Service Industries of non-nuisance nature (See Annexe I) engaging not more than 19 workers without power or 9 workers with power limited to 15 HP, Civil defence and home guard	Museum, Exhibition centres and art gallery, Places of worship		
	Dharmasala, hostels, boarding houses, lodges and guest houses, ashrams, mutts, Madrasa, Parking Plaza, Taxi/Jeep Stand			
<b>15.2</b>	<b>Provided that the access road has a width of 5m minimum</b>			
	Diagnostic Centres, Clinics (Out Patient), – floor area limited to <b>500 m<sup>2</sup></b> .Government ( local/ state/ central) or public sector offices			
<b>15.3</b>	<b>Provided that the access road has a width of 8m minimum</b>			
	Shops, Professional Offices, Commercial Offices/ Establishments, Banking and financial institutions, Restaurants/Canteen, Hotels, IT/ Software units – floor area limited to <b>1000 m<sup>2</sup></b> .			

Sl. No	Uses permitted	Uses restricted -1	Uses restricted -2	Uses prohibited
	(1)	(2)	(3)	(4)
	Social Welfare Centres / Movie Halls/ Auditorium/ Wedding Halls/ Community Halls – floor area limited to <b>1000 m<sup>2</sup></b> .			
	Secondary/Higher Secondary Schools, Technical High Schools.			
	Hospitals and health centres with number of beds limited to 10.			
	Markets of Plot area <b>limited to 500 m<sup>2</sup></b>			
	Weigh Bridge, Godowns / Warehouses/ Storage non-hazardous – floor area limited to <b>200 m<sup>2</sup></b> .			
	Marble and Granite Storage Centres, Industrial Estates & Industrial Parks Automobile Workshops / Automobile Service Stations for Light Motor Vehicles.			
	Service Industries of Non Nuisance Nature (see annexure I) engaging not more than 9 workers with power limited to 30 HP			
<b>15.4</b>	<b>Provided that the access road has a width of 12m minimum</b>			
	Educational Institutions of Higher Order, Hospitals & Health centres with number of beds limited to 100.		Bus Terminals, Lorry stands	
	Shops, Offices, Markets.			
	Godowns / Ware houses/ Storage (non-hazardous) - floor area limited to <b>500 m<sup>2</sup></b>			
	Automobile workshops/ Automobile Service stations for Heavy vehicles			
<b>15.5</b>	<b>Provided that the access road has a width of 18m minimum</b>			
	Hospitals & Health centres <b>upto 300 beds</b>		Container Terminal	
	Movie Halls/Auditorium/Wedding Halls/ Community Halls - <b>floor area above 1000 Sqm with parking at 1.2 times that of KMBR.</b>			
<b>16</b>	<b>Town Centre</b>			
<b>16.1</b>	All shops including shopping complexes, shopping malls, multiplex, hypermarkets, restaurants, hotels, markets.	Places of worship, Higher educational Institutions provided the access has a width of 8m minimum.		Any other uses not specified under (1),(2),(3)
	Professional offices, commercial offices & establishments, banking and financial institutions, IT software units, Movie halls, Auditorium, Wedding Halls, Community Halls	Dairy & Dairy Farm, Poultry Farm.		

Sl . No	Uses permitted	Uses restricted -1	Uses restricted -2	Uses prohibited
	(1)	(2)	(3)	(4)
	Godowns / warehouse / storage of Non-hazardous materials, stacking yards.	Other public utility areas & Public utility buildings.		
	Gymnasium/ Yoga centres	Fuel filling stations		
	Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non-nuisance nature with number of workers limited to 19 without power or 9 workers with power limited to 30HP(See Annexe-II), saw mills, weigh bridges, printing press, IT hardware / electronic industries, marble and granite storage / cutting centres.	Saw Mills with Timber Yards		
	Expansion of existing residential buildings, Single Family Residences, Residential flats/apartments with lower floor(s) for commercial use only, night shelters, orphanages, old age homes, dharmasala, hostels and boarding houses, lodges and guest houses, Ashram, Mutts, Madrasa.	Slaughter Houses.		
	Government(Local /State/Central) or Public Sector Offices			
	Day care, Creche, Nursery/ Kindergarten, Expansion of existing educational institutions			
	Transmission & Telecommunication Towers, Wireless Stations.			
	Social welfare centres, library and reading rooms, exhibition centres, art gallery museum, convention centres			
	Clinics, diagnostic centres and hospitals with number of beds limited to 50.			
	Tot lots, Parks & playgrounds, fair grounds, open air theatres			
	Parking plaza, Transport terminals			
	Plant nursery, Storage of agricultural produces and seeds, Pump House, Wells and Irrigation Ponds			
<b>16.2</b>	<b>Provided that the access road has a width of 12m minimum</b>			
	Hospitals & Health centres, Outdoor games stadium.			

Sl . No	Uses permitted	Uses restricted -1	Uses restricted -2	Uses prohibited
	(1)	(2)	(3)	(4)
<b>17</b>	<b>Commercial zone</b>			
17.1	All shops including Shopping complexes, Shopping malls, Multiplex, Hypermarket, Restaurants, Hotels, swimming pool, Markets, Professional offices, Commercial offices & Establishments, Banking and Financial institutions with floor area limited to 2000 m <sup>2</sup>			Any other uses not specified under (1),(2),(3)
	Hospitals & Health centres with floor area limited to 2000m <sup>2</sup> .	Parking plaza	Bus Terminals, Lorry stands	
	Godowns / Ware houses/ Storage (non-hazardous) - floor area limited to <b>500 m<sup>2</sup></b>			
	Automobile workshops/ Automobile Service stations for Heavy vehicles/ Movie Halls/ Auditorium/ Wedding Halls/ Community Halls – <b>floor area upto 1000 m<sup>2</sup></b> .			
	Local/State/Central Government/Public Sector Offices and Other Related Public Buildings with floor area limited to 1000m <sup>2</sup> .			
	Gymnasium/ Yoga centres	Fuel filling stations		
	Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non-nuisance nature with number of workers limited to 19 without power or 9 workers with power limited to 30HP(See Annexe-I), saw mills, weigh bridges, printing press, IT hardware / electronic industries, marble and granite storage / cutting centres.	Saw Mills with Timber Yards		
	Expansion of existing residential buildings, Single Family Residences, Residential flats/apartments with lower floor(s) for commercial use only, night shelters, orphanages, old age homes, dharmasala, hostels and boarding houses, lodges and guest houses, Ashram, Mutts, Madrasa.	Slaughter Houses.		
17.2	Day care, Creche, Nursery/ Kindergarten, Expansion of existing educational institutions			
	Transmission & Telecommunication Towers, Wireless Stations.			



Sl . No	Uses permitted	Uses restricted -1	Uses restricted -2	Uses prohibited
	(1)	(2)	(3)	(4)
	Social welfare centres, library and reading rooms, exhibition centres, art gallery museum, convention centres with floor area limited to 1000 m <sup>2</sup> .			
17.3	Clinics, diagnostic centres and hospitals with number of beds limited to 50.			
	Tot lots, Parks & playgrounds, fair grounds, open air theatres			
	Plant nursery, Storage of agricultural produces and seeds, Pump House, Wells and Irrigation Ponds			
18	<b>Industrial Zone</b>			
18.1	All industries other than obnoxious and nuisance type industries (Annexure 1), Automobile Workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Timber Yard, Ice Factory, Cold Storage, Fish and Meat Processing Units, Printing Press, Water Treatment Plants, Marble and Granite Storage and Cutting Centres, Industrial Estates & Industrial Parks.	Other Public Utility Areas and Public Buildings. Fuel Filling Stations, Obnoxious and Nuisance type Industries included under Annexure II		Any other uses not specified under (1),(2),(3)
	Godowns/Warehouses/Storage of non hazardous material, stacking yards, weigh bridge.	Cremation Ground / Crematorium, Burial Ground, Common Vault.		
	Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House.	Storage of Explosives and Fire Works, Gas Godowns, Crusher Units.		
	Dry Cleaning Plants, Power Plants, Sub Stations	Sewage Treatment Plants, Dumping Yard.		
	Government or Public Sector Offices	Slaughter House		
	Transport Terminals incidental to industrial use.		Container Terminals with access width of 18m minimum.	
	Transmission & Telecommunication Towers, Wireless Stations.			
	Residential Uses incidental to the Industrial Use. Any other activity essentially incidental to Industrial use.			
	Tot lots, Parks and Play Grounds attached to incidental residential use			

Sl. No	Uses permitted	Uses restricted -1	Uses restricted -2	Uses prohibited
	(1)	(2)	(3)	(4)
<b>19</b>	<b>Public &amp; Semi Public Zone</b>			
<b>19.1</b>	Local/State/Central Government/Public Sector Offices and Other Related Public Buildings	Cremation Ground / Crematorium, Burial Ground, Common Vault.		Any other uses not specified under (1),(2),(3)
	Residential Quarters incidental to public and semi public use.			
	Public Utility Areas and Buildings			
	Additions and alterations to the existing public and semi public buildings including addition of new blocks without altering the use.			
	Buildings for incidental uses with floor area limited to <b>100 m<sup>2</sup></b> .			
<b>20</b>	<b>Traffic and Transportation Zone</b>			
<b>20.1</b>	Transport terminals including constructions that form an integral or essential part of the terminal.	Public Utility Areas and Buildings	Container Terminals provided that the access has a width of 18m minimum.	Any other uses not specified under (1),(2),(3)
	Any incidental uses to the transport terminals such as Retail Shops, Restaurants, Canteen etc which are integral or essential part of a transport terminal with maximum % of coverage permissible for the project as a whole shall be limited to 30% and FAR shall be limited to 1	Fuel Filling Stations		
	Staff Quarters, Offices, Night Shelters, Guest Houses etc incidental to the transport terminals			
	Parking Plazas, Transmission Towers and Wireless Stations.			
<b>21</b>	<b>Park and open space</b>			
<b>21.1</b>	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 under (1),(2),(3)
	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.			
<b>22</b>	<b>Dry Agriculture Zone</b>			
<b>22.1</b>	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry.	Cremation ground / crematorium, burial ground, common vault	Storage of explosive and fireworks, Gas Godowns, Dumping Yard.	Any other uses not specified under (1),(2),(3)

Sl . No	Uses permitted	Uses restricted -1	Uses restricted -2	Uses prohibited
	(1)	(2)	(3)	(4)
	Dairy Farms, Fish farms, Seed farms, Poultry farms, Plant nursery, pump house, wells and irrigation ponds.	Slaughter Houses.		
	Single Family Residential Buildings.			
	Orphanages, old age homes, dharmasala, ashrams, mutts, madrasa.			
	Clinics (Outpatient) and diagnostic centres - floor area limited to <b>100 m<sup>2</sup></b> .			
	Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens – floor area limited to 100 m <sup>2</sup> .			
	Police Post/Police Station, Post and Telegraph office, Fire Post / Fire station, Telephone Exchange, wireless stations and Telecommunication towers.			
	Day Care and Creche, Nursery / Kinder Garten / Primary & Upper primary schools.			
	Library and Reading Room floor area limited to 100 m <sup>2</sup> .			
	Godowns/ warehouses/ Storage – non hazardous – floor area limited to 100 m <sup>2</sup> .			
	Cottage industries, Service industries of non-nuisance Nature (See Annexe -I) engaging not more than 6 workers without power or 3 workers with power limited to 5HP.			
	Automobile workshops for 2/3 Wheelers			
	Tot Lots/Parks/Play Grounds			
	Saw Mills, Weigh Bridge.			
<b>22.2</b>	<b>Provided that the access road has a width of 8m minimum</b>			
	Clinics (Outpatient) and diagnostic centres - floor area limited to <b>200 m<sup>2</sup></b> .			
	Shops, professional offices, commercial offices and establishments, banking and Financial institutions, Gymnasium, Yoga Centres, restaurants, canteens – floor area limited to 200 m <sup>2</sup> .			

Sl. No	Uses permitted	Uses restricted -1	Uses restricted -2	Uses prohibited
	(1)	(2)	(3)	(4)
	Library and Reading Rooms, Godowns/ warehouses/ Storage – non hazardous – floor area limited to <b>200 m<sup>2</sup></b> .			
	Auditorium/Wedding Halls/Community halls floor area limited to <b>500m<sup>2</sup></b> .			
	Hospitals & Health Centres <b>with number of beds limited to 5.</b>			
<b>22.3</b>	<b>Provided that the access road has a width of 12m minimum</b>			
	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters.	Stacking yards, Godowns / Warehouses/Storage - non hazardous materials, Fuel Filling stations		
		Higher Education Institutions.Health Care Facilities including Diagnostic Centres, Clinics, and Hospitals with number of <b>beds limited to 50.</b>		
<b>23</b>	<b>Paddy Land</b>			
<b>23.1</b>	Paddy cultivation	Minor Public Utility areas & Public utility buildings which will not affect the character of the area		Any other uses not specified under (1),(2),(3)
	Agriculture/ Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction.			
	Constructions/ land developments in conformity with the Conservation of Paddy Land and Wet Land Act in force in lands designated as paddy land or wet land under the said Act.			
<b>24</b>	<b>Water Bodies</b>			
<b>24.1</b>	All existing water bodies shall be conserved.			Any other uses not specified under (1),(2),(3)
	Bridges, Side protection walls, Bathing Ghats, Floating jetty etc may be permitted based on community level requirements.			
<b>25</b>	<b>Green Buffer Zone( Thodu /River /solid waste &amp; sewage treatment plant/ slaughter house / Vested Forest)</b>			
	<b>(5m depth buffer strip on both sides of Thodu/Canals and 50m depth buffer strip along the boundary of river , 30m depth buffer strip inside Solid Waste Treatment Plant and slaughter house (inside the land acquired for waste dumping and slaughter house ) , 10m depth buffer strip outside forest Boundary</b>			
	<b>No construction shall be permitted upto 10m depth buffer strip along the boundary of river and 5 m buffer along thodu/ canal</b>			

Sl . No	Uses permitted	Uses restricted -1	Uses restricted -2	Uses prohibited
	(1)	(2)	(3)	(4)
25.1	Well and Irrigation ponds without roof, Pump houses, 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 uses not specified under (1),(2),(3)
26	<b>Vested Forest</b>			
26.1	Only Forest related activities by the ForestDepartment are permitted			
27	<b>Cremation and Burial Ground</b>			
27.1	Cremation grounds, burial grounds/Common Vault, Buildings/Structures incidental to the permitted use of the zone			Any other uses not specified under (1),(2),(3)
28	<b>Solid Waste Treatment Plant</b>			
	Solid waste treatment and uses incidental to the permitted use of the zone			Any other uses not specified under (1),(2),(3)
29	<b>Hillocks</b>			
29.1	All constructions in this zone shall be carried out with minimum disturbance to the terrain and ecology of the area			Any other uses not specified under (1),(2),(3)
	All uses in park and open spaces zone, Water Treatment Plants upto 10MLD	All uses permitted with the concurrence of Town Planner in park and open spaces zone,	All uses permitted with the concurrence of Chief Town Planner in park and open spaces zone.	
		Single family residential buildings not exceeding 7 m height from surrounding ground level at any point ,		
		Public utility buildings of floor area upto 100sqm small service industries of non nuisance nature (see annexure I) engaging not more than 3 workers with power limited to 5HP or 6 workers without power		
30	<b>SPECIAL ZONES</b> Developments in this zone may be permitted by Secretary of Ottappalam Municipality. For the Projects proposed in paddy land, developments shall be subject to the provision of Paddy Land and Wet land Act in force in the state			
30.1	Land in Sy no 122 pt of Panamanna Desam is earmarked for the development of proposed Sewage treatment plant, Expansion of existing solid waste management plant and its ancillary facilities. Proposed Sewage treatment plant, Expansion of existing solid waste management plant , facilities for hospital waste treatment and disposal e-waste processing and plastic waste processing are also permitted in this zone			
30.2	Land in Sy no 111 pt, 112 pt of Ariyur Thekkumuri Desam is earmarked for the development of Slaughter house. Proposed slaughter house and its incidental uses are permitted in this zone.			

30.3	Land in Sy No 100pt, 102pt, 103pt, 105pt in Ariyur Thekkumuri Desam is earmarked for Expansion of existing Bus Stand and proposed Parking. Proposed Expansion of existing Bus Stand and proposed Parking and other incidental uses are permitted in this zone.
30.4	Land in Sy no 280 pt in Palappuram desam is earmarked for Proposed Truck terminal. Proposed Truck terminal and other incidental uses are permitted in this zone.
30.5	Land in Sy no 82pt, 83 , 84 pt, 136, in Ariyur Thekkumuri Desam is earmarked for Proposed Town hall, Library and rehabilitation centre. Proposed Town hall ,Library and rehabilitation centre and incidental uses are permitted in this zone.
30.6	Land in Sy no 113pt, 121/A pt, 122/A pt in Ariyur Thekkumuri Desam is ear marked for agri trade complex. Agri trade complex and incidental uses are permitted in this zone.
30.7	Land in Sy no 113pt, 119/A, 120, 121/A, 122/A pt in Ariyur Thekkumuri Desam is earmarked for proposed indoor and out door Stadium. Proposed indoor and out door Stadium and incidental uses are permitted in this zone.
30.8	Land in Sy No 49 Pt in Thottakkara desam are earmarked for proposed sector level Parks and Land in Sy No 70 Pt, 173 pt in Varode Deam and Land in Sy no 204pt, 205pt in Palappuram Desam are earmarked for Childrens Parks. Parks and incidental uses are permitted in this zone.
31	<b>General Notes:</b>
	1. For the purpose of these regulations, floor area means the total built-up area of the building on all floors.
	2. Subject to zoning regulations of the respective use zones, more than one uses may be combined in a building, provided that the total floor area on all floors of such a building shall not exceed the maximum floor area permitted for any of such use in that zone.

**Annexure I**

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

1. Flour Mills
2. Embroidery and Lace manufacturing
3. Gold and silver smithy
4. Watch, pen and Spectacle repairing
5. Laundry, dry cleaning and dyeing
6. Photo and picture framing
7. Manufacture and repair of musical instruments
8. Automobile servicing (excluding repair)
9. Radio servicing and repairing
10. Cotton and silk printing
11. Bakeries
12. Confectioneries
13. Cold storage
14. Aerated waters and fruit beverages
15. Manufacture of tobacco products
16. Garment making
17. Electroplating
18. Bamboo and cane products
19. Sports goods
20. Card-board box and paper products
21. Domestic electrical appliances
22. Toy making
23. Furniture without machinery
24. Wooden electrical accessories
25. Copper, brass and metal utensils

26. Small foundries
27. Padlock
28. Sanitary fittings and other similar industries

## **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.