

PART IV

ZONING AND SUB-DIVISION REGULATIONS

This part of the plan document presents a comprehensive set of Zoning and Sub-division Regulations aimed towards ensuring the urban development in accordance with the plan proposals and for its continued maintenance over the plan period. These regulations are framed within the spirit and content of the Town Planning Act (Act IV of 1108 M.E) as amended upto 1st July 1969, under Section 3, sub sections (k), (m), (n) and (o). The application of these regulations is also to be ensured in conjunction with the Kerala Building Rules (1984) and the provisions of the National Building Code of India (1970) wherever necessary.

The Regulations and the planning parameters have been evolved taking into consideration such regulations in other planned cities in India, and modified to suit the local conditions. This part of the document forms a tool for effective Plan Implementation.

4.1 Nature of Regulations

The implementation and enforcement of development plan shall be in accordance with the zoning and sub-division regulations herein prescribed.

For the purpose of these regulations a general land utilisation pattern consisting of water sheet, agricultural use and developed land with specified uses have been prescribed for the gross Central City area.

The regulations specify uses that are permissible, uses that may be permitted in appeal to the competent authority and uses that are prohibited entirely in different planning areas designated as use zones. Five major groups of use zones have been identified for the developed area of the Central City in this plan, viz :-

1. Residential
2. Commercial
3. Industrial
4. Public and semi public
5. Grounds and open spaces.

Each of these use zones has specific regulations. Further density zoning has been prescribed for residential areas.

Zoning regulations have to be enforced for effecting the plan proposals and guiding the uses and densities in different planning areas of the Central City. But these regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. These regulations are essentially intended to help the competent authority in decisions regarding granting or refusal of planning permissions for land use conversions and construction of buildings.

The planning parameters have also been evolved to guide the preparation of D.T.P. Schemes and development projects.

4.2 Pattern of Land Utilisations.

The three major categories of uses prescribed in land utilisation pattern are given in Table 4.1.

TABLE No. 4.1

CATEGORIES OF USES IN THE LAND UTILIZATION PATTERN

Sl. No.	Categories of uses	Area Notations in the Land use plan.
1. Water Sheet		W
2. Agricultural Use		Ag.
3. Developed Land		R75, R150, R300, R450, C1, C2, M1, M2, M3, P1, P2 and G.

In order to preserve the essential characteristics of these categories or land utilisation pattern, use Regulations for the Area under water sheet and area under agricultural use have been prescribed as given in Table No. 4.2.

TABLE No. 4.2

PRESCRIBED USES DIFFERENT CATEGORIES OF LAND UTILISATION PATTERN

Sl. No.	Categories Use	Use Regulations
1. Water sheet (W)		<p>(i) Uses Permitted</p> <ol style="list-style-type: none"> 1. Fishing with light crafts. 2. Retting of coconut husk in water course not used for Traffic, and on a small scale. 3. Movement and landing of all types of crafts within speed limits prescribed by competent authority. 4. Withdrawal of water for domestic use of individual house holds. 5. Aquatic recreational uses such as swimming, bathing, skiing, rowing, yatching & water sports. 6. Discharge of stormwater and Natural drainage. <p>(ii) Uses Permitted on Appeal</p> <ol style="list-style-type: none"> 1. Fishing with stake nets and chinese nets. 2. Retting of coconut husk on large scale as a part of coir manufacture. 3. Movements of logs and barges. 4. Withdrawal of water for Agricultural and non-agricultural uses on large scale. 5. Collecting shells gravels and other minerals from bed of water course.

Sl. No.	Categories Use	Use Regulations
	Water sheet (W)	<ol style="list-style-type: none"> 6. Dredging, Excavating filling, bunding and altering the water course. 7. Special recreational uses such as boat houses floating restaurants etc. water sports such as motor boat racing. 8. Discharge of Industrial and commercial effluents and domestic sewage. <p>(iii) Uses Prohibited</p> <p>All uses not specifically permitted in item No. (i) & (ii).</p>
2. Agriculture		<p>(i) Uses Permitted</p> <ol style="list-style-type: none"> 1. Agriculture 2. Horticulture and other types of cultivation including social forestry. 3. Pisciculture. 4. Salt farming. 5. Fish bunds. 6. Dairy 7. Poultry farming. 8. Farm houses and buildings accessory to the above uses. 9. Storage, processing and sale of farm products in the property where produced. 10. Residential building with a minimum plot size 0.2 hectare and other residential uses such as hotels ensuring a gross density of 25 persons per hectare. 11. Creation of botanical gardens, zoological parks, birds sanctuary etc. 12. Ponds and pools for agricultural domestic and recreational purposes. 13. Cottage industries and such other traditional trades and occupation which use agricultural produce not causing nuisance. 14. Individual residential building for the owner, not exceeding a total built up area of 100 sqm. <p>(ii) Uses Permitted on Appeal to Competent Authority</p> <ol style="list-style-type: none"> 1. Place of worship, Schools, libraries, Educational and cultural buildings. 2. Servicing and repairing of farm Machinaries and sale of Agricultural supplies. 3. Milk chilling centres.

Sl. No.	Categories Use	Use Regulations
Agriculture		4. Public utility buildings
		5. Removal of gravel, clay, sand or stone and filling for the development of site.
		6. Residential development and sub division of land with individual plot size less than 0.2 hectares.
		7. Brick kiln and removal of clay for the purpose of brick making.
		8. Quarrying of minerals and stones.
		9. Setting up of centre for organised entertainment and commercial purposes.
		10. Service Industries and Community shops as gives in Appendix I.
		(iii) Uses prohibited
		All uses not specifically permitted in item No. (i) and (ii)

The categories of use zones and use Regulations for the different use zones under developed land are given in Table Nos. 4.3 and 4.4 to 4.8.

4.3 Establishment of Use Zones

The proposed land use plan shows the division of developed land into various use zones as designated in Table No. 4.3.

TABLE No. 4.3

USE ZONES UNDER DEVELOPED LAND DESIGNATED IN THE PLAN

Sl. No.	Major Group	Rotation	Sub Group	Use zone Index
Residential		R		
1.		(i)	Low Density Residential (L)	R 75
2.		(ii)	Medium Density Residential (M)	R 150
3.		(iii)	High Density Residential (H)	R 300
4.		(iv)	Very High Density Residential (HH)	R 450
Commercial		C		
5.		(i)	Retail shopping	C 1
6.		(ii)	General Commercial, business and wholesale	C 2
Industrial		M		
7.		(i)	Service industries and small scale Manufacturing	M 1
8.		(ii)	Medium scale Manufacturing	M 2
9.		(iii)	Large scale Manufacturing	M 3

Sl. No.	Major Group	Rotation	Sub Group	Use zone index
Public and semi public		P		
10.		(i)	Education, Health, civic cultural and entertainment.	P 1
11.		(ii)	Utility Installations	P 2
12.		(iii)	Unclassified uses	P 3
Grounds and public open spaces		G		
13.		(i)	City level major park	G 1
14.		(ii)	Other parks and grounds	G 2

The land use plan identifies the above 14 categories of use zones. However all the area for retail shopping (C1) Service Industries, (M1) Community institution under public use (P1) and local parks and grounds (G2) are not shown in the plan. These needs can be incorporated only when D. T. P. Schemes are taken up. Hence such uses may be permitted by local authorities on adhoc basis till D.T.P. Scheme are prepared.

4.4 Use Regulations In Residential Use Zones

Use regulation for residential zones (R 75, R 150, R 300 and R 450) are shown in Table No. 4.4.

TABLE No. 4.4

USE REGULATIONS IN RESIDENTIAL USE ZONES

Sl. No.	Use zone Index	Use Regulations
1.	R 75	(i) Uses Permitted
2.	R 150	
3.	R 300	
4.	R 450	
1.		Residential buildings consisting of one or two family dwellings, apartment houses, lodging or rooming houses and dormitories as defined in N. B. C. 1970 within the density limitations earmarked for each use zone.
2.		Community shops, bunk shops clearly incidental to residential use.
3.		Professional offices or Customery home occupation and cottage industries not involving the use or installation of any machinery driven by power of any kind and which do not create noise, vibration, smoke, dust or other nuisance.
4.		Educational institution essentially serving the needs of residential community such as Nurseries, Kindergartens and Schools offering general education etc.
5.		Health institutions essentially serving the needs of residential community such as dispensaries, clinics, Nursing Homes of less than 10 Nos. beds etc.

Sl. No.	Use Zone Index	Use Regulations
		<ol style="list-style-type: none"> Community facilities such as community hall, places of worship, libraries, clubs etc. Utility installations essentially serving the needs of residential community such as post office, police station, telephone exchange, electric sub-station etc. Parks and grounds, plant nurseries incidental to the community needs. <p>(ii) Uses Permitted on Appeal to the Competent Authority</p> <ol style="list-style-type: none"> Hotels included in the residential category in NBC 1970. Retail shops and business institutions, petrol filling station etc. which does not necessitate parking of heavy vehicles. Service industries, light manufacturing and customary home occupation and cottage industries involving the use of power machinery provided that such activities do not create smoke, vibration or other nuisance or hazard. Educational institution offering courses other general education. Health institution with inpatient facilities of more than 10 beds. Public institution such as Administrative Offices. Community facilities such as places of public worship or religious assembly not of a local character. Utility installations not essentially incidental to residential use. Play grounds and other recreational spaces not incidental to the local community needs. <p>(iii) Uses Prohibited</p> <p>All uses not specifically permitted under Section (i) and (ii) above</p>

4.5 Use Regulation in Commercial use Zones

Use Regulations for Commercial use zones (C₁ & C₂) are shown in Table No. 4.5 below.

TABLE No. 4.5

USE REGULATIONS IN COMMERCIAL USE ZONES

Sl. No.	Use Zone Index	Use Regulations
5.	C ₁	<p>(i) Uses Permitted.</p> <ol style="list-style-type: none"> Retail shops, Service uses like barbers, tailors, laundry and dry cleaners shops etc. meat, fish and fruit markets and roofed storage for legitimate retail business, restaurants, hotels, Banks and busineses offices, commercial schools.

Sl. No.	Use zone Index	Use Regulations
		<ol style="list-style-type: none"> Residential buildings such as lodging or rooming houses apartment houses, dormitories and hotels, as defined in, NBC 1970. Work cum trade activities and service industries not creating nuisance or hazard. Clinic and dispensaries. Public entertainment places. Individual residential building for the owner not exceeding a total built up area of 100sqm. <p>(ii) Uses Permissible on Appeal to the Competent Authority.</p> <ol style="list-style-type: none"> Petrol filling stations, coal, wood or timber yards and such other trades requiring storage of hazardous and bulky materials and special handling. Service garrages, light manufacturing using power and machinery and employing not more than four persons provided no nuisance or hazards are caused. Taxi and Scooter stand Nursing homes and hospitals. Civic buildings such as administrative office. Community buildings such as place of worship and community halls. Public utility installation. Play grounds. <p>(iii) Uses prohibited</p> <p>All uses not specifically permitted in section No. (i) & (ii).</p>

5.

C₂

(i) **Uses Permitted**

- All uses permitted under use zone C 1.
- Whole sale, warehousing and covered storage.
- One or two family dwellings.
- Service garages, service industries and light manufacturing not employing more than 20 persons.
- Educational institutions such as schools, colleges, technical and commercial institution etc.
- Health Institutions like Nursing houses, Hospitals etc. with inpatient facilities of less than 100 beds.

Sl. No.	Use zone Index	Use Regulations
		7. Civic, cultural and entertainment facilities of all types. 8. Parks, grounds and play fields. 9. Bus terminals, taxi stands, scooter stands etc. (ii) Uses permitted on appeal to Competent Authority 1. Junk yards, Bulk storage and disposal of scrap metal and other materials such as petroleum products, chemicals etc. which cause nuisance and hazard. 2. Light and medium scale Manufacturing employing less than 50 persons. 3. Special category of Educational institutions such as sanatoria, schools for the handicapped. 4. Hospitals of inpatient facilities of more than 100 beds. 5. Custodial and penal institutions such as jails, prisons, mental sanatoria and reformations. 6. Truck terminals. 7. Public utility installations. (iii) Uses not Permitted All uses not specifically permitted under Sections (i) and (ii) above.

4.6 Use Regulations in Industrial Use Zones

The use regulations for the industrial use zones (M1, M2 and M3) are shown in Table No. 4.6.

TABLE No. 4.6

USE REGULATIONS IN INDUSTRIAL USE ZONES

Sl. No.	Use zone Index	Use Regulations
7	M 1	(i) Uses Permitted 1. Service industries, and light manufacturing specified in Appendix 1 and 2 employing not more than 100 persons or using power of not more than 100 H. P. and which would not cause excessive, obnoxious, injurious or hazardous noise, vibration, smoke gas fumes, odour, dust effluent or other objectional conditions. 2. Residential buildings for the workers and watch and ward staff sufficiently segregated from the manufacturing activity. 3. Retail shopping, and commercial offices incidental to the activity of the use zone.

Sl. No.	Use zone Index	Use Regulations
		4. Public and semi public buildings incidental to the activities of the use zone and dependent community needs. 5. Parks and grounds incidental to the need of the use zone. 6. Individual residential building for the owner not exceeding a total built up area of 100 sqm. (ii) Uses permitted on appeal to the Competent Authority 1. Service industries and light manufacturing specified in Appendix 1 and 2 employing more than 100 persons or with power exceeding 100 H. P., or those which involve excessive, obnoxious injurious of hazardous or objectionable conditions. 2. Petrol filling stations, junk yards, storage and disposal of petroleum, timber, coal, explosives and such inflammable and dangerous materials. 3. Nursing homes with inpatient facilities of less than 10 beds. 4. Recreational facilities. 5. Public utility installation. 6. Bus and truck terminals (iii) Uses Prohibited All uses not specifically covered under section (i) and (ii) above
8.	M2	(i) Uses Permitted 1. All uses permitted under use zone M1. 2. Medium scale manufacturing as listed in Appendix 3 employing less than 250 persons and using power of less than 500 H.P. and which do not cause excessive, obnoxious, injurious, hazardous or objectionable conditions. 3. Roofed storage and sale of goods and related commercial, and business offices incidental to the manufacturing activity of the use zone. 4. Public utility installations such as electrical sub station incidental to the manufacturing and allied activities of the use zone. (ii) Uses Permitted on appeal to the Competent Authority 1. All uses allowed with special appeal in use zone M1. 2. Medium scale manufacturing as listed in Appendix 3. employing more than 250 persons or using power of more than 500 H.P. or those which involve excessive, obnoxious, injurious, hazardous, objectionable conditions or other pollutants.

Sl. No.	Use Zone Index	Use Regulations
		(iii) Uses not Permitted All uses not specifically permitted under Sections (i) and (ii) above.
9	M 3	(i) Uses Permitted <ol style="list-style-type: none"> All uses permitted under use zone M2. Large scale Manufacturing as listed in Appendix 4, employing less than 500 persons or power of less than 1000 H.P. or those which do not cause excessive pollutants, nuisance, hazards or safety risks in the plant and in the surroundings. (ii) Uses Permitted on Appeal to Competent Authority <ol style="list-style-type: none"> All uses permitted with special appeal under use zone M2. Large scale manufacturing, employing more than 500 persons or using power of more than 1000 H.P., or, those involving pollutants, nuisance, hazards, or other risks to the plant and the environs. (iii) Uses not Permitted All uses not specifically permitted under section (i) and (ii) above.

4.7 Use Regulation in Public and Semi Public Use Zone

The use regulation for the two categories P1 and P2 of the Public and Semi public use zone are shown in Table No. 4.7 below.

TABLE No. 4.7

USE REGULATION IN PUBLIC AND SEMI PUBLIC USE ZONES

Sl. No.	Use zone Index	Use Regulations
10	P1	(i) Uses Permitted <ol style="list-style-type: none"> Educational institutions of all types and research establishments. Health institutions of all types except special institutions such as sanatoria, Mental hospitals, and hospitals exclusively dealing with contagious diseases. Local, State and Central Government Offices, Social and Cultural institutions including Municipal and Community facilities. Institutions for entertainment not running as a Commercial basis. Residence, hostels and other types of accommodation incidental to the permitted uses as above.

Sl. No.	Use Zone Index	Use Regulations
		<ol style="list-style-type: none"> Shops, Canteen and restaurants incidental to the permitted uses as above. Service industries workshops and other uses such as Tailor, Barber, Laundry etc. incidental to the uses. Parks and open spaces. Individual residential building for the owner not exceeding a total built up area of 100sqm. (ii) Uses Permitted on Appeal <ol style="list-style-type: none"> Special Health Institutions like Sanatoria, Mental Hospitals, Veterinary Hospitals, exclusive hospitals for contagious diseases. Place of worship Uses Prohibited All uses not specifically mentioned under Section (i) and (ii) above.
11.	P2	(i) Uses Permitted <ol style="list-style-type: none"> Utility installations of such as telephone exchange, electric sub stations, water works etc. which does not creates nuisance or hazard. Traffic terminals. Residence for ward and watch staff and other essential personals incidental to the above use. Commercial establishments incidental to the traffic terminals. Garrages and workshop incidental to the uses (1) and (2) above. Grounds and Parks. Individual residential building for the owner of the land not exceeding a total built up area of 100sqm. (ii) Uses Permitted on Appeal Utility installations such as sewage treatment plant waste disposal schemes, inceneraters, which create nuisance or hazard.
		(iii) Uses prohibited All the uses not specifically mentioned under Section No. (i) and (ii)
12.	P3	(i) Uses Permitted <ol style="list-style-type: none"> All unclassified uses involving security such as defence uses. Activities incidental to the uses (1) above.

Sl. No.	Use zone Index	Use Regulations
		<p>(ii) Uses Permitted on Appeal to the Competant Authority</p> <p>1. Installation of public utility services and traffic terminals not incidental to above use but of a public importance.</p> <p>(iii) Uses Prohibited</p> <p>All other uses not specifically mentioned under Section (i) and (ii) above.</p>

4.8 Use Regulation for grounds and Public Open Spaces :

The use regulations for the two categories G1 and G2 of the grounds and public open spaces use zone are shown in Table No. 4.8 below.

TABLE No. 4.8

USE REGULATIONS IN GROUNDS AND PUBLIC OPEN SPACES USE ZONES

Sl. No.	Use zone Index	Use Regulations
13.	G1	<p>(i) Uses Permitted</p> <ol style="list-style-type: none"> 1. Parks, Nurseries, Botanical garden, ponds and lakes, zoological parks and bird sanctuaries essentially planned for the preservation of flora & fauna and accessible to the public. 2. Dwellings for the watch and ward staff and other essential persons incidental to the above use. 3. Guest houses, and observatory towers. 4. Stalls, canteen and booths incidental to above uses and catering to the public. 5. Service work shops and other uses incidental to the uses (1) and (2) above. 6. Public institution such as libraries, clubs, toy centres etc. incidental to above and of public interest. 7. Public utility service incidental to above use and of public interest. 8. Low density residential developments and allied commercial uses. <p>Uses Permitted on Appeal</p> <ol style="list-style-type: none"> 1. Exhibitions and fair grounds. 2. Cottages and hotels of tourism interest. 3. Open air theatres, circus, fairs, festivals etc. 4. Archeological Museum etc. 5. Public utility services which do not cause nuisance or hazard. <p>(iii) Uses Prohibited</p> <p>All uses not specifically mentioned in use No. (1) and (2) above</p>

Sl. No.	Use zone Index	Use Regulations
14.	G2	<p>(i) Uses Permitted</p> <ol style="list-style-type: none"> 1. All public and semi public recreational uses including play grounds, parks, exhibition and fair grounds, parking, special recreational areas like picnic spots, Aquarium, water fronts, Areas of civic interest. 2. Special areas of historical and archeological importants. 3. Low density residential developments and allied commercial uses. <p>(ii) Uses permitted on Appeal to Competent Authority</p> <ol style="list-style-type: none"> 1. Open air theatre, canteens, dwellings for ward & watch and public utility incidental to main uses. 2. Temporary useage for exhibition, circus, fair and festivals. 3. Burial grounds and cremation grounds. <p>(iii) Uses not Permitted</p> <p>All uses not specifically permitted under Section No. (i) & (ii).</p>

4.9 Non-Conforming uses

With the use regulations specified for different zones identified in the plan the uses which are not included there in but which already exist may be treated as non-conforming uses. However all existing places of worship and public open areas shall not be considered as non-conforming uses.

The provision regarding non-conforming uses are applicable to all types of uses other than these specified above. But while the industrial non-conforming uses are readily identifiable in each zone the rest of the non-conforming uses can be identified only after the preparation of D.T.P. Schemes and the stipulation of uses in the D.T.P. Scheme areas. Hence the discontinuance of industrial non-conforming uses may be effected immediately after the plan sanction in a phased manner.

The noxious and nuisance type industries coming under this category may be shifted within a maximum period of 5 years and other non-nuisance industries of non-conforming uses shifted within maximum period of 10 years or by 2001 whichever is earlier.

The strategy for discontinuance of industrial non-conforming uses shall be to restrict expansion, extension, alteration or reorganisation of such industries on onehand and to give incentives and inducements for shifting these industries to industrial locations on the other. Temporary permits however may be given for repairs or modernisation of the existing industries to improve productivity, efficiency and economy of the plant till such time stipulated for the shifting of these industries from the zone.

Non-industrial non-conforming uses may be permitted to convert to the specified use in the zone or to shift from the zone within a period of maximum 10 years or 2001 whichever is earlier. This however require the preparation of D. T. P. Schemes for all areas covered within the limit of proposed Central City. The competent authority for the purpose of this zoning regulations shall be the chief town planner or an officer authorised by him.

4.10 Planning Parameters of the Land Uses Zones

The planning parameters such as plot size, coverage, floor area, ratio etc. recommended for the different use zones shown in the proposed land use plan of the Central City are tabulated in Appendix. VI and VII

These parameters are only for general guidance of area development and do not take the position of bye-laws, rules or other restrictions applicable to such areas. Generally rules and regula-

tions in the Kerala Municipal Building by-laws are applicable for the Municipal areas and urbanising panchayats. Such rules are also specially specified in D.T.P. Schemes for the scheme areas. Hence the planning parameters for the different land use zones prescribed herein are to supplement the above and the same have to be read in conjunction with the regulations in the Kerala Building Rules and D.T.P. Scheme book.

ANNEXURE A

CLASSIFICATION OF INDUSTRIES BASED ON THEIR SUITABILITY FOR THE PROPOSED ZONING

Several classifications of industries are in vogue in different countries. These classifications are meant to serve specific purposes and are not quite suitable for zoning of industrial land-use. It has, therefore, been thought fit to divide the industrial establishments into 5 categories as given below.

Type of Industries and Their Definitions

Cate-gory	Type of industries	Definitions
I. Service Industries & Light industries of service type	See App-endix 1	Service industries are those which cater to the immediate needs of the community and are mainly concerned with repair, maintenance, servicing and/or jobbing work. They can also include light industries on a mini scale.
II. Light industries or small scale industries	See App. 2.	Light industries are defined as those which do not employ more than 100 workers and not use more than 100 h. p. except in the case of foundries and amithies.
III. Medium industries	See App. 3.	These industries are those industries which employ more than 100 workers, but not exceeding 500 workers.
IV. Heavy industries	See App. 4.	Such industries are highly capitalintensive and also land-extensive in character. They generally function as self-contained and independent units.
V. a) Obnoxious and Hazardous Industries		These are industries which are associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious fumes, effluents, explosives, inflammable material etc., and other hazards to the health or safety of the community.
b) Extractive Industries	See App. 5.	These are industries connected with excavation of land such as brick kilns, quarries, stone crushing, lime kilns, refractories, etc.

ILLUSTRATIVE LIST OF INDUSTRIES

Lists of industries of the different categories mentioned above have been attached. Every attempt has been made to make each list as exhaustive as possible but it is desirable to treat these as illustrative lists only. The classification should not be taken too rigidly, it would be desirable to treat the groupings as some what flexible, particularly in marginal cases. Each individual case will have to be studied on its own merits for purposes of location in an appropriate zone, keeping in view its function requirements, its performance characteristics and its compatibility with other industries.

APPENDIX I

LIST OF "SERVICE" INDUSTRIES

1. Atta chakkies
2. Rice hullers
3. Groundnut decorticating, cashewnut processing and dal manufacturing
4. Printing (including lithography) and book-binding
5. Rubber stamps
6. Embroidery and lace manufacturing, shawl repairing
7. Tailoring
8. Hay cutting
9. Gold and silver smithy
10. Electroplating, mica-plating and engraving
11. Watch repairing, pen and spectacles repairing
12. Blacksmithies
13. Laundry, dry cleaning and dyeing
14. Photo and picture framing
15. Apparel (cap making, hat and turban making etc.)
16. Musical Instruments—manufacturing and repairing
17. Photographs and painting including signboard painting
18. General jobbing and machining
19. Metal polishing
20. Tinsmithy and repairing of utensils
21. Vulcanising and tyre re-treading
22. Shoe repairing and manufacturing
23. Automobile, scooter and cycle repairing and servicing
24. Radio servicing and repairing
25. Cotton and silk printing

LIST OF LIGHT INDUSTRIES ON A MINI SCALE AND OF A SERVICE TYPE

1. Small bakeries (including biscuit-making)
2. Confectioneries (including lozenges, toffee, candies etc.)
3. Ice-Cream, ice etc
4. Cold-storage (small-scale)
5. Aerated waters and fruit beverages
6. Dal manufacturing, groundnut decorticating etc
7. Munfacturing of bidi and tobacco products
8. Webbing (narrow fabrics), embroidery and lace manufacturing, shawl repairing
9. Tailoring and garment making

10. Apparel making (cap making, hat & turban making etc)
11. Cotten and woollen hosiery
12. Handloom weaving
13. Shoe-lace manufacturing
14. Cotton & silk cordages (thread and thread-ball making)
15. Gold and silver thread and 'zari' work
16. Gold and silver smithy (including making of jewellery and ornaments)
17. Leather foot-wear, repairing and manufacturing
18. Velvet embroidered shoes
19. Electroplating, mica-plating and engraving
20. Watch, repairing, pen and spectacles repairing
21. Laundry, dry cleaning and dyeing
22. Photo and picture framing
23. Manufacture of mirror and photo-frames
24. Musical instruments, manufacturing and repairing
25. Photographs and painting including signboard painting
26. General jobbing and machining
27. Metal polishing
28. Radio servicing and repairing
29. Umbrella assembly
30. Sports goods
31. Bamboo and cane products
32. Leather goods (other than footwear)
33. Cardboard box and paper-products including cartons
34. Stationery items
35. Scientific and mathematical instruments (simple types)
36. Survey and drawing instruments
37. Furniture making (wooden & steel)
38. Domestic electrical appliances
39. Optical lense grinding
40. Rubber stamps
41. Manufacture of steel trunks and suit cases
42. Paper pins and gem clips
43. Metal polishing
44. Radio assembly and manufacture of radio parts (small scale)
45. Electric lamp-shades, fixtures etc.
46. Automobile, scooter and cycle servicing and repairing
47. Brushes and brooms
48. Rings and eyelets
49. Travel goods of canvas and water-proof materials
50. Laboratory porcelain and dental porcelain

51. Toy making
52. Fruit and vegetable canning and preservation
53. Cork products
54. Block-making for printing
55. Fountain pens
56. Plastic goods
57. Wood carving
58. Ivory carving
59. Surgical instruments
60. Optical frames
61. Rope making (vegetable fibre)
62. Surgical gauges and bandages
63. Wooden packing cases and boxes
64. Creamery (butter, ghee, cheese)
65. Edible oils (non-hydrogenated)
66. Wooden electrical accessories
67. Arts and crafts
68. Toilet soap making
69. Sorting gum arabic
70. Spectacles
71. Basket making
72. Glass cutting, decorating and engraving

APPENDIX 2

LIST OF SMALL INDUSTRIES

1. Washing soap
2. Aluminium utensils
3. Copper, brass/bell metal utensils
4. Cycle parts and accessories
5. Torches (flashlights)
6. Steel slates
7. Tin products (including containers, tin buttons and tin printing)
8. Oil stoves and pressure lamps
9. Tricycles and prams
10. Buttons (all kinds)
11. Hair oils and cosmetics
12. Electric motors (fractional horse power)
13. Zip fasteners
14. Shoe grindery
15. Animal shoe nails
16. Wax polishes and wax products
17. Precipitated chalk
18. Upholstery springs and other springs
19. Hoofs and box strapping
20. Die and tool room shop

21. Small foundries (ferrous & non-ferrous)
22. Sprayers (hand and foot)
23. Watch and clock parts
24. Chalk crayon and artists' colours
25. Builder's hardware
26. Drugs and medicines
27. Sewing machines (assembly)
28. Sanitary fittings
29. Wire nails, panel pins and wood screws
30. Machine screws, bolts, nuts, rivets
31. Hand tools
32. Measuring tapes (metallic & non-metallic)
33. Writing and marking inks
34. Wooden industrial goods
35. Padlocks and pressed locks
36. Plastic jigs and fixtures
37. Glass cutting, etching and polishing
38. Scientific glass instruments
39. Costume jewellery and novelties
40. Decorated glasswares
41. Steel wire products
42. Blower fans
43. Television parts
44. Electrical condensers (paper)
45. Optical instruments
46. Buckets and metal containers
47. Animal Feed
48. Manufacture of miscellaneous food products such as baking powder, flavouring essences, edible silver paper etc.
49. Carpet and duree weaving
50. Paper coating and glazing
51. Cleaning and polishing preparations
52. Phenyle and insecticides. (not obnoxious in character)
53. Sheet metal works
54. Metal stamping, coating and engraving
55. Laboratory re-agents
56. Flood lights, reflectors and studio equipment
57. Auto-transformers
58. Essential oils and aromatic oils
59. Clinical thermometers
60. Torch bulbs and automobile bulbs
61. Gramophone parts
62. Storage batteries and accessories
63. Wire netting
64. Vacuum flasks
65. Saw milling

66. Umbrella ribs
67. Aluminium wares
68. Collapsible gates
69. Railings and grills
70. Expanded metals
71. Toys and other similar products
72. Power looms
73. Oil seeds crushing (non-edible)
74. Lawn mowers
75. Hand pumps
76. Electrical equipments for auto cycles and motor cycles
77. Bakelite electrical accessories
78. Automobile leaf springs
79. Furniture and wood working
80. Metal small wares
81. Dummy rifles
82. Wood wool
83. Agricultural implement (small scale)
84. Fibres from banana stalk and pineapple leaves
85. Rolling shutters
86. Toilet soaps
87. Lead pencils
88. Cutlery (including kitchen and table cutlery)

N. B. — Manufacturing units exceeding the limits in respect of employment, site area and horse power prescribed for this category of industries should be allotted to the "extensive industry" zone.

APPENDIX 3

LIST OF MEDIUM INDUSTRIES

The following list includes industries which employ more than 100 workers and require more than 0.8 hectares (2 acres) of site area. In the case of units in these industries which employ less than 100 workers and also require less than 0.8 hectares (2 acres) of site area, it will be appropriate to treat them as light industries for purposes of zoning

1. Chains and gears
2. Automobile parts
3. Conduit pipes
4. Electric fans
5. Refrigerators and air conditioners
6. Water proof textiles
7. Weighing and measuring machines
8. Steel joinery

9. Machine tools
10. Plaster and plaster board
11. Wire drawing
12. Mica and micanite
13. Paints, varnishes and lacquers, (non-obnoxious)
14. Typewriters and parts
15. Hurricane lanterns
16. Veneer and plywood
17. Razor, blades
18. Sewing machines
19. Edible oils and fats (medium-scale)
20. Agricultural implements (large-scale)
21. Flour mills
22. Re-rolling mills
23. Rubber goods (moulded and dipped)
24. Plastic products (large-scale)
25. Iron and steel forging (mechanical)
26. Pressure die castings
27. Electrical motors (more than 1 h. p.)
28. Bicycle manufacturing
29. Fume pipe
30. Centrifugal pumps and small turbines
31. Matches
32. Vitrified enamelling
33. Hot tinning
34. Asbestos and cement products
35. Glucose manufacturing
36. Printing machinery and parts
37. Lead pencil
38. Industrial leather goods
39. Industrial precision instruments
40. Small tools
41. Electrical precision instruments
42. Printing ink
43. Cigarettes
44. Starch
45. Manufacture of wooden structurals
46. Silk reeling, spinning and weaving
47. Paving and roofing materials
48. Drugs and medicines
49. Glass products

50. Electric wires and cables
51. Steel doors & windows
52. Motor cycles and scooters
53. Timber seasoning
54. Hollow concretes blocks
55. Mosaic tiles
56. Pork products
57. Crockery
58. Fish products
59. Manufacture of salt

APPENDIX 4

LIST OF HEAVY AND LARGE SCALE INDUSTRIES

1. Heavy structural steel fabrication
2. G. I. malleable pipe fittings
3. Heavy diesel engines
4. Sugar (large-scale)
5. Vegetable oils (hydrogenated)
6. Large textile mills
7. Blast furnaces, steel works and rolling mills
8. Primary and secondary smelting and refining of non-ferrous metals and alloys
9. Automobile and coach building
10. Manufacture of aircraft frames and aero-engine
11. Special industrial machinery
12. Sluice gates and gearings
13. Cranes and hoists
14. Steel pipes and tubes
15. Wire ropes
16. Steel chains (conveyors, shipping)
17. Electrical steel sheets and stampings
18. Heavy steam engines
19. Power-driven pumps and pumping equipment
20. Tractors and heavy agricultural machinery
21. Metal working machinery
22. Electrical generating transmission, distribution and industrial apparatus
23. Rail-road equipment
24. Industrial trucks, trailers, stackers etc.

25. Earthmoving machinery
26. Conveyors and conveying equipment
27. Heavy Iron and steel forgings
28. Foundries (Heavy)
29. Other primary metal industries (e. g., cold rolled sheets, alloy, steel etc.)
30. Turbines
31. Ship yards
32. Rayon production
33. Nylon production
34. Jute spinning and weaving
35. Cement
36. Asbestos cement, sheets and pipes
37. Manufacture of locomotives-electric, diesel and steam
38. Country crafts and hulls for mechanised fishing boats
39. Fermented beverages
40. Pressure cookers and ranges
41. Duplicating machine
42. Packing machinery and equipment
43. Chemical plant
44. Printing machinery
45. Paper and pulp machinery
46. Textile machinery
47. Sugar machinery
48. Ball and roller bearing

APPENDIX 5

LIST OF OBNOXIOUS AND HAZARDOUS INDUSTRIES

Sl. No.	Industrial Groups	Noxious Characteristic
1	2	3
Chemical industry :		
1. Inorganic Manufacturing Industries :		
(i)	Acids: Sulphuric Acid, Nitric acid, acid (Glacial), Picric acid, Hydrochloric acid, Phosphoric acid, Battery, acid, Benzoic acid, Carbolic acid, Chlorosulphonic acid etc.	Fire hazard, offensive fumes, and smoke
(ii)	Alkalies : Caustic soda, Caustic potash, soda ash etc.	Fire hazard, corrosive substance
(iii)	Production of mineral salts which involves use of acids	
(iv)	Carbon disulphide, Ultramarine blue, Chlorine, Hydrogen	Risk of fire, dust and fumes

1	2	3
2. Organic Manufacturing industries :		
(i)	Dyes and Dyestuff Intermediate manufacture	Waste water is acidic
(ii)	Synthetic plastics like Polyethylene P. V. C. Resin Nylon	Distillates from reaction vessels, fire risk also
(iii)	Synthetic rubber	Liquid effluents with unpleasant smell
(iv)	Synthetic detergents	Unpleasant smell and risk of fire
(v)	Insecticide Fungicides and Pesticides	Unpleasant smell and dust, fire hazards
(vi)	Phenols and related industries based on coaltar distillation	Risk of fire
(vii)	Organic solvents, chlorinated minerals methanol, aldehyde and methylated spirits	Fire hazard, unpleasant smell
(viii)	Manufacture of compressed "permanent" liquified and dissolved gases	Risk of fire
(ix)	Acetylides, Pyridines, Iodoform, Chloroform, B-Naphthol, etc.	Risk of fire, smell
3. Miscellaneous :		
	Electro-thermal industries such as Manufacture of Calcium carbide, Phosphorous, Aluminium dust, paste and powder, Copper, Zinc, etc.	Risk of Fire
1. Poisons		
	Amonium Sulphocyanide, Arsenic and its compounds, Barium acetate, Barium bromide, Barium carbonate, Barium cyanide, Barium ethyl-sulphate, Barium acetate, Cinnabar, Copper sulphocyanide Ferrocyanide, Hydrocyanic acid, Potassium cyanide, Prussiate of potash, Pyrogalllic acid, Silver cyanide etc.	Contamination if stored on same floor as or on floors above food stuffs (fire hazard in any case)
Manufacture of Cellulosic Products :		
	Rayon fibre, waste products, Rayophane paper etc. Cellulose nitrate, Celluloid articles, scrap and solution	Risk of Fire
	Paints, Enamels, Colours, Varnish (other than Litho Varnish) and Varnish removers of all kinds, Turpentine and Turpentine substitutes	Risk of fire and smell
	Matches	Fire hazard
	Printing Ink	Fire hazard
	Industrial Alcohol	Unpleasant smell
	Manufacture of Newsprint	Unpleasant smell, enormous quantities of contaminated waste water, fire hazard

1	2	3
II. Petroleum Products		
1. Crude oil refining, processing & cracking, Petroleum jelly, Petroleum ether, Naptha cracking including Gas Cracking for any purpose	Inflammable fumes and noise	
2. Carbon black manufacture & blacks of all kinds	Fire hazard	
3. Petroleum coke usage for Graphite production	Fire hazard	
4. Lubricating and fuel oils and illuminating oils and other oils such as Schist Oil, Shale oil etc.	Fire hazard	
III. Rubber Industry :		
Reclamation of rubber and production of tyres, rubber solutions containing mineral naptha rubber waste	Unpleasant smell, dust and fire	
IV. Metallurgical Industries with the Following Operations :		
1. Sintering, smelling	Noise, dust, smoke and risk of fire	
2. Blast furnaces		
3. Recasting of ore sulphide oxides or mixtures		
V. Manufacture of Radio Active Elements such as :		
Thorium, Radium and similar isotopes and recovery of rare earths	Radiation hazard	
VI. Paper and Paper Products :		
Large scale paper, pulp and board manufacture	Unpleasant smell large quantities of contaminated waste water	
VII. Leather & Other Animal Products :		
1. Leather tanning	Obnoxious smell	
2. Glue and gelatine manufacture from bones and flesh	Obnoxious smell	
3. Bone crist, bone meal, bone powder or storage of bones in the open	Obnoxious smell	
4. Glandular extractions	Obnoxious smell	
5. Animal and fish oils	Risk of fire	
VIII. Manufacture of Explosive Ammunition :		
1. All Types of explosives or their ingredients such as fire works of all kinds, bon-bons, gun cotton, gun powder, flares, flash powders, rockets	Fire explosion hazards	
2. Industrial gelatine, Nitroglycerine and fulminate	Risk of fire	

1	2	3
IX. Manufacture of Cement and Refractories :		
1. Portland cement	Dust	
2. Refractories	Smoke, and solid waste	
3. Enamelling vitrous	Smoke from furnace	
4. Glass furnaces of 3 tonne capacity and above	Fire	
5. Mechanical stone-crushing	Dust, slurry noise	
X. Fertilisers :		
Nitrogenous and phosphatic fertiliser manufacturing on a large-scale except mixing of fertilisers for compounding	Fire, noise, atmosphere pollution due to noxious gases, and dust	
XI. Heavy Engineering & Forging Shops :		
Using steam and power hammers and heavy metal forgings	Noise, vibration and smoke	
XII. Wood & Wood Products :		
Distillation of wood	Readily ignitable obnoxious games;	
XIII. Textiles :		
1. Oil sheets and water proof clothing	Fire hazard	
2. Wool spinning	Wool washing liquor containing certain impurities	
3. Clean rags (not including clean textile cutting), oily and greasy rags	Fire hazard	
4. Flax Yarn and other fibre	Fire hazard	
5. Textile finishing, bleaching and dyeing	Waste water containing acids etc.	
XIV. Foods		
1. Vegetable Oils	Noise, unpleasant Smell	
2. Abattoirs	Waste water with obnoxious smell	
3. Alcohol distilleries and breweries and potable spirits	Oxygen causing unpleasant smell, noise fire hazard	
4. Sugar refining	Unpleasant smell, fire hazard	
XV. Transport :		
Manufacture of air-craft locomotives, tractors, etc.	Smoke and noise	

NOTE : This group of industries is not stipulated within the central city

APPENDIX VI

PLANNING PARAMETERS FOR LAND DEVELOPMENT UNDER RESIDENTIAL LAND USE ZONES (REFER 4.10 ON PAGE 149)

Planning parameters	Agricultural		Residential	
	Ag	R 75	R 150	R 300
1. Minimum size of Individual plot	R { 400m ² 55m ² for EWS plot with a minimum plot width of 5 m. 50m ² for EWS Twin houses with a minimum plot width of 4.5 m. 40m ² for EWS Row houses with a minimum plot width of 4.5m	200m ²	160m ²	120m ²
2. Minimum plot Frontage		12m	8m	8m
3. Maximum plot coverage		33 $\frac{1}{3}$ %	60%	60%
4. Maximum Floor space index	1	1.25	1.25	1.50
Total covered area of all floors F. S. I. = $\frac{\text{Plot Area}}{\text{Plot Area}}$				
Following services and structures shall not be included in the determination of the floor area and maximum plot coverage.				
(i) All basement or Cellars, and space under building constructed in stilts and used as parking space, store room, and air conditioning plant room used as accessory to the principal use.				
(ii) Electric Cabin or sub station, watchmen booths, pumphouses and carriage shaft and				
(iii) Stair case room and lift room above the topmost storey, architectural features, chimney and elevated tanks				
5. Maximum height of building	As specified in K B R Rule (18) Height of building means the height measured from average level of the centre line of the street on which the site under reference abuts, provided that stair case, rooms, lift rooms, Chimneys and elevated tanks above the top-most floor and architectural features and parapet of the height upto 1 metre shall not be included in calculating height of the building.			
6. Minimum front set back	As specified in the D. T. P. scheme or as provided in K B R, whichever is more			
7. Minimum rear set back	As specified in K B R			
8. Minimum side set back	As specified in K B R			

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APPENDIX VII

PLANNING PARAMETERS FOR LAND DEVELOPMENT UNDER NON-RESIDENTIAL LAND USE ZONES (REFER 4.10 ON PAGE 149)

Planning Parameters	Commercial		Industrial		Public & semi public	
	C1	C2	M1	M2	P1	P2
1. Minimum size of Individual plot	80m2	100m2	80 m2 for service industries & Trades 160m2 for Light Industries of Mini scale 240m2 for light Industries	1000m2	1000m2	1000m2
2. Minimum plot frontage	5m	5m	5m for service trades 6m for Light Industries of a mini scale 10m for other small scale	20m	20m	20m
3. Maximum plot coverage	75%	75%	75%	50%	40%	40%
4. Maximum floor space index	2.00	2.00	2.00	1.5	1.5	1.5
Total covered area of all floors F. S. I. = $\frac{\text{Plot Area}}{\text{Plot Area}}$						
Following services and structures shall not be included in the determination of the floor area and maximum plot coverage						
(i) All basement or Cellar and space under building constructed in stilts and used as parking space, store room, and air conditioning plant room used as accessory to the principle use						
(ii) Electric Cabin or sub station, watchmen booths, pumphouses and carriage shaft and						
(iii) Stair case room and lift room above the Top-most storey, architectural features, chimney and elevated tanks						
5. Maximum height of building	1 $\frac{1}{2}$ times the width of the abutting road + 1.5 times the front yard Height of building means the height measured from average level of the centre line of the street on which the site under reference abuts, provided that stair case rooms, lift rooms, Chimneys and elevated tanks above the top-most floor and architectural features and parapet of the height upto 1 metre shall not be included in calculating height of the building.					
6. Minimum front set back	As specified in D T P schemes as building lines or as provided in K B R whichever is more					
7. Minimum rear set back	As specified in K B R					
8. Minimum side set back	As specified in K B R					

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ANNEXURE E

SPECIAL REGULATIONS FOR C.B.D.

BOUNDARIES OF THE CENTRAL BUSINESS DISTRICT

North:- Northern side of Banerji Road up to a depth of 30 mts.
from its central line.

East:- Eastern side of Chittoor road to a depth of 30 mts.

South:- Southern edge of Ravipuram Temple road.

West:- Backwaters.

Use regulations in the C.B.D.

(i) Use permitted

- (a) All uses permitted under Residential use zone.
- (b) All uses permitted under Commercial use zone.
- (c) Local, State and Central Government Offices, Institutions of entertainment, Utility installations such as electric sub-stations, Telephone Exchange etc.
- (d) Parks, Botanical Gardens, Aquarium, Bird Sanctuaries, Exhibition grounds, Libraries and clubs.
- (e) Service industries and light manufacturing and customary home occupation engaging not more than 10 workers with power limited to 10 H.P or not more than 20 workers with out power, provided such activities do not create smoke vibration or other nuisance or hazard.

(ii) Uses Restricted (Permitted on appeal)

- (a) Institutions of higher education and hospitals.
- (b) Service Industries and light manufacturing specified in Appendix I and II engaging not more than 20 workers with power limited to 10 H.P or ^{not} more than 30 workers without power provided such activities do not create smoke, vibration or other nuisance or hazard.
- (c) Wholesale business establishments, petrol filling stations, Parcel booking offices, truck terminals, storages and godowns, provided these buildings have the required set backs and parking facilities as provided in KBR(84) for the relevant use.

(iii) Use Prohibited

All uses not specifically permitted under section (i) & (ii) above.

PLANNING PARAMETERS

Set backs and Parking requirements as per KBR to be satisfied. Where there is a mixing of uses within the same building, set back requirements for the higher order is has to be satisfied and proportionate parking facilities to be provided. The maximum floor space index and the maximum coverage permissible in specific areas are furnished below:-

1. On the western side of Shanmugham Road, included under the Cochin Marine Drive Scheme, all buildings to satisfy the Development Controls exercised by the Greater Cochin Development Authority for the Cochin Marine Drive Scheme.

2. For buildings within the block (area) bounded by Press Club road Market Road, Shanmugham road and Banerji Road.

Maximum F.S.I - 1.25

Maximum coverage - 60%

3. For buildings abutting Park Avenue from KTDC Junction upto Durbar Hall Road Junction to a depth of 45 mts. on the eastern side of Park Avenue from its Central Line and upto the eastern boundary of the Cochin Marine Scheme (Ref. Map).

Maximum F.S.I - 1.5

Maximum coverage - 30%

Note:-

Only public uses will be permitted in this zone.

4. For buildings abutting Chittoor Road (From Banerji Road junction to Ravipuram Temple junction), Convent Road, (From Market road junction to Chittoor Road junction), Hospital Road (From park avenue junction to Chittoor Road junction), T.D. road (From Banerji Road Junction to Hospital Road Junction) and Durbar Hall Road (from park avenue junction to Chittoor Road junction) to a depth of 30 m. from the central line of these roads, in either side.

Maximum F.S.I - 1.5

Maximum coverage - 60%

5. For buildings abutting either side of Banerji Road, to a depth of 30 m. from its Central line, and M.G. Road, to a depth of 45m. from its Central line on either side.

Maximum F.S.I. - 2

Maximum coverage - 60%

Note:- Maximum F.S.I can be increased to 2.5 if the coverage is reduced to less than 50%

6. For buildings coming within other areas in C.B.D not specifically mentioned above,

(a) Maximum F.S.I. - 2

Maximum coverage - 60% provided the width of the access road to the building is 10 m. and above.

(b) Maximum F.S.I. - 1.5

Maximum coverage - 60% if the access road width is not less than 7m.

(c) Maximum F.S.I. - 1.25

Maximum coverage - 50% if the access road width is less than 7m.

(d) Maximum - F.S.I. - 1

Maximum coverage 50% if the road width is less than 5m. However, if the access road width is less than 5m, only residential uses will be permitted.

Note:- The specific use restrictions mentioned under planning parameters are to be applied over and above the general use regulations mentioned.

Where the building abuts 2 roads, the maximum F.S.I and coverage can be the higher of the values of F.S.I and coverage fixed for the 2 roads.