

**ZONING REGULATIONS**

1. Zoning is device of land use planning used in a Master Plan. The work is derived from the practice of designating permitted uses of land based on mapped zones which separate one set of land uses from another. Zoning Regulations are the means to achieve development of use zone as envisaged in the Master Plan. In other words Zoning Regulations are laws that define and restrict how to use a particulate property coming under a Master Plan. Thus it is the public regulation of land and building use to control the character of a place.
2. All future developments shall be in conformity with the provisions of the Master Plan for Karunagappally Town and future constructions shall conform to the Building Rules and other applicable statutes in force unless otherwise specified in this regulation or in any detailed scheme prepared within the frame work of this Plan.
3. For the implementation and enforcement of the proposals envisaged in this Master Plan, areas have been zoned under various categories such as Residential use zone, Commercial use zone, Public and semi public use zone, Mixed use zone (Commercial / Residential), Residential mix zone, Dry agricultural use zone, Industrial use zone, Paddy/low laying land, Transport use zone, Water bodies, Special use zone etc. Details regarding the nature of uses 'permitted', uses 'restricted' and uses 'prohibited' in each zone are given in the accompanying sheets. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the Plan and in accordance with the other statutes applicable.

Uses 'permitted' in a zone cover the uses that can be normally accommodated in the relevant zone.

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 special locational factors. Such cases which come under this category as classified as "Uses Restricted". Restricted – 1 category deals with the uses that shall be restricted by the Secretary, Karunagappally Municipality, hereinafter referred to as the Secretary, with the concurrence of the Head of office 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 concerned of the Department of Town and Country Planning.

4. "Uses prohibited" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.
5. If any portion of a zone is put to a "Use Prohibited" as stated in Para 4, before the sanctioning of the Master Plan, such use shall be termed as non-conforming use. a non-conforming use may be allowed to continue in its existing location, if lawfully established prior to the enforcement of these regulations, and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use creates 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.
6. Existing areas and structures of archaeological importance, agricultural uses and religious uses shall be permitted to continue in all the zones and shall not constitute non-conforming uses.
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.
8. Public and semi public use zone existing as on date of publication of the scheme are retained as such, and there is no proposal in this Master Plan for new areas/ extension of existing areas for public and semi public use zones.

Para No.	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
9	Residential Use Zone			
	All Residences including Apartments, Night Shelters, Orphanages, Old Age Homes Dharmasala, Residential Quarters	Ashram/Mutt	Fuel Filling Stations	Any other use not specified
	Shops/ Professional Offices/ Commercial Offices/ Banking and Financial institutions/ Gymnasium/Yoga Centers/ Clinics (Outpatient)/Diagnostic centres /Godowns / Restaurants - floor area up to 200 sq.m		Public utility areas and buildings other than those included in the permitted category	
	Automobile workshops / Automobile service station of light vehicles provided that the access road has a width of 5m minimum			
	Cottage Industries, 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 or 5 workers with power limited to 10 HP but with the concurrence of Municipal council), cold storage	Ice plants, marine diecel outlets, Transmission towers and Wireless Station		
	Day Care and Crèche, Nursery Schools, Kinder Garten, Primary Schools, UPS, HS	Places of Worship		
	Local/state/central government offices like Police Post, Fire Post/Fire Station, Post office etc serving the local community	Godowns		
	Library and Reading Rooms, Community Halls, Milk booths			
	Tot Lots, Parks, Play Grounds			
	Plant nursery, Pump House, Public Utility areas & buildings essentially serving the needs of the local community	Hospitals up to 5 beds		
	Provided that the access road has an existing / proposed width of 8 m minimum			
		Hospitals up to 50 beds		
	Auditorium / Wedding Halls floor area upto 500 sq m	Auditorium / Wedding Halls / with total floor area above 500 sq m with parking @ 1.1 times that of KMBR		
10	Commercial Use Zone			
	All Shops including shopping Complexes, Shopping malls, Multiplex, Hypermarkets, Restaurants, Hotels, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT Software units, Guest house, lodges.	Places of Worship	Fuel Filling Stations	Any other use not specified
	Godowns/Warehouse/Storage of non hazardous materials, stacking yards, public utility areas & buildings, cold storage		Hospitals & Health Centers above 50 beds when access roads has a minimum width of 12 m available/ proposed	

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	Residential building upto 300 sq.m, Expansion of existing residential buildings upto 300 sq.m, Multi storied commercial cum residential buildings with the condition that 50% of the total floor area of the building or total floor area in the lowest two floors whichever is highest should be used for commercial purpose and it should be provided in the lowest floors	Residences with floor area above 300 sq.m		Any other use not specified
	Service Industries with 19 workers without power or 9 workers with power upto 30 HP	Diary farm, Poultry farm		
	Local/State/Central Government/Public sector offices			
	Expansion of existing educational institutions			
	Transmission towers and Wireless Stations			
	Social Welfare centers/ Museum/ Auditorium / Wedding Halls / Community halls/ Convention Centers/Cinema Halls (In the case of buildings with floor area above 500 sq.m,parking @ 1.1 times that of KMBR shall be provided )			
	Clinics, Diagnostic Centers, Hospitals upto 5 bed			
	Public Utility areas & buildings			
	Parking Plazas, Transport terminals			
	Plant Nursery, Fair Grounds, Markets			
	Parks & playgrounds, Open air Theatre			
11	Public & Semi Public Use Zone			
	Additions and alterations to the existing buildings/addition of new block(s) without altering the use, Buildings essentially incidental to the main use with floor area limited to 100 sq.m		Buildings essentially incidental to the main use with floor area above 100 sq.m	Any other use not specified
12	Mixed Use Zone - (Commercial and Residential)			
	All Shops including shopping Complexes, Shopping malls, Multiplex, Hypermarkets, Restaurants, Hotels, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT Software units	Multi storied commercial cum residential building		
	Cottage Industries, Automobile workshops, Automobile Service Stations, Cold storage, Service Industries of non-nuisance Nature (See Annexe I) with number of workers limited to 19 without power or 9 workers with power limited to 30 HP), weigh bridges, Printing press, IT, Hardware / Electronic industries.			
	Godowns/Warehouse/Storage of non hazardous materials, stacking yards			
	Residential building upto 300 sq.m, Expansion of existing residential buildings upto 300 sq.m, Multi storied commercial cum residential buildings with the condition that 50% of the total floor area of the building or total floor area in the lowest two floors whichever is highest should be used for commercial purpose and it should be provided in the lowest floors	Transmission towers and wireless station		

	Expansion of existing educational institutions			
	Transmission towers and Wireless Stations			
	Movie Halls / Auditorium / Wedding Halls (In the case of buildings with total floor area above 500 sq.m, parking @ 1.1 times that of KMBR shall be provided)			
	Clinics, Diagnostic Centers			
	Public Utility areas & buildings			
	Parking Plazas, Transport terminals			
	Plant Nursery, Fair Grounds, Markets			
	Parks & playgrounds, Open air Theatre			
	Local/state/central government or public sector offices	Places of worship		
	Day Care and Crèche, Nursery Schools, Kinder Garten, Primary Schools, UPS, HS, HSS (Other educational institutions when access road of minimum 12 m width is available/ proposed)			
	Police station / Police post			
	Hospitals and health centres upto 10 beds when access of 8 m minimum width is available / proposed	Hospitals upto 50 bed when access road of 12 m minimum width is available / proposed	Hospitals above 50 bed when access road of minimum 12 m width is available / proposed	
	Tot Lots, Parks, Play Grounds			
	Autorickshaw stand			
<b>13</b>	<b>Residential Mix Use Zone</b>			
	Land to a depth of 100 m on either side of the following roads falling in residential zone will also be deemed as Residential Mix Zone. 1. NH 66 (N-S road) 2. Karunagappally (Lalaji jn - Amruthapuri road) 3. Karunagappally (Highschool jn) - Alumkadavu road 4. Karunagappally (Civil Station) - Alappadu via Kallummoottil Kadavu road 5. Karunagappally (Karottu) - Kozhikode road  6. Karunagappally (KSRTC jn) - Market jn 7. Karunagappally (Civil Station jn) - Sasthamcotta 8. Muthethukavu - Municipal limit North 9. Pulliman jn - Alummoodu jn via Parankimamoodu jn 10. Pulliman jn - Tharayil jn via Kottakuzhi 11. Padmanabhan jetti - Municipal limit at North via Pukkattu jn, Choolarathu jn etc. 12. Karottu jn - Solid waste treatment plant / Industrial estate 13. Ayanivelikulangara - Municipal limit at North via Ottathil jn 14. Pulliman jn - Kayakattu jn via Alumthara As per the Master Plan the above 14 roads are proposed to be widened to 12 m or greater			



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All Residences including Apartments, Night Shelters, Orphanages, Old Age Homes Dharmasala, Residential Quarters - all with total floor area upto 5000 sq.m	All Residences including Apartments, Night Shelters, Orphanages, Old Age Homes Dharmasala, Residential Quarters - all with total floor area above 5000 sq.m		Any other uses not specified
	Exhibition centres and Art Gallery		
Ashram/Mutt/clinics (out patient)	Places of Worship		
Guest Houses/Lodges	Fuel Filling Stations		
Shops/ Professional Offices/ Commercial Offices/ Banking and Financial institutions/ Gymnasium/Yoga Centers/ Clinics (Outpatient)/Diagnostic centres /Godowns / Restaurants - all with total floor area upto 500 sq.m	Shops/ Professional Offices/ Commercial Offices/ Banking and Financial institutions/ Gymnasium/Yoga Centers/ Clinics (Outpatient)/Diagnostic centres /Godowns / Restaurants - all with total floor area upto 1000 sq.m	Shops, Professional Offices, Banking and Financial Institutions, Commercial offices / Establishments, Restaurants / Canteen / Hotels - all with total floor area above 1000 sq.m	
Service Industries of non-nuisance nature (see Annexe I) engaging not more than 19 workers with out power or 9 workers with power limited to 30 HP			
Transmission towers, Telecommunication towers and Wireless Station			
Post and Telegraph office, Fire Post / fire Station, Telephone Exchange			
Parking Plaza, Taxi / Jeep stand			
Public Utility Areas & Buildings			
Fish Farms, Seed farms, Dairy farms, Poultry farms, Milk booth			
Social welfare centers			
Secondary / Higher Secondary Schools, Junior Technical Institutions			
Auditorium / Wedding Halls / Community halls / Cinema halls (In the case of buildings with total floor area above 500 sq.m,parking @ 1.1 times that of KMBR shall be provided)			
Automobile workshops / Automobile Service Stations			
Markets			
Provided that the access road has an existing / proposed width of 8 m minimum			
Weigh bridge	Godowns with floor area above 1000 sq.m / Warehouses / Storage of non hazardous materials		

	Hospitals and health centres upto 10 beds/ other educational institutions	Marbles and Granite Storage / Cutting centres		
		Industrial estate & Industrial Parks		
	Provided that the access road has an existing / proposed width of 12 m minimum			
	Diagonostic centres above 500 sqm floor area, Hospitals & Health centres upto 50 beds	Hospitals above 50 beds		
<b>14</b>	<b>Dry Agriculture Use Zone</b>			
	Agriculture, Horticulture, Fodder cultivation, Pastures, Grazing grounds, Fish Farms, Seed Farms, Pump House, Wells and Irrigation Ponds, Storage of Agricultural Produces and Seeds, Plant Nursery, animal husbandry activities like poultry farm, dairy farms	Places of Worship	Fuel Filling Stations	Any other use not specified
	All Residential buildings/Orphanages/ Old Age Homes/ Dharmasala/Ashram / Mutt - all upto 300 sq.m of floor area	Stacking Yards of non hazardous materials	Service Industries of non-nuisance nature(See Annexe - III) engaging not more than 19 workers without power or 9 workers with power limited to 15 HP	
	Shops/ Professional Offices/ Commercial Offices / Establishments/ Banking and Financial institutions/ Restaurants /Canteens - all with total floor area upto 200 sq m	Saw Mills		
	Automobile workshops for light vehicles			
	Public Utility Areas & Buildings, Social Welfare centers - all with total floor area upto 200 Sq.m floor area.	Markets		
	Clinics (Outpatient) and Diagnostic centers - all with total floor area upto 100 sq m	Transmission towers, Telecommunication towers and Wireless Station		
	Gymnasium / Yoga Centers - all with total floor area upto 100 sq.m			
	Local/State/central government offices like Police Post, Fire Post/Fire Station, Post office etc serving the local community			
	Godowns / Warehouses / Storage - non hazardous - all with total floor area upto 200 sq m			
	Cottage Industries, Service Industries of non-nuisance Nature (See Annexe. 1), with number of workers limited to 10 without power or 5 workers with power limited to 10 HP, cold storage	Ice Plants		

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	Day Care and Crèche, Nursery / Kinder Garten / Primary &Upper primary schools			Any other use not specified
	Library and Reading Rooms			
	Tot Lots/Parks/Play Grounds			
15	Industrial Use Zone			
	All industries other than obnoxious and nuisance type, Automobile workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Ice Factory, Cold storage, Printing Press, Water Treatment Plants, Marble and Granite Storage / Cutting centres, Industrial estate and industrial parks.	Public Utility areas & buildings	Fuel Filling Stations,	Any other use not specified
	Godowns/ Warehouse/ Storage of non hazardous materials, stacking yards, weigh bridge, dry cleaning plants, laundries, poultry farms, kennel, Slaughter Houses		Cremation Ground / Crematorium, Burial Ground / Common Vault	
	IT Software units, Junk yards, Gas Godowns		Storage of Explosive and fire works	
	Residential uses incidental to the industrial use, Fish / Meat processing Centers	Saw mills	Saw mills with Timber Yard	
	Govt. or Public sector offices incidental to the industrial use		Dumping yards, Sewage Treatment Plants	
	Tot lots, parks & playgrounds attached to incidental residential use			
	Transport terminals incidental to the industrial use			
	Container terminals with minimum access width of 18 m available / proposed			
16	Paddy/Low laying land			
	Paddy cultivation	Agriculture/Horticulture/Fodder cultivation, Fish Farms/seed Farms/Pump House/Wells, Water retension and Irrigation Ponds with out any building construction.	Minor Public Utility areas & buildings which will not affect the character of the area	Any other use not specified
	Land reclamation activities in accordance with the prevalent Acts and rules in place.			

17	Transport Use Zone			
	Transport terminals such as bus terminals/stand, offices, storage etc incidental to the main use	Parking Plazas, Transmission towers and wireless stations	Any use incidental to the uses permitted such as Retail shops/ Restaurants/canteen, Residential quarters, night shelters etc. which form an integral part of the transportation use proposed.	Any other use not specified
			Public Utility areas & buildings	
18	Water Bodies			
	Boat jetties,bridges,side protection walls,fishlanding centers and water transport			Any other use not specified
19	Special Use Zones			
	Park:- fair grounds, camping sites of temporary nature, open air theatre, parking ground incidental to the activities of the zone. Incidental building such as restaurants, canteen, curio shops etc area limited to 150 sq.m, structures needed to water related recreational facilities			
	Stadium:- Stadium and accessory buildings, parking area, incidental building such as restaurants, canteen, curio shops etc area limited to 150 sq.m			
	Industrial estate:- All industries other than obnoxious and nuisance type, Automobile workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Ice Factory, Cold storage, Printing Press, Water Treatment Plants, Marble and Granite Storage / Cutting centers, Industrial Estates & Industrial Parks, Godowns/ Warehouse/ Storage of non hazardous materials, stacking yards, weigh bridge, dry cleaning plants, laundries, poultry farms, kennel, IT Software units, Residential uses incidental to the industrial use, Govt. or Public sector offices incidental to the industrial use, Tot lots, parks & playgrounds attached to incidental residential use, Transport terminals incidental to the industrial use.			
	Crematorium / solid waste dumping yard: - All building needed for the functioning of the solid waste disposal plant crematorium			
	Pvt. Bus stand:- Bus terminal building, garage, office buildings incidental to the bus stand, commercial buildings with the condition that total coverage of all commercial buildings within the plot is limited to 5% of the total plot area			

## 20. GENERAL GUIDELINES FOR LARGE SCALE PROJETS

1. Large scale development proposals in an area not less than 2 hectares, exceeding and investment of Rs. 50 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 nos. may be permitted in all zones other than Heritage and Park & Open space, 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 Department, consisting of Chief Town Planner concerned of Kerala State Department of Town and Country Planning, the Head of office of the District Office of the Department of Town and Country Planning being the convener and the Secretary of the municipality and satisfying following conditions:-



- a) 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.
- 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 Memorandum of understanding between the developer and Secretary of Local body concerned shall be undertaken to bring this into effect.
- e) Maximum floor area ratio shall be 2 and minimum access width 12 metres.
- f) The project shall be completed within a period of 3 years if not specified otherwise.

## **21. GENERAL NOTES**

- 1. Subject to the Zoning Regulations of the respective use zones, more than one use 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 of such use premises in that use zone.
- 2. For the purpose of these regulations, floor area means the total floor area of the building on all floors.
- 3. The Government shall have the power to issue any clarification in respect of Technical interpretation, if any, required in consultation with the Chief Town Planner concerned.
- 4. Any use not specified in the 'use 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.

## ANNEXURE - I

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

1. Aerated water and fruit beverages
2. Apparel making
3. Assembly of air coolers and conditioners
4. Assembly of bicycles, baby carriage and other small non motorized vehicles.
5. Atta - chakkies
6. Ayurvedic medicinal formulations, Ayurvedic health club
7. Bakery products, biscuits, confectionaries
8. Bamboo and cane products (only dry operations)
9. Boat Building Yard
10. Block making for printing
11. Card board or corrugated box and paper products (paper or pulp manufacturing excluded)
12. Carpet weaving
13. Cement and concrete products (where crusher is not used)
14. Chilling plants and cold storage
15. Coir (without bleaching / dyeing)
16. Concrete batching plants
17. Cotton and woolen hosiery / Cotton and silk printing
18. Electro plating
19. Electronics and electrical goods
20. Electronics equipment (Assembly)
21. Engineering workshop and general fabrication works (without any chemical treatment)
22. Embroidery and lace manufacturing
23. Flour mills (job work only)
24. Foam bed, latex thread
25. Foot wear (rubber and PVC)
26. Furniture making
27. Fountain pens
28. Garment stitching, tailoring
29. Gold and silver smithy
30. Gold and silver thread sari work
31. Ice-cream or ice making
32. Insulation and other coated papers (paper or pulp manufacturing excluded)
33. Jobbing and machining
34. Light engineering
35. Laundry, dry cleaning and dyeing
36. Manufacturing of formulated synthetic detergent products
37. Manufacture of soaps involving process without generation of trade effluents (saponification of fats and fatty acids only)

38. Mineralized water
39. Musical instruments manufacturing
40. Oil ginning / expelling
41. Optical frames
42. Paint (by mixing process only)
43. Paper pins and U-clips
44. Power looms / hand looms (without dyeing & bleaching)
45. Photo and picture framing
46. pressure testing units
47. Printing press
48. Rice mullors
49. Rope (cotton and plastic)
50. Rubber gloves other than that for surgical and medical purpose
51. Rubberized coir mattresses
52. Scientific and mathematical instruments
53. Sports goods
54. Steeping and processing of grains
55. Small foundries
56. Tissue culturing
57. Toys
58. Water softening and demineralization plants
59. Watch, pen and spectacles repairing