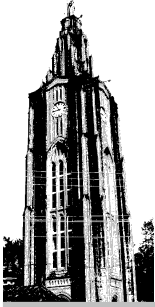


32. ZONING REGULATION



Residential Zone, Town centre, Multi Functional Zone, Public and Semi public zone, Industrial zone, Transportation zone, Park and open space zone, Solid waste management area, Low lying agriculture area, Dry agriculture Zone and Water bodies are the zones as per Master Plan for Pala. The development regulation of Master Plan for Pala has been included in this chapter.

32.1 INTRODUCTION

Zoning is a device of land use planning used in a Master Plan. The word 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 a use zone as envisaged in the Master Plan. In other words Zoning Regulations are laws that define and restrict how to use a particular property coming under a Master Plan. Thus it is the public regulation of land and building use to control the character of a place.

The development suggestions of a Master plan will be spatially located in the proposed land use plan. Areas will be zoned under various categories such as *Residential Zone, Town centre, Multi Functional Zone, Public and Semi public zone, Industrial zone, Transportation zone, Park and open space zone, Solid waste management area, Low lying agriculture area, Dry agriculture Zone and Water bodies etc* for securing the most efficient and effective use of land in public interest. Therefore, a set of zoning regulations for the implementation and enforcement of the proposals envisaged in the Development Plan will also be part of the Master Plan. Zoning regulations will specify the details regarding the nature of uses ‘permitted’, uses ‘restricted’ and uses ‘prohibited’ in each zone.

32.2 ZONING REGULATIONS

32.2.1 All future developments shall be in conformity with the provisions of the Master plan and future construction shall conform to the Kerala Municipality Building Rules in force unless otherwise specified in this regulations.

32.2.2 For the implementation and enforcement of the proposals envisaged in the Master plan for Pala, areas have been zoned under various uses such as **Residential Zone, Town centre, Multi Functional Zone, Public and Semi public zone, Industrial zone, Transportation zone, Park and open space zone, Solid waste management area, Low lying agriculture area, Dry agriculture Zone and Water bodies**. Details regarding the nature of uses “permitted”, uses “restricted” and uses “prohibited” in each zone are given in subsequent paragraphs

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, Pala Municipality, hereinafter referred to as Secretary. In some cases it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special location factors. Such cases which come under this category are classified as “Uses Restricted”.

Uses **Restricted -1** Category deals with the uses that shall be restricted by the Secretary with the concurrence of the Town Planner of the District office of the LSGD Planning (Department of Town and Country Planning) having jurisdiction over the area.

Uses **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 LSGD Planning (Department of Town and Country Planning).

“Uses prohibited” enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.

32.2.3 Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. They 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 /structures or any other matter specifically mentioned in these regulations.

32.2.4 If any space in a zone is put to a “**Uses Prohibited**” as stated in Para 32.2.2, 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.

32.2.5 Existing areas and structures of archaeological importance, agriculture uses and religious uses may be permitted to continue in all the zones and shall not constitute non conforming uses.

32.2.6 Regulation of constructions and/or land developments on the sides of new roads/roads proposed for widening as per the Plan shall be governed by the distance from the centre line of the road, unless otherwise specified in the Plan or in any detailed road alignment approved by the Chief Town Planner concerned.

32.2.7 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.

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

32.2.9 The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the scheme in consultation with the Chief Town Planner concerned.

32.2.10 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.

32.2.11 The zoning regulation of Master Plan for Pala is given in the subsequent table.

Paragraph No.	Uses Permitted	Uses Restricted -1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
32.2.11.1	RESIDENTIAL ZONE			
	All residences, Residential Flats/Apartments and its incidental uses - night shelters, Orphanages/Old Age Homes/Dharmasalas, Convents, Residential Quarters, Farm Houses and Residential plot development.			Any other uses not specified in columns 2,3 and 4
	Shops, Commercial offices, and Restaurants,/ Canteen/ hotels, Bakery, Milk booth, cold storages, confectionaries, Banking and Financial institutions and Professional Offices, Movie hall, Godowns, ware houses, storage non-hazardous, IT software-subject to the condition that built-up area shall be limited to 1000 sq.m.			
	Auditorium / Wedding Halls / Community halls / Exhibition Centres Art Gallery, Cultural and information Centre, Museum, Other Public Utility Areas & Buildings, Places of Worship, social welfare centres-subject to the condition that built-up area shall be limited to 1000 sq.m ATMs,Gymnasium/ Yoga Centres.			

	All educational institutions up to Higher Secondary School, Day Care and Crèche, Nursery/ Kindergarten, Library and Reading Rooms, Swimming Pool.	All educational Institutions		Any other uses not specified in columns 2,3 and 4
	Smokehouse attached to Residential Buildings			
	Clinics (Outpatient) and Diagnostic centres built-up area shall be limited to 300sq.m.	Hospitals with 10 beds, Nursing Home / Clinics (Outpatient) subject to the condition that built-up area shall be limited to 1000 sq. m		
	All Government and public sector offices and institutions, Open air Theatre.			
	Non – obnoxious and non-nuisance Service and manufacturing type of Industries /Food processing units with number of workers limited to 6, without power or 3 workers with power limited to 5 HP as per Annex 32.1 -subject to the condition that built-up area shall be limited to 200 Sq:m, Water Treatment Plants below 5 MLD	Automobile workshops for 2/3 wheelers, Automobile workshops with power limited to 10 HP, Non – obnoxious and non-nuisance Service and manufacturing type industries engaging not more than 9 workers with power limited 10 HP or 19 workers without power-subject to the condition that built-up area shall be limited to 200 sq. m . IT hardware / Electronic Industries-subject to the condition that built-up area shall be limited to 300 sq. m Fuel Filling Stations		
	Tot Lots/park/play ground	Outdoor game stadium, open air theatre, amusement park,Parking Plaza, Zoological and Botanical Gardens, Bird Sanctuary		

	Storage of Agricultural Produces and Seeds, Green Houses			Any other uses not specified in columns 2,3 and 4
	Transmission towers, Telecommunication towers and Wireless Stations, P&T office.			
	Plant Nursery, Agriculture, Seed Farms, Pump House, Wells and Irrigation, Ponds			
32.2.11.2	TOWN CENTRE <i>(This zone can be considered as exclusively zoned for commercial use and any commercial occupancy building can abut as per KMBR rule)</i>			
	All residences, Ashram/ Mutt, Residential apartments with lower floors for commercial uses, Hostels, Boarding houses, Guest Houses, Lodges, Night Shelters, Orphanages/Old Age Homes/Dharmasala, Convents, Residential Quarters, Farm Houses, Smokehouse attached to Residential Buildings			Any other uses not specified in columns 2,3 and 4
	All Shops including Shopping Complexes, Shopping malls, Multiplex, Hypermarkets, Automobile show rooms, Restaurants, Hotels, Motels, and Markets			
	Professional offices, Commercial Offices & Establishments, Banking and financial institutions, Gymnasium / Yoga Centres, Weigh bridges, IT software units			
	Auditorium, wedding hall, convention centres – all the above uses subject to the condition that built-up area shall be limited to 1500 sq. m	Auditorium, Wedding Hall, Convention centres Places of worship, Museum, Exhibition centre and Art galleries, Movie Hall		

	Educational institutions up to Higher Secondary level, expansion of all existing educational institutions, Day Care and Crèche, Nursery/Kindergarten - all the above uses subject to the condition that built-up area shall be limited to 1500 sq. m	Educational institutions above Higher Secondary level		Any other uses not specified in columns 2,3 and 4
	Clinics, Diagnostic Centres and hospitals up to 50 beds, Library and Reading Rooms	Hospitals.		
	All Govt. or Public Sector offices, Public Utility Areas & Building, Social welfare centre, - all the above uses subject to the condition that built-up area shall be limited to 1000 sq.m.	Public Utility Areas & Building, Social welfare centre, civil defence and home guard		
	Non – obnoxious and non-nuisance Service and manufacturing type of Industries as per Annex 32.1, IT Hardware/ Electronic units	Automobile workshops for 2/3 wheelers , Automobile workshops, Automobile Service Stations, Service and manufacturing Industries of non-nuisance nature (Annex 32.1) engaging not more than 19 workers without power or 9 workers with power limited to 30 HP, Printing press, Water treatment plants, IT Hardware / Electronic Industries, Marble and Granite Storage/Cutting centres,		
		Godowns, Ware houses, Storage of non-hazardous materials, Stacking yard, Cremation ground/ crematorium, Burial Ground/ Common Vault.		

	Tot Lots/Parks/Play Grounds, Open air theatre, Fairground, Swimming pool, Camping site	Indoor / Outdoor game stadium, Amusement parks, R & D institutes,		Any other uses not specified in columns 2, 3 & 4.
	Parking Plaza, Taxi/Jeep Stand, Auto rickshaw Stand	Bus terminal/stand, Lorry stand – all the above uses		
	Plant Nursery, Storage of Agricultural Produces and Seeds			
	Transmission Towers and wireless stations, Telecommunication tower	Radio and TV station,		
32.2.11.3	MULTI FUNCTIONAL ZONE			
	All residences including Apartments, Night shelters, Residential Quarters, Hostels and boarding houses, Lodges and Guest houses, Ashram/Mutts, Convents, Orphanages, Old age homes, Dharmasalas			Any other uses not specified in columns 2, 3 & 4.
	All Shops including Shopping Complexes, Shopping malls, Multiplex, Bear pubs/Parlour, Liquor Bars, Restaurants, Hotels, Motels, Markets, Professional offices, Commercial Offices & Establishments, Weighbridge, Banking and financial institutions, IT/ software units-all the above uses with built-up area up to 8000 sqm	All Shops including Shopping Complexes, Shopping malls, Multiplex, Hyper markets, Restaurants, Hotels, Motels, Markets, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT/ software units-all the above uses above 8000 sqm		

	Social welfare centres, Auditorium, Wedding hall, Swimming pool, Exhibition Centre, Museum and art galleries, Community halls, Public Utility Areas & Building, Cultural and information centres, Places of worship-all the above uses subject to the condition that built-up area shall be limited to 1500 sqm	Auditorium, Wedding hall, Movie halls, Convention centres, Museum, Swimming pool, Exhibition centre and art gallery, Places of worship all the above uses.		Any other uses not specified in columns 2, 3 & 4.
	Day Care and Crèche, Nursery/ Kindergarten, Library and Reading Rooms			
	All educational institutions, Forensic science lab – all the above uses subject to the condition that built-up area shall be limited to 300 sqm	All educational institutions,		
	Hospitals up to 100 beds	Hospitals above 100 beds		
	All Government , Public sector offices and Institutions	Public Utility Areas & Building, Social welfare centre,		
	Automobile show rooms, Storage, IT/ software units, Stacking yard, Gymnasium/ Yoga Centres	Godown, Warehouses, Automobile workshops with power limited up to 30HP, Manufacturing and service industries engaging not more than 9 workers with power limited 30 HP or 19 workers without power (see Annexure 32.1), IT hardware/ Electronic Industries, Automobile service station for heavy vehicles, Saw mill, Fuel Filling Stations,		

	Cottage industry, Automobile workshops for 2/3 Wheelers, Automobile service station light vehicles, Printing press,			Any other uses not specified in columns 2, 3 and 4.
	Ice factory, Cold storage, Water treatment plants up to 5 MLD, Marble and granite storage/cutting centres			
	Godown, Warehouses, Storage, Automobile show rooms -all the above uses subject to the condition that built- up area shall be limited to 6000 sq. m	Godown, Warehouses, Storage, Automobile show rooms-all the above uses subject to the condition that built-up area above 6000 sq. m		
	Outdoor game stadium, Amusement parks	Indoor game stadium,		
	Parking Plaza, Taxi/Jeep Stand/ Lorry stand, Auto rickshaw stand, Sewage treatment plant up to 2MLD	Bus terminals/stand, Cremation ground/ Crematorium, Burial Ground/ Common Vault, Sewage treatment plant above 2MLD		
		Dairy Farms, Poultry Farms		
	Tot Lots/Parks/ Play Grounds, Open air theatre, Camping site			
	Transmission towers and wireless stations, Telecommunication towers	Radio and TV station,		
	Smoke house attached to Residential Buildings, Smoke house			

32.2.11.4	PUBLIC AND SEMI PUBLIC ZONE			
	All Residences - built-up area up to 500 sq. m, Residential uses incidental to the public and semi public uses.			Any other uses not specified in columns 2, 3 & 4.
	Night Shelters, Orphanages/ Old Age Homes/ Dharmasala, Residential Quarters, Farm Houses, Ashram/ Mutt, Convents			
	Shops, ATMs, Cyber café, Restaurant/ Canteen, Beauty parlours, Gymnasium/ Yoga centre - all the above uses subject to the condition that total built-up area shall be limited to 300 sq.m,			
	Commercial offices, Professional Offices , Banking and Financial institutions – all the above uses subject to the condition that built-up area shall be limited to 500 sq. m			
	Places of worship / Religious institutions, Library and Reading rooms, Social welfare centres, Museum, Auditorium, Wedding hall, Swimming pool, Exhibition Centre and art galleries, Community halls, Cultural and information centres, Public utility buildings	Convention centre,		

	All educational institutions/medical institutions/ Hospitals of area up to 1500 sqm	All educational institutions /medical institutions / Hospitals above 1500 sqm		Any other uses not specified in columns 2, 3 & 4.
	All Government and Public sector offices and Institutions, Transmission Towers and wireless stations, R & D institutes, Radio and TV station, Civil defence and home guard			
	IT Hardware / Electronic Industries, Automobile workshops for 2/3 wheelers, Water treatment plant below 5 MLD	Cremation ground/ crematorium, Burial Ground/ Common Vault Water treatment plant above 5 MLD Fuel filling stations,		
	Tot Lots/Parks/ Play Grounds, Open air theatre , Camping site	Indoor and Outdoor game stadium, Amusement parks,		
	Plant Nursery, Storage of Agricultural Produces and Seeds			
	Parking Plaza			
32.2.11.5	INDUSTRIAL ZONE			
	All type of Industries, Medium and Heavy Industries, Automobile showrooms/ Workshops, Automobile Service Stations – light/heavy vehicles, Spray painting workshops	Industrial Estates and Industrial Parks		Any other uses not specified in columns 2, 3 & 4.

	Cold Storage, Ice Factory, Water Treatment Plants	Saw mills with Timber Yards, Metal crusher/ M.sand units		Any other uses not specified in columns 2, 3 & 4.
	Marble and Granite Storage/Cutting Centres, Minor Storage of Explosives and Fireworks, Gas Godowns			
	Dairy Farm, Poultry farms, Smoke houses, Fish and Meat Processing Centre, Sewage Treatment Plants, Junk Yards, Dairy related industries			
	Residential Quarters, Residences with built- up area up to 500 sqm, Residential uses incidental to industrial use			
	Cyber Café, Restaurant / Canteen, Retail Business and Wholesale Business incidental to the industries - all the above uses subject to the condition that Built-up area shall be limited to 200 sqm.	Commercial office/ Professional offices, Banking and Financial institutions with built-up area up to 300 sq.m		
	ATMs, Godowns/ Warehouse/ Storage of non-hazardous, Weighbridge, IT Software unit, Stacking yard, Other uses incidental to Industrial use.			

32.2.11.6	TRANSPORTATION ZONE			
	<p>All buildings and uses connected with Transport and communication such as Bus Terminal/Lorry/Car/Jeep stand, Truck terminal, Auto Rickshaw stand, Essential repair and service shops related to the transport and communication use, Parking plaza, Container terminal, Residential uses incidental to main use including lodging rooms.</p> <p>All Shops including Shopping Complexes, ATMs, Restaurants/canteen, Weigh bridges</p>			Any other uses not specified in columns 2,3 and 4.
	<p>Public Utility areas and buildings, Fuel filling station, Parks which form an integral part of the transportation use.</p>			
	<p>Police Post/Station, Post & Telegraph office, Transmission Towers and Wireless Stations, Telephone Exchange, Electric Sub-Station</p>			
	<p>Tot lots, Parks and play grounds</p>			
32.2.11.7	PARK AND OPEN SPACES			
	<p>Any construction for the development / improvement of park and open space, Tot Lots/Parks/ Play Grounds, Minor Public Utility buildings.</p>	<p>Incidental Retail shops, Snack bars, Parking Plazas</p>		Any other uses not specified in columns 2, 3 & 4.

32.2.11.8	SOLID WASTE MANAGEMENT AREA			
	Dumping yard, Treatment plants, Agricultural Nurseries, Social forestry.			Any other uses not specified in columns 2, 3 & 4.
32.2.11.9	LOW LYING AGRICULTURE AREA			
	Agriculture/ Horticulture/ Fodder cultivation/ Fish Farms/ Seed Farms/ Wells and Irrigation Ponds without any building construction. Pump House	Maintenance and extension of existing authorized building up to 300Sq.m. Minor Public Utility areas & buildings which will not affect the character of the area.		Any other uses not specified in columns 2, 3 & 4.
	Paddy cultivation	Tourism activities satisfying the provisions of Kerala Paddy and Wet land conservation ACT.		
32.2.11.10	DRY AGRICULTURAL ZONE			
	Residences, Orphanages, Old Age Homes, Dharmasala, Ashram/ Mutt, Convent – all the above uses subject to the condition that built- up area of each building shall be limited to 500 sqm	Residences, Orphanages, Old Age Homes, Dharmasala, Ashram/Mutt, Convent - all the above uses subject to the condition that built-up area above 500 sqm		Any other uses not specified in columns 2, 3 and 4.
	ATMs, Shops, Professional Offices, Commercial Offices/ Establishments, Banking and Financial institutions, Restaurants/ Canteens Markets – all the above uses subject to the condition that built-up area shall be limited to 500 sqm.			

	Places of Worship, Auditorium/ Wedding Halls/ Community halls, Convention centre Social Welfare centres – all the above uses subject to the condition that built-up area shall be limited to 1500 sqm.			Any other uses not specified in columns 2, 3 & 4.
	Gymnasium/Yoga Centres Day Care and Crèche, Nursery/Kindergarten/ Primary & Upper primary schools, Library and Reading Rooms, Public Utility Areas & Buildings, Swimming pools			
	Clinics (Outpatient) and Diagnostic centres – built-up area up to 200 sq. m. Hospitals and Health centres – all the above uses subject to the condition that built-up area shall be limited to 500 sq. m			
	Godowns/ Warehouses/Storage – non-hazardous – all the above uses subject to the condition that built- up area shall be limited to 500sq.m	Stacking Yards, Godowns/ Warehouses /Storage – non-hazardous, - all the above uses subject to the condition that built-up area above 500 sq. M.		
	Small and medium service and manufacturing type industries.	Service industries of non-nuisance type (Annex 32.1) 20 workers without power or 10 workers + 50HP, Dumping yards, Sewage Treatment plants Fuel Filling Stations, Automobile workshops for 2/3 Wheelers and Four wheelers Slaughter houses, Storage of explosive and fireworks, Gas Go Downs,		

		Saw Mills, Saw mills with Timber yard Fish / Meat processing centres, Dairy farm, Poultry farm, Piggery farm, Junk yards, Cremation Ground/ Crematorium, Burial Ground/ Common Vault		Any other uses not specified in columns 2, 3 & 4
	Transmission towers, Telecommunication towers and Wireless Station, Telephone Exchange.			
	Tot Lots/Parks/ Play Grounds, Open air theatre, Camping site.			
	Smokehouses attached to residential buildings, Smokehouses.			
	Plant Nursery, Agriculture, Horticulture, Fodder cultivation, Pastures, Grazing grounds, Fish Farms, Seed Farms, Pump House, Wells and Irrigation Ponds.			
	Storage of Agricultural Produce and Seeds, Green houses.			
32.2.11.11	WATER BODIES			
	Water landings, Pump houses, Boat jetties, Terminals, Bridges, Side protection walls, Fish landing centres, Bathing Ghats	Fish farms, Minor Public Utility areas & buildings which will not affect the character of the area.		Any other uses not specified in columns 2, 3 & 4

32.2.11.12	GREEN STRIP			
	Area to be used only for planting trees in order to retain as Green areas, Parks, Pump houses, Foot paths with paving tiles, Seating arrangements, Wells and irrigation ponds, Storage of agricultural products and seeds, Green house-having single floors with a coverage not exceeding 30.00%			Any other uses not specified in columns 2, 3 & 4

32.2.12. A green strip of 5.00m width shall be provided along the sides of Meenachil River and a 2.00m width green strip shall be provided on either side of Lalam thodu.

32.2.13. If a plot under a particular survey number/numbers included in a single document registered before date of sanction of this plan and falls under two different zones, zoning regulation of major portion, ie. more than 70% is applicable to the entire plot

32.2.14. Subject to zoning regulations of the respective use zones, more than one uses may be combined in a building, provided that the built-up area of such a building shall not exceed the maximum built-up area permitted for any of such use premises in that use zone.

32.2.15. For the purpose of these regulations, built-up area means the total built-up area of the building in all floors.

32.2.16. Land to a depth of 150 m in **Residential, Public and Semi public, Town centre and Dry agricultural zones** along the sides of the roads with existing or proposed width 8 meter and above, uses permitted in **Residential, Public and Semi Public zones and Multifunctional zone** may also be permitted by the Secretary of Local Self Government Institutions if the uses are not permissible otherwise.

32.2.17. Land to a depth of 300 m in **Residential, Public and Semi Public, Dry agricultural zones and Town centre** along the sides of roads with existing or proposed width 12 meter and above, uses permitted in **Residential, Public and Semi Public and Multifunctional Zone** may also

be permitted by the Secretary of Local Self Government Institutions if the uses are not permissible otherwise.

32.2.18. The provisions of the Detailed Town Planning schemes or Area Development Plans will prevail over the regulations mentioned above.

32.2.19. Only the existing public and semi-public areas (as on the date of publishing the plan) has been included in the public and semi-public use zone of the proposed land use Map and no new plots has been included in this zone. The public and semi public zones are limited to the boundary of the plot with existing public and semi-public uses. In case any adjacent plots which are marked as public and semi-public zone in the map but not under the public and semi public use will be considered to be included in the adjacent zone as per proposed land use map. In these cases, each case has to be studied individually and concurrence of the Town Planner shall be obtained.

32.2.20. Large Scale development proposals in an area not less than 2 hectares, exceeding an investment of Rs.50 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in all zones other than Heritage and Park & Open space, Major government Institution and Higher education and Research Centres may be permitted in all zones except following zones namely park and open spaces zones, water body and green strips provided on either side of rivers and thods if not already included under 'uses permitted' or 'uses restricted' category as per these regulations, subject to the satisfaction of relevant Acts and rules in force and also 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 the Chief Town Planner of Kerala State LSGD Planning (Town and Country Planning Department), the Town Planner, District office of the LSGD Planning Kerala State (Town and Country Planning Department), Kottayam, the Secretary, Pala Municipality and satisfying the following conditions. The Chief town planner will be the Convener of the Committee.

- i. 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.

- ii. The developer shall produce before the committee all required clearances from the State and Central Government agencies concerned.
- iii. Adequate provision shall be made for supporting infrastructure such as parking, 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 cost.
- iv. Adequate MOU between the developer and the Secretary Pala Municipality shall be undertaken to bring this into effect.
- v. The permissible FSI shall be as permitted in the Building Rules and minimum access width shall be 12.00m.
- vi. The project shall be completed within a period of 5 years if not specified otherwise.

32.2.21. (i) No construction shall be permitted in zones where building construction is prohibited except for repair or reconstruction of existing authorised dwelling units not exceeding existing FSI/existing built-up area.

(ii) Town centre can be considered as exclusive commercial zone for the purpose of commercial building construction.

32.2.22. (i) Expansion of existing Public and Semi public institutions to adjacent plots shall be permissible without regard to the land use in which such adjacent plot is zoned and the development regulations imposed by such zoning, subject to the provisions of Paddy Land and Wetland Act in force or other applicable statutes.

(ii) The Secretary of Local Self Government Institutions, with the concurrence of the District Officer of the LSGD Planning (Department of Town and Country Planning) having jurisdiction over the area, shall permit in land uses such as Paddy Land or Water body, such uses that are permissible in adjacent land use zone, if that particular land in the Paddy Land Zone or Water body Zone is not classified as Paddy Land or Water body as per revenue records.

ANNEX 32.1

**TYPE OF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF SERVICE
OR LIGHT INDUSTRIES**

1. Apparel making.
2. Aerated water and fruit beverages
3. Assembly of bicycles, baby carriage and other small non-motorised vehicles.
4. Atta-Chakkies.
5. Bakery products, biscuit confectionery.
6. Bamboo and cane products (only dry operations)
7. Block making for printing.
8. Cardboard or corrugated box and paper products (Paper or pulp manufacturing excluded)
9. Carpet weaving.
10. Cement blocks, paving tile units
11. Chilling plants and cold storage.
12. Cotton and woollen hosiery.
13. Electronic equipment, electrical goods.
14. Fountain pen making.
15. Flour mills.
16. Furniture making without machinery.
17. Garments stitching, tailoring.
18. Gold and Silver smithy.
19. Gold and Silver thread sari works.
20. Ground nut decorticating (Dry).
21. Ice-cream or Ice making.
22. Insulation and other coated papers (Paper or pulp manufacturing excluded).
23. Jobbing and machining.
24. Leather footwear and leather products excluding tanning and hide processing.
25. Manufacture of formulated synthetic detergent products.
26. Manufacture of soaps involving process without generation of trade effluent (saponification of fats and fatty acids only)

27. Medical and surgical instruments.
28. Manufacture of mineralised water.
29. Musical instruments manufacturing.
30. Oil ginning/expelling (no hydrogenation/refining)
31. Manufacture of Optical-frames.
32. Paint (by mixing process only)
33. Manufacture of Paper pins and U-clips.
34. Power looms/handlooms (without dyeing and bleaching).
35. Printing press.
36. Radio assembling.
37. Rice mullers.
38. Manufacture of Rope (cotton and plastic)
39. Scientific and mathematical instruments.
40. Shoelace manufacturing.
41. Sports goods manufacturing.
42. Steeping and processing of grains.
43. Thermometer making.
44. Toys making.
45. Spice grinding operation.
46. Furniture making.
47. Electro plating.
48. Gold and Silver smithing.
49. Rubber goods industry (Micro and Tiny units only)
50. Servicing and repairing of motor vehicle
51. Tyre and tube repairing