

DETAILED TOWN PLANNING SCHEME FOR
N.H.BYE PASS AND SURROUNDINGS PART -I
ZONING REGULATIONS

10

10. RESERVATION OF LAND AND ZONING.

1. A list of land reserved for streets and for other non-residential purposes is given in schedule IV (Form No. 10).

For the purpose of the scheme, the streets or foot paths which may be approved or made in accordance with the provisions of the scheme, which are not mentioned in schedule IV shall also be deemed to be included under land reserved for the purpose of the scheme.

2. The Development Authority may, from time to time to meet the demand, declare any part of the area, with the approval of Chief Town Planner or/and subject to such conditions and restrictions as he may think fit, to be reserved for commercial activity or for such other purposes which can be prescribed under sub-section (k) of Section 3 of the Act. Any part of the area so declared shall be included under land reserved under the scheme and treated as such.
3. All future developments in respect of land within the scheme area shall conform to the zoning regulations given below: (Any uses not mentioned therein shall be prohibited).

a. Residential Use Zone.

i. Uses Permitted.

All residences, community halls, clubs, parks and play grounds incidental to the residential uses dispensaries, public utility buildings such as water supply, drainage and electrical installations of a minor nature and small service industries of non-nuisance character engaging not more than 3 workers with power limited to 3 H.P. or 6 workers without power, convenient shops such as vegetable shops groceries, pashops etc., not exceeding 75 Sq. M. plinth area will be normally permitted.

ii. Uses restricted.

- (.. The following shall be permitted by the Responsible Authority with the approval of the Chief Town Planner.

Minor educational buildings upto 250 M^2 plinth area, libraries, reading rooms, clinics and nursing homes upto 150 M^2 plinth area, shop building upto 150 Sq. M in plinth

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area, Police and Fire Stations, Small Post Offices, Telegraph Offices, Hostels, Boarding houses, commercial offices, petrol filling stations, small auto garages engaging not more than 5 workers and other non-nuisance type service industries engaging not more than 10 workers with power limited to 10 HP or 20 workers without power and new areas or buildings for religious uses.

iii. Uses Prohibited.

All other uses not mentioned above.

b. COMMERCIAL ZONE:

i. Uses Permitted.

Retail shops, professional offices, studies, commercial offices, hostels, hotels, loading houses, restaurants, stands, taxi stands, bus stops, clinics and nursing home exceeding 150 sq. M in plinth area, dispensaries, non-nuisance type of service and small industries employing not more than 10 workers and installations not exceeding 15 H.P., motor existing residential uses will be permitted.

ii. Uses Restricted.

The following uses shall be permitted by the Responsible Authority, with the approval of the Chief Town Planner.

Social Welfare institutions, libraries and Reading Rooms, Printing Presses, Service Garages Industrial uses of non-nuisance character employing not more than 20 workers and power not exceeding 30 H.P. Petrol filling stations, areas and buildings for religious uses and small residential buildings not exceeding 50 M² in plinth area.

iii. Uses Prohibited.

All other uses not mentioned above.

C. PUBLIC AND SEMI PUBLIC USE ZONE.

i. Uses Permitted.

Local, State and Central Government Offices and established social and cultural establishments, community facilities including hospitals, nursing homes clinics, dispensaries, educational institutions etc., public utilities and related buildings will be normally permitted.

ii. Uses Restricted.

The following uses shall be permitted by the Responsible Authority with the approval of the Chief Town Planner.

Residential uses incidental to uses coming under (i) above and religious uses.

d) ~~INDUSTRIAL USE ZONE~~ ✓

i) Uses Permitted:

All types of light and service industries other than obnoxious and nuisance type employing not more than 20 workers and power limited to 30 H.P., retail business incidental to the industries storage, stacking yards, warehouses and godowns of non-nuisance types and small offices incidental to industries shall be permitted by the Responsible Authority in all areas zoned for industrial uses.

ii) Uses restricted

Medium industries other than obnoxious and nuisance type with power upto 50 H.P., small residences not exceeding 50 m² in plinth area, track terminals and junk yards shall be permitted by the Responsible Authority with the concurrence of the Chief Town Planner.

iii) Uses Prohibited:

All other uses not mentioned above.

e) ~~MIXED USE ZONE (Residential, Comm. Commercial, etc.)~~

i) Uses Permitted:

All the ~~restricted~~ ^{Permitted} uses under ~~Residential~~ and ~~Commercial~~ uses, with the ~~concurrence~~ of the Chief Town Planner.

ii) Uses Restricted:

All the restricted uses under ~~Residential~~ and ~~Commercial~~ uses, with the concurrence of the Chief Town Planner.

~~Planned Residential area zone.~~

I. Use Permitted.

All residential buildings, community halls, Clubs, Parks and Play grounds incidental to residential uses, small convenience shops such as vegetable shops, Pan Shop, structures not exceeding 12 sq. mts., in area Public utility buildings such as water supply,

Electrical and drainage installations of minor nature will be normally permitted with the approved layout plan of the area by the Chief Town Planner in the zone.

II. Use Restricted.

The following shall be permitted by the Responsible Authority with the approval of the Chief Town Planner.

Reading rooms, small post offices, service industries incidental to residential uses with power upto 3 HP and workers not more than 3 and workers upto 10 without power and religious institutions with the approved layout of the area by the Chief Town Planner in this zone.

III. Use Prohibited.

All other uses not mentioned above.

PARKS & OPEN SPACE USE ZONE

Green strip
sandy beech

i) USES PERMITTED

Parks, open spaces and gardens, playgrounds, botanical gardens, stadia, swimming pools, open air theatre fish farming will be permitted.

ii) Uses restricted

Pavilions, gymnasium, acquirium, reading rooms, radio kiosks, social and cultural establishments, museum, cetereria, snack bars, temporary usage for their exhibition, circus, shall be permitted by the responsible Authority with approval of the Chief Town Planner.

iii) Uses Prohibited

All other uses not mentioned above.

iv) WATER BODIES

No conversion or construction will be permitted in the water body.

v) Uses Restricted

Temporary pavillions shall be permitted with the concurrence of the Chief Town Planner.

vi) Uses Prohibited

All other uses not mentioned above.

cv) CANAL BANK AREA ZONE(CANAL BEAUTIFICATION ZONE)

All uses like parks, fruit flowers and vegetable garden and nurseries, aquarium, open air ground, places of amusement, tot-lots, sculptures, bird sanctuary, picnic spots and other uses for recreation.

(Contd....)

(VI) Uses Restricted

Small snack bars, bunk shops and tea stalls with area not exceeding 15 m², restaurants with area not exceeding 25 m² control room, storage places and uses incidental to the main use with the concurrence of the Chief Town Planner.

(VII) Uses Prohibited

All other uses not mentioned above.

(VIII) Architectural Control

All land developments, building construction and reconstruction/renovation within 50 metres depth of land on either side of the canals and the back waters shall be according to architectural guidelines to be adopted by the Responsible Authority.

(IX) Coverage and F.A.R.

The coverage and F.A.R. value of building under different occupancies shall not exceed the maximum permissible values as stipulated in the Kerala Building Rules/stipulated below.

X) PADDY FIELD

i. Uses permitted:

Paddy cultivation, pump house and ponds.

ii. Uses Restricted:

Crops other than paddy, poultry or animal houses, houses, and conversion of paddy fields into open air recreational facilities shall be permitted by the Responsible Authority, with the approval of the Chief Town Planner.

iii. Uses prohibited:

All other uses not mentioned above.

(e)

TRANSPORT USE ZONE

i. Uses Permitted

All uses connected with bus station, Boat jetty, Boat landing yard, waiting shed, stacking yards, parking lots and parking area for taxi, auto lorry and essential repairs and services related to the above.

ii. Uses Restricted

Bunk shops, snack bar, milk bar, tea stall, godowns and ware houses, comfort station, petrol filling station, service station and repair shops and offices, incidental to the main use shall be permitted by the Responsible Authority with the approval of the Chief Town Planner.

iii. Uses Prohibited

All other uses not mentioned above.

4. Architectural Control

All land development, building construction and reconstruction/renovation within 50 metres depth of land on either side of the canals and the back waters shall be according to architectural guidelines to be adopted by the Responsible Authority.