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ZONING REGULATIONS

15.1 Introduction

Development Plan provides a legal framework within which development of an area or city/town takes place and land use zoning serves as a legal instrument for planning and executing proposals contained in the plan.

The main purpose of the land use zoning is to provide regulations for development of a particular area, to serve the desired purpose efficiently and to preserve its character. It also provides for the kind of buildings to be constructed. Zoning regulations are legal tools for guiding the use of land and protection of public health, welfare and safety. These regulations also improve the quality of life in the town.

15.1.1 The implementation and enforcement of the Development plan shall be in conformity with the zoning regulations prescribed hereunder. These regulations shall guide the granting or refusal or permission for land development.

All future constructions within the scheme area boundary prescribed in the Development plan shall conform to the Kerala Municipality Building Rules in force unless otherwise specified in these regulations/ scheme.

15.1.2 In these regulations the scheme area have been zoned under various uses such as residential, commercial, industrial, Public and Semi Public.....etc. Details regarding the nature of uses "Permitted", uses "Permissible" and uses "Prohibited" in each zone is detailed in the accompanying sheets.

15.1.3 Uses "Permitted" in a zone cover the uses that can be normally accommodated in the relevant zone.

(These are the uses that can be permitted by the executive authority concerned, in a use 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 the category are classified as "Permissible" uses. Uses "Prohibited" enlist the various objectionable uses in each zone, which shall not be permitted in a use zone.

Permissible uses are the uses that shall be permitted by the executive authority with the concurrence of the Town Planner of the Department of Town and Country Planning having jurisdiction over the area

- 15.1.4 All other uses other than permitted and restricted are prohibited uses.
- 15.1.5 Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all the zones and shall not constitute non-conforming uses.
- 15.1.6 In the case of concurrence issued for constructions involving filling of wet land, low lying land and paddy fields various mitigation measures including proper drainage measures has to be specified and local authority has to ensure that same are provided/enforced.
- 15.1.7 In the case of land to a depth of 50 m on either sides in residential zone and, land to a depth of 100m on either sides in Commercial zones along the sides of roads having an existing or proposed width of 12 m or more Residential, Commercial, Public and Semi Public uses may be permitted with the concurrence of the Town Planner of the Department of Town and Country Planning having jurisdiction over the area, if such uses are not allowable otherwise in the zoning regulations.
- 15.7.8 In case of plots (of single ownership and single document) which falls in more than one zone except agricultural zone the zoning regulations of the major (more than 75% of plot area) portion of the plot is applicable to the remaining portion of the plot also.
- 15.1.9 Regulation of constructions on the sides of new roads / roads proposed for widening as per the scheme shall be governed by the distance from the centerline of the road, unless otherwise specified

