

34. ZONING REGULATIONS

34.1 GENERAL GUIDELINES

1. All future developments in the area covered under this plan shall be in conformity with the provisions of Master Plan for Palakkad Town.
2. For the implementation and enforcement of the proposal envisaged in the Master Plan for the town, areas have been zoned under various uses such as Residential zone I, Residential Zone II, Town centre, Commercial zone, Industrial zone, public and semi-public zone, Tourism Development zone, Wet agriculture zone, Traffic and transportation zone, Heritage zone, Recreational zone, land reserved for road, special zones etc. Details regarding the nature of uses 'permitted' and uses 'restricted' in each zone are given in table 34.1. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the Master Plan.
3. 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 of Palakkad Municipality (herein after referred to as Secretary) if in accordance with other relevant rules/orders concerned in force. 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 1 and Uses Restricted 2**".
 - a. "Uses restricted 1" category deals with the uses that shall be permitted by the Secretary, Palakkad municipality with the concurrence of the Town Planner of the District office of the Local Self Government Department (Planning), Palakkad. (hereinafter referred to as Town Planner)
 - b. "Uses Restricted 2" category deals with the uses that shall be permitted by the Secretary, Palakkad Municipality with the concurrence of the Chief Town Planner concerned of the Local Self Government Department (Planning).
4. "**Uses prohibited**" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances. All uses which does not come under 'Uses Permitted' or 'Uses Restricted' will be considered as 'Uses *prohibited*'
5. Any use which is not specified either in the 'Uses Permitted', 'Uses Restricted 1'

and 'Uses Restricted 2' of a particular use zone, but is of similar, compatible or ancillary nature to the uses permitted or uses restricted in a zone, may be permitted in such zone with the concurrence of the District Town Planner.

6. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically mentioned in this Master Plan. Zoning Regulations are essentially intended to help the competent authority in taking decisions regarding granting or refusal of permits for land development and construction of buildings/ structures.
7. If any portion of a zone is put to a "Use Prohibited" as stated in Para 4, before coming into operation of this Master Plan, such use shall be termed as *non-conforming 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 Town Planner. The total built up area of such non-conforming use shall not exceed 1.5 times the existing built up area.
8. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all zones and shall not constitute non-conforming uses.
9. Subject to the zoning regulations of the respective use zones, more than one uses may be combined in a building, or as a group of building, provided that the floor area of any such use in the plot shall not exceed the maximum floor area permitted in that particular use zone for such use. For the purpose of these regulations, floor area means the total floor area of the building on all floors.
10. All future developments shall also be in conformity with the provisions of Kerala Municipality Building Rules, unless otherwise specified in these regulations or in any Detailed Town Planning Scheme in force.
11. (a) Provisions under The Disaster Management Act, Archaeological Sites and Remains Act, Coastal Zone Regulations, Aircraft Act 1934, Environment Protection Act 1986 and any other applicable statutes as amended from time to time will prevail over the respective provisions of this Master Plan.

(b) Provisions under the Kerala Conservation of Paddy Land and Wetland Act 2008, and its amendments from time to time, will prevail over the respective provisions of this master plan, but shall conform to widening of roads or new road alignments, Special zones, Water body zones and Recreational zone envisaged in this plan.

12. Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 under the Environment (Protection) Act, 1986 and its subsequent amendments, shall be applicable to the area under this Master Plan.
13. Regulation of constructions and land developments on the sides of new roads or roads proposed for widening as per the Master Plan shall be governed by the distance from the centreline of the road, unless otherwise specified in this Master plan, Detailed Town Planning Scheme in force or any Detailed Road Alignment approved by Government. If widening on one side of any stretch of the road is constrained due to the physical barriers of water body zone, railway land and protected archaeological monuments/sites the road widening in that stretch shall be accounted from the other side. However, compound walls may be permitted in the land under road widening subject to the condition that the owner shall demolish it in his risk and cost during road widening.
14. In the event of change in alignment of *new road* proposal included in the Master Plan, after the commencement of land acquisition of the new alignment, the land parcels in stretches excluded from the original alignment may be changed to adjacent suitable land use zone with concurrence of the Town Planner. This provision is applicable only to new road development proposals and not to road widening proposal.
15. Operational constructions as defined in the Kerala Town and Country Planning Act, 2016 shall be treated as permitted use in the scheme area.
16. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required on any of the provisions of the Master Plan in consultation with the Chief Town Planner concerned of the Local Self Government Department (Planning).
17. Expansion of existing Public and Semi Public Institutions and existing Industrial units including their incidental uses to adjacent plots shall be treated as permitted use irrespective of the zone in which such adjacent plot lies, except in recreation zone, traffic and transportation zone, Heritage zone, wet agriculture zone, land reserved for road and water bodies and the development regulations imposed by such zoning, subject to the provisions of Paddy land and Wetland act in force, if applicable, or other applicable statutes.
18. Disaster mitigation projects by competent authorities shall be permitted in all zones.
19. Transmission / telecommunication towers, wireless station, ATMs, drinking water tanks, waste management units and public utility buildings/structures shall be treated as permitted uses in all zones except in water bodies

20. Projects of Central/ State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions may be permitted with concurrence of the Town Planner in all built up zones such as Residential zone I and Residential zone II, Commercial zone, Industrial zone, Public and Semi Public zone, Town centre, Traffic and Transportation zone and Tourism development zone if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable but shall conform to widening of roads or new road alignments envisaged in the scheme.
21. No building construction other than mentioned hereunder shall be allowed **up to a depth of 5m** on the landward side of the following water bodies.

Sl. No	Name of Water Body	Permitted uses up to 5m on the land ward side
1	Kalpathy river and Kannadi River	Wells, compound wall, Pump houses, Road, Park, walkways and landscaping. repair/ addition/ alteration of existing buildings without exceeding 1.5 times the existing built up area. However, for KMBR provisions, this land may be considered in the plot area calculation and mandatory open spaces .

Heritage zone at Kalpathy is exempted from the above regulation.

22. In case of uncertainty in identifying the alignment and boundary or a change in alignment or shift in plotting of thodu, canal, river, existing public road, railway line and in the absence of survey boundaries for the same in the Proposed Land Use Maps, it shall be referred to the actual position on ground as well as revenue records and decision taken by the Secretary in this regard shall be final.
23. The areas specially demarcated for certain projects as Special Zones such as bus stand are to be procured as per the provisions of the Kerala Town and Country Planning Act 2016, by Palakkad Municipality or other agencies concerned. Initiation of land acquisition for special zones shall be started within a period of 7 years from the date of sanctioning of this plan. Otherwise the land use zone of that particular land shall deemed to be changed to adaptable zones as specified in table 34.1, by the Secretary based on the application for building permit received.
24. If different land use zones falls within a single plot, all uses permitted as per zoning regulations of such land use zones may be permitted by the Secretary in the plot. If application submitted includes any of the restricted uses and not included

in such permitted uses, the Secretary shall issue permit with the concurrence of the Town Planner/Chief Town Planner, as the case may be. However, for the part of the plot which comes under water body zone, heritage zone, special zones, Recreational zone, and wet agriculture zone, this provision shall not be applicable.

25. Electric charging stations for vehicles may be permitted in all zones
26. Large Scale development projects in an area 1 hectare or more, exceeding an investment of Rs.100 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 water body zone and heritage zone, if not included in the permitted uses or restricted uses as per zoning regulation applicable. In such cases, the recommendation of a committee constituted as below shall be obtained, subject to satisfying the procedures laid out here under and the Secretary shall comply the same while issuing permit. Also, Adequate provision shall be made for supporting infrastructure such as water supply, sewerage, solid waste management, power supply etc. Separate systems for management of solid waste and sewage shall be provided and maintained by the developer at his cost. The project shall be completed within a period of 5 years or as suggested by the Committee.

Additional Chief Secretary/Principal Secretary/Secretary to Government, Local Self Government Department	Chairperson
The Director, Local Self Government Department (Urban)	Member
The Chief Town Planner, Local Self Government Department (Planning)	Convener
The District officer of the LSGD (Planning) having jurisdiction over the district concerned	Member
Secretary(s) of Local Self Government(s) concerned	Member(s)

Procedure to be followed:

- (a) The developer shall submit the project report, detailing the demand, feasibility and Environmental Impact Assessment aspects of the project, together with the approval, if necessary, obtained from the Ministry of Environment and Forests, Government of India to the Convener of the committee and the Convener shall make all arrangements for convening meeting of the committee at the earliest and the committee shall consider and dispose of the project report within a period of one month from the date of receipt of the same.

- (b) The Convener shall fix the venue, date and time of the meeting in consultation with chairperson and shall be responsible for safe custody of records and communications thereof.
 - (c) The meeting shall be presided over by the Chairperson or in his absence by a member authorised by him.
 - (d) The quorum of the meeting shall be majority of the total number of members of the committee for the project.
 - (e) The developer shall also produce before the committee, all required clearances from the State and Central Government agencies concerned.
27. Any plot which falls in Industrial zone or Public and Semi Public zone or Crematorium and Burial grounds as per this master plan, and if the land use/ building occupancy is changed/ proposed to be changed from its original use or any addition/extension/alteration of existing building is proposed, then the Secretary may permit change in use or occupancy with the concurrence of the Municipal council by considering the uses permitted and restricted in the surrounding land use zones.
28. **PROVISION FOR MIXED USE:**
- a) Uses permitted in Residential zone II, Commercial Zone and public and semi public zone shall also be permitted by the Secretary in Residential zone I and II, Commercial zone, Town Centre, Public and Semi Public zone and Industrial zone if not otherwise allowable as per zoning regulations applicable, on both sides to a certain depth of certain roads with proposed width as detailed in the table below.
 - b) Uses restricted in Residential zone II, Commercial Zone and public and semi public zone shall also be permitted by the Secretary in Residential zone I and II, Commercial zone, Town Centre, Public and Semi Public zone and Industrial zone if not otherwise allowable as per zoning regulations applicable, on both sides to a certain depth of certain roads with proposed as detailed in the table below, but with the concurrence of the Town Planner or The Chief Town Planner as the case may be.
 - c) For those roads which are not developed to such proposed width, the municipality may at any time levy development charges from the applicant for availing the above benefit. Such development charges shall be levied subject to the provisions of Kerala Town & Country Planning Act 2016 and rules made there under, and with the previous sanction of the government, by a notification published in the official Gazette.

Sl. No	Proposed ROW in Metres	Depth (in metres) on both sides of the road up to which above provisions are applicable
1	$\geq 12 \ \& \ < 18$	100
2	$\geq 18 \ \& \ < 30$	150
3	≥ 30	200

- d) The above benefits may be extended to the whole plot, even if any part of it falls under the mandated depth.
 - e) Any new roads developed/widening of existing roads to such width mentioned in the above table shall also be eligible for the said benefits, even if it is not included in this plan.
29. Uses permitted/restricted in Residential zone II, Commercial Zone and public and semi public zone shall also be permitted by the Secretary in Residential zone I and II, Commercial zone, Town Centre, Public and Semi Public zone and Industrial zone if not otherwise allowable as per zoning regulations applicable, to any plot for which an access width of 8m or as demanded by prevailing KMBR, whichever is higher is available. In these cases, extra provision for 20% additional off street parking shall also be provided.
 30. Both side yards may be exempted for Group F occupancy buildings (defined as per KMBR 2019) in commercial zone and Town centre zone, if the owner of the plot abutting the property under construction voluntarily agrees for the same in writing. Such buildings are also eligible for an excess coverage of 10% over and above the KMBR provisions. The municipality may at any time levy development charges from the applicant for availing the above benefit. Such development charges shall be levied after due notification of the same, published in the official Gazette, subject to the provisions of Kerala Town & Country Planning Act 2016 and rules made there under, and with the previous sanction of the government. However, this provision is not applicable to high rise buildings.
 31. For lands which are classified as water body or similar use as per revenue records or as per data bank, zoning regulation of water body zone will be applicable, even if it is not included in water body zone as per proposed land use map.
 32. In the case of construction, addition or alteration of a single family residential building in a plot, part of which comes under proposed road widening, the following provisions are applicable:
 - a. If the plot area is less than 5 cents, reservation of land for road widening



- need not be mandated.
- b. If the plot area is greater than 5 cents, excess plot area over and above 5 cent or the actual land required for road widening which ever is lesser shall be reserved for road widening.
33. For plots from which the land is surrendered free of cost for any new municipal roads as per this plan, mandatory open space on the side abutting that road as per prevailing KMBR may be relaxed subject to a minimum building line of 1m only, until the road is notified as per the respective provisions of Kerala Municipality Act. However, the surrendered land may be considered in the plot area for FSI and Coverage as per KMBR. If the road divides a plot, all such plots may be considered as a single plot in case of providing mandatory provisions as per KMBR. These benefits shall be applicable only if the land is surrendered for the implementation of scheme in total.
 34. All area restrictions mentioned hereunder shall be considered as floor area, if not specified otherwise.

Table 34.1 Zoning Regulations

Sl. No.	Uses permitted	Uses restricted -1	Uses re-stricted -2	Conditions
	(1)	(2)	(3)	
35	Residential Zone - I			
35.1	All Residential Buildings including flats/ apartments, Hostels and Boarding houses , Night Shelter, Orphanages/ Old age homes/ Dharmasala, Guest houses / Lodges/ Home stays/resorts with FSI limited to 3			
35.2	All places of worships & religious study centre and residential uses incidental to main use—All with Total floor area up to 1500 sqm	All places of worships & religious study centre and residential uses incidental to main use - Total floor area up to 3000 sqm		
35.3	All commercial establishments, IT/ Software units, Banking and Financial institutions, Non hazardous Godowns/ Warehouses/ storages/ Automobile showrooms. Weigh bridge, movie halls—All uses with total floor area of building limited to 2000 sq. m.			
35.4	Cottage Industries, Automobile workshops and service stations, , Service industries of non-nuisance nature (See Annexure-I) , Water and sewage treatment plants below 5MLD, IT hardware/ Electronic Industries, Total floor area of building limited to 500 sq. m.			
35.5	All educational institutions and research centres, Local, state and central government Offices, Hospitals and Health centre - IP up to 50 beds, All assembly buildings - Total floor area up to 1500 sqm	Hospital and Health centre inpatient (up to 100 beds),		
35.6	Recreational parks/Fair grounds, Open Air theatre, open grounds, walk ways, cycling tracks, Swimming pool, Tot lots, parking grounds, Gymnaseum, Yoga centre, Health club, Indoor Courts			
35.7	Taxi/Jeep/Auto rickshaw stands, Parking Plaza			

Table 34.1 Continued

Sl. No.	Uses permitted	Uses restricted -1	Uses re-stricted -2	Conditions
	(1)	(2)	(3)	
36	Residential Zone -II			
36.1	All Residential Buildings including flats/ apartments, Hostels and Boarding houses , Night Shelter, Orphanages/ Old age homes/ Dharmasala, Guest houses / Lodges/ Home stays/resorts			
36.2	All places of worships & religious study centre and residential uses incidental to main use			
36.3	All commercial establishments, All Offices IT/ Software units, Banking and Financial institutions, Non hazardous Godowns/ Warehouses/ storages/ Automobile showrooms. Weigh bridge, movie halls Total floor area of building limited to 2000 sq. m.	Movie halls above 2000 sqm		
36.4	Cottage Industries, Automobile work-shops and service stations, , Service in-dustries of non-nuisance nature (See An-nexure-I) , Water and sewage treatment plants below 5MLD, IT hardware/ Electronic Industries, Total floor area of building limited to 500 sq. m.	Spray painting workshops, IT hard-ware/Electronic In-dustries above 500 sqm		
36.5	All educational institutions and research centres, Local, State and Central Govern-ment Offices, Public Sector Offices, Hos-pitals and Health centre - IP up to 50 beds, All assembly buildings.	Hospital and Health centre		
36.6	Recreational parks/Fair grounds, Open Air theatre, open grounds, walk ways, cycling tracks, Swimming pool, Tot lots, parking grounds, Gymnaseum, Yoga cen-tre, Health club, Indoor Courts			
36.7	Taxi/Jeep/Auto rickshaw stands, Parking Plaza			

Table 34.1 Continued

Sl. No.	Uses permitted	Uses restricted -1	Uses restricted -2	Conditions
	(1)	(2)	(3)	
37	Town Center			
37.1	All Commercial establishments, All offices & establishments, Banking and financial institutions, IT software units,		Multiplex	
37.2	Godowns / warehouse / storage of Non-hazardous materials, stacking yards.			
37.3	Gymnaseum, Yoga centre, Health club, Indoor Courts, Movie halls, All assembly buildings - Total floor area up to 1500 sqm			
37.4	Cottage Industries, Automobile workshops and service stations, , Service industries of non-nuisance nature (See Annexure-l) Water and sewage treatment plants , IT hardware/Electronic Industries, Total floor area of building limited to 500 sq. m.			
37.5	Residential flats/apartments, Residential buildings, night shelters, orphanages, old age homes, hostels and boarding houses, hotels, lodges and guest houses. FSI limited to 2.5			
37.6	All educational buildings total floor area up to 5000 sqm			
37.7	Clinics, diagnostic centres, and hospitals with number of beds limited to 100.			
37.8	Swimming pool, Tot lots/Parks/Fair grounds, Open Air theatre, other recreational facilities , Gymnaseum, Yoga centre, Health club, Indoor Courts	Fuel filling stations	Transport terminals	
37.9	Plant nursery, Storage of agricultural produces and seeds, Pump House, Wells and Irrigation Ponds			
37.10	Taxi/Jeep/Auto rickshaw stands, Parking Plaza			

Table 34.1 Continued

Sl. No.	Uses permitted	Uses restricted -1	Uses re-stricted -2	Condi-tions
	(1)	(2)	(3)	
38	Commercial Zone			
38.1	All commercial establishments, All Offices, IT/ Software units, Banking and Financial institutions,	Fuel filling stations	Multiplex	
38.2	Godowns / warehouse / storage of Non-hazardous materials, stacking yards.			
38.3	Gymnaseum, Yoga centre, Health club, Indoor Courts, Movie halls, All assembly buildings - Total floor area up to 3000 sqm			
38.4	Cottage Industries, Automobile work-shops & service stations, Service indus-tries of non-nuisance nature (See Annex-ure-I) Water and sewage treatment plants , IT hardware/Electronic Industries.			
38.5	Residential Building, Residential flats/ apartments, quarters Total floor area up to 1000 sq. m. Hostels and Boarding houses, Night Shelter, Orphanages/ Old age homes, Guest houses / Lodges, Ho-tels			
38.6	All educational buildings			
38.7	Clinics, diagnostic centres and hospitals			
38.8	Swimming pool, Tot lots/Parks/Fair grounds, Open Air theatre, other recrea-tional facilities , Gymnaseum, Yoga cen-tre, Health club, Indoor Courts			
38.9	Plant nursery, Storage of agricultural pro-duces and seeds, Pump House, Wells and Irrigation Ponds			
38.10	Taxi/Jeep/Auto rickshaw stands, Parking Plaza		Transport terminals	

Table 34.1 Continued

Sl. No.	Uses permitted	Uses restricted -1	Uses re-stricted -2	Conditions
	(1)	(2)	(3)	
39	Industrial Zone			
39.1	All industries other than obnoxious and nuisance type industries as per annexure I, Automobile Workshops and Service Stations, Spray Painting Workshops, Saw Mills, Timber Yard, Ice Factory, Fish and Meat Processing Units, Water Treatment Plants, Marble and Granite Storage and Cutting Centres, Hardware/Electronic Industries, Industrial Estates and Industrial Parks.	Obnoxious/ nuisance type industries.		
39.2	Public sector office incidental to main use, Clinics (Out patient), Public utility buildings and areas, Social welfare centres up to 500 sq. m.	hospitals and health centers up to 50 beds incidental to main use		
39.3	Godowns/Warehouses/Storage of non hazardous material, stacking yards, weigh bridge.	Fuel filling Stations.		
39.4	Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House.			
39.5	Tot lots/Parks/Fair grounds, Open Air theatre, Swimming pool, other recreational facilities.			
39.6	Autorikshaw stands, Parking grounds, parking plaza, Taxi/Jeep stand,			
39.7	Residential use incidental to industrial use, Restaurants/Canteen/hotels/shops up to 500 sq.m Single dwelling unit residential buildings	Dumping yard, Sewage treatment plants, storage of explosives of minor nature.		
40	Public and Semi Public Zone			
40.1	All offices and assembly buildings, Banking and Financial institutions	Cremation ground/ Crematorium, Burial ground, common vault		
40.2	Residential use incidental to Public and Semi public use, hostels and boarding houses, night shelters, Orphanages/old age homes/, guest houses /lodges,	Fuel filling stations		
40.3	All commercial establishments, - Floor area of all the above limited to 200 sq. m.			

Table 34.1 Continued

Sl. No.	Uses permitted	Uses restricted -1	Uses restricted -2	Conditions	
	(1)	(2)	(3)		
40.4	All educational institutions				
40.5	Diagnostic Centres, Hospitals, Geriatric & Palliative care centres				
40.6	Cottage Industries associated with public utility, Service industries of non - nuisance nature (See Annexure- I) Spray painting, Automobile work shops & service station, IT hardware and electronic industries, Water treatment plants				
40.7	Tot lots/Parks/Play grounds, Taxi/Jeep/Auto rickshaw stands, Parking Plaza,	Indoor /Outdoor Stadium, Bus/Truck Terminals			
40.8	Plant nursery, Green houses, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Pump Houses, Wells and Irrigation Ponds, Fish farms, Seed Farms, Storage of Agricultural produces and seeds				
41	Tourism Development Zone				
41.1	All accommodation facilities including single family residential buildings upto 300 sq.m, guest houses, resorts, home stays and assembly buildings up to 300 sq.m incidental to resorts				
41.2	Restaurants, Commercial buildings up to 500 sq.m incidental to main use				
41.3	Park and open spaces, open grounds, Tot lots, open air auditorium, Walkways, cycling tracks, museums				
41.4	Gymnasium, yoga center, health club, Indoor courts, Parking grounds	Parking Plaza			
41.6	Plant nursery, Green houses, Farms house Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Pump Houses, Wells and Irrigation Ponds, Fish farms, Seed Farms, Storage of Agricultural produces and seeds.				
42	Recreational Zone				
42.1	Open Air Stadium, Open Air Theatre,, Any construction/land development essential for the development/ improvement of open air recreational facilities.				
42.2	Amusement parks, Tot Lots, Park, Play Grounds, bath houses, Swimming Pools, Zoological & Botanical Garden, Bird Sanctuary, Indoor games and stadiums, Gymnasium, Pavilions and grant stands, radio & television station, Watch Towers, Eco Walk Ways, Cycling tracks, Water Sports Facilities, Fair Grounds, parking grounds , Parking plaza, etc.				
42.3	Public utility areas and buildings, People service centres, crèche and kindergartens , residential colony offices and its Incidental uses which will not affect the character of the area namely conference halls, restaurants, canteen, curio shops, retails shops, cyber café with total area limited to 100m2				

Table 34.1 Continued

Sl. No.	Uses permitted	Uses restricted -1	Uses re-stricted - 2	Condi-tions
	(1)	(2)	(3)	
43	Traffic and Transportation Zone			
43.1	Roads, walkways, cycling tracks, flyovers, over bridges and under passes, All buildings and uses connected with Transport and communication such as Transport terminals including Bus /Lorry Terminal, auto taxi Stand, Railway Station, essential repair and service shops related to the transportation and communication use, Parking grounds, Parking plaza, Traffic park.		Multiplex complex- incidental to main use	
43.2	Any remunerating uses attached to the transport terminals as value capture mechanism such as re-tail shops, restaurants, canteen, movie halls, night Shelters, Guest houses, lodging and dormitory, Tot lots, Parks or Any other use which form an inte-gral part of transportation use			
43.3	Police post/ Station, Fire Post/Station, Post & Tele-gram office, Telephone Exchange, Electric sub-station, Clinics (Out Patient), Offices, storage, So-cial Welfare center, Public Utility and related build-ings incidental to main use.			
43.4	ATMs, Weigh bridges, Water& Sewage treatment plant	Fuel filling sta-tions		
44	Wet agriculture zone			
44.1	Paddy fields, All kind of Agriculture and Horticul-ture, Pastures and Grazing Grounds, Fodder Culti-vation, Fish and Seed farm, Well and irrigation ponds, Drying yard with out roof, Pump houses, up to 20 sq. m. Plant nursery, Green houses	Dairy & Poultry Farms. Minor Public Utility areas & Public utility buildings incidental to main use - Area up to 100 sqm.		
44.2	Constructions/ land developments in conformity with the Kerala Conservation of Paddy Land and Wet Land Act 2008 and its amendments in force in the State. For land which are legally converted to dry land by order of the competent authority, developments / constructions shall be permitted for the uses for which it was converted.			
44.3	In the cases where permitted uses are not speci-fied in the land conversion orders or In the case of land which are already classified as dry as per revenue records, the secretary may, considering the zoning regulations of surrounding land, per-mit constructions and land developments.			

Table 34.1 Continued

Sl. No.	Uses permitted	Uses restricted -1	Uses restrict-ed -2	Conditions
	(1)	(2)	(3)	
45	Heritage zone			
45.1	Constructions/ land developments around Palakkad fort (ASI protected monument) shall be as per the provision of AMASR ACT 2010 and its amendments.			
45.2	Kalpathy area and environs: Not withstanding anything contained in the zoning regulations of the scheme and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, comprised in survey numbers 1223 to 1246, 1269 to 1275 of block number 34, survey numbers 1276 to 1354 of block number 35, survey numbers 1355 to 1375 of block number 36, survey numbers 1376 to 1428 of block number 37, survey numbers 1429 to 1461 of block number 38, survey numbers 1462 to 1528 of block number 39, survey numbers 1529 to 1576 of block number 40, survey numbers 1577 to 1601 of block number 41, survey number 1654, 1657 to 1685, 1688 to 1696, 1699 of block number 44, survey numbers 1701 to 1726 of block number 45, survey numbers 1727 to 1798 of block number 46, survey numbers 1799 to 1834 of block number 47 in Revenue ward I of Palakkad II village, shall be allowed except with the prior written recommendation of the Art and Heritage Commission constituted by the Government under Rule 154 of the Kerala Municipality Building Rules 1999, in order to conserve the heritage character of the Kalpathy Area and its environs.			
45.3	Provided that, no area for buildings or objects, which in the opinion of the said commission have architectural, aesthetic, archeological, cultural or historic value, will be allowed to change from the existing condition without the recommendations of the commission.			
45.4	Provided also that new constructions and additions of alterations to existing buildings may be permitted in this area with the following additional regulations namely:- 1. The roof shall be hip or gable roof, and the floors shall be limited to two floors, excluding the basement floor. The height of the building shall be limited to the height for which hip or gable roof is proposed. The maximum height may be limited to 12 m 2. The architectural character of facades of the construction shall be as per the advice of Commission.			
45.5	Provided also that the use or reuse of any site or building shall be as per the recommendation of the Commission. The Local Self Government Institution concerned shall insist on any such recommendations of the commission.			
45.6	The Art and Heritage Commission, if found necessary, may entrust the above regulatory aspects to a committee constituted for the purpose by the commission. The concurrence shall be allowed by this committee, subject to the provisions and regulations of this Master Plan.			

Table 34.1 Continued

Sl. No.	Uses permitted	Uses restricted -1	Uses re-stricted -2	Conditions
	(1)	(2)	(3)	
46	Forest			
	Forest related activities of forest departments only are permitted			
47	Land reserved for Road			
	Roads, walkways, cycling tracks, flyovers, under passes and other uses which forms an integral part of the right of way			
48	Crematorium and Burial grounds			
	Cremation grounds, Burial grounds. Modern crematoriums, Buildings/ Structures incidental to the permitted use of the Zone.			
49	Slaughter House			
	Any Construction and development essential for the slaughtering, marketing, waste management, auxiliary structures to the slaughter house also permitted in this zone.			
50	Water Bodies			
	All water bodies shall be conserved. Bridges, Side protection walls, Walk ways and cycling tracks around the water body, Bathing Ghats, Floating jetty, boat docking facilities etc may be permitted based on community level requirements .			

Table 34.1 Continued

Sl. No.	Uses permitted	Uses restrict- ed -1	Uses restrict- ed -2	Conditions
	(1)	(2)	(3)	
51	Flood prone area (based on Flood Hazard Probability of Kerala based on RCP8.5 Climate Change Scenario(100year), Hazard Map published by KSDMA)			
a Land Use Regulations				
51.1	All uses permitted in accordance with the Zoning Regulation of the respective Land Use Zone lying under the Flood Prone Area			All uses other than specified
51.2	Buildings for public purposes/ Public amenities & services/ Disaster mitigation projects/measures.			
51.3	Bridges, Side protection walls, Bathing Ghats, Constructions for drinking water and Irrigation schemes, Floating jetty, Pump house, Fish landings, Boat Jetties, Guided Boat rides, Watch Tower, Eco Walk ways, Water Sports Facilities, Fairground, park and open spaces, cycling track etc.			
51.4	Social forestry activities like bamboo cultivation, agriculture and horticulture, wells, ponds, ticket counter, Bird sanctuaries etc.			
51.5	The flood prone area is applicable to the complete area under the survey number over which it falls.			
b Built Form Regulations				
51.6	New constructions shall have at least a balcony or an open verandah or an open terrace in the upper floor(s) or an open stair connecting the upper floor (s) to the ground. Such balcony or open verandah or open terrace or open stair shall face the yard abutting the adjoining street to facilitate easy evacuation.			
51.7	In the case of new buildings or constructions involving addition/extension of upper floor(s), at least 50% of roof terrace area so constructed, shall be kept open to the sky and made accessible to facilitate easy evacuation.			
51.8	The regulation cited above shall be adopted for addition/extension for upper floors to an existing building, wherever practical.			
51.9	Height of any newly constructed compound wall shall not exceed 1.2 m and no sharp edged projections shall be fixed on the compound walls or gates.			

Table 34.1 Continued

52	<p>SPECIAL ZONES: Developments in this zone may be permitted by Secretary of Palakkad Municipality. For the Projects proposed in paddy land or wet land, developments shall be subject to the provision of Kerala Conservation of Paddy Land and Wet land Act in force in the state. The proposals which are marked as G1, G2, G3etc... are proposed in government/ local body owned land. Municipality shall take initiation to get the project implemented by the respective department through proper intervention and if required, take necessary steps for transferring the ownership of such lands to the local body or concerned department/agencies implementing the project. Proposals which are marked as P1, P2, P3 etc.. are proposed in privately owned lands and shall be implemented by the municipality through land procurement by suitable means. For proposals P2, P3, P4, P5, P8 and P9, the project may also be implemented by the land owner or developer or by any other interested agencies but with the concurrence of the municipal council subjected to the conditions (if any) put forth by them. Initiation of land procurement if required for special zones shall be started within a period of 7 years from the date of sanctioning of this plan. Otherwise the land use zone of that particular land shall deemed to be changed to adaptable zones as specified in column 5. If more than one adaptable zones are included in column 5 of any special zone, then all uses included as permitted and restricted in all such zones shall apply.</p>			
Number (1)	Zone Name (2)	Uses permitted (3)	Location and extend (4)	Adaptable zones (5)
52.1	G1	Kalpathy Heritage Centre: Heritage awareness activities, tourism facilitation centre, Music & Dance academy and all such incidental uses	0.162Ha in Village 2, Block 39, Survey number 1526,1527	Public and Semi public zone
52.2	G2	Sewage Treatment Plant, Puthur : Sewage treatment plant, office rooms, staff rest rooms, equipment rooms, godowns for material storing and other incidental uses	0.311 Ha in Village 2, Block 71 survey number 565 and block 12, survey number 2907	Public and Semi public zone/ Recreational zone
52.3	G3	Open Market Mankavu: Open weekly market, market complex, parking space, comfort stations, godowns and storage facilities and other uses incidental to the main use	0.185 Ha in Village 3, Block 83 survey number 3591	Public and Semi public zone/ Commercial zone
52.4	G4	Employees Hostel, Working women's hostel and Community Kitchen:(a) Residential apartments for employees and working women, kitchen, Hostels and Boarding houses , Night Shelter, Guest houses / Lodges, and other incidental uses (b) Restaurants, commercial establishments, Offices, IT/ Software units, Banking and Financial institutions and parking plaza limited to basement and ground floors	0.496 Ha in Village 3, Block 83 survey number 3591	Commercial zone/ Public and Semi public zone



Table 34.1 Continued

Number (1)	Zone Name (2)	Uses permitted (3)	Location and extend (4)	Adaptable zone (5)
52.5	G5	Co working space and Start up Incubator: (a) Office space for start up incubators, Offices, IT/ Software units, meeting halls and conference rooms, auditorium, lodging and dormitories and all other such incidental uses. (b) Banking and Financial institutions, Commercial establishments, restaurants and parking plaza limited to basement and ground floors (c) Parks incidental to main use.	0.464 Ha in Village 3, Block 74 survey number 3612&3613 and Block 75 survey number 3614&3627	Commercial zone/ Recreational zone/ Traffic and Transportation zone
52.6	G6	Tourism Information Centre: Tourism information centre, art gallery, souvenir shop, retail outlet of handy crafts, comfort station, clock room all other such incidental uses	0.131 Ha in Yak-kara village, Block 33, survey number 1	Traffic and Transportation zone
52.7	G7	Housing project at Mannarkkattu parambu: Residential apartments, single family residential houses or dwelling units for employees, park and recreational facilities, nursery schools and other incidental uses	0.644 Ha in Yak-kara village, Block 178, survey number 18	Residential zone 2/ Recreational zone/ Public and Semi public zone
52.8	G8	She Lodge and Shelter home: Hostels and Boarding houses , Night Shelter, Guest houses, Dormitories, Lodges, and other incidental uses	0.097 Ha in Yak-kara village, Block 181, survey number 4	Public and Semi public
52.9	G9	Sports Complex: All Indoor and Outdoor sports and games infrastructure facilities including Hostels, dormitories, boarding houses, swimming pools, gyms, assembly halls, auditoriums and all other such incidental uses	5.769 Ha in Yak-kara village, Block 181, survey number 4	Public and Semi public/ Recreational zone
52.10	G10	Mini Civil Station: All Offices, meeting halls, conference rooms, Canteen and all other such incidental uses	0.809 Ha in Village 1, Block 79 Survey no 12, Block 80, survey number 73, 74,77, 78	Public and Semi public
52.11	G11	North Police Station: Police station, All offices and its incidental uses	0.462Ha in Village 1, Block 79 Survey no 12, Block 80,	Public and Semi public
52.12	G12	Multi level Parking near Stadium: (a) Parking plaza, parking grounds and other incidental uses (b) All commercial establishments, offices, assembly occupancies limited to Ground floor	0.946 Ha in Village III, Block 74 Survey no 3609, 3610, 3611, Block 75, survey number 3627, Block 76, survey number 3628	Traffic and Transportation zone

Table 34.1 Continued

Number (1)	Zone Name (2)	Uses permitted (3)	Location and extend (4)	Adaptable zone (5)
52.13	G13	Multi level Parking near Town Railway Station: (a) Parking plaza, parking grounds and other incidental uses (b) All commercial establishments, offices, assembly occupancies limited to Ground floor	0.610 Ha in Village 2, Block 62 Survey no 2565, 2566 Block 63, survey number 2606, 2607, 2608, 2609, 2610, 2623, 2624, 2625, 2626, 2627	Commercial zone/ Recreational zone/ Traffic and Transportation zone
52.14	G14	Parking Ground at Old Police station: Area earmarked for parking of vehicles of public coming to the market for shopping	0.246 Ha in Village 1, Block 152 Survey no 126	Commercial zone/ Public and Semi public
52.15	G15	Parking Ground at Old fish market: Area earmarked for parking of vehicles of public coming to the market for shopping	0.233 Ha in Village 1, Block 147 Survey no 15	Commercial zone/ Public and Semi public
52.16	G16	Parking Ground at Municipal office compound: Area earmarked for parking of vehicles of public coming to Municipality office and District hospital	0.211 Ha in Village 3, Block 48 Survey no 2464, 2465	Public and Semi public Zone
52.17	P1	Housing Project at Sundaram Colony: All residential uses and other uses incidental to main use are permitted here for the rehabilitation of slums, land less or house less residents within the planning area. Ground Floor must be kept vacant as recreational space or parking space	0.106 Ha in Village 1, Block 30 Survey number 1068	Residential zone 1
52.18	P2	Parking Ground near District Hospital: Area earmarked for parking of vehicles, Parking lot/ multi level car parking for public coming to District hospital.	0.287 Ha in Village 3, Block number 63 survey number 3149, 3152, 3155	Town Centre/ Public and Semi public zone
52.19	P3	Parking Ground near Civil Station: Area earmarked for parking of vehicles, Parking lot/ multi level car parking for public and staff coming to Civil Station.	0.461 Ha in Village 3, Block number 29 survey number 1726, 1732, 1733	Residential zone 2/ Public and Semi public zone
52.20	P4	Inter state Bus Terminal near Medical College: (a) Bus parking area with all incidental uses such as repairing shops, restrooms, commercial establishments, cafeterias, restaurant, Lodging and dormitories, visiting lounges, parking plaza. (b) Assembly buildings, all office buildings limited to first floor or above	1.212Ha in Yakkara village, Block number 163 survey number 6,7 and Block number 164 survey number 1,2,3,9	Commercial Zone/ Traffic and Transportation zone

Table 34.1 Continued

Number (1)	Zone Name (2)	Uses permitted (3)	Location and extend (4)	Adaptable zone (5)
52.21	P5	Truck Terminal on NH: a) Truck parking area with all incidental uses such as repairing shops, restrooms, commercial establishments, cafeterias, restaurant, Lodging and dormitories, visiting lounges, parking plaza. (b) Assembly buildings, all office buildings limited to first floor or above	0.959 Ha in Yak-kara village, Block number 162 survey number 29, 30, 31, 37	Commercial Zone/ Traffic and Transportation zone
52.22	P6	Sewage Treatment Plant, Yakkara : Sewage treatment plant, office rooms, staff rest rooms, equipment rooms, godowns for material storing and other incidental uses to main use	0.218 Ha in Yak-kara Village , Block 134 survey number 37, 39	Paddy zone/ Recreational zone
52.23	P7	Sewage Treatment Plant, Thirunellayi : Sewage treatment plant, office rooms, staff rest rooms, equipment rooms, godowns for material storing and other incidental uses to the main use	0.341 Ha in Village 1 , Block 247 survey number 21	Public and Semi public zone/ Recreational zone
52.24	P8	Fish and Meat Market at Mepparambu: Market complex, parking space, comfort stations, godowns and storage facilities and other uses incidental to the main use	0.530 Ha in Village 1 , Block 113 survey number 41,53,59	Commercial Zone
52.25	P9	Ware House, Cold Storage & Loading and Un loading space: Godowns, ware houses and other storage facilities, parking area, comfort stations, Offices, Rest rooms, lodging, dormitory and other uses incidental to the main use	0.776 Ha in Village 1 , Block 123 survey number 22, 23 & Block 126 survey number 9	Commercial Zone
52.26	P10	RRF and E waste Collection centre, Pezhumkara : waste collection and treatment areas, office rooms, staff rest rooms, equipment rooms, godowns for material storing and other incidental uses to main use	0.453 Ha in Village 1 , Block 53 survey number 4	Paddy zone/ Recreational zone
52.27	P11	Sewage Treatment Plant and FSTP, Pezhumkara : Sewage and septage treatment plants, office rooms, staff rest rooms, equipment rooms, godowns for material storing and other incidental uses to main use	0.457 Ha in Village 1 , Block 53 survey number 3	Paddy zone/ Recreational zone