

PART V

ZONING REGULATIONS

28 ZONING REGULATIONS

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 regulation for Alappuzha Municipal area is presented in four parts. Part A is the General guidelines which includes general provisions applicable to the entire Municipal area. Part B includes guidelines for each zone which includes specific regulation regarding confirmable uses applicable to the Municipal area. Part C includes the regulations for flood prone zones and Part D includes the Annex.

28.1 Part A – General Guidelines

The general guidelines shall apply to all zones irrespective of the zoning regulations for individual zones.

- 1) All future developments shall be in conformity with the provisions of the 'Master Plan for Alappuzha Town- 2041' and all future constructions shall conform to the 'Kerala Municipality Building Rules, 2019' and other applicable statutes in force and their time-to-time amendments unless otherwise specified in this regulation or in any detailed town planning scheme prepared and made in force within the framework of this Plan.
- 2) For the implementation and enforcement of the proposals envisaged in this Master Plan, areas have been zoned under various zones such as 'Residential use zone, Mixed use zone, Commercial use zone, Industrial use zone, Public and semi-public use zone, Traffic and transportation use zone, Parks and open spaces use zone, Conservation zone, Water bodies, Heritage zone, Tourism promotion zone, Farm tourism promotion zone, Green Areas Conservation Zone, Mangroves, Pine buffer strip (beach oak/ kattadi), Sandy Beach and Special zones' for securing the most efficient and effective use of land in public interest. Details regarding the nature of uses 'permitted', uses 'restricted' and uses 'prohibited' in each zone are given in Table 28-1. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the Master Plan and in accordance with the other statutes applicable.

- 3) For the purpose of reducing disaster risk, proposed land use and the developments in various flood prone zones are further modified by Flood prone zone overlay regulations in Table 28-2. Notwithstanding anything contained in the zoning regulations of the Master Plan, the additional regulations in Part C – Regulation for Flood Prone Zones shall prevail.
- 4) “*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, Alappuzha Municipality, (herein after referred to as Secretary) subject to satisfaction of applicable statutes. 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 examined based on their performance characteristics and special locational factors. Such cases which come under this category are classified as “*Uses Restricted*”.

Uses Restricted -1 category deals with the restricted uses that may be permitted by the Secretary with the concurrence of the District Officer of the Local Self Government Department (Planning) having jurisdiction over the area (herein after referred to as Town Planner).

Uses Restricted -2 category deals with the restricted uses that may be permitted by the Secretary with the concurrence of the Chief Town Planner of the Local Self Government Department (Planning).

- 5) “*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*”.
- 6) 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, may be permitted by the Secretary with the concurrence of the Town Planner.
- 7) Concurrence does not imply that permission shall be granted de facto. It shall or shall not be granted on a case-to-case basis, based on extraneous factors.
- 8) In addition, regulations are also proposed to conserve the heritage character of the planning area, with due regard to the historical significance and architectural character of the area.
- 9) 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. Existing uses may be permitted to continue in all the zones and shall be treated as permitted uses. 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.

- 10) If any portion of a zone is put to a 'Use Prohibited' as stated in para 5, 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-confirming use shall not exceed 1.5 times the existing built up area.
- 11) Subject to the zoning regulation of the respective use zones, more than one use may be combined in a building/ plot, provided that the floor area of individual uses shall be limited to that prescribed for each such use in the zoning regulation for the respective zone.
- 12) If different land use zones fall within a single plot, all uses permitted as per zoning regulations of such land use zones may be permitted in the plot by the secretary. 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 bodies, Parks and open spaces use zone* and *Special zones* this provisions shall not be applicable.
- 13) Constructions and/ or land developments if any, in paddy lands and in wet lands, shall be in conformity with 'The Kerala Conservation of Paddy land and Wetland Act, 2008' in force in the State. However, in paddy lands and in wet lands coming under any of the Flood prone zones, constructions and/ or land developments shall not be permitted.
- 14) Provisions/ regulations under the 'Disaster Management Act 2005, The Ancient Monuments and Archaeological Sites and Remains Act 1958, Coastal Regulation Zone Notification 2011, Aircraft Act 1934, Environment Protection Act 1986, Wetland (Conservation and Management) Rules 2017' and any other applicable statutes as amended from time to time shall prevail over the respective provisions of this Master Plan.

- 15) Silence Zone, as prescribed by the 'Noise Pollution (Regulation and Control) Rules, 2000' as amended from time to time, shall be applicable to such areas under this Master Plan.
- 16) Operational constructions as defined in the 'Kerala Town and Country Planning Act, 2016' shall be treated as permitted use in the Master Plan area.
- 17) Regulation of constructions and land development on the sides of new roads/ roads proposed for widening shall be governed by the distance from the center line of the road, unless otherwise specified in the Master Plan or Detailed Town Planning Scheme in force or any detailed road alignment approved by the Government. If widening on one side of any stretch of road is constrained due to the physical barriers of water bodies, railway land or protected archeological monuments/ sites, the road widening in that stretch shall be accounted from the other side.
- 18) In the event of change in alignment of new road proposal 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 the concurrence of the Town Planner. This provision is applicable only to new road development proposals and not to widening proposal.
- 19) Any piece of land which is marked as *Conservation zone* but not designated as paddy lands or wetlands under the *Kerala Conservation of Paddy land and Wetland Act* can be deemed as part of the immediate surrounding zone and constructions shall thereafter be allowed with the concurrence of the District Town Planner. The Secretary may, with the concurrence of the Town Planner, after verification of the revenue ownership documents, accord sanction for development by adopting the regulations of the surrounding land use zone in the proposed land use map, subject to the provisions as per applicable Acts, Rules and Government orders in force in the state.
- 20) Expansion of Public and Semi-Public Institutions and existing industrial units including their incidental uses in same plot or to adjacent plots shall be treated as permitted use in all built up zones such as *Residential use zone, Mixed use zone, Commercial use zone, Industrial use zone, Public and semi-public use zone and Tourism promotion zone*; if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable. However, such projects shall conform to provisions under *Heritage Zone, Special Zones*, widening of roads or new road alignments envisaged in the Master Plan.

- 21) Only the existing areas under Public and Semi Public uses and Industrial uses are intended to be included under *Public and Semi Public Zone* and *Industrial use zone* respectively. If any private property put under uses other than those permitted or restricted in the above zones has got included within such zones, the Secretary may, with the concurrence of the Town Planner, after verification of the revenue ownership documents, accord sanction for development by adopting the regulations of the surrounding land use zone in the proposed land use map, subject to the provisions as per applicable Acts, Rules and Government orders in force in the state.
- 22) If public activity ceases or does not exist in a private land, uses permitted/ restricted in the surrounding land use zone shall be allowed in the plot with the concurrence of the Town Planner, if no records are available with Alappuzha Municipality regarding any proposal for acquiring that particular land for any public use at the time of application of building construction or land development.
- 23) Disaster Mitigation projects by competent authorities shall be permitted in all zones.
- 24) Construction of new critical Infrastructure facilities such as hospitals, bus terminals, railway stations and institutions of critical importance such as offices of district administration, Police stations, Fire stations, etc. shall not be permitted in Flood prone areas. However, Reconstruction or maintenance of existing authorized uses/ buildings/ addition of new blocks shall be permitted with adequate flood resilient measures with the concurrence of the Town Planner in a case to case basis.
- 25) All existing ponds shall be preserved considering its infiltration characteristics and impact on ground water recharging, other environmental and aesthetic values.
- 26) No building shall be permitted within 2m from any plot boundary abutting natural/ manmade drains and canals having width of 2m to 5m. This distance shall be 5m for drains and canals having width more than 5m. In case of existing authorized buildings in these prohibited areas, only repair/reconstruction of the existing building limiting to the existing built-up area is permissible.
- 27) No construction/ land development shall obstruct/ reduce drainage capacity in the area.

- 28) Transmission/ Telecommunication Towers, Wireless Stations, ATMs, Water Tanks, Electric charging stations for vehicles, Waste management Units and public utility buildings/ Structures shall be treated as permitted uses in all zones except in Waterbodies.
- 29) Projects of Central/ State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions may be permitted with the concurrence of the Town Planner in all built up zones such as *Residential use zone, Mixed use zone, Commercial use zone, Industrial use zone, Public and semi-public use zone, Tourism promotion zone and Farm Tourism Promotion Zone*; if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable. However, such projects shall conform to provisions under *Heritage Zone, Special Zones*, widening of roads or new road alignments envisaged in the Master Plan.
- 30) In case of uncertainty in identifying the alignment and boundary 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 the ground as well as revenue records and decision taken by the Secretary in this regard shall be final.
- 31) The land specially demarcated for certain projects as *Special Zones* may be procured as per the provisions of *The Kerala Town and Country Planning Act 2016*, by Alappuzha Municipality or other agencies concerned. If the proceedings to procure such land had not been initiated within 7 years from the date of sanctioning of this Master Plan, the areas so specifically demarcated may be released and assigned to a use permitted/ restricted in the surrounding land use zone in the Proposed Land Use Map or to a zone as specified in the regulation by the Secretary with the concurrence of the Town Planner, based on the application for the building permit received.
- 32) For the purpose of these regulations, floor area means the total floor area of the building on all floors.
- 33) 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).
- 34) **General Guidelines for Large Scale Projects:**

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 waterbodies 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 with constitution as below shall be obtained, subject to satisfying the procedures laid out here under and the secretary shall comply the same while issuing permit.

Adequate provision shall be made for supporting infrastructure such as water supply, Sewerage, Solid Waste Management, Power supply etc. Separate system for management of solid waste and sewage shall be provided and maintained by the developer at his /her cost. The project shall be completed within a period of 5 years or as suggested by the committee.

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 Forest, 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 constitution of the committee shall be as given under:

Principal Secretary/ Secretary of 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 the Local Self Government(s) concerned	-	Member

The convener shall fix the venue, date and time of the meeting in consultation with chairperson and shall be responsible for the safe custody of the records and communications thereof.

The meeting shall be presided over by the Chairperson or in his absence by a member to be authorized by him.

The quorum of the meeting shall be majority of the total number of members of the committee for the project.

The developer shall also produce before the committee, all required clearance from the State and Central Government agencies concerned.

28.2 PART B – Specific Guidelines

Table 28-1: Zoning Regulation for the Various Land Use Zones in Alappuzha Municipality

Sl. No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
1	Residential Use Zone			
	Residential buildings consisting of single or multifamily dwellings, residential flats/apartments, residential quarters, night shelters, orphanages, old age homes, Dharma Sala, Guest House, Hostels.	Public utility areas and public buildings other than those included in the permitted use		Any other uses not specified in columns (2), (3) and (4)
1.1	Shops, Professional Offices, Commercial Offices, Establishments, Banking and financial institutions, Restaurants/Canteen, Hotels, IT/ Software units – floor area limited to 200m ² .	Fuel filling stations.		
	Cottage Industries including coir, Service Industries of non- nuisance Nature (See Annex-I), with number of workers limited to 6 without power or 3 workers with power limited to 5 HP.	Cremation Ground/ Crematorium, Burial Ground/ Common Vault.		
	Educational institutions essentially serving the needs of residential community such as Day Care, Crèche, Nursery Schools, Kindergartens and schools offering general education (up to High school level).			

	Health institutions essentially serving the needs of residential community such as dispensaries, Clinics (Out Patient), etc. and having a floor area limited to 200m ² .			
	Community facilities such as Community Halls, Recreational Clubs, social Welfare Centres, Gymnasium/ Yoga Centres, Libraries etc. having a floor area limited to 200m ² .			
	Utility Installations and Civic Amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, fire station, tot lots, parks, play grounds.			
	Plant nurseries, Pump House, Wells and Irrigation Ponds incidental to community needs.			
	Ashram /mutt, places of worship.			
	Police Stations, Post, Telegraph Offices, Reading Room etc.			
1.2	Provided that the access road has a width of 5m minimum.			
	Hospitals with 5 beds, Automobile workshops for two/ three wheelers – floor area limited to 200 m ² .			Any other uses not specified in columns (2),(3) and (4)
	Shops, Professional Offices, Commercial Offices/ Establishments, Banking and financial institutions, Restaurants/Canteen, Hotels, IT/ Software units – floor area limited to 500 m ² .			
	Godowns, warehouses, Storage of non-hazardous materials, Stacking yard – Floor area limited to 200 sqm.			
1.3	Provided that the access road has an existing or proposed width of 8 m minimum			
	Convention Centres/ Auditorium/ Wedding Halls/ Community	LPG distribution		Any other uses not

	halls/Exhibition Centres and Art Gallery- floor area limited to 500 m ² .	centres (excluding bottling plants and bulk storage) with floor area limited to 50 m ²		specified in columns (2),(3) and (4)
	Shops, Professional Offices, Commercial Offices/ Establishments, Banking and financial institutions, Restaurants/Canteen, Hotels, IT/ Software units – floor area limited to 1000 m ² .			
1.4	Provided that the access road has an existing or proposed width of 12m minimum			
	Educational Institutions of Higher Order. Hospitals & Health centres up to 100 beds.			Any other uses not specified in columns (2), (3) and (4)
	Godowns/ Ware houses/ Storage (non-hazardous) - floor area limited to 500 m ² .			
	Automobile workshops/ Automobile Service stations for Heavy vehicles/ Movie Halls/ Auditorium/ Wedding Halls/ Community Halls – floor area limited to 1000 m ² . Markets – Floor area above 500 Sqm.			
2	Mixed Use Zone			
	The following areas in residential use zone will also be deemed as part of Mixed Use Zone. Land to a depth of 100 m on either sides of following roads viz. 1. NH 66 2. Thanneermukkom Road up to boundary from Zilla Court Bridge(SH-40) 3. Alappuzha – Changanassery Road(SH-11) Land to a depth of 75 m on either sides of following road viz. 1. Kommady - Kaichoondy Road			
2.1	All uses that are permitted in Residential Use Zone, buildings up to 500 m ² in Commercial use zone and Public & Semi Public Zone and all buildings up to 500 m ² in industrial zone other than hazardous industries.	Museum, Exhibition centres and art gallery		Any other uses not specified in columns (2), (3) and (4)

	Auto mobile workshops for 2/ 3 wheelers, Service Industries of non-nuisance nature (See Annex I) engaging not more than 19 workers without power or 9 workers with power limited to 15 HP, Civil defence and home guard.	Places of worship		
	Clinics (outpatient) Diagnostic centres – floor area limited to 200 m ²	Fuel filling stations		
	Parking Plaza, Taxi/ Jeep Stand.			
2.2	Provided that the access road has a width of 5m minimum			
	Diagnostic Centres, Clinics(Out Patient), – floor area limited to 500 m ² .			Any other uses not specified in columns (2),(3) and (4)
	Shops, Professional Offices, Commercial Offices/ Establishments, Banking and financial institutions, Restaurants/Canteen, Hotels, IT/ Software units – floor area limited to 1000 m ² .			
2.3	Provided that the access road has an existing or proposed width of 8 m minimum			
	Shops, Professional Offices, Commercial Offices/ Establishments, Banking and financial institutions, Restaurants/Canteen, Hotels, IT/ Software units – floor area above 1000m ² .			Any other uses not specified in columns (2), (3) and (4)
	Weigh Bridge, Social Welfare Centres – floor area up to 500 m ² .			
	Secondary/ Higher Secondary Schools, Junior Technical Institutions, Movie Halls/ Auditorium / Wedding Halls/ Community Halls – floor area limited to 500 m ² .			
	Diagnostic centres, Hospitals and health centres – Up to 10 beds.			
	Markets – Plot area up to 500 m ² .			

	Godowns/ Warehouses/ Storage non-hazardous – floor area limited to 200 m ² .			
	Service Industries of Non Nuisance Nature (see Annex II) engaging not more than 19 workers without power or 9 workers with power limited to 30 HP.			
	Marble and Granite Storage/ Cutting centres, Industrial Estates & Industrial Parks Automobile workshops/ Automobile service stations – Light Vehicles.			
2.4	Provided that the access road has an existing or proposed width of 12m minimum			
	Shops, Professional Offices, Commercial Offices/ Establishments, Banking and financial institutions, Restaurants/Canteen, Hotels, IT/ Software units – floor area upto 3000m ² .		Bus Terminal / Stand, Lorry Stand	Any other uses not specified in columns (2), (3) and (4)
	Educational Institutions of Higher Order. Hospitals & Health centres up to 100 beds.			
	Godowns/ Ware houses/ Storage (non-hazardous) - floor area limited to 500 m ² .			
	Automobile workshops/ Automobile Service stations for Heavy vehicles/ Movie Halls/ Auditorium/ Wedding Halls/ Community Halls – floor area limited to 1000 m ² .			
	Markets – Floor area above 500 Sqm.			
2.5	Provided that the access road has an existing or proposed width of 18m minimum			
	All shops including shopping complexes, shopping malls, hypermarkets.		Container Terminal,	Any other uses not specified in columns (2), (3) and (4)
	Hospitals & Health centres upto 300 beds, Movie Halls/ Auditorium/ Wedding Halls/ Community Halls -		Multiplex	

	floor area above 1000 Sqm with parking at 1.2 times that of KMBR.			
3	Commercial Use Zone			
3.1	All shops including shopping complexes, shopping malls, hypermarkets, restaurants, hotels, markets.	Places of worship.		Any other uses not specified in columns (2), (3) and (4)
	Professional offices, commercial offices & establishments, banking and financial institutions, IT software units, Movie halls, Auditorium, Wedding Halls, Community Halls.	Higher educational institutions, provided that the access has a minimum width of 8m.		
	Godowns/warehouse/storage of non-hazardous materials, stacking yards.	Other Public Utility Areas and Public Buildings.		
	Gymnasium/ Yoga centres.	Fuel filling stations		
	Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non- nuisance nature with number of workers limited to 19 without power or 9 workers with power limited to 30HP(See Annex-I), saw mill, weigh bridges, printing press, IT hardware / electronic industries, marble and granite storage / cutting centres.	Outdoor games stadium		
	Expansion of existing residential buildings, Single Family Residences, residential flats/apartments with lower floors for commercial use, night shelters, orphanages, old age homes, Dharma Sala, hostels and boarding houses, lodges and guest houses, ashram/ mutts. Residential buildings floor area limited to 300m ² .		Multiplex	
	Government (Local/State/ Central) or Public Sector Offices.		Transport Terminals	

	Day care, Crèche, Nursery/ Kindergarten, Schools up to Higher Secondary level, expansion of existing educational institutions.			
	Social welfare centres, museum, convention centres, Library and Reading rooms, exhibition centres, art gallery.			
	Clinics, diagnostic centres and hospitals up to 50 beds.			
	Tot lots, Parks & playgrounds, fair ground, open air theatre.			
	Parking plaza.			
	Plant nursery, storage of agricultural produces and seeds.			
3.2	Provided that the access road has an existing or proposed width of 12m minimum			
	Educational Institutions other than those mentioned in clause 3.1.			Any other uses not specified in columns (2),(3) and (4)
	Hospitals & Health centres (above 50 beds).			
4	Industrial Use Zone			
4.1	All industries listed in Annexure I & II, Automobile Workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Timber Yard, Ice Factory, Cold Storage, Fish and Meat Processing Units, Printing Press, Marble and Granite Storage and Cutting Centres, Industrial Estates & Industrial Parks, IT Software Units.	Other Public Utility Areas and Public Buildings.	Container Terminals with minimum access width of 18m.	Any other uses not specified in columns (2), (3) and (4)
	Godowns/Warehouses/Storage of non-hazardous material, stacking yards, weigh bridge.	Crematorium, Burial Ground, Common Vault.		
	Diary and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House. Dry Cleaning Plants, Power Plants, Sub Stations, Smoke Houses, Agro Service Centres.	Storage of Explosives and Fire Works, Gas Godowns,		

	Government or Public Sector Offices, Transport Terminals incidental to industrial use.	Sewage Treatment Plants.		
	Residential uses incidental to the industrial use.	Fuel Filling Stations.		
	Any other activity incidental to industrial use. Tot lots, Parks and Play Grounds attached to incidental residential use.			
	Slaughter House.			
5	Public & Semipublic Use Zone			
5.1	Local/State/Central Government/ Public Sector Offices and Other Related Public Buildings. Additions and alterations to the existing buildings including addition of new blocks without altering the use.	Cremation Ground / Crematorium, Burial Ground, Common Vault.	Bus Terminals / Stands	Any other uses not specified in columns (2), (3) and (4)
	Public Utility Areas and Buildings.	Fuel Filling Stations.		
	Residential Quarters, other buildings incidental to public and semi-public use with floor area up to 200 Sq.m.			
	Buildings for incidental uses with floor area limited to 100m ² .			
	Parking plazas, auto rickshaw/ taxi/jeep stands. Auditorium / wedding halls / community halls incidental to public and semi-public uses. Tot lots/parks/playgrounds, open air theatre, camping sites.			
	Educational institutions (including professional education/collegiate education /higher education institutions), library and reading rooms, social welfare centres, museum, swimming pools, exhibition centres and art gallery, convention centres, indoor/ outdoor games stadium. Clinics, diagnostic centres and hospitals.			
	Police Stations, Post, Telegraph Offices, Religious Buildings, Ashram / Mutt, Places of Worship.			
6	Traffic and Transportation Use Zone			
6.1	Any Incidental Uses to the transport terminals such as Retail Shops, Restaurants, Canteen.	Fuel Filling Stations.	Transport terminals, Mobility hubs.	Any other uses not specified in

	Comfort stations.			columns (2), (3) and (4)
	Staff Quarters, Offices, Night Shelters, Guest Houses, Parks			
	Parking Plazas.			
	Constructions related to boat jetties and other infrastructure of Canal restoration and promotion of inland water navigation, taxi / jeep / lorry stands.			
7	Parks & Open Spaces Use Zone			
7.1	Any construction/land development essential for the development/improvement of open air recreational facilities.	Public Utility Areas and Buildings which will not affect the character of the area.		Any other uses not specified in columns (2), (3) and (4)
	Fish Landings, Boat Jetties, Guided Boat Rides, Watch Towers, Eco Walk Ways, Water Sports Facilities, Fair Grounds.			
	Tot Lots, Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Zoological and Botanical Garden, Bird Sanctuary.			
8	Conservation Zone			
8.1	Paddy cultivation/ Agriculture/ Horticulture/ floriculture/ Fodder cultivation, Fish Farms/ Seed Farms/ Wells and Irrigation Ponds without any building construction, Pump House. Building constructions or land developments in conformity with 'The Kerala Conservation of Paddy land and Wetland Act, 2008' in force in lands designated as paddy lands or wetlands under the said act.			Any other uses not specified in columns (2),(3) and (4)
9	Water bodies			
9.1	All existing water bodies shall be conserved. Restoration and rejuvenation of waterbodies.			Any other uses not specified in columns (2),(3) and (4)
	Bridges, side protection walls, bathing ghats, floating jetty based on community level requirements.			

	Traditional fishing and allied activities undertaken by local communities.			
	Activities related to tourism like water sports, spot fishing, aquaculture without affecting and altering the natural environment may also be permitted.			
10	Heritage Zone			
	<p><u>General Guidelines:</u></p> <p>As per the provisions of Section 91, Sub section (3), clause (iv) of the Kerala Town and Country Planning Act 2016, the following regulations shall apply to conserve the character of the following heritage areas/ buildings, with due regard to the historical significance and /or architectural character of the area.</p> <ol style="list-style-type: none"> i. The architectural character of the façade of the proposed construction shall be in tune with the surrounding environment and as per the advice of the Kerala Art and Heritage Commission. ii. The Local Self Government Institution concerned shall insist on any such recommendations of the Commission. iii. The Commission, if found necessary may entrust the following regulatory aspects to a Committee/ Subcommittee, constituted for the purpose. iv. Changes if any required in the following regulation shall be permitted by the commission on receipt of the recommendation of the Committee/ Subcommittee constituted, if any, for the purpose. v. In addition to the above, the following regulations shall also apply. 			
10.1	<p>Land to a depth of 20m from the outer edge of the streets on both sides of the canals (Vadai Canal, Commercial Canal and the two link canals connecting them) come under heritage zone. The Façade of any building, which has direct view from these streets, but falls outside the heritage zone shown in proposed land use map shall be in harmony with the architectural character of the heritage zone.</p> <p>1. Notwithstanding anything contained in the zoning regulations of the Master Plan 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, coming under the heritage zone, shall be allowed except with prior written recommendation of the Kerala Art and Heritage Commission constituted by the Government, under Section 86 of the Kerala Town and Country Planning Act 2016 and Rule 103 of the Kerala Municipality Building Rules 2019, in order to conserve the heritage character of the area.</p> <p>Provided that, no area or buildings or objects, which in the opinion of the said Commission have architectural, aesthetic, archaeological, cultural or historic value will be allowed to be altered from the existing condition without the prior written recommendation of the Commission.</p> <p>Provided also that, new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations namely:</p> <ol style="list-style-type: none"> i. The façade of the proposed construction shall be in harmony with the architectural character of the heritage zone and as per the advice of the commission. 			

	<ul style="list-style-type: none"> ii. Sloping roof forms (hip roof/ gabled roof) with a preferred slope angle ranging from 35-45 degrees which depicts the character of the street shall be adhered to. iii. The roof in façade shall be finished with Mangalore Pattern (MP) terracotta colour tiles. iv. The sunshade in facades if any provided, shall have the same slope and finish as that of the main roof. v. Existing street character shall be maintained. vi. The exterior wall surfaces shall be finished in white or off-white colour. The exterior walls shall be given plain texture finish. vii. The overall height of the construction including the existing structure if any, up to the topmost point of the proposed construction shall not exceed 12 metres from the average ground level <p>Provided further that, the use or reuse of any site or building shall be as per the recommendations of the commission.</p>			
II	Tourism Promotion Zone			
	Residences, Apartments, Guest Houses, Camping Sites, Residential Cottages, Hostels and boarding houses.	Fuel filling stations.		Any other uses not specified in columns (2), (3) and (4)
	Hotels, Motels, Restaurants, Canteen, Curio Shops, Coffee Shops, Tourism Information Centres, parking area and other similar amenities related to Tourism.			
	Police posts/police stations, post and telegraph offices			
	Parks, Open spaces, play grounds, Aquarium, Open air theatre, Swimming pools, Botanical gardens, Temporary use for fairs/ exhibition/ circus/ cinema, bathing Ghats, Riverside walkway, Boat Jetties, Floating Jetty and such other facilities related to back water tourism			
	Libraries and Reading rooms, exhibition centres and art gallery, gymnasium/ yoga centres, community halls, social and cultural establishments			
	Shops, professional offices/ commercial offices, banks and financial institutions, with floor area limited to 200m ²			

	Clinics (Out Patient) and Diagnostic Centres floor area limited to 100m ²			
	Places of worship, Public utility areas and buildings, Erosion control measures.			
	Any constructions / Land development essential for development of tourism related activities.			
12	Farm Tourism Promotion Zone			
	Residences, Public Utility areas and buildings, Guest Houses, Camping Sites, Residential Cottages, Homestays. Additions and alterations to the existing buildings including addition of new blocks without altering the use.			Any other uses not specified in columns (2), (3) and (4)
	Ticket counter, guardroom, stalls or shopping area related to sale of farm yields, Restaurant/ Coffee shop/ Snack bar, Tourist information centre, Communication centre and other incidental amenities related to farm tourism with floor area limited to 200m ² .			
	Any constructions / Land development essential for development of farm tourism related activities.			
13	Green Areas Conservation Zone			
	Single Family Residences			Any other uses not specified in columns (2),(3) and (4)
	Water landings, Pump houses/ Wells & Irrigation Ponds, Agriculture/ Horticulture/ Fodder Cultivation/ Pastures/ Grazing Grounds/ Seed farms and protective works. Walk ways, parks/ maidans/ grounds without any building constructions may be permitted.			

	Activities related to inland fisheries/ Aqua culture without affecting and altering the natural environment may also be permitted.			
	Canal beautification works are permitted in this zone for Vadai Canal, Commercial Canal and the two link canals connecting them.			
14	Mangroves			
	No construction/ reconstruction/site development permitted. Planting of indigenous species of mangroves as specified by concerned authority.			Any other uses not specified in columns (2),(3) and (4)
15	Sandy Beach			
	Beach nourishment activities, coastal protection works and any other activities for reducing the effects of coastal erosion are permissible. Construction and/ or development activities which are of permanent nature are not permissible in this zone, however, constructions and/ or developments in conformity with the Coastal Regulation Zone Notification in force is permissible.			Any other uses not specified in columns (2),(3) and (4)
16	Pine Buffer Strip (Beach Oak/ Kattadi)			
	No construction/ reconstruction/ site development permitted. Planting of pine and other related species as specified by concerned authority.			Any other uses not specified in columns (2),(3) and (4)
17	Special Zones			
Special use zones include the areas demarcated for specific uses or projects. No other activity unless otherwise specified shall be permitted in such zones.				
17.1	Special Zone –A: Common Facility Center.			

	<p>If the project is not materialized within a period of 7 years from the date of sanctioning of the plan the area shall be deemed as part of Conservation Zone.</p> <p>Facilities for storage, processing and marketing of agricultural produces. Cooperative marketing facilities, Agricultural machinery and equipment's, etc. Training centre for capacity building of farmers and other stakeholders in agriculture and allied activities.</p> <p>Labs, Waste processing / disposal units, eco-parks, cafeteria, sanitation facilities.</p> <p>Any buildings/ structures which forms an integral part of a Common Facility Center, Buildings for incidental uses. Retention basins, water treatment facilities.</p>
17.2	Special Zone –B: Parking Zone.
	<p>If the project is not materialized within a period of 7 years from the date of sanctioning of the plan the area shall be deemed as part of immediate surrounding zone and constructions shall thereafter be allowed with the concurrence of the Town Planner.</p> <p>Parking areas, multi-level car parking, Truck Terminal, information kiosk, Commercial and office use incidental to the main use.</p>
17.3	Special Zone –C: Urban Park.
	<p>If the project is not materialized within a period of 7 years from the date of sanctioning of the plan the area shall be deemed as part of immediate surrounding zone and constructions shall thereafter be allowed with the concurrence of the Town Planner.</p> <p>Construction/ land development essential for the development/ improvement of open air recreational facilities. Fish Landings, Boat Jetties, Guided Boat Rides, Watch Towers, Eco Walk Ways, Water Sports Facilities, Fair Grounds. Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Zoological and Botanical Garden, Pavilions, shops/ cafeteria of temporary nature. Retention ponds, water treatment facilities.</p> <p>Permitted construction shall be done with sustainable, indigenous materials.</p>
17.4	Special Zone –D: Wetland Park.
	<p>If the project is not materialized within a period of 7 years from the date of sanctioning of the plan the area shall be deemed as part of Conservation Zone.</p> <p>Fish Landings, Boat Jetties, Guided Boat Rides, Watch Towers, Eco Walk Ways, Water Sports Facilities, Fair Grounds.</p> <p>Retention basins, water treatment facilities.</p> <p>Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Zoological and Botanical Garden.</p> <p>Storage shed for horticulture on stilts, wetland awareness and conservation centres made of sustainable materials and designed on stilts, bridges for essential connectivity.</p>
17.5	Special Zone –E: Detention/ Retention Basins.

	<p>If the project is not materialized within a period of 7 years from the date of sanctioning of the plan the area shall be deemed as part of Conservation Zone.</p> <p>Construction/ site development required for construction/excavation of water-holding basins, side protection walls, wet agriculture, aquaculture, pisci-culture</p>
17.6	Special Zone –F: Multipurpose Rescue Shelter.
	<p>If the project is not materialized within a period of 7 years from the date of sanctioning of the plan the area shall be deemed as part of immediate surrounding zone and constructions shall thereafter be allowed with the concurrence of the Town Planner.</p> <p>Development of land and construction of multi-storied building built with resilient techniques. Any buildings/ structures which forms an integral part of a Multipurpose Rescue Shelter. Retention basins, water treatment facilities.</p>
17.7	Special Zone–G: Sewage Treatment Plant.
	<p>If the project is not materialized within a period of 7 years from the date of sanctioning of the plan the area shall be deemed as part of immediate surrounding zone and constructions shall thereafter be allowed with the concurrence of the Town Planner.</p> <p>Construction/ land development essential for the development of sewage treatment plant. Buildings for incidental uses.</p>

28.3 PART C – Regulations for Flood Prone Zones

Flood prone Zones: These are areas which are exposed to floods and are classified into various Zones (Very High, High, Medium and Low) based on the intensity of likely Floods in the design scenario of 50-year return period. This map is part of proposed landuse map as an overlay.

Low Flood prone zones are areas likely to be inundated to a depth up to 0.6m in the design flood scenario.

Moderate Flood prone zones are areas likely to be inundated to a depth of more than 0.6m and up to 1.5m in the design flood scenario.

High Flood prone zones are areas likely to be inundated to a depth of more than 1.5m and up to 2.5m in the design flood scenario.

Very High Flood prone zones are areas likely to be inundated to a depth of more than 2.5m in the design flood scenario.

For the purpose of reducing Disaster Risk, proposed land use and the developments in various flood prone zones are further modified by Flood prone zone overlay regulations in Table 28-2. These additional regulations are aimed at reducing damages and losses to people and assets in the flood prone areas. Flood Hazard Overlay regulations have to be read in conjunction with the zoning regulations in Part B Table 28-1 and wherever a conflict occurs the additional regulations in the Flood prone zone overlay shall prevail.

Table 28-2: Zoning Regulations for flood prone zones

Permitted Uses in Flood Prone Zones	
1.	All existing authorized uses will be permitted to continue including their maintenance and strengthening works.
2.	Height of compound wall shall not exceed 1.2 meter and no sharp-edged projections shall be fixed on the compound walls or gates, to facilitate easy evacuation.
3.	No portion of open space shall be paved. Only 25% of the total open space in the plot shall be paved if required, with suitable materials enabling percolation of rain water.
4.	Construction/ Reconstruction of toilets with Septic tanks having control valves/ non return valves and inspection chamber is mandatory for every new building, if sewerage connectivity is not available.
5.	All new constructions/ additions to upper floors shall have an open balcony /open passage/a terrace in the upper floors or an open stair connecting the upper floors to the ground facing the yard abutting the adjoining street to facilitate easy evacuation.
6.	All new buildings or addition of upper floors shall have a minimum of 50% of the roof terrace kept open to sky, which shall be accessible to facilitate easy evacuation.
7.	Electrical points shall be provided above 1.2 m from finished floor level
8.	Essential utility services with suitable flood proofing.
9.	Agriculture, horticulture, pisci culture, fodder cultivation, and other types of cultivation including social forestry. Ancillary structures to the above including pump house, well, irrigation pond and Granary for temporary storage.
10.	Parks and other organised recreational open areas with essential ancillary structures.
Low Flood Prone Zone: (inundation depth up to 0.6m)	
i.	Constructions in respective land use zones as in the Proposed Land Use Plan.
ii.	Basement floors are not allowed for any use other than parking.
iii.	All new buildings or additions in the ground floor shall be built on a minimum plinth height of 60cm from the surrounding ground level.
Moderate Flood Prone Zone: (inundation depth greater than 0.6m and up to 1.5m)	
i.	Constructions in respective land use zones as in the Proposed Land Use Plan.
ii.	Basement floors are not allowed for any use other than parking.
iii.	All new buildings or additions in the ground floor shall be built on a minimum plinth height of 90cm from the surrounding ground level.
iv.	Coverage shall be limited to 60% for buildings having building footprint above 100sqm.
High Flood Prone Zone: (inundation depth greater than 1.5m and up to 2.5m)	
i.	Expansion of existing buildings to upper floors under permitted uses in Part B of the respective land use zone will be allowed.

ii.	Constructions in respective land use zones as in the Proposed Land Use Plan subject to the condition that all new buildings or additions in the ground floor shall be built on a minimum plinth height of 1.20m from the surrounding ground level
iii.	Basement floors are not allowed for any use.
iv.	Coverage shall be limited to 60% for buildings having building footprint above 100sqm.
Very High Flood Prone Zone: (inundation depth greater than 2.5m)	
i.	Expansion of existing buildings to upper floors under permitted uses in Part B of the respective land use zone shall be permitted.
ii.	Constructions in respective land use zones as in the Proposed Land Use Plan subject to the condition that all new buildings or additions in the ground floor shall be built on a minimum plinth height of 1.80m from the surrounding ground level
iii.	Basement floors are not allowed for any use.
iv.	Coverage shall be limited to 60% for buildings having building footprint above 100sqm.

28.4 PART D – ANNEXURE

See Annex I & Annex II

ANNEX I

**Type of Non-Obnoxious and Non-Nuisance Type of Service or Light Industries
Permissible in Residential & Commercial Zones**

1. Production of copra
2. Processing of arecanut
3. Rice and Flour Mills.
4. Production of rice, flour etc., by hand
5. Processing of Cardamom, ginger, pepper etc.
6. Production of Khandsri for sugar-cane
7. Carrying and preservation of fruits and production of jam, jelly etc.
8. Processing of and preservation of cashew nuts.
9. Bakeries.
10. Production of Dairy Products.
11. Oil mills (vegetables)
12. Extraction of oil by ghani.
13. Manufacture of hydrogenated oil.
14. Manufacture of “aval” (Beaten rice) appalam.
15. Production of vinegar.
16. Manufacture of soda, water, lemonade etc.
17. Manufacture of Ice.
18. Manufacture of ice cream.
19. Processing, packing and distribution of tea.
20. Processing, grinding, packing and distribution of coffee.
21. Manufacture of syrup.
22. Manufacture of beedi.
23. Manufacture of Cigar.
24. Manufacture of tobacco snuff.
25. Manufacture of chewing tobacco.
26. Cotton ginning, clearing, pressing etc.
27. Cotton spinning other than in Mills
28. Cotton spinning and weaving in Mills.
29. Cotton weaving in handloom.
30. Cotton weaving in power looms.

31. Handloom weaving.
32. Khadi Weaving in Handloom.
33. Printing of cotton textiles.
34. Manufacture of Cotton thread, rope twine etc.
35. Jute spinning.
36. Manufacture of jute products including repairing of gunny bags.
37. Weaving of silk by Handloom.
38. Manufacture of hosiery goods.
39. Making of embroidery products
40. Tailoring
41. Manufacture of quilts and mattresses.
42. Manufacture of Coir and Coir Products.
43. Manufacture and assembling of umbrellas and production of spare parts of umbrellas.
44. Repairing of umbrellas.
45. Manufacture of wooden furniture and fixtures.
46. Manufacture of structural wooden goods such as doors, beams etc.
47. Manufacture of wooden industrial good such as parts of handloom ambarcharka
48. Manufacture of wooden utensils, photo frames, toys, etc., and photo framing.
49. Cane industry including baskets, weaving etc.
50. Manufacture of miscellaneous wooden articles such as sticks, sandals, rulers etc.
51. Manufacture of paperboard and paper hand.
52. Making of paper boxes, bags, envelopes etc.
53. Printing and publishing of newspapers and periodicals.
54. Printing and publishing of books.
55. Miscellaneous printing works including type, cutting, book binding.
56. Manufacture and repairing of leather shoes and chappals.
57. Manufacture of leather products such as suitcase, bag etc.
58. Vulcanizing and repairing of tyres and tubes.
59. Manufacture of rubber gloves.
60. Manufacture of Rubber products such as rubber sheets, nipples and rubber shoes including smoke-rubber.
61. Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.

62. Manufacture of agarbathi and other cosmetics.
63. Manufacture of plastic products such as nameplates etc.
64. Manufacture of lemongrass oil, candles etc.
65. Manufacture of cement products such as wellkeros, tube, closets etc.
66. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
67. Manufacture of stone wares.
68. Manufacture of stone images.
69. Manufacture of chinaware's and crockery.
70. Manufacture of large containers and chinaware.
71. Manufacture of glass and glass products.
72. Manufacture of clay models
73. Manufacture of iron and steel furniture.
74. Manufacture and repairing of brass and bell metal products.
75. Manufacture of aluminum utensils and other products.
76. Manufacture of tin cars and copper vessels.
77. Electroplating, tinplating, welding etc.
78. Manufacture of agricultural implements, screws etc. (blacksmith and foundry)
79. Manufacturing assembling and repairing of machinery such as water pumps, oil mill chucks etc.
80. Manufacture of small machine tools and machine parts.
81. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
82. Manufacture of electrical machinery and repairing of electric motors armature winding etc.
83. Manufacture and repairing of electric fans.
84. Charging and repairing of batteries.
85. Repairing of radios, microphones etc.
86. Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
87. Bodybuilding of motor vehicles.
88. Manufacture and repairing of motor engine parts and accessories.
89. Servicing and repairing of motor vehicle
90. Manufacture of cycles, parts and accessories.

91. Manufacture and repair of boats and barges.
92. Manufacture and repairing of animal drawn and hand drawn vehicles.
93. Repairing of photographic equipments, spectacles etc.
94. Manufacturing of medical instruments
95. Repairing of watches and clocks.
96. Manufacture of Jewellery.
97. Manufacture, repair and tuning of musical instruments.
98. Manufacture of sports goods, balloons etc.
99. Ivory, carving and ivory works
100. Miscellaneous Industries

ANNEX II

List of Obnoxious or Nuisance Industries Subject to Objectionable Odours, Fumes Effluents or Processors to be Located in Hazardous Zones. (Grouped under Indian Standard Industrial Classification)

- I. **Manufacture of Food Stuff :**
 - 1) Slaughtering, preservation of meat and fish and canning of fish.
- II. **Manufacture of Beverages:**
 - 1) Production of distilled spirits, wines, liquor etc., from alcoholic malt, fruits and malts in distillery and brewery.
 - 2) Production of country liquor and indigenous liquor such as toddy, liquor form mahua, palm juice.
- III. **Manufacture of Textiles :**
 - 1) Dyeing and bleaching of cotton
- IV. **Manufacture of Wood and Wooden Products:**
 - 1) Sawing and planning of wood.
 - 2) Wood seasoning and creosoting
 - 3) Manufacture of veneer and plywood.
 - 4) Paper, pulp and straw board.
- V. **Manufacture of Leather and Leather Products :**
 - 1) Currying, tanning and finishing of hides and skins and preparation of finished leather.
- VI. **Manufacture of rubber, petroleum and coal products:**
 - 1) Manufacture of tyres and tubes
 - 2) Manufacture of Industrial and synthetic rubber.
 - 3) Reclamation of rubber.
 - 4) Production of petroleum, kerosene and other petroleum products in refineries.
 - 5) Production of chemicals and chemical products.
- VII. **Manufacture of chemicals and chemical products:**
 - 1) Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric etc., acids) ammonia, chlorine and bleaching powder manufactures.
 - 2) Manufacture of dyes, paint, colours and varnishes, printing ink.
 - 3) Manufacture of fertilizers (Specially from organic materials):
 - 4) Manufacture of disinfectants and insecticides
 - 5) Manufacture of ammunition, explosive and fireworks.
 - 6) Manufacture of matches.
- VIII. **Manufacture of Non-metallic mineral products other than petroleum and coal:**
 - 1) Manufacture of cement and cement products

- 2) Manufacture of Lime
- 3) Manufacture of Plaster of Paris.

IX. Manufacture of basic metals and their products :

- 1) Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.
- 2) Manufacture including smelting, refining etc., or nonferrous metals and alloys in basic forms.
- 3) Manufacture of Armaments.

X. Manufacture of machinery (other than transport) and electrical equipments:

- 1) Manufacture of all kinds of battery

XI. Miscellaneous items not covered above.

- 1) Incineration, reduction or dumping of offal, dead animals' garbage or refuse.
- 2) Manufacture of gelatin and glue.
- 3) Fat, tallow, grease or lard refining of manufacture.
- 4) Bone meal, bone grist and bone powder.
- 5) Manufacture of cashew nut shell oil.
- 6) Other similar types of nuisance industries.

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