

CHAPTER 32

ZONING REGULATIONS

1. The implementation and enforcement of the Master Plan shall be in conformity with development control regulations prescribed hereunder. These regulations shall guide decisions on the granting or rejecting of applications for land development and buildings.
2. All future constructions and developments within the plan area shall also conform to the Kerala Municipality Building Rules in force, if not otherwise specified in these regulations, Kerala conservation of Paddy land and Wet land Act, 2008 and any other legislation applicable to the planning area.

For the implementation and enforcement of the proposals envisaged in this Master Plan, areas have been zoned under various categories such as High density Residential Zone, Low density residential Zone, Residential Mix use Zone, Commercial use Zone, Small Industrial Zone, Public and Semi-Public use Zone, Transportation use Zone, Parks and Open Spaces, Paddy Land, Water Bodies, Mangroves, Marshy Land, Special use Zone – Fisheries, Special Zones etc. Details regarding the nature of uses 'Permitted', uses 'Restricted' and uses 'Prohibited' in each zone are given in the accompanying sheets. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the Plan.

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, *Chavakkad Municipality* hereinafter referred to as Secretary.

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

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

Uses **Restricted -2** Category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner concerned of the Department of LSGD Planning.

Used prohibited enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances. All other uses other than permitted and restricted are Prohibited uses.

3. If any space in a zone is put to a **"Use Prohibited"** as stated in Para 2, before the sanctioning of the scheme, 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 Chief Town Planner concerned.
4. Zoning regulations are not to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically mentioned in this Plan. All such existing uses in every zone shall be permitted to continue.
5. Existing areas and structures of archaeological importance, agriculture uses and religious uses may be permitted to continue in all the zones and shall not constitute non-conforming uses
6. Regulation of constructions and/or land developments on the sides of new roads/roads proposed for widening as per the Plan shall be governed by the distance from the centreline of the road, unless otherwise specified in the Plan or in any detailed road alignment approved by the Chief Town Planner concerned.
7. The proposals in this plan for the formation of NH-66 will henceforth be applicable to the present alignment of the NH-66 formed. For those stretches where NH had been formed in deviation to the alignment proposed in the Plan, reservation of land for the formation of NH-66 with 45m width is here by dispensed with and henceforth use regulations as per Residential Mix use Zone regulations.

8. Constructions and/or land developments, if any, in paddy lands and in wet lands, shall be in conformity with the Paddy land and Wet Land Act in force in the state.
9. In Coastal Regulation Zones all developments are to be made in accordance with CRZ laws prevailing.
10. Silent 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 Plan.
11. The Government shall have the power to issue clarifications, if any doubt or any unforeseen situations that may arise in the technical interpretation / implementation of the provisions of the Proposed Land Use and Zoning Regulations, required in any of the provisions in this Plan in consultation with the Chief Town Planner concerned.
12. Any use not specified either in the 'uses permitted' or 'uses restricted' category of a particular use zone, but which is of a similar nature to any use permitted or restricted in that particular use zone, can be considered by the Secretary, with the concurrence of the Chief Town Planner concerned.

Table 32.1 ZONING REGULATIONS

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
13	High density Residential use Zone			
13.1	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, old age homes.	Ashram, Mutt, Madrasa.	Vehicle Fuel Filling Stations	Any other uses not specified
	Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Canteen, Hotels - floor area limited to 300 m² .	Places of Worship.		

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
	<p>Cottage Industries including coir, Service Industries of non-nuisance Nature (See Annexe-I), with number of workers limited to 6 without power or 3 workers with power limited to 5 HP</p>	<p>Public utility areas and Public Utility buildings other than those included in the permitted category.</p>		
	<p>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).</p>		<p>Cremation Ground/Cre matorium, Burial Ground/ Common Vault.</p>	
	<p>Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres etc having a floor area limited to 200m².</p>			
	<p>Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium /Yoga Centers, Swimming Pool, Libraries etc. having a floor area limited to 200m².</p>			

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
	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, water treatment plants below 5 MLD.			
	Transmission Towers, Telecommunication Towers and Wireless Stations			
	Plant Nurseries, Pump House			
	Wells and Irrigation Ponds incidental to community needs.			
13.2	Provided that the access road has a width of 5m minimum.			
	Automobile workshops for two/three wheelers – floor area limited to 200 m² .			
13.3	Provided that the access road has a width of 8m minimum.			
	Hospitals with 10 beds,	LPG distribution centres (excluding bottling plants and bulk storage) limiting the floor area limited to 50 m ² .		
	Higher Secondary Schools.			
	Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery-floor area limited to 500 m ² .			
	Shops/Professional Offices, banking and financial institutions – floor area limited to 500 m ² .			
13.4	Provided that the access road has a width of 12m minimum.			
	Hospitals with 50 beds,			

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
14	Low density Residential use Zone			
14	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, old age homes, all below a height of 16m.	Cremation ground / crematorium, burial ground, common vault	Storage of explosive and fireworks, Gas Godowns, Dumping Yard	Any other uses not specified
	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry.			
	Dairy Farms, Fish farms, Seed farms, Poultry farms, Plant nursery, pump house, wells and irrigation ponds.			
	Dharmasala, ashrams, mutts, madrasa.			
	Clinics(Outpatient) and diagnostic centres - floor area limited to 100 m² .			
	Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens – floor area limited to 200 m ² .	Slaughter Houses.		

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
	<p>Police Post/Police Station, Post and Telegraph office, Fire Post / Fire station, Telephone Exchange, wireless stations and Telecommunication towers.</p> <p>Day Care and Creche, Nursery / Kinder Garten / Primary & Upper primary schools. Library and Reading Rooms, Godowns/ warehouses/ Storage - non hazardous - floor area limited to 200 m².</p> <p>Cottage industries, Service industries of non-nuisance Nature (See Annexe -I)engaging not more than 6 workers without power or 3 workers with power limited to 5HP,</p> <p>Automobile workshops for 2/3 Wheelers</p> <p>Tot Lots/Parks/Play Grounds, Saw Mills, Weigh Bridge.</p>			
14.2	Provided that the access road has a width of 8m minimum			
	<p>Clinics(Outpatient) and diagnostic centres - floor area limited to 200 m².</p>			

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
	<p>Library and Reading Rooms, Godowns/ warehouses/ Storage – non hazardous – floor area limited to 200 m².</p> <p>Auditorium/Wedding Halls/Community halls floor area limited to 500m².</p> <p>Hospitals & Health Centres with number of beds limited to 5.</p>			
14.3	Provided that the access road has a width of 12m minimum			
	<p>Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters.</p>	<p>Stacking yards, Godowns/ Warehouses/ Storage - non hazardous materials.</p> <p>Higher Education Institutions.</p> <p>Health Care Facilities including Diagnostic Centres, Clinics, Hospitals with number of beds limited to 50.</p>	<p>Fuel Filling Stations.</p>	

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
15	Residential Mix use Zone			
15.1	All uses that are permitted in High density Residential use Zone	Museum, Exhibition centres and art gallery, Places of worship	Fuel filling stations	Any other uses not specified
	Automobile workshops for 2/3 wheelers, Service Industries of non-nuisance nature (See Annexe II) engaging not more than 19 workers without power or 9 workers with power limited to 15 HP, Civil defence and home guard.	Dharmasala, hostels, Boarding houses, lodges, guest houses, Ashram mutt, Madrassa		
	Transmission / Telecommunication Towers and Wireless stations			
	Parking Plaza, Taxi/Jeep Stand			
15.2	Provided that the access road has a width of 5m minimum			
	Diagnostic Centres, Clinics(Out Patient), – floor area limited to 500 m² .	Government (Local/State/Central) or public section offices		

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
15.3	Provided that the access road has a width of 8m minimum			
	<p>Shops, Professional Offices, Commercial Offices/ Establishments, Banking and financial institutions, Restaurants/Canteen, Hotels, IT/ Software units – floor area limited to 1000 m².</p> <p>Social Welfare Centres / Movie Halls/ Auditorium/ Wedding Halls/ Community Halls – floor area limited to 1000 m².</p> <p>Secondary/Higher Secondary Schools, Technical High Schools.</p> <p>Hospitals and health centres with number of beds limited to 10.</p> <p>Markets of Plot area limited to 500 m².</p> <p>Weigh Bridge</p> <p>Godowns/ Warehouses/ Storage non-hazardous – floor area limited to 200 m².</p> <p>Marble and Granite Storage Centres, Industrial Estates & Industrial Parks Automobile Workshops / Automobile Service Stations for Light Motor Vehicles.</p> <p>Service Industries of Non Nuisance Nature (see annexure II) engaging not more than 9 workers with power limited to 30 HP in areas other than industrial estates/parks.</p>			

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
15.4	Provided that the access road has a width of 12m minimum			
	<p>Educational Institutions of Higher Order</p> <p>Shops, Offices, Markets.</p> <p>Hospitals & Health centres with number of beds limited to 100.</p> <p>Godowns / Ware houses/ Storage (non-hazardous) - floor area limited to 500 m².</p> <p>Automobile workshops/ Automobile Service stations for Heavy vehicles/ Movie Halls/ Auditorium/ Wedding Halls/ Community Halls - floor area limited to 1000 m².</p>	<p>Bus Terminals, Lorry Stands</p>		
15.5	Provided that the access road has a width of 18m minimum			
	<p>Hospitals & Health centres upto 300 beds</p> <p>Movie Halls/Auditorium/Wedding Halls/ Community Halls - floor area above 1000 Sqm with parking at 1.2 times that of KMBR.</p>		<p>Container Terminal</p>	

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
16	Commercial use Zone			
16.1	<p>All shops including shopping complexes, shopping malls, Multiplex, hypermarkets, restaurants, hotels, markets.</p> <p>Professional offices, commercial offices & establishments, banking and financial institutions, IT software units, Movie halls, Auditorium, Wedding Halls, Community Halls</p> <p>Godowns / warehouse / storage of Non-hazardous materials, stacking yards.</p> <p>Gymnasium/ Yoga centres</p> <p>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-II), saw mills, weigh bridges, printing press, IT hardware / electronic industries, marble and granite storage / cutting centres.</p>	<p>Places of worship</p> <p>Dairy & Dairy Farm, Poultry Farm.</p> <p>Other public utility areas & Public utility buildings.</p> <p>Fuel filling stations</p> <p>Saw Mills with Timber Yards</p>	<p>Higher educational Institutions provided the access has a width of 8m minimum.</p>	<p>Any other uses not specified</p>

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
	<p>Expansion of existing residential buildings, Single Family Residences, Residential flats/apartments with lower floor(s) for commercial use only, night shelters, orphanages, old age homes, dharmasala, hostels and boarding houses, lodges and guest houses, Ashram, Mutts, Madrasa.</p> <p>Government (Local /State/Central) or Public Sector Offices</p> <p>Day care, Creche, Nursery/ Kindergarten, Expansion of existing educational institutions</p> <p>Transmission & Telecommunication Towers, Wireless Stations.</p> <p>Social welfare centres, library and reading rooms, exhibition centres, art gallery museum, convention centres</p> <p>Clinics, diagnostic centres and hospitals with number of beds limited to 50.</p> <p>Tot lots, Parks & playgrounds, fair grounds, open air theatres</p> <p>Parking plaza, Transport terminals</p> <p>Plant nursery, Storage of agricultural produces and seeds, Pump House, Wells and Irrigation Ponds</p>	Slaughter Houses.		
16.2	Provided that the access road has a width of 12m minimum			
	<p>Educational Institutions other than those mentioned in clause 13.1,</p> <p>Hospitals & Health centres, Outdoor games stadium.</p>			

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
17	Public & Semi Public use Zone			
17.1	<p>Local/State/Central Government/Public Sector Offices and Other Related Public Buildings</p> <hr/> <p>Residential Quarters incidental to public and semi public use.</p> <hr/> <p>Public Utility Areas and Buildings.</p> <hr/> <p>Additions and alterations to the existing public and semi public buildings including addition of new blocks without altering the use.</p> <hr/> <p>Buildings for incidental uses with floor area limited to 100 m².</p>	<p>Cremation Ground / Crematorium, Burial Ground, Common Vault.</p>		Any other uses not specified
18	Small Industrial use Zone			
18.1	<p>All industries other than obnoxious and nuisance type industries, Automobile Workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Timber Yard, Ice Factory, Cold Storage, Fish and Meat Processing Units, Printing Press, Water Treatment Plants, Marble and Granite Storage and Cutting Centres, Industrial Estates & Industrial Parks.</p>	<p>Other Public Utility Areas and Public Buildings.</p>	<p>Fuel Filling Stations</p>	Any other uses not specified

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
	Godowns/Warehouses/Storage of non hazardous material, stacking yards, weigh bridge.	Cremation Ground / Crematorium , Burial Ground, Common Vault.		
	Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House.			
	Dry Cleaning Plants, Power Plants, Sub Stations	Storage of Explosives and Fire Works, Gas Godowns, Crusher Units.		
	Government or Public Sector Offices			
	Transport Terminals incidental to industrial use.	Sewage Treatment Plants, Dumping Yard.		
	Transmission & Telecommunication Towers, Wireless Stations.			
	Residential Uses incidental to the Industrial Use. Any other activity essentially incidental to Industrial use.	Slaughter House		
	Tot lots, Parks and Play Grounds attached to incidental residential use.	Container Terminals with access width of 18m minimum.		

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
19	Transportation use Zone			
19.1	<p>Transport terminals including constructions that form an integral or essential part of the terminal.</p> <p>Any incidental uses to the transport terminals such as Retail Shops, Restaurants, Canteen etc. which are integral or essential part of the terminal with maximum percentage of coverage permissible for the project as a whole shall be limited to 30% and F A R shall be limited to 1.</p> <p>Staff Quarters, Offices, Night Shelters, Guest Houses etc incidental to the transport terminals</p> <p>Parking Plazas, Transmission Towers and Wireless Stations.</p>	<p>Public Utility Areas and Buildings</p> <p>Fuel Filling Stations</p>	<p>Container Terminals provided that the access has a width of 18m minimum.</p>	Any other uses not specified
20	Park & Open Spaces			
20.1	<p>Any construction/land development essential for the development/ improvement of open air recreational facilities.</p> <p>Fish Landings, Boat Jetties, Guided Boat Rides, Watch Towers, Eco Walk Ways, Water Sports Facilities, Fair Grounds etc.</p> <p>Tot Lots, Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Zoological and Botanical Garden, Bird Sanctuary, Eco Walk Way etc.</p>	<p>Public Utility Areas and Buildings which will not affect the character of the area.</p>		Any other uses not specified

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
21	Paddy Land			
21.1	<p>Paddy cultivation</p> <hr/> <p>Agriculture/ Horticulture/ Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction.</p> <p style="text-align: center;">OR</p> <p>Constructions/ land developments in conformity with the Conservation of Paddy Land and Wet Land Act in force in lands designated as paddy land or wet land under the said Act.</p>	<p>Minor Public Utility areas & Public utility buildings which will not affect the character of the area.</p>		Any other uses not specified
22	Mangroves			
22.1	<p>All existing Mangroves shall be conserved.</p> <hr/> <p>Mangrove cultivation</p>			Any other uses not specified
23	Marshy Land			
23.1	All existing Marshy Land shall be conserved.	Water recharging arrangements		Any other uses not specified
24	Water bodies			
24.1	<p>All existing water bodies shall be conserved.</p> <hr/> <p>Bridges, Side protection walls, Bathing Ghats, Floating jetty etc may be permitted based on community level requirements.</p> <hr/> <p>5 m wide Green Strip may be provided on both sides of natural water bodies having width of 5m and above</p>			Any other uses not specified

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
25	Special use zone - Fisheries			
25.1	Fish related activity buildings up to 150 sq.m	Retail shops / banks, Restaurants / canteen incidental, Bakeries and confectioneries, weigh bridge upto 150 sq.m	Fish related activity buildings above 150 sq.m	Any other uses not specified
	Fishermen housing unit area upto 150 sq.m		Public and semi public buildings, lodging upto 300 sq.m	
	ATMs, Tele communication center upto 25 sq.m			
	Retail shops upto 100 sq.m			
26	Special zones			
	<p>Special zones include the areas specifically demarcated for certain projects. No other activity unless otherwise specified shall be permitted in such zones. If this projects are not materialised in corresponding demarcated land within a period of 5 years, from the date of sanctioning of this master plan , The freeze land may be released and returned back to that zone as per the existing land use</p>			
SZ 1	Boat Jetty at Punna	Landing place, sitting place, cafe, comfort stations, parking lot		

Para No	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
	1	2	3	4
SZ 2	Blangad Beach Beautification	Path way, parking lot, lodges, resorts, restaurants, local sea food restaurants, Exhibition stalls, web site development amenities, lighting, sitting place, performing area and stage, community sculptures		
SZ 3	Coconut processing industry	Godowns, parking lot, loading and unloading area, storage building, stacking yard, comfort station, show stall		
SZ 4	Provision of solar panels	Solar panel installation, accessory building, transformer area, any other amenities incidental to solar panel installation		
SZ 5	Geriatric Unit for Taluk Hospital	Hospital building, inside and out side recreation area, comfort station, parking lot		
SZ 6	Waste treatment Plant	Treatment plant, trenching yard, storage building, generator room, any other amenities incidental to waste treatment plant		
SZ 7	Plastic recycling unit.	Plant buiding, storage building, trench yard, parking lot, loading and unloading place		
SZ 8	Organic Farming and Floriculture	Huts, temporary buildings incidental to farming, laboratory, seed storage building, open well, tube well, motor shed, loading and unloading place		
SZ 9	Integrated Duck and Prawn Farming	Huts, temporary buildings incidental to farming, laboratory, open well, tube well, motor shed, loading and unloading place		
SZ 10	Multi-Level Parking System	Car stacking unit (either manually or semi/fully mechanized), any other amenities incidental to multilevel parking areas		
	Fish, Meat & Vegetable Market	Shop buildings, Parking Lot, Loading and Unloading spaces, any other amenities incidental to market area		
SZ 11	Community Hall near Kozhikkulangara Temple	Community hall building, parking lot, any other amenities incidental to community hall		

GENERAL NOTES:

1. For the purpose of these regulations, floor area means the total floor area of the building on all floors.
2. Subject to zoning regulations of the respective use zones, more than one uses may be combined in a building, provided that the total floor area on all floors of such a building shall not exceed the maximum floor area permitted for any of such use in that zone.
3. Land to a depth of 50 m on either sides of roads having an existing/proposed width of 12m and above in High density residential use zone and Low density residential use zone will be deemed as Residential Mix use Zone.
4. Land to a depth of 150 m on either sides of roads having an existing/proposed width of 27m and above in High density residential use zone and Low density residential use zone will be deemed as Residential Mix use Zone.

GUIDELINES FOR LARGE SCALE PROJECTS

Large Scale development proposals in an area not less than 2 hectares, exceeding an investment of Rs.50 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in all zones other than Heritage and Park & Open space, subject to the recommendation of a committee to be constituted by the Government for this purpose, under the Chairmanship of the Secretary, Local Self Government Department, consisting of Chief Town Planner concerned of Kerala State Local Self Government Department Planning as Convenor, and the Secretary, Chavakkad Municipality as members and the District Town Planner, Local Self Government Department Planning, and satisfying the following conditions:-

- a) The developer shall produce project cum feasibility report and environmental impact assessment report, if required, of the project to the convenor of the committee, 15 days in advance of the committee meeting, including clearances from Kerala conservation of Paddy Land and Wet Land Act, 2008 as per norms.
- b) The developer shall produce before the committee, all required clearances from the State and Central Government agencies concerned.
- c) Adequate provision shall be made for supporting infrastructure such as water supply, Sewerage, Solid Waste Management etc. Separate sewage treatment plant and solid waste management measures shall be provided and maintained by the developer at his /her cost.
- d) Adequate Memorandum of Understanding between the developer and Secretary of Local body concerned shall be undertaken to bring this into effect.
- e) Maximum floor area ratio shall be 2 and Minimum access width shall be 12 meter.
- f) The project shall be completed within a period of 3 years if not specified otherwise.