

**MASTER PLAN FOR CHENGANNUR
TOWN - 2041
(DRAFT)**

Prepared by
LOCAL SELF GOVERNMENT DEPARTMENT PLANNING
for
CHENGANNUR MUNICIPALITY

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23 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.

Land use zoning with consideration to flood vulnerability for a sustainable future development has been done for the Municipal area and is described in previous chapters. For proper enforcement of zoning, zoning regulations are to be made. All future developments within the planning area shall be in conformity with the provisions of the 'Risk Informed Master Plan for Chengannur Town 2041'.

The development regulation for the 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 outside the Risk zones. These Zoning regulations specified in Part B will be further restricted with additional regulations in Part C made applicable to areas under various levels of risk as delineated in the proposed Land use map. Part D includes the Annexes I & II.

All the four parts of the Development Regulations shall be considered in total while processing an application for construction activities in the Municipal area.

23.1 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 Risk Informed Master Plan for Chengannur Town 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 scheme prepared and made in force within the framework of this Plan. For the implementation and enforcement of the proposals envisaged in the Master Plan, areas have been zoned under various categories such as Residential Use Zone, Residential Mix use Zone, Agriculture cum Residential use Zone, Commercial Use Zone, Industrial use Zone, Public & Semi-Public use Zone, Park and open spaces, Traffic and Transportation use Zone, Ecological Conservation Zone, Water Bodies 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 presented in the Table 23.1. These regulations shall be enforced in conjunction with other specific

provisions if any mentioned elsewhere in the plan and in accordance with the other statutes applicable.

2. “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, Chengannur Municipality (herein after refer to as the 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 studied based on their performance characteristics and spatial locational factors. Such cases which come under this category are classified as “Uses Restricted”. **UsesRestricted-1** category deals with the uses that shall be restricted by the Secretary subject to satisfaction of applicable statutes and with the concurrence of the Town Planner of District office of the Local Self Government Department Planning, **UsesRestricted-2** category deals with the uses that shall be restricted by the Secretary subject to satisfaction of applicable statutes and with the concurrence of the Chief Town Planner of the Local Self Government Department Planning.

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.

3. “*Uses prohibited*” enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.
4. 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 Plan. All such existing uses in every zone shall be permitted to continue.
5. If any portion of a zone is put to a “Use prohibited” as stated in Column5 Table 23.1, before the coming into operation of this 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 structures may be permitted by the Secretary, provided that the said use creates no adverse 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 District Town Planner concerned.
6. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all the zones and shall not constitute non-conforming uses.
7. Regulation of constructions and land developments on the sides of new roads/roads proposed for widening as per the Plan shall be governed by the distance from the centerline of the road, unless otherwise specified in the Plan or in any detailed road alignment approved by the Chief Town Planner concerned.

8. Constructions and/or land developments, if any, in paddy lands and in wetlands, shall be in conformity with the Kerala conservation of Paddy land and Wetland Act in force in the state.
9. Existing ponds shall be preserved considering its infiltration characteristics and impact on ground water recharging, other environmental and aesthetic values.
10. 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 of this Plan in consultation with the Chief Town Planner.
11. 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 District Town Planner and Chief Town Planner, respectively.
12. Where there is 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 approved maps, it shall be referred to the actual position on ground and decision taken by the Secretary in this regard shall be final.
13. 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 plan.
14. Any public utility areas and building under government approved schemes, irrigation/ water supply schemes and new road proposals or any detailed road alignments approved by line departments for implementation in the planning area shall have due regard to the risk level and shall incorporate necessary flood resilient methods.
15. Future expansion of existing public and semi-public institutions to adjacent plots shall be considered as uses permitted in all zones subject to restrictions imposed under other acts and rules.
16. Transmission Towers, Telecommunication Towers and Wireless Stations are permitted in all the zones except water bodies.
17. No person shall construct any building within 2m from any plot boundary abutting natural/manmade drains having minimum width of 2m to 5m and 5m from drains and canals having width more than 5m. In case of existing authorized buildings in these protected areas, only repair/reconstruction of the existing building limiting to the existing built-up area is permissible and the construction outside the protected areas shall be guided as per the zoning regulations in the specific zone.
18. **General Guidelines for Large Scale Projects**

The provisions for Large Scale development proposals as specified in Chapter IX of the Kerala Municipality Building Rules 2019 shall be allowed in all zones satisfying the following conditions.

- a) Any part of the project falling within the Risk areas shall be left construction free and shall be devoid of any land filling.

23.2 PART B - SPECIFIC GUIDELINES

Table 23.1 Zoning regulation for areas outside the risk area in the landuse zones in Chengannur Town

Sl. No.	Uses Permitted	Uses Restricted - 1	Uses Restricted - 2	Uses Prohibited
1	2	3	4	5
1	RESIDENTIAL USE ZONE			
1.1	Residential buildings consisting of single or multifamily dwellings, residential flats/apartments, residential quarters, night shelters, orphanages, old age homes, dharmasala, guesthouse, hostels and boarding houses			Any other use not specified
	Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Canteen, Hotels – built up area limited to 200 m² .	Fuel Filling Stations		
	Cottage Industries including coir, Service Industries of non-nuisance Nature (See Annexe-1), having built up area up to 200 m ² .	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).	Public utility areas and Public Utility buildings other than those included in the permitted category.		
	Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Outpatient), Diagnostic Centers etc having a built-up area limited to 300m² .			
	Ashram, Madrasa, Places of Worship.			
	Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium/ Yoga Centers, Swimming Pool, Libraries etc. having built up area limited to 300m² .			
	Godowns, warehouses, Storage of non-hazardous materials, Stacking yard			
	Utility Installations and Civic Amenities essentially serving the needs of residential community such as post office, tot lots, parks, playgrounds, open grounds.			

	Plant Nurseries, Pump House, smoke houses or similar uses for agriculture value addition attached to a residential building. Poultry farms, dairy, and kennel.			
	Wells and Irrigation Ponds incidental to community needs.			
	Critical Infrastructure- Police station, telephone exchange, fire station And water treatment plants below 5 MLD			
1.2	Provided that the access road has an existing width of 5m minimum.			
	Automobile workshops for two/ three wheelers with built up area limited to 200 m ² .			Any other use not specified
1.3	Provided that the access road has an existing width of 8m minimum.			
	Educational institutions up to Higher Secondary Schools.	LPG distribution centres (excluding bottling plants and bulk storage) limiting the built-up area limited to 500 m ² .		Any other use not specified
	Shops/Professional Offices, banking and financial institutions.			
	Markets, Automobile workshops for Light Motor Vehicle – built up area limited to 500 m ² .			
	Critical Infrastructure- Hospitals with 5 beds			
1.4	Provided that the access road has an existing width of 12m minimum.			
	Educational institutions of higher order such as collages/ universities/ general education institutions/ specialised/ professional education institutions/ research and development institutions.		Multiplex	Any other use not specified
	Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery.			
	Automobile Workshops / Automobile Service Stations for Heavy Motor Vehicles - built up area limited to 1000 m ² .			
	Critical Infrastructure- Hospitals / Health institutions with more than 5 beds.			
2	RESIDENTIAL MIX USE ZONE			
2.1	All uses that are permitted in Residential Use Zone are permitted in this zone unless otherwise specified in the following:	Museum, Exhibition centres and art gallery		Any other use not specified
	Automobile workshops for 2/3 wheelers, Service Industries of non- nuisance nature (See Annexe I) with	Fuel filling stations		

	built up area up to 200 m ² , Civil defence and home guard.			
	Parking Plaza, Taxi/Jeep Stand/ Truck terminal/ transport terminal			
	Plant Nurseries, Pump House, smoke houses or similar uses for agriculture value addition attached to a residential building. Poultry farms, dairy and kennel with built-up area limited to 100m ² .			
2.2	Provided that the access road has an existing width of 5m minimum			
	Diagnostic Centres, Clinics (Outpatient), Shops, Commercial offices -built-up area limited to 500 m ² .			Any other use not specified
2.3	Provided that the access road has an existing width of 8m minimum			
	Shops, Professional Offices, Commercial Offices/Establishments, Banking and financial institutions, Restaurants/Canteen, Hotels, IT/ Software units with built-up area more than 500 m ² .	Sawmills with timber yards, slaughterhouse		Any other use not specified
	Social Welfare Centres / Movie Halls/ Auditorium/ Wedding Halls/ Community Halls.			
	Secondary/ Higher Secondary Schools, Technical High Schools.			
	Markets of plot area limited to 500 m ² .			
	Weigh Bridge, Godowns/ Warehouses/ Storage non-hazardous built-up area limited to 300 m ² .			
	Marble and Granite Storage Centres, Industrial Estates & Industrial Parks. Automobile Workshops / Automobile Service Stations for Light Motor Vehicles - built-up area limited to 500 m ² .			
	Service Industries of Non-Nuisance Nature (see annexure) built up area up to 500 m ² in areas.			
	Critical Infrastructure- Hospitals and health centres			
2.4	Provided that the access road has an existing width of 12m minimum			
	Educational institutions of higher order such as collages/ universities/ general education institutions/ specialised/ professional education institutions/ research and development institutions.		Multiplex	Any other use not specified
3	COMMERCIAL USE ZONE			
	All shops including shopping complexes, shopping malls, hypermarkets, restaurants, hotels, markets.		Multiplex	Any other use not specified
	Professional offices, commercial offices & establishments, banking and financial institutions, IT software units. Movie	Fuel filling stations		

	Halls, Auditorium / Wedding Halls / Community halls/ Convention Centers. Places of worship			
	Residential buildings, Residential flats/apartments with or without lower floor(s) for commercial use, night shelters, orphanages, old age homes, dharmasala, hostels and boarding houses, lodges, guest houses, Night Shelters, Ashram.	Other public utility areas & Public utility buildings.		
	Day Care and Crèche, Nursery / Kinder Garten / Schools up to Higher Secondary level, Expansion of existing educational institutions Library and Reading Rooms, Tot lots, Parks & playgrounds, fair grounds, open air theatres Gymnasium, Yoga centres.	Museum, Exhibition centres and art gallery, Social Welfare centers Indoor Games Stadium.		
	Godowns/warehouse/storage of non-hazardous materials, stacking yards limited to 500 m ²			
	Cottage Industries, Automobile workshops, Automobile Service Stations, Cold storage, Service Industries of non-nuisance Nature (See Annexe I) with built up area up to 200 m ² , weigh bridges, printing press, IT Hardware / Electronic Industries.			
	Marble and Granite Storage / Cutting centers.			
	Government (Local /State/ Central) or Public Sector Offices,			
	Social welfare centres, library and reading rooms.			
	Clinics, diagnostic centres and hospitals			
	Parking plaza, Transport terminals, public utility areas and buildings.			
	Plant nursery, Storage of agricultural produces and seeds, Pump House, Wells and Irrigation Ponds			
3.2	Provided that the access road has an existing width of 12m minimum			
	Educational institutions of higher order such as collages/ universities/ general education institutions/ specialised/ professional education institutions/ research and development institutions.			Any other use not specified
	Critical Infrastructure- Hospitals			
4	INDUSTRIAL USE ZONE			
4.1	All industries other than obnoxious and nuisance type industries, ice factory, cold storage, fish and meat processing units, printing press, water treatment plants.	Public Utility Areas & Public Buildings.		Any other uses not specified
	Godowns/Warehouses/Storage of non-hazardous material, stacking yards, weighbridge.	Junk yards, Storage of Explosive and fireworks, Gas Godowns		
	Dairy and dairy Farms, dairy related	Sawmills with Timber		

	industries, poultry farms, piggery farm, and smoke houses,	Yard, Slaughter Houses/Fish / Meat processing Centers		
	Single family, Residential buildings incidental to the industrial use. Tot lots, parks and playgrounds attached to incidental residential use.	Fuel Filling Stations, Obnoxious and nuisance type industries (see Annex III).		
	Printing Press, Water Treatment Plants, Marble and Granite Storage and Cutting Centres, Industrial Estates & Industrial Parks, Institute's incidental to industrial estates IT Software Units.	Dumping yards and Sewage Treatment Plants		
	Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Canteen, Hotels – built-up area limited to 200 m ² .	Fuel Filling Stations.		
	Dry cleaning plants, power plants, sub stations.			
	Additions and alterations to the existing buildings including construction of new blocks without altering the use.			
	Government or public sector offices, transport terminals incidental to industrial use. Any other activity incidental to industrial use			
5	PUBLIC & SEMI-PUBLIC USE ZONE			
5.1	Local/state/ Central Government/ Public sector offices and other related public buildings. Additions and alterations to the existing public and semipublic buildings including construction of new blocks without altering the use.	Cremation Ground / Crematorium, Burial Ground, Common Vault.		Any other use not specified
	Public Utility Areas and Buildings.	Fuel Filling Stations.		
	Residential Quarters, other buildings incidental to public and semipublic use with built up area upto 100 Sq.m			
	Parking plazas, auto rickshaw/ taxi/jeep stands. Auditorium / wedding halls / community halls incidental to public and semipublic 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 centers, indoor/ outdoor games stadium. Clinics, diagnostic centers and hospitals.			
6	AGRICULTURE CUM RESIDENTIAL USE ZONE			
6.1	Agriculture, horticulture and fodder cultivation, pastures, grazing ground	Places of Worship		Any other uses not specified

	<p>and other types of cultivation including social forestry. Dairy Farms, Fish farms, seed farms, Poultry farms, Plant nursery, Pump house, wells and irrigation ponds.</p> <p>All Residential buildings with built up area upto 1000 sqm, Orphanages, Old Age Homes, Dharmasala, Ashram, Mutt</p> <p>Shops, Professional Offices, Commercial Offices/ Establishments, Banking and Financial institutions, Restaurants/Canteens- built up area upto 200sqm</p> <p>Clinics (Outpatient) and diagnostic centres- built up area upto 200sqm</p> <p>Cottage industries, Service manufacturing Industries of non nuisance Nature (See Annexe I)</p> <p>All Local/State/ Central Government Offices, Public Utility Areas and buildings.</p> <p>DayCare and Creche, Nursery/Kinder Garden/Schools upto Higher Secondary level</p> <p>Gymnasium, Yoga centres built up area upto 100sqm</p> <p>Library and reading room, Totlots, Parks and Play grounds</p> <p>Social Welfare Centres upto 200sqm built up area.</p>	<p>Fish meat processing centers, dairy farms, poultry farms, piggery farms</p> <p>Service and Manufacturing Industries of non nuisance nature (See Annexe I) built up area upto 500sqm</p> <p>Automobile workshops Godowns/Warehouses/ Storage- Nonhazardous, Gas godowns not more than 500sqm built up area,</p> <p>Stacking yards, saw mill</p>		
6.2	<p>Provided that the access road has an existing width of 8m minimum</p> <p>Residential buildings with built up area above 1000sqm and upto 3000sqm</p> <p>Weigh Bridge</p> <p>Shops, Professional Offices, Banking and financial institutions of built-up area upto 500sqm</p> <p>Markets, stacking yards, Godowns/Warehouses/Storage – nonhazardous built-up area upto 500sqm</p> <p>Auditoriums/Wedding halls/ Community Halls- built up area upto 500sqm</p> <p>Critical Infrastructure- Hospitals and Health Centres- built up area above 200sqm and upto 500sqm</p>			
6.3	<p>Provided that the access road has an existing width of 12 m minimum</p> <p>Residential buildings with total built up</p>			

	area above 3000sqm			
	Critical Infrastructure- Hospitals and Health Centres- built up area above 500sqm			
7	PARK & OPEN SPACES			
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
	Tot Lots, Park, Playgrounds, Open Air Stadium, Open Air Theatre.			
8	TRAFFIC & TRANSPORTATION USE ZONE			
8.1	Transport terminals including constructions that form an integral part of the terminal.	Public Utility Areas and Buildings		Any other use not specified
	ATM's, comfort stations, fuel filling stations	Fuel Filling Stations		
	Any incidental uses to the transport terminals such as Retail Shops, Restaurants, Canteen etc.			
	Staff Quarters, Offices, Night Shelters, Guest Houses etc incidental to the transport terminals, Parks, Parking Plazas.			
9	ECOLOGICAL CONSERVATION ZONE			
9.1	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.	Minor Public utility areas & buildings which will not affect the character of the area		Any other use not specified
	Paddy cultivation, fish farms, Agriculture/ Horticulture/Fodder cultivation / Seed Farms/ Wells and Irrigation Ponds without any building construction.			
	Pump house with maximum built-up area of 5 m ²			
10	WATER BODIES			
10.1	All existing water bodies shall be conserved.			Any other use not specified
	Bridges, side protection walls, bathing ghats, floating jetty etc may be permitted based on community level requirements.			
	Facilities related to canal / river tourism without affecting and altering the natural environment may also be permitted.			
11	SPECIAL ZONES			
	Special use zones include the areas specifically demarcated for certain projects. No other activity unless otherwise specified should be permitted in such areas. If the project is not materialized within a period of 5 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 Chief Town Planner.			
11.1	Special use zone- I			

Eco Tourism Spot-I	
Any construction/ land development essential for the development/ improvement of open-air recreational facilities only are permitted in this zone. The essential activities for promoting eco tourism activities are allowed without altering the natural rock structure of the area are permitted.	Any other use not specified
Special use zone- II Eco Tourism Spot-II	
Activities essential for promoting pilgrim tourism facilities, temporary infrastructure for supporting the recreational facilities without altering the natural rock structure. Promoting sustainable building methods for new developments	Minor Public utility areas & buildings which will not affect the character of the area
Any other use not specified	
Special use zone- III Liquid Waste Treatment Plant	
Any construction/land development essential for the development/ improvement of liquid waste treatment plant only are permitted in this zone.	Any other use not specified
Special use zone- IV Pilgrim Amenity Centre	
Night shelters, open showers, public toilets, commercial uses incidental to the main use	Any other use not specified
Special use zone- V Parking area	
Parking areas, multi level car parking, Truck Terminal, information kiosk, Commercial and office use incidental to the main use	Any other use not specified

23.3 PART C - RISK AREA REGULATIONS

Proposed Land use areas were overlaid with the level of risk layer (after the mitigation measures are implemented). Criteria adopted for arriving at various levels of risk are tabulated in Table 23.2. The Risk areas are categorized into three- Low, Medium and High.

Also land to a depth of 20 meter on either bank of Pamba river and Varattar are categorized as High-risk zone and from 20meter to 50meter in the medium risk zone.

Table 23.2 Classification of Risk Area

Inundation depth (m)	Extent (area in hect)	River Bank area In hect	Total risk area (As % of total Municipal area)	Level of Risk
0.6	7.5		0.57 %	Low
0.61 – 1.5	112.98	44.23	11.96%	Medium
1.51 – 2.9	74.37	30.27	7.96%	High

For the purpose of regulating land use and activities under various risk areas (Low, Medium and High) the zoning regulations for various land uses specified in Part B Table 23.1, is further restricted by following additional regulations in Table 23.3.

Table 23.3 Zoning regulation for the Risk Area

RISK AREA	Uses Permitted	Uses Restricted - 1	Uses Restricted - 2	Uses Prohibited
1	2	3	4	5
High Risk Area	All existing authorized uses will be permitted to continue including			All other uses not mentioned

	their maintenance and strengthening works without increasing the built-up area.			in column 2
	Expansion of existing buildings to the upper floors under permitted uses in Part B of the respective land use zone will be allowed. Such expansion shall be limited to 20% of the total existing built-up area.			
	For such expansion of existing authorized structure, structural stability certificate from a registered Engineer A is required, unless KMBR requires otherwise for any particular construction.			
	New constructions shall be limited to residential buildings only. Such new buildings will be permissible subject to the following:			
	Residential buildings up to a total built up area of 60 sqm on stilts of minimum height of 3 meter may be permitted.			
	New constructions or additions 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.			
	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.			
	Height of compound wall shall not exceed 1.5 meter and no sharp-edged projections shall be fixed over the compound walls or gates.			
Medium Risk Area	All existing authorized uses will be permitted to continue including their maintenance and strengthening works without increasing the built-up area.			All other uses not mentioned in column 2
	Expansion of existing buildings to the upper floors under permitted uses in Part B of the respective land use zone will be allowed. Such expansion shall be limited to 30% of the total existing built-up area.			
	For such expansion of existing authorized structure, structural stability certificate from a registered Engineer A is required, unless KMBR requires otherwise for any particular construction.			
	New constructions will be permissible subject to the following:			Critical Infrastructure in the respective zones

	Residential houses up to a total built up area of 100 sqm and non residential uses permissible as per the respective zoning regulation in Part B with FAR limited to 1.5 and Coverage limited to 50%.			Permissible uses for access width of 12 meter and above in the respective use zones.
	All new buildings or additions on ground shall be built on basement of minimum 90 cm height or on stilts of minimum height of 2 meter			
	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.			
	All new buildings shall have a minimum of 50% of the roof terrace kept open to sky, which shall be accessible to facilitate easy evacuation.			
	Height of compound wall shall not exceed 1.5 meter and no sharp-edged projections shall be fixed on the compound walls or gates.			
Low Risk Area	All existing authorized uses will be permitted to continue including their maintenance and strengthening works without increasing the built-up area. However, additions/ extensions for permitted uses in Part B of the respective Land use zone will be permitted up to 50% of the total existing built-up area. For such expansion of existing authorized structure, structural stability certificate from a registered Engineer A is required, unless KMBR requires otherwise for any particular construction.	Expansion to existing Critical Infrastructure to upper floors		All other use not specified in column 2 & 3
	New constructions will be permissible subject to the following:			
	All constructions should have a basement of minimum 70 cm height.			
	Residential houses and non residential uses permissible as per the respective zoning regulation in Part B with FAR limited to 1.5 and Coverage limited to 50%.			
	Desirable It is desirable that all new constructions have an open balcony /open passage/a terrace in each upper floor/floors or an open stair			

	<p>connecting such upper floor to the ground facing the front yard/access to facilitate easy evacuation.</p> <p>All new buildings shall have a minimum of 50% of the roof terrace kept as open terrace, which shall be accessible to facilitate easy evacuation.</p>			
	<p>Height of compound wall shall not exceed 1.5 meter and no sharp-edged projections shall be fixed on the compound walls or gates</p>			

23.4 PART D - ANNEXES

See Annexes I & II

ANNEXE-I

TYPE OF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF SERVICE OR LIGHT INDUSTRIES PERMISSIBLE IN RESIDENTIAL 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

ANNEXE-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:
 2. Production of distilled spirits, wines, liquor etc., from alcoholic malt, fruits and malts in distillery and brewery.
 3. Production of country liquor and indigenous liquor such as toddy, liquor form mahua, palm juice.
- III. MANUFACTURE OF TEXTILES:
 4. Dye ing and bleaching of cotton
- IV. MANUFACTURE OF WOOD AND WOODEN PRODUCTS:
 5. Sawing and planning of wood.
 6. Wood seasoning and creosoting
 7. Manufacture of veneer and plywood.
 8. Paper, pulp and straw board.
- V. MANUFACTURE OF LEATHER AND LEATHER PRODUCTS:
 9. Currying, tanning and finishing of hides and skins and preparation of finished leather.
- VI. MANUFACTURE OF RUBBER, PETROLEUM AND COAL PRODUCTS:
 10. Manufacture of tyres and tubes
 11. Manufacture of Industrial and synthetic rubber.
 12. Reclamation of rubber.
 13. Production of petroleum, kerosene and other petroleum products in refineries.
 14. Production of chemicals and chemical products.
- VII. MANUFACTURE OF CHEMICALS AND CHEMICAL PRODUCTS:
 15. 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
 16. Manufacture of dyes, paint, colours and varnishers, printing ink.
 17. Manufacture of fertilizers (Specially from organic materials):
 18. Manufacture of disinfectants and insecticides
 19. Manufacture of ammunition, explosive and fireworks.

20. Manufacture of matches.

VIII. MANUFACTURE OF NON-METALLIC MINERAL PRODUCTS OTHER THAN

21. Manufacture of cement and cement products

22. Manufacture of Lime

23. Manufacture of Plaster of Paris.

IX. MANUFACTURE OF BASIC METALS AND THEIR PRODUCTS:

24. Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.

25. Manufacture including smelting, refining etc., or nonferrous metals and alloys in basic forms.

26. Manufacture of Armaments.

X. MANUFACTURE OF MACHINERY (OTHER THAN TRANSPORT) AND ELECTRICAL EQUIPMENTS:

27. Manufacture of all kinds of battery

XI. MISCELLANEOUS ITEMS NOT COVERED ABOVE.

28. Incineration, reduction or dumping of offal, dead animals' garbage or refuse.

29. Manufacture of gelatin and glue.

30. Fat, tallow, grease or lard refining of manufacture.

31. Bone meal, bone grist and bone powder.

32. Manufacture of cashew nut shell oil.

33. Other similar types of nuisance industries.