

CHAPTER 35

DEVELOPMENT CONTROL REGULATIONS

35.1 Introduction

Zoning is a device of land use planning used in a Master Plan. Zoning regulation is a part of Development Control Regulation measures. 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

35.2 General Guidelines

1. All future development shall be in conformity with the provisions of the Master Plan for Kochi Municipal Corporation Area 2040.
2. For the implementation and enforcement of the proposal envisaged in this Master Plan, areas have been zoned under various zones such as *residential, commercial, public and semi-public, industrial, transportation, dry agriculture, mixed-residential and commercial, Heritage zone, Recreational 1 (Open Space), recreational 2 (Built Up), Transit oriented development, Public utilities, Conservation Area, Eco-sensitive areas, Water bodies, Buffer (water bodies), Special zone A: Whole sale market, Special zone B: Urban agriculture facilitation centre , Special zone C: IT Industries*. Details regarding the nature of uses 'permitted' and uses 'restricted' in each zone are given in Part B Specific Guidelines. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the Master Plan.
3. Uses 'permitted' in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary, Kochi Municipal Corporation (hereinafter referred to as Secretary). 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".
 - a. Uses restricted- I 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 (hereinafter referred to as Senior Town Planner).

- b. 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 Local Self Government Department (Planning).
4. “Used prohibited” are various objectionable uses in each zone which shall not be permitted under normal circumstances. All uses which does not come under ‘Uses Permitted’ or ‘Uses Restricted’ will be considered as ‘Uses *prohibited*’
 5. Any use 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 Senior Town Planner.
 6. In addition, regulations are also proposed to conserve the heritage character of Fort Kochi and Mattanchery area with due regard to the historical significance and architectural character of the area.
 7. If any portion of a zone is put to a “*Use Prohibited*” as stated in Para 4, before coming into operation of this Master Plan, such use shall be termed as *non-conforming use*. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Senior Town Planner. The total built up area of such non-conforming use shall not exceed 1.5 times the existing built up area.
 8. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically mentioned in this Master Plan. Zoning Regulations are essentially intended to help the competent authority in taking decisions regarding granting or refusal of permits for land development and construction of buildings / structures.
 9. Existing areas and structures of archaeological importance and religious uses may be permitted to continue in all the zones and shall be treated as permitted uses.
 10. Subject to the zoning regulations of the respective use zones, more than one use may be combined in a plot, provided that the area of individual uses shall be limited to that prescribed for each such use in the zoning regulation for the respective zone.
 11. All future developments shall also be in conformity with the provisions of Kerala Municipality Building Rules, unless otherwise specified in these regulations or in any Detailed Town Planning Scheme in force.
 12. Provisions / regulations under the Kerala Conservation of Paddy Land & Wetland Act 2008, Disaster Management Act, Archaeological Sites and Remains Act, Coastal

Zone Regulations, Aircraft Act 1934, Environment Protection Act 1986 and any other applicable statutes as amended from time to time will prevail over the respective provisions of this Master Plan.

13. 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.
14. Regulation of constructions and land developments on the sides of new roads / roads proposed for widening as per the scheme shall be governed by the distance from the centreline of the road, unless otherwise specified in the Master Plan or Detailed Town Planning Scheme in force or any Detailed Road Alignment approved by Government. If widening on one side of any stretch of the road is constrained due to the physical barriers of water body zone, railway land, protected archaeological monuments/sites and Eco-sensitive areas, the road widening in that stretch shall be accounted from the other side.
15. In the event of change in alignment of new road proposals (Road stretch in NS4 – connecting Manikathu Cross Road to SA Road, Krishnapuram road to Service Road of NH 66 at Vyttila, Road stretch from New Bus stand at Karikkamuri to North Railway Station) 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 Senior Town Planner. This provision is applicable only to new road development proposals and not to widening proposals.
16. Operational constructions as defined in the Kerala Town & Country Planning Act 2016 shall be treated as permitted use in the Master Plan Area.
17. Metro lines, Metro stations, Mass transit stations and lines & all other supporting developments shall be treated as permitted uses in the Master Plan Area. The alignment of proposed metro lines as indicated in the maps is tentative and may vary during implementation.
18. 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).
19. Expansion of existing Public and Semi Public Institutions and existing Industrial units including their incidental uses to adjacent plots shall be treated as permitted use irrespective of the zone in which such adjacent plot lies, except in Water body zones, Heritage zone, Eco-sensitive area, Recreation I and Conservation area.
20. Only the existing areas under Public and Semi Public uses are intended to be included under Public and Semi Public zone. 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 Senior 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.

21. If public activity ceases or do not exists in a private land, uses permitted/ restricted in the surrounding land use zone shall be allowed in the plot with the concurrence of the Senior Town Planner, if no records are available with Kochi Municipal Corporation regarding any proposal for acquiring that particular land for any public use at the time of application for building construction or land development.

22. Uses Permitted in Mixed – Residential & Commercial Zone may also be permitted by the Secretary, on both sides of the following roads in residential, commercial, public and semi-public, industrial, dry agriculture, Public utilities zone in land upto a depth shown against each road in the table below .

Uses Restricted in Mixed –Residential & Commercial Use Zone may also be permitted by the Secretary, with the concurrence of the Senior Town Planner or the Chief Town Planner as the case may be, on both sides of the following roads in such applicable zones as mentioned above in land upto a depth shown against each road in the table below:

Sl. No.	Name of Road	Depth (in metres) on both sides of the road upto which provisions of Mixed – Residential & Commercial Use Zone is applicable
1	NH 66	250 m
2	NH 966B	150 m
3	NH 85	150 m
4	SH 66	100 m
5	SH 15	100 m
6	SH 41	100 m
3	All roads having an existing width of 12 metres or more	75 m

If more than 50% of the area of a plot is included within the Mixed –Residential & Commercial Use Zone, the entire plot shall be deemed to be included under such Mixed –Residential & Commercial Use Zone.

23. Disaster mitigation projects by competent authorities shall be permitted in all zones.

24. Transmission / telecommunication towers, wireless station, ATMs, water tanks, waste management units and public utility buildings / structures shall be treated as

permitted uses in all zones except in Water body zones, Eco-sensitive area and Conservation Area.

25. Projects of Central/ State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions may be permitted with concurrence of the Senior Town Planner in all built up zones such as in residential, commercial, industrial, dry agriculture, Public utilities zone, Conservation area, transportation, Transit oriented development use zone, if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable.
26. Buffer on both sides of major water bodies shall be provided as indicated in the proposed land use map
27. 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 ground as well as revenue records and decision taken by the Secretary in this regard shall be final.
28. The land specially demarcated for certain projects as Special Zones are to be procured as per the provisions of the Kerala Town & Country Planning Act 2016, by Kochi Municipal Corporation or other agencies concerned. If the proceedings to procure such land have not been initiated within 5 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 by the Secretary with the concurrence of the Senior Town Planner, based on the application for building permit received.
29. 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 by the Secretary in the plot. If application submitted includes any of the restricted uses and not included in such permitted uses, the Secretary shall issue permit with the concurrence of the Senior Town Planner / Chief Town Planner, as the case may be. However, for the part of the plot which comes under Water bodies, Heritage zone, Eco-sensitive areas, Conservation Area, Recreational I (Open Space) zone, special zones this provision shall not be applicable.
30. Electric charging stations for vehicles may be permitted in all zones other than Water body zones, Eco-sensitive areas and Conservation Area.
31. The DTP Scheme for
 - i. M G Road Part I (Banerji Road to Jose Bros. Junction),
 - ii. M.G. Road Part II,
 - iii. Kaloore Area,

- iv. Thevara-Perandoor canal area Part I,
- v. Thevara-Perandoor canal area Part II & III,
- vi. Elamkulam North,
- vii. Rameswaram West,
- viii. Elamkulam Road,
- ix. Commercial Centre-Ernakulam South,
- x. Elamkulam West Extension Area,
- xi. Perandoor road,
- xii. Kadavanthra Road,
- xiii. Vicinity Area of Cochin Shipyard,
- xiv. Stadium Bus Stand Complex, Ernakulam,
- xv. Place Between South Over Bridge & Church Landing Road - Part I,
- xvi. Ernakulam South Railway Station Area,
- xvii. Kaloor - Palarivattom Road,
- xviii. Elamkulam East
- xix. Mattancherry Foreshore Area

shall stand revoked as provided under 2nd proviso of section 50(1) of the KT & CP Act, 2016; once the Master Plan is sanctioned under section 36(8) of the KT & CP Act, 2016.

32. In Conservation area, permitted and restricted uses in adjacent land use zone may be permitted with the concurrence of Senior Town Planner if that particular land in Conservation area is not classified as paddy land or wet land as per revenue records at the time of issuance of permit.
33. Large Scale development projects in an area 1 hectare or more, exceeding an investment of Rs.100 Crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in all zones other than Water body zones, Heritage zone , Eco-sensitive areas, Conservation area, recreational I (Open Space)use 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.

Also, Adequate provision shall be made for supporting infrastructure such as water supply, sewerage, solid waste management, power supply etc. Separate systems for management of solid waste and sewage shall be provided and maintained by the

developer at his cost. The project shall be completed within a period of 5 years or as suggested by the Committee.

Procedure to be followed

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

(b) The constitution of the committee shall be as given under:

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

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

(d) The meeting shall be presided over by the Chairperson or in his absence by a member to be authorised by him.

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

(f) The developer shall also produce before the committee, all required clearances from the State and Central Government agencies concerned.

34. Polluting industries, Slaughter house, facilities for the storage of hazardous materials and truck terminals are not permitted in TOD Zone.

35. All public roads in the Corporation area having minimum width of 5.0 m or more (excluding cul-de-sacs as per KMBR in force) other than the roads mentioned in Table 32:1 of this Master Plan is proposed to be widened to 7.0 m.

36. FSI applicable in Master Plan area is given below:

Area / FSI	Without additional fee	With additional fee as per KMBR
West Kochi (Area falling in existing divisions I to 28 in the Kochi Municipal corporation area)	75% of permissible FSI as per KMBR	75% of Permissible FSI as per KMBR with additional fee
TOD Zone	As per TOD Zone Regulation	
Rest of Area (Excluding West Kochi, TOD zone and Risk area)	Permissible FSI as per KMBR	Permissible FSI as per KMBR with additional fee
Risk Area	As per Risk Area Regulation	

35.3 Specific Guidelines

No.	(i) USES PERMITTED	(ii) USES RESTRICTED - I	(iii) USES RESTRICTED - II
1.0	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, madrasa, guest house, Ashram, mutt,	Burial ground, crematorium / common vault	
	Shops, professional offices, commercial offices, IT Software Units, Work stations, banks & other financial institutions, restaurants, canteen, hotels having built up area up to 500 sqm.		
	Meat and fish stall		
	Cottage Industries, Service Industries of non-nuisance nature (See Annexure), having built up area up to 200 sqm.		
	Place of worship having built up area up to 50 sqm		
	Solid waste management facilities		

	Educational institutions essentially serving the needs of residential community such as Day care, non-scholastic training, creche, nursery schools, kindergartens and schools offering general education (up to high school level).		
	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics(outpatient), nursing homes etc. and having a built-up area up to 300 sqm, domiciliary care centres, Palliative care centres, public health laboratories provided that a road width of 3 m is available.		
	Community facilities such as recreational clubs, social welfare centres, gymnasium/yoga centres, swimming pool, libraries etc. having a built-up area up to 200 sqm, provided that a road width of 3.0m is available.		
	Public Utility installations and civic amenities essentially serving the needs of residential community such as post office, tot lots, parks and play grounds, open grounds, Non-renewable energy projects		
	Water treatment plants below 5 MLD, decentralised nature-based waste water management system.		
	Wells and irrigation ponds incidental to community needs		
	Plant nurseries, pump house, Urban agricultural facilitation centre, Urban forestry & organic farming, smoke houses or similar uses for agriculture value addition attached to a residential building, poultry farms, diary and kennel,		
	Laundry units, Dry cleaning center		
I.2	Provided that the access road has an existing width of 5m minimum		
	Automobile workshops for two/ three wheelers built up area limited to 200 sqm		
	Shops, professional offices, commercial offices, IT Software Units, Work stations, banks & other financial institutions, restaurants, canteen, hotels having built up area up to 1000 sqm		
	Hostels and boarding houses having built-up area up to 500 sqm		

	Places of worship with built-up area up to 500 sqm		
	Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centres and Art Gallery-floor area up to 500 sqm		
	Critical Infrastructure - Police station, telephone exchange, fire station, Electric sub station		
	Hospitals and Health institutions having built up area upto 500 sqm		
1.3	Provided that the access road has an existing width of 7m minimum		
	Convention Centres / Auditorium / Wedding Halls / Community halls / Exhibition Centres and Art Gallery-floor area upto 1500 sqm	LPG distribution centres (excluding bottling plants and bulk storage) with the built-up area limited to 500 sqm	
	Shops, professional offices, commercial offices, IT Software Units, Work stations, banks & other financial institutions, restaurants, canteen, hotels having built up area up to 3000 sqm	Hospitals and Health institutions having built up area upto 3000 sqm	
	Automobile workshops for Light Motor Vehicle – built up area limited to 500 sqm	Fuel filling stations	
	Godowns, warehouses, Storage of non-hazardous materials and Stacking yard having built up area upto 500 sqm		
	Markets		
	Educational institutions up to Higher Secondary Schools		
	Hostels and boarding houses		
	Places of worship having built-up area more than 500 sqm		
1.4	Provided that the access road has an existing width of 12m minimum		
	Shops, shopping malls, professional offices, commercial offices, IT Software Units, Work stations, banks & other financial institutions, restaurants, canteen, hotels having built up area upto 5000 sq.m	Shops, shopping malls, professional offices, commercial offices, IT Software Units, Work stations, banks & other financial institutions, restaurants, canteen, hotels having built up area more than 5000 sqm	Multiplexes

	Educational institutions of higher order such as collages / universities / general education institutions / specialised/ professional education institution s/ research and development institutions.	Convention Centres / Auditorium / Wedding Halls / Community halls / Exhibition Centres and Art Gallery, Amusement parks	Mobility hubs, Transport terminals
	Godowns, warehouses, Storage of non-hazardous materials and Stacking yard having built up area upto 1000 sq.m	Godowns, warehouses, Storage of non-hazardous materials and Stacking yard having built up area more than 1000 sq.m	
	Automobile Workshops / Automobile Service Stations for Heavy Motor Vehicles - built up area limited to 1000 sq.m	Hospitals and Health institutions having built up area upto 3000 sq.m	
2.0	COMMERCIAL USE ZONE		
2.1	All shops including shopping complexes, Shopping malls, hypermarkets, restaurants, hotels, markets	Fuel filling station	Multiplexes
	Professional offices, commercial offices & establishments, banking and financial institutions, IT software units, Work stations,	Cremation Ground / Crematorium, Burial Ground, Common Vault.	Transport Terminals
	Individual residential buildings , residential flats / apartments night shelters, ashrams, mutts, orphanages, old age homes, Dharmasala, hostels and boarding houses, Dormitories, lodges and guest houses, laundry units, dry cleaning centres	Saw mills with or without timber yard	
	Places of worship		
	Public utility areas & buildings , Comfort stations, Godowns / warehouse / storage of non-hazardous materials, stacking yards, Marble and granite storage / cutting centres.		
	Cottage Industries, Automobile workshops, Automobile Service Stations, Cold storage, Service Industries of Non-Nuisance Nature (see annexure), weigh bridges, printing press, IT Hardware / Electronic Industries.		
	Material collection facilities, Slaughter house, dumping yard.		
	Day Care and Crèche, Nursery / Kinder Garten / Schools up to Higher Secondary level, Expansion of existing educational institutions,		

	Social welfare centres, Museum, Movie halls, Library and Reading Rooms, Tot lots, Parks & playgrounds, fair grounds, Gymnasium, Yoga centres, non-scholastic training centres.		
	Clubs, sports centre, Swimming pool, stadium, planetarium, aquarium, Open air theatres		
	Parking plaza, Public Utility Areas & Buildings, comfort stations, Non-renewable energy projects		
	Hospitals / Health institutions having built up area upto 5000sqm.		
	Plant nursery, storage of agricultural produces and seeds pump house, wells and irrigation ponds. Dairy farm, Poultry farm. Urban forestry & organic farming, Urban agricultural facilitation centre.		
	Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centres and Art Gallery and ancillary facilities incidental to main use.		
2.2	Provided that the access road has an existing width of 7 m minimum		
	Educational institutions of higher order such as collages / universities / general education institutions / specialised / professional education institutions / research and development institutions.	Storage of hazardous and bulky materials and special handlings. Disposal of scrap metal and other materials such as petroleum products, chemicals etc	
		Hospitals / Health institutions having built up area upto 10000sqm.	
2.3	Provided that the access road has an existing width of 12 m minimum		
		Hospitals / Health institutions having built up area more than 10000sqm.	Truck Terminals
3.0	PUBLIC AND SEMI PUBLIC USE ZONE		
3.1	Projects of Central/ State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions	Cremation Ground / Crematorium, Burial Ground, Common Vault.	Transport Terminals with or without commercial establishments /office space

	Social welfare centres, Museum, Swimming pools, Exhibition centres and Art gallery, Convention centers, Auditoriums, indoor/ outdoor games stadium with or without Commercial space/ office space.	Slaughter house, Sewage Treatment Plants, dumping yard.	
	Clinics, diagnostic centers , Hospitals, Palliative care centres, domiciliary care centers, geriatric care centers, public health laboratories, wellness centers, Other health institutions	Fuel Filling Stations	
	Educational institutions of all types, research establishments, Universities, Non-scholastic training centres, library and reading rooms		
	Tot lots/parks/playgrounds, urban forestry, open air theatre, camping sites. Urban forestry & organic farming, Urban agricultural facilitation centre.		
	Residential Quarters incidental to public and semi-public use, Ashram, mutts		
	Public Utility Areas and Buildings. Hostels, Non-renewable energy projects, Material collection facilities		
	Additions and alterations to the existing public and semi-public buildings including addition of new blocks without altering the use.		
	Places of worship		
	Parking plazas/ parking areas, auto rickshaw/ taxi/jeep stand.		
	Individual residential buildings, shops, offices etc having built up area upto 500sqm		
	Cottage Industries, Automobile workshops, Automobile Service Stations, Cold storage, Service Industries of Non-Nuisance Nature (see annexure) built up area up to 500 sqms, weigh bridges, printing press, IT Hardware / Electronic Industries.		
4.0	INDUSTRIAL USE ZONE		
4.1	All industrial activities and modernization of existing industries with or without changing the built-up area	Fuel filling station	Transport Terminals
	Cottage industries, service industries of non-nuisance nature or light industries (See Annexure), Automobile showrooms, weigh bridge, automobile workshops & automobile		

	service stations, spray painting workshops, saw mills with or without timber yard, ice factory, cold storage, printing press, water treatment plants, marble and granite storage / cutting centers, industrial estates & industrial parks of non-obnoxious and non-nuisance type industries		
	Information Technology buildings (Information technology building refers to building occupied by industries and other business establishments, whose functional activities are in the field of information technology, information technology enabled services (IT/ITES) and communication technology	Cremation Ground / Crematorium, Burial Ground, Common Vault.	
	Godowns/Warehouses/Storage of non-hazardous material, stacking yards. Public Utility Areas and Public Buildings, Non-renewable energy projects	Storage of Explosives and Fire Works, Gas Godowns, Crusher Unit	
	Sale of goods/ commercial outlets and business offices incidental to the manufacturing activity,	Dairy and Dairy Farms, Poultry Farms, Piggery Farm, and Smoke House.	
	Dairy related Industries , LPG distribution centres, Dry Cleaning Plants, Laundry units, Power Plants, Sub Stations	Sewage Treatment Plants, Dumping Yard.	
	Government or Public Sector Offices		
	Slaughter House/Fish / Meat processing Centres		
	Retail shopping, commercial buildings, banks and professional offices having built up area upto 500 sqm		
	Individual residential building having built up area upto 500 sqm		
	Educational facilities, convention centres, hospitals, hotels and other social infrastructure having built up area upto 500 sqm		
	All residential uses incidental to the main use		
	Parking area, Parking plazas, other parking areas (incidental to industrial use)		
	Tot lots, Parks and Play Grounds attached to incidental residential use. Urban forestry & organic farming		

4.2	Provided that the access road has an existing width of 21 m minimum		
			Container Terminals
5.0	TRANSPORTATION USE ZONE		
5.1	All land uses under the transportation and traffic related activities. Transport Terminals, Airport, Harbour, Port, Parking Plazas/Areas and other facilities ancillary to parking, Truck Terminals, Taxi/Auto rickshaw/Jeep Stand, Cycle Docking Stations, Freight complexes and other uses ancillary to logistics handling excluding MAT, Multi-Modal Hubs, Constructions that form integral part of transport terminals.	Storage of hazardous materials.	Multiplex
	ATMs, Retail shops, shopping complexes and malls, restaurants, canteen, comfort stations, changing stations, tourism information centres incidental to transport terminals		
	Fish landing centres, Upgradation of existing fish landing centres and ancillary uses like net mending yards, fish markets, stalls, cold storage etc.		
	Automobile workshops, garages, service stations etc. weigh bridge		
	Public Utility areas and Buildings. Solar projects		
	Tot lots, parks and open spaces, Urban forestry & organic farming		
	Vehicle fuel filling stations		
	Storage and ware houses of non-hazardous materials, Office, staff quarters, guest houses and night shelters incidental to the main use, recreational space, institutions under railways		
	Individual residential building having built up area upto 500 sq. m.		
	All residential uses incidental to the main use		
5.2	Provided that the access road has an existing width of 21 m minimum		
	Container Terminals, Logistics park		
6.0	DRY AGRICULTURE USE ZONE		
6.1	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, Urban forestry & organic farming and other types of	Saw mills	

	cultivation including social forestry		
	Dairy farms, fish farms, seed farms, poultry farms, Fish meat processing centers, piggery farms, plant nursery, pump house, smoke house, pools, wells and irrigation ponds and buildings incidental to above use	Cremation ground / crematorium, burial ground, common vault	
	All Residential buildings with built up area upto 500 sqm, Orphanages, Old Age Homes, Dharmasala, Ashram, Mut	Residential flats / Apartments, Residential quarters, Residential building having built up area upto 2000 sqm	
	Shops, professional offices, commercial offices / establishments, banking and financial institutions, restaurants / canteens having built up area upto 500 sqm.		
	Gymnasium / Yoga Centres		
	Hospitals and health institutions having built up area upto 500 Sq.m Palliative care centres, Public health laboratories.		
	Places of worship		
	Material collection facilities, Non-renewable energy projects.		
	Godowns / Warehouses / Storage –non-hazardous materials having built up area upto 1000 sqm.		
	Police Post/Police Station, Post and Telegraph office, Fire Post / Fire station, Telephone Exchange		
	Day Care and Creche, Nursery/Kinder Garden/Schools upto Higher Secondary level		
	Library and Reading Rooms. Work stations upto 500 Sq.m. Social Welfare Centres upto 200sqm built up area.		
	Land redevelopment for residential purposes		
	Storage, processing and sale of farming products.		
	Public utility areas and buildings like water supply and electrical installations, Non-renewable energy projects, sewage treatment plant, Dumping yard etc. slaughter house		
	Cottage Industries, IT industries, Service Industries of non-nuisance Nature (See Annexure)		

	Automobile workshops for 2/3 wheelers		
	Tot lots/Parks/Play Grounds		
	Service and repairing of farm machineries and sale of agricultural supplies, Urban agricultural facilitation centre.		
	Botanical garden, zoological parks, bird sanctuary		
6.2	Provided that the access road has an existing width of 7 m minimum		
	Auditorium/Wedding Halls / Community halls having built up area upto 1000 Sqm.	Auditorium/Wedding Halls / Community halls having built up area upto 2000 Sqm.	
	Godowns / Warehouses / Storage – non-hazardous built-up area upto 1000 sqm	Godowns / Warehouses / Storage – non-hazardous built-up area up to 2000 sqm	
	Automobile workshops, garages, service stations etc.	Higher education institutions	
	Hospitals and health institutions having built up area upto 1500 Sq.m Palliative care centres, Public health laboratories.	Hospitals and health institutions having built up area upto 1500 Sq.m Palliative care centres, Public health laboratories.	
	Shops, professional offices, commercial offices / establishments, banking and financial institutions, restaurants / canteens having built up area upto 2000 sqm.	Shops, professional offices, commercial offices / establishments, banking and financial institutions, restaurants / canteens having built up area upto 5000 sqm.	
	Residential flats and apartments having built-up area upto 5000 sq.m		
7.0	MIXED – RESIDENTIAL AND COMMERCIAL USE ZONE		
7.1	All uses permitted in Residential and Commercial use zones	All restricted uses - I in Residential and Commercial use zones	All restricted uses - II in Residential and Commercial use zones
8.0	HERITAGE ZONE		
	General guidelines for the heritage zones/buildings		
	<i>As per the provisions of Section 91, sub-section (3), clause (iv) of the Kerala Town and Country</i>		

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.

- 1. 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.*
- 2. The Local Self Government Institution concerned shall insist on any such recommendation of the commission.*
- 3. The Art and Heritage Commission, if found necessary may entrust the above regulatory aspects to a Committee/Subcommittee, constituted for the purpose.*
- 4. Kochi Municipal Corporation may from time-to-time issue heritage conservation guidelines for all or any part of the scheme area for the purpose of ensuring conservation of the built heritage of the area with the approval of the Art & Heritage Commission. Such guidelines, if any shall be adhered to and the Corporation shall ensure the compliance to such guidelines.*
- 5. Changes if any required in the following regulations shall be permitted by the Commission on receipt of the recommendation of the Committee/Subcommittee constituted, if any, for the purpose.*
- 6. In addition to the above, the following regulations shall also apply.*

*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 and the list of buildings provided in section B**, shall be allowed except with prior written recommendation of the Kerala Art & 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.*

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.

Provided also that, new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations namely:-

- i. Slopping roof forms (hip roof, gable roof etc.) with a preferred slope angle ranging from 30-45 degrees which depicts the character of the street shall be adhered to wherever possible depending upon the street character.*
- ii. The roof in facade shall be finished with Mangalore pattern (MP) terracotta colour tiles.*
- iii. The sunshade in facades if any provided, shall have the same slope and finish as that of the main roof.*
- iv. Existing street character shall be maintained as such.*
- v. The exterior wall surfaces shall be finished in white or off-white colour. The exterior walls shall be given plain texture finish.*
- vi. Structural stability of the existing building shall be ensured before issuing building permit*

Provided further that, the use or reuse of any site or building shall be as per the recommendations of the Commission.

7. The list of buildings within the Master Plan area other than in heritage zone of which the use or reuse is to be as per recommendation of the commission is shown below:

- 1) Old railway station in Mangalvanam (Survey number 331 in Ernakulam village)*
- 2) Ram Mohan Palace (Survey number 1900, 1135, 1902, 1903, 332 in Ernakulam village)*
- 3) St Alberts college (Survey number 451, 452, 448 in Ernakulam village)*
- 4) Bishop House (Survey number 1060, 1061 in Ernakulam village)*
- 5) Thekkumbhagom synagogue (Survey number 759, 758 in Ernakulam village)*
- 6) Kadavumbhagom synagogue (Survey number 788, 790, 1758 in Ernakulam village)*
- 7) TD Temple (Survey number 657, 647, 654, 1759, 651 in Ernakulam village)*
- 8) Old Jew cemetery (Survey number 812, 1721 in Ernakulam village)*
- 9) Kochi corporation building (Survey number 1614, 820, 1609 in Ernakulam village)*
- 10) Maharajas college (Survey number 825, 1574, 721, 720, 719, 718, 717, 1588, 1577 in Ernakulam village)*
- 11) Ernakulathappan temple (Survey number 827,828, 829 1535 in Ernakulam village)*

	<p>12) Durbar hall (Survey number 1588, 1564, 1563, 1559,1560, 1562 in Ernakulam village)</p> <p>13) Tahsildar office (Survey number 830 in Ernakulam village)</p>		
9.0	RECREATIONAL USE ZONE -I(Open Space)		
9.1	<p>Tot lots, Parks and play grounds, Urban forestry & organic farming. Open air theatre, Nature Parks, Nurseries, Botanical garden, ponds and lakes, Zoological parks and bird sanctuaries essentially planned for the preservation of flora & fauna and accessible to the public. Bleachers, seating areas, stages, changing rooms, comfort stations incidental to Play grounds.</p>	Public Utility Areas and Buildings	
	Residential buildings incidental to the main use.		
	Cottages and guest houses incidental to the main use		
	Any construction / land development essential for the development/ improvement of open-air recreational facilities		
	Dwellings for the watch and ward staff and other essential personnel incidental to the above use but not exceeding a total built-up area of 50 sq.		
	Special recreational areas like picnic spots, Observatory towers, waterfronts, areas of civic interest and open-air theatres		
	Stalls, Snack bars and booths incidental to above uses and catering to the public but not exceeding a total built-up area of 50 sq.m		
10.0	RECREATIONAL USE ZONE -2 (Built Up)		
10.1	<p>Public institution such as libraries, clubs, toy centres and other uses incidental to above and of public interest but limiting to a total built-up area of 200 sq. m</p>	<p>Amusement park / Theme park, Auditorium / Wedding Halls / Community halls and Convention Centres incidental to the main recreational use.</p>	
	<p>Clubs, sports centre, Gymnasium, Swimming pool, stadium, planetarium, aquarium, Open Air Theatre</p>	<p>Cottages, hotels of tourism interest and guest houses but limiting to a total built-up area of 300 sq.</p>	

	Individual residential building having built up area upto 200sqm	Public Utility Areas and Buildings, Non-renewable energy projects which will not affect the character of the area.	
	Museum, exhibition spaces.		
11.0	TRANSIT ORIENTED DEVELOPMENT ZONE (TOD ZONE)		
11.1	<p>1. Active road edges: At least the street facing portion of the 2 lower floors of the building shall be under uses permitted or restricted in this zone, falling under E & F occupancies of KMBR in force. [exception that may be allowed: exclusive educational or health institutions].</p> <p>2. Eyes on the street: There shall be no compound wall on the front setback for the buildings, facing the metro corridor except for the residential and educational buildings where the compound wall may be permitted to build under the following conditions:</p> <ul style="list-style-type: none"> i. The compound wall shall be 100% solid only up to a maximum height of 0.60 m from the adjoining road or foot path level. ii. Height of the compound wall not exceeds 1.50 m. iii. Minimum 50% transparency between 0.60 - 1.50 m height of the compound wall shall be ensured. <p>3. Affordable Housing: At least 5% of floor area of housing project shall be provided as affordable housing (i.e., dwelling units, each of floor area upto 65 sq.m). This can be provided anywhere in the TOD Zone in this master plan area, provided that:</p> <ul style="list-style-type: none"> (a) Along with the application for permit of the housing project, permit issued for such affordable housing project shall be furnished. (b) occupancy certificate for the housing project shall be issued only after producing the occupancy certificate for such affordable housing project. <p>4. Parking: 75% of the mandatory parking space can be provided as mechanical parking. However, in the case of plots abutting metro corridor street, such parking shall, as far as possible, not to be provided in the yard facing the metro corridor street.</p> <p>5. Plot Amalgamation: The minimum amalgamated area of plot for availing incentives in TOD Zone shall be 0.25 Ha. In amalgamated plots, in order to achieve the desired development density, the allowable FSI of development along the TOD Zone shall be as shown in the Table below, except for constructions under occupancy classifications G1, G2 and I of the Kerala Municipality Building Rules. Allowable FSI for G1, G2 and I occupancies shall be as per Kerala Municipality Building Rules.</p>		

Sl. No:	Extent of land	Maximum permissible FSI without additional fee	Maximum permissible FSI with additional fee
1	0.25 - 0.5 Ha (For amalgamated plots with at least 3 participants)	110% of the permissible FSI (Table 6, Column 4 of KMBR 2019)	110% of the permissible FSI (Table 6, Column 5 of KMBR 2019) with 20% reduction in additional fee (Only for mixed use development with 30% commercial area)
2	> 0.5 Ha (For amalgamated plots with at least 3 participants)	120% of the permissible FSI (Table 6, Column 4 of KMBR 2019)	120% of the permissible FSI (Table 6, Column 5 of KMBR 2019) with 40% reduction in additional fee (Only for mixed use development – 30% commercial)
3	For all other plots	As per KMBR in force	As per KMBR in force

6. **Ground coverage:** The maximum ground coverage requirement for all plots and projects within the TOD influence zone shall be 60% and minimum being 30% so as to ensure the urban form desirable for TOD. The ground coverage for amalgamated/ sole property of various sizes is as given below:

Plot size	< 0.25 Ha	0.25 - 0.5 Ha	0.5-1 Ha	> 1 Ha
Maximum Coverage	60%	50%	40%	30%

7. **Street regulations:** Every construction in the TOD Zone facing the metro corridor shall have a common building line of 19.0 m from the central line of metro, provided that;

- Where the metro line deviates from the road (Madhav Pharmacy Junction, Road stretch from Jos Junction in MG Road to Manorama Junction in SA Road, Vyttila Junction etc) the building line shall be measured from the center line of that road.
- A minimum setback of 3m has to be maintained for roads with right of way less than 9m and 4m min setback for roads with right of way greater than 9m.
- The street junctions shall be splayed or rounded off to give sufficient turning radii and sight distance for vehicles. The side of the splay shall be minimum of 4 metres for roads up to a width of 10 metres and shall be a minimum of 10 metres for roads exceeding 10 metres width.

8. **Rain water harvesting:** Rainwater harvesting is mandatory, irrespective of project size. All projects must show compliance with an on-site or a connection to off-site rainwater harvesting system facility. All rainwater (including roads/ public spaces)

	<p>must be harvested for reuse or ground water recharge only after primary treatment.</p> <p>9. Preserving natural drainage patterns: In order to prevent flood hazard due to surface run-off, natural drainage patterns and water systems must be preserved.</p> <p>10. Solar installations: All buildings shall be provided with roof top solar energy installations (Roof top photo voltaic power station or roof top PV station)</p>				
11.2	All commercial establishments such as shops, shopping centres / shopping malls, departmental stores, markets, super markets, restaurants, hotels; banking and financial institutions, business offices, IT software units, charging stations for electric vehicles	Vehicle stations	Fuel Filling	Multiplex complex	
	Single and multi-family Residences including Residential flats/apartments, Affordable housing for EWS, night shelters, lodges and guest houses, day care, crèches, geriatric care centres			Bus terminal	
	Sewage Treatment Plants				
	Educational institutions of all types and research establishments				
	Health institutions of all types, Palliative care centres, Public health laboratories.				
	Places of worship				
	Civic, cultural and entertainment facilities such as Movie houses, Auditoria, Convention centres, gymnasiums, yoga centres, community hall, libraries, reading rooms, recreational clubs etc.				
	Professional offices and cottage industries which do not create noise, vibration, smoke, dust or other nuisance				
	IT hardware/electronic industries. Service Industries of non-nuisance nature (See Annexure)				
	Automobile repairing and/ or servicing units				
	Parking Plaza, Taxi/Jeep Stand				
	LPG distribution centres (excluding bottling plants and bulk storage)				
	Public utility installations and civic amenities, Non-renewable energy projects, Material collection facilities				
	Parks, Grounds and play fields, Urban forestry & organic farming, open air theatres				

	Plant Nurseries, Pump House, smoke houses or similar uses for agriculture value addition, Urban agricultural facilitation centre.		
12.0	PUBLIC UTILITY USE ZONE		
12.1	Solid waste Collection points, segregation areas, offices, Material recovery facilities (MRF), Resource Recovery facilities (RRF), plastic shredding and any other ancillary facilities incidental to Solid waste treatment		
	Slaughter House		
	Decentralised nature-based waste water treatment management system, nature-based treatment plants, mechanised treatment plants, sewer lines and other ancillary facilities incidental to sewage treatment and sanitation.		
	Community facilities such as community halls, recreational clubs, Social welfare centres, gymnasium/yoga centres, swimming pool, libraries, Hostels, Comfort stations etc.		
	Public Utility installations and civic amenities essentially serving the needs of residential community such as post office, tot lots, parks, play grounds, pavilion, open grounds, Non-renewable energy projects , Parking plaza / area		
	Buildings like water supply and electrical installations etc.		
	Cremation ground / Crematorium, Burial ground, Common vault, Upgradation of existing crematorium.		
	Overhead storage reservoir, pump rooms, and other ancillary facilities		
12.2	Provided that the access road has an existing width of 5 m minimum		
	Critical Infrastructure- Police station, telephone exchange, fire station		
13.0	CONSERVATION AREA		
13.1	All aquaculture, prawn cultivation, pokkali farming, chemmeenketu and related activities.		
	Shacks , tourism stalls of less than 50 sqm		
	Construction or land development in Conservation Area shall be in conformity with the Conservation of Paddy land and Wet land Act, 2008 and as per the valid CRZ notification as amended from time to time shall prevail		

	over the respective provisions of this master plan.		
14.0	ECO-SENSITIVE AREAS		
14.1	All Permitted, regulated and prohibited activities as per the 'MoEF guidelines for Environmentally sensitive zones will be applicable here from the date of notification of Mangalvanam as an environmentally sensitive zone by MoEF.	Mild tourism activities / nature education trails shall be allowed in patches greater than 1000 sqm using boardwalks without crushing the roots of the mangroves or destructing the significance of the area , cafeteria & comfort station of less than 50 sqm.	
	No developmental activities shall be allowed in areas earmarked as mangroves		
15.0	WATER BODIES		
15.1	All existing water bodies shall be conserved. Bridges, side protection walls, floating jetty, jetty and facilities related to river tourism may be permitted.		
16.0	BUFFER (WATER BODIES)		
16.1	Green patches, green belts, parks, open spaces , biodiversity garden, bird sanctuary , orchards, social forestry, beautification, landscaping etc.		
	Jogging trails, cycle tracks/cycle stands, exercise parks etc.		
	Boat jetties, fish landing centres		
	Reconstruction of existing buildings may be allowed limiting to existing area		
17.0	SPECIAL ZONE A : WHOLESALE MARKET		
17.1	All buildings and incidental uses to main use like shops, canteen, office space, comfort stations		
18.0	SPECIAL ZONE B : URBAN AGRICULTURE FACILITATION CENTRE		
18.1	All buildings and incidental uses related to urban agriculture like Offices, Quarters, Laboratories, Green house nurseries, sale of agriculture produces, study centres		
19.0	SPECIAL ZONE C : IT INDUSTRIES		
19.1	Information Technology buildings - Information technology building refers to		

	building occupied by industries and other business establishments, whose functional activities are in the field of information technology, information technology enabled services (IT/ITES) and communication technology, work stations, Day care centres and other uses incidental to the main use		
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35.4 RISK AREA REGULATIONS

Proposed Land use area is overlaid with the layer of map which depicts the major risk areas. The risk area is identified based on primary survey and data obtained from KSDMA. On an average maximum of 60 cm deep flooding have been observed in these areas during tidal as well as incidences of flash flooding. Therefore the following regulations are to be considered applicable in areas coming under risk zone in addition to the development control regulations pertinent to each land use.

- All existing uses will be permitted to continue. For all existing authorized uses with less than 50 % coverage, maintenance, addition on all floors and strengthening works will be allowed limiting to a total coverage of 50%. For all existing authorized uses with more than 50 % coverage, maintenance, addition on all floors and strengthening works will be permitted sustaining the existing total coverage.
- When maintenance, addition on all floors and strengthening works are undertaken for existing structures, a stairway should be provided to the roofs so that temporary shelter can be taken there for evacuation.

New constructions will be permissible subject to the following:

- Residential and non-residential uses permissible as per the respective zoning regulation with FAR limited to 60% of the permissible FSI as per prevailing KMBR and Coverage limited to 50%.
- All new buildings except public facilities shall be built on plinth of minimum 60 cm height
- Public facilities to be built on plinth of minimum 90 cm height. Also, public facilities which are critical Infrastructure (critical facilities to disaster management) whose continued operation is essential during or following a major hazard event should not be constructed here.

Note: Critical infrastructure facilities shall include police and fire stations, disaster management offices, hospitals, water treatment plants, community centres, schools and other built facilities identified as dire necessity to disaster management by KSDMA or DDMA.

- All new constructions/ additions to upper floors shall have an open balcony /open passage/a terrace in the upper floors and 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.
- For all new constructions, if pavements are provided on site, at least 50% of the total open space shall be left unpaved or, paved with suitable materials enabling percolation of rain water