

CHAPTER 32

ZONING REGULATIONS

A. GENERAL GUIDELINES

1. All future development shall be in conformity with the provisions of the Master Plan for Guruvayur Town - 2039.
2. For the implementation and enforcement of the proposal envisaged in this Master Plan, areas have been zoned under various zones such as Temple core zone, Pilgrim Activity Zone, Residential Use Zone, Mixed Use Zone, Dry Agriculture cum Residential Use Zone, Commercial Use Zone, Traffic and Transportation Use Zone, Public and Semi-Public Use Zone, Industrial Use Zone, Conservation zone, Recreational Zone, Water bodies, Mangroves and Special Zone. Details regarding the nature of uses '*permitted*' and uses '*restricted*' in each zone are given in Table 32.1 These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the Master Plan.
3. Uses '*permitted*' in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary, Guruvayur Municipality (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- 1 Category deals with the restricted uses that may be permitted by the Secretary with the concurrence of the District Officer of the Local Self Government Department (Planning) having jurisdiction over the area (hereinafter referred to as 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. "Uses 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' shall 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 Town Planner.
6. If any portion of a zone is put to a “*Use Prohibited*” as stated in Para 4, before coming into operation of this Master Plan, such use shall be termed as *non-conforming use*. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Town Planner. The total built up area of such non-conforming use shall not exceed 1.25 times the existing built up area.
7. Zoning regulations are not intended to prohibit existing uses and constructions 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.
8. 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.
9. Subject to the zoning regulations of the respective use zones, more than one use may be combined in a building/ 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.
10. All future developments shall also be in conformity with the provisions of Kerala Municipality Building Rules, unless otherwise specified in these regulations or in any Detailed Town Planning Scheme in force.
11. Provisions/regulations under the Kerala Conservation of Paddy Land & Wetland Act 2008, Disaster Management Act, Coastal Zone Regulations, Environment Protection Act 1986 and any other applicable statutes as amended from time to time shall prevail over the respective provisions of this Master Plan.

12. 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.
13. 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 bodies zone, mangroves zone, the road widening in that stretch shall be accounted from the other side.
14. Operational constructions as defined in the Kerala Town & Country Planning Act 2016 shall be treated as permitted use in the Master Plan Area.
15. 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).
16. 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 bodies zone and Mangroves zone.
17. Only the existing areas under Public and Semi Public uses , Industrial uses, Mangroves and Water bodies are intended to be included under Public and Semi Public zone , Industrial use zone, Mangroves and Water bodies respectively. If any private property put under uses other than those permitted or restricted in the above zones has got included within such zones, the Secretary may, with the concurrence of the Town Planner, after verification of the revenue ownership documents, accord sanction for development by adopting the regulations of the surrounding land use zone in the proposed land use map, subject to the provisions as per applicable Acts, Rules and Government Orders in force in the State.
18. If public activity or industrial 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 Town Planner, if no records are available with Guruvayur

Municipality regarding any proposal for acquiring that particular land for any public use at the time of application for building construction or land development.

19. Uses Permitted in Mixed use Zone may also be permitted by the Secretary, if not allowable otherwise as per the zoning regulations applicable, on both sides of the following roads (as per this Master Plan) in residential use, commercial use, dry agriculture cum residential use , public & semipublic use zones in land upto a depth shown against each road in the table below.

Uses restricted in Mixed use Zone may also be permitted by the Secretary if not allowable otherwise as per the zoning regulations applicable, but with the concurrence of the Town Planner or the Chief Town Planner as the case may be, on both sides of the following roads (as per this Master Plan) in such applicable zones as mentioned above in land upto a depth shown against each road in the table below:

Sl. No.	Category of Road	Depth (in metres) on both sides of the road upto which provisions of Mixed use Zone is applicable
1	All roads having an existing or proposed width of 12 metres or more	50m
2	All roads having an existing or proposed width of 15 metres or more	100m

If more than 50% of the area of a plot is included within the Mixed use Zone, the entire plot shall be deemed to be included under such Mixed use Zone

20. Disaster mitigation projects by competent authorities shall be permitted in all zones.
21. 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 bodies zone, Mangroves zone
22. Projects of Central/ State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions may be permitted with concurrence of the Town Planner in all built up zones such as Residential, Commercial, Industrial, Public & Semi Public, Dry Agriculture cum residential, Mixed use zones ,

if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable.

23. A minimum width of 3metres is to be maintained for Valiyathodu at all points. Also, no building construction other than compound wall, shall be allowed upto to a certain width on the landward side of the following water bodies.

Sl. No.	Name of Water Body	Width of land on the landward side where no constructions are allowed
1	Valiyathodu	3m
1	Other Streams/ Thodu having width of 2m to 5m	2m
2	Other Streams/ Thodu having width of 5m or more	3m

24. 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.
25. The land specially demarcated for certain projects as Special Zones such as Pilgrim amenity centres, Stadium, Open air Gym and Yoga Park, Tourist Facilitation centres, Sports Village, Decentralized solid waste Management Plants, Decentralized Sewage Treatment Plants, Integrated Agro Park, Agro Center, Bus stands, Ground expansion, Multi functional centre, Tourist bus parking, Community hall, Market, Mini markets, PHC development, Lakfront development may be procured as per the provisions of the Kerala Town & Country Planning Act 2016, by Guruvayur Municipality or other agencies concerned. If the proceedings to procure such land have not been initiated within 7 years from the date of sanctioning of this Master Plan, the areas so specifically demarcated may be released and assigned to a use permitted/restricted in the surrounding land use zone in the Proposed Land Use Map by the Secretary with the concurrence of the Town Planner, based on the application for building permit received.

26. The land demarcated as Temple core zone may be procured by Guruvayur Devaswom. If the proceedings to procure such land, if not owned by Guruvayur Devaswom, have not been initiated within 7 years from the date of sanctioning of this Master Plan, then all uses permitted or restricted in the Pilgrim Activity Zone shall be applicable for considering application for building permit, in the areas so demarcated as Temple Core Zone.
27. 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 Town Planner/Chief Town Planner, as the case may be. However, for the part of the plot which comes under water bodies zone, conservation zone, mangroves zone, special zone this provision shall not be applicable.
28. Electric charging stations for vehicles may be permitted in all zones other than water bodies zone, conservation zone, mangroves zone.
29. In Conservation zone, permitted and restricted uses in adjacent land use zone may be permitted with the concurrence of the Town Planner if that particular land in Conservation zone is not classified as paddy land or wetland as per revenue records at the time of issuance of permit.
30. 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 bodies zone, mangroves 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.

30.1 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)	- Convener
The District officer of the LSGD (Planning) having jurisdiction over the district concerned	- Member
Secretary(s) of Local Self Government(s) concerned	- Member(s)

(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.

B. ZONING REGULATIONS

Table 32.1 Zoning regulations

Para No.	Uses Permitted	Uses Restricted - 1	Uses Restricted - 2	Uses Prohibited
1	2	3	4	5
1	Temple Core Zone			
1.1			Constructions incidental to Temple Development by Guruvayur Devaswom	
2	Pilgrim Activity Zone			
	<p><i>The uses permitted and uses restricted listed out in this zone are subject to the following additional architectural guidelines for such buildings, except structures like water treatment plants, fuel filling station canopies etc. :</i></p> <p><i>i. FAR is limited to 3 or as per KMBR without additional fee whichever is minimum.</i></p> <p><i>ii. The overall height of the construction upto the topmost point of the ridge of the roof shall not exceed 10 metres from the average ground level</i></p> <p><i>iii. The slope of roof in facades shall be at an angle between 35 to 45 degrees from the horizontal and shall be finished with mangalore pattern (MP) or palace type terracotta colour tiles.</i></p> <p><i>iv. The exterior wall surfaces in facades shall generally be finished with white or off-white colour. In addition, mural paintings and similar decorations are permitted.</i></p>			
2.1	<p>Single Family Residences upto 300 sq.m built-up area, Homestays Night Shelters, Guest Houses/ Lodges.</p> <p>Ashram/Mutt</p> <p>Retail/Wholesale shops, Professional Offices, Commercial Offices / Establishments, Dispensaries, clinics (Out Patient), Diagnostic Centres –all upto 200 sq.m built-up area.</p> <p>Banking and Financial Institutions up to 1000 sq m built-up area,</p> <p>Hotels, Restaurants/ Canteens – all upto 500 sq.m built-up area.</p> <p>Auditorium/ Wedding Halls/ Community Halls/Cultural Information Centers.</p> <p>Parking Plaza, Parks</p> <p>Police Station, Fire Station</p>	<p>Hotels, Restaurants/ Canteens</p> <p>Water treatment plants</p> <p>Fuel Filling Stations</p>		Any other uses not specified
3	Residential Use Zone			
3.1	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, hostels and boarding	Vehicle Fuel Filling Stations.	Multiplex complex	Any other uses not specified

	<p>houses, old age homes, Dharmasala, Ashram, Mutt, Madrasa, Places of Worship.</p> <p>Shops, Professional Offices, Commercial Offices, Commercial training institutes, Banks & other Financial Institutions, Restaurants, Canteen, Hotels - built-up area limited to 500 m².</p> <p>Cottage Industries including coir, Service Industries of non nuisance Nature (See Annexe-I)</p> <p>Educational institutions essentially serving the needs of residential community such as Day Care, Crèche, Nursery Schools, Kindergartens and schools offering general education (up to High school level).</p> <p>Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres etc. - built-up area limited to 500m².</p> <p>Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium /Yoga Centers, Movie halls, Libraries and reading rooms etc. having a built-up area limited to 500 m².</p> <p>Utility Installations and Civic Amenities essentially serving the needs of residential community such as post office, police station, police post, telephone exchange, fire station, tot lots, parks, play grounds, water treatment plants below 5 MLD and weekly markets.</p> <p>Plant Nurseries.</p> <p>Public utility areas and Public Utility buildings</p>	<p>Cremation Ground/ Crematorium, Burial Ground/ Common Vault.</p>		
<p>3.2</p>	<p>Provided that the access road has an existing width of 5m minimum.</p>			
	<p>Automobile workshops for two / three wheelers – built-up area limited to 200 m².</p>			

3.3	Provided that the access road has an existing width of 8m minimum.			
	<p>Hospitals with 5 beds, Higher Secondary Schools.</p> <p>Shops/Professional Offices, banking and financial institutions, Commercial training institutes – built-up area limited to 3000m²</p> <p>Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Movie halls, Exhibition Centers and Art Gallery, Libraries and reading rooms - built-up area limited to 3000 m².</p>	<p>LPG distribution centres. (excluding bottling plants and bulk storage) the built-up area limited to 50 m².</p>		
3.4	Provided that the access road has an existing width of 15m minimum.			
	<p>Shops/Professional Offices, banking and financial institutions, Commercial training institutes above 3000 sq.m</p> <p>Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Movie halls, Exhibition Centers and Art Gallery, Libraries and reading rooms above 3000 sq.m</p>			
4	Mixed Use Zone			
4.1	<p>All uses that are permitted in Residential Zone and Commercial Zone</p>	<p>All uses that are restricted-1 in Residential Zone and Commercial Zone</p>	<p>All uses that are restricted-2 in Residential Zone and Commercial Zone</p>	<p>Any other uses not specified</p>
5	Dry Agriculture cum Residential Use Zone			
5.1	<p>Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry.</p> <p>Dairy Farms, Fish farms, Seed farms, Poultry farms, Plant nursery, Piggery farm, Fish/Meat processing centres</p> <p>Single Family Residential Buildings</p> <p>Orphanages, old age homes, dharmasala, ashrams, mutts, madrasa.</p> <p>Clinics (Outpatient) and diagnostic centres - built-up area limited to 200 m².</p> <p>Shops, professional offices, commercial offices and establishments, Commercial training institutes, banking & financial institutions, Gymnasium, Yoga Centres, restaurants, canteens –</p>	<p>Cremation ground / crematorium, burial ground, common vault</p> <p>Slaughter Houses</p> <p>Saw mills</p> <p>Dumping Yard</p> <p>Storage of explosive & fireworks, Gas Godowns</p> <p>Sewage treatment plants</p>		<p>Any other uses not specified</p>

	<p>built-up area limited to 300 m².</p> <p>Police Post/Police Station, Post and Telegraph office, Fire Post /Fire station, Telephone Exchange, wireless stations and Tele communication towers,</p> <p>Day Care and Creche, Nursery / Kinder Garten / Primary & Upper primary schools.</p> <p>Library and Reading Rooms, Godowns/ ware houses/ Storage – non hazardous – built-up area limited to 100 m².</p> <p>Storage of Agricultural produces and seeds, Green houses.</p> <p>Cottage industries, Service industries of non-nuisance Nature (See Annexe -I)</p> <p>Automobile workshops for 2/3 Wheelers Tot Lots/Parks/Play Grounds, Camping sites</p> <p>Public utility areas & buildings</p> <p>Parking Plazas</p> <p>Places of worship</p>			
5.2	Provided that the access road has an existing width of 8m minimum			
	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments upto a height of 16 metres			
	<p>Clinics (Outpatient) and diagnostic centres - built-up area limited to 400 m².</p> <p>Shops, professional offices, commercial offices and establishments, Commercial training institutes, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens – built-up area limited to 400 m².</p>	<p>Indoor stadium, Convention centres etc</p> <p>Junk yards, Timber yards</p>		
	Library and Reading Rooms, Social welfare centres– built-up area limited to 200 m² .			

	<p>Godowns/ warehouses/ Storage – non hazardous – built-up area limited to 200 m².</p> <p>Auditorium/Wedding Halls/Community halls built-up area limited to 500m².</p> <p>Hospitals & Health Centres with number of beds limited to 5.</p>			
5.3	Provided that the access road has an existing width of 12m minimum			
	<p>Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters.</p> <p>Auditorium/Wedding Halls/Community halls Godowns/ Warehouses/ Storage - non hazardous materials.</p>	<p>Stacking yards, Fuel Filling Stations</p> <p>Higher Education Institutions. Health Care Facilities</p>		
6	Commercial Use Zone			
6.1	<p>All shops including shopping complexes, shopping malls, hypermarkets, restaurants, hotels, markets.</p> <p>Professional offices, commercial offices & establishments, Commercial training institutes, banking and financial institutions, IT software units, Movie halls, Auditorium, Wedding Halls, Community Halls</p> <p>Godowns / warehouse / storage of Non-hazardous materials, stacking yards.</p> <p>Gymnasium/ Yoga centres</p> <p>Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non-nuisance nature (See Annexe-I), , printing press, IT hardware/electronic industries</p> <p>Expansion of existing residential buildings,Single Family Residences</p> <p>Residential flats/apartments with atleast the street facing portion in two lower floors put under E and F occupancies of KMBR in force</p> <p>Night shelters, orphanages, old age homes, dharmasala, hostels and</p>	<p>Fuel filling stations.</p> <p>Saw Mills with Timber Yards.</p> <p>Slaughter Houses.</p> <p>Saw mills</p>	<p>Multiplex complex</p> <p>Transport terminals.</p>	<p>Any other uses not specified</p>

	<p>boarding houses, lodges and guest houses, Ashram, Mutts, Madrasa.</p> <p>Public utility areas and buildings</p> <p>Day care, Creche, Nursery/ Kinder garten, Expansion of existing educational institutions</p> <p>Social welfare centres, Library and reading rooms, Exhibition centres, Art gallery museum, convention centres,.</p> <p>Clinics, diagnostic centres and hospitals with number of beds limited to 50.</p> <p>Tot lots, Parks & playgrounds, fair grounds, open air theatres, amusement parks.</p> <p>Parking plaza,</p> <p>Plant nursery, Storage of agricultural produces and seeds</p>			
6.2	Provided that the access road has an existing width of 12m minimum			
	<p>Educational Institutions other than those mentioned in clause 6.1.</p> <p>Hospitals & Health centres</p>			
7	Industrial Use Zone			
7.1	<p>All industries other than obnoxious and nuisance type industries, Automobile Workshops & Auto mobile Service Stations, Spray Painting Workshops, Saw Mills, Timber Yard, Ice Factory, Cold Storage, Fish & Meat Processing Units, Printing Press, Water Treatment Plants, Industrial Estates.</p> <p>Shops, Professional offices/Banking and financial offices, Commercial training institutes - built-up area limited to 100sqm IT Software units</p> <p>Godowns/Warehouses/Storage of non hazardous material, stacking yards, weigh bridge.</p> <p>Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House.</p> <p>Dry Cleaning Plants, Power Plants, Sub Stations,</p>	<p>Fuel Filling Stations Storage of Explosives and Fire Works, Gas Godowns, Crusher Units.</p> <p>Sewage Treatment Plants, Dumping Yard.</p> <p>Slaughter House</p>		Any other uses not specified

	<p>Transport Terminals incidental to industrial use.</p> <p>Residential Uses incidental to the Industrial Use.</p> <p>Any other activity essentially incidental to Industrial use.</p> <p>Tot lots, Parks and Play Grounds attached to incidental residential use.</p>			
8	Public and Semi Public Use Zone			
8.1	<p>Local/State/Central Government/ Public Sector Offices and Other Related Public Buildings.</p> <p>Educational Institutions, Library and reading rooms, Social welfare centres</p> <p>Clinics, Diagnostic centres and hospitals, Civil defence and home guard</p> <p>Residential Quarters incidental to public and semi public use, Ashram/Mutts.</p> <p>Tot lots/ parks/ Playgrounds</p> <p>Places of worship</p> <p>Museum, Indoor games stadium, Open air theatre, Exhibition centres & Art gallery, Camping sites.</p> <p>Public Utility Areas and Buildings, Additions and alterations to the existing public and semipublic buildings including addition of new blocks without altering the use.</p> <p>Auditorium, Wedding halls/Community halls incidental to public & semi-public uses, Convention centres, Outdoor games stadium, Parking plazas.</p> <p>Solid waste management and uses incidental to solid waste management.</p>	<p>Cremation ground / Crematorium, Burial Ground, Common Vault.</p> <p>fuel filling stations.</p>	<p>Bus terminals/ stand lorry stand,</p>	<p>Any other uses not specified</p>
9	Traffic and Transportation Use Zone			
9.1	<p>Transport terminals such as bus terminals/stand, truck/ lorry stand, auto rickshaw stands, taxi/jeep stands</p>	<p>Fuel Filling Stations</p>		<p>Any other uses not specified.</p>

	Any incidental uses to the transport terminals such as Retail Shops, Restaurants, Canteen, movie halls, recreational facilities etc. Staff Quarters, Offices, Night Shelters, Guest Houses etc incidental to the transport terminals Parking Plazas Public Utility Areas and Buildings			
10	Recreational Zone			
10.1	Any construction/land development essential for the development/improvement of recreational facilities. Watch Towers, Eco Walk Ways, Fair Grounds and similar uses. Tot Lots, Park, Play Grounds, , Open Air Stadium, Open Air Theatre, Zoological and Botanical Garden, Eco Walk Way and similar uses Public Utility Areas and Buildings			Any other uses not specified
11	Conservation zone			
11.1	Paddy cultivation Agriculture/Horticulture/Fodder cultivation/ Fish Farms/ Seed Farms/ 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 & Public utility buildings which will not affect the character of the area.		Any other uses not specified
12	Water Bodies			
12.1	All existing water bodies shall be conserved. Bridges, Side protection walls, Bathing Ghats, Floating jetty etc. may be permitted based on community level requirements. Water landings, Pump Houses.	Fish farms		Any other uses not specified
13	Mangroves			
13.1	All existing Mangroves shall be conserved. Mangrove cultivation			Any other uses not specified

14	Special Zone
	<i>Special zones include the areas demarcated for specific uses or projects. No other activity unless otherwise specified shall be permitted in such zones.</i>
14.1	Special Zone 1 : Pilgrim amenity center I (Near Kottappadi Junction)
	Multipurpose Hall, Dormitory rooms, dining hall, auditorium, toilet blocks, information centers, locker facility, Convenience Stores, Tea stalls/Cafeteria and other incidental uses
14.2	Special Zone 2 : Pilgrim amenity center II (Near Mavinchodu – Thaikkad)
	Multipurpose Hall, Dormitory rooms, dining hall, auditorium, toilet blocks, information centers, locker facility, Convenience Stores, Tea stalls/Cafeteria and other incidental uses
14.3	Special Zone 3 : Stadium at Manikkathpadi
	Uses permitted in recreational zone and other incidental uses
14.4	Special Zone 4 : Open air Gym and Yoga Park
	Open air Gym facilities and Yoga center and other incidental uses
14.5	Special Zone 5 : Tourist Facilitation center I
	Information centers, Hotels/Restaurants, Convenience Stores, Entertainment and recreational facilities like cinema halls, children’s park, parking facilities, prayer rooms, rest rooms, dormitories or home stay and other incidental uses
14.6	Special Zone 6 : Tourist Facilitation center II
	Information centers, Hotels/Restaurants, Convenience Stores, Entertainment and recreational facilities like cinema halls, children’s park, parking facilities, prayer rooms, rest rooms, dormitories or home stay and other incidental uses
14.7	Special Zone 7 : Sports Village
	Gym, Indoor pitch, sports hall, indoor athletic facilities, Meeting rooms, Outdoor Pitch, Athletic Space, Aquatic Center and other incidental uses
14.8	Special Zone 8 : Waste management centre Near Puthucherry Padam
	Compost plant, Storage building and any other amenities incidental to waste treatment. Biogas Plant, Storage building and any other amenities incidental to waste treatment.
14.9	Special Zone 9 : Waste management centre 1 near Brahmakulam
	Compost plant, Storage building and any other amenities incidental to waste treatment. Biogas Plant, Storage building and any other amenities incidental to waste treatment.
14.10	Special Zone 10 : Waste management centre near Kaveed South
	Compost plant, Storage building and any other amenities incidental to waste treatment. Biogas Plant, Storage building and any other amenities incidental to waste treatment.
14.11	Special Zone 11 : Waste management centre near Kottappady
	Compost plant, Storage building and any other amenities incidental to waste treatment. Biogas Plant, Storage building and any other amenities incidental to waste treatment.
14.12	Special Zone 12 : Waste management centre 2 near Brahmakulam
	Treatment Plant and any other amenities incidental to sewage treatment.
14.13	Special Zone 13 : Waste management centre near Chakkamkandam
	Treatment Plant and any other amenities incidental to sewage treatment.
14.14	Special Zone 14 : Waste management centre near Pilakkad
	Treatment Plant and any other amenities incidental to sewage treatment.
14.15	Special Zone 15 : Waste management centre near Kaveed North
	Treatment Plant and any other amenities incidental to sewage treatment.
14.16	Special Zone 16 : Integrated Agro Park – Puthucherry Padam
	Facilities for storage, processing and marketing of agricultural produces, Agricultural machinery and equipment and other incidental uses
14.17	Special Zone 17 : Agro Center at Kottappady
	Facilities for storage, processing and marketing of agricultural produces, Agricultural machinery and equipment and other incidental uses

14.18	Special Zone 18 : Bus stand at west nada
	Transport terminals such as bus terminals/stand, truck/ lorry stand, auto rickshaw stands, taxi/jeep stands. Any incidental uses to the transport terminals such as Retail Shops, Restaurants,Canteen,movie halls,recreational facilities etc.
14.19	Special Zone 19 : Muthuvattur school ground expansion
	Playground, Any construction/land development essential for the development/ improvement of recreational facilities
14.20	Special Zone 20 : Tourist bus parking near Thaikkad junction
	Parking plaza, any incidental uses
14.21	Special Zone 21 : Multi-functional centre, Chowwallurppadi
	All uses permitted in commercial zone, recreational zone and any incidental uses
14.22	Special Zone 22 : Mini Bus stand, Kottappady
	Transport terminals such as bus terminals/stand, truck/ lorry stand, auto rickshaw stands, taxi/jeep stands. Any incidental uses to the transport terminals such as Retail Shops, Restaurants,Canteen,movie halls,recreational facilities etc.
14.23	Special Zone 23 : Community hall, Thampuranpady
	Auditorium, Wedding halls/Community halls, Convention centres and any incidental uses
14.24	Special Zone 24 : Pookkode PHC development
	Clinics, Diagnostic centres and hospitals, incidental uses
14.25	Special Zone 25 : Thaikkad PHC development
	Clinics, Diagnostic centres and hospitals, incidental uses
14.26	Special Zone 26 : Market
	All uses permitted in commercial zone and any incidental uses
14.27	Special Zone 27 : East Nada bus stand expansion
	Transport terminals such as bus terminals/stand, truck/ lorry stand, auto rickshaw stands, taxi/jeep stands. Any incidental uses to the transport terminals such as Retail Shops, Restaurants,Canteen,movie halls,recreational facilities etc.
14.28	Special Zone 28 : Chakkamkandam Lakefront development
	Mangrove afforestation, Beautification works such as jogging tracks, seating arrangements, walkways, and parks. Boating Facilities, Theme parks/ water parks, nature walks, small bird parks/butterfly parks, fishing, Flower park, Lake festival etc. and any incidental uses
14.29	Special Zone 29 : Mini bus stand at Pancharamukku
	Transport terminals such as bus terminals/stand, truck/ lorry stand, auto rickshaw stands, taxi/jeep stands. Any incidental uses to the transport terminals such as Retail Shops, Restaurants, Canteen, movie halls, recreational facilities etc.
14.30	Special Zone 30 : Redevelopment of mini market at West Nada
	All uses permitted in commercial zone and any incidental uses
14.31	Special Zone 31 : Improvement of Manchira Parking ground
	Parking plaza, any incidental uses
14.32	Special Zone 32 : Exhibition centre, Modern Parking ground
	All uses permitted in commercial zone, recreational zone and any incidental uses ,Parking plaza and any incidental uses

FLOOD HAZARD OVERLAY FOR FLOOD PRONE ZONES

Flood prone Zones: These are areas which are exposed to floods and are classified into various Zones (High and Medium) based on the intensity of likely Floods in the design scenario of 50-year return period(Source: KSDMA)

High risk areas are areas likely to be inundated to a depth between 1.5m and 3m in the design flood scenario. Moderate risk areas are areas likely to be inundated to a depth between 0.6m and 1.5m in the design flood scenario. For the purpose of reducing Disaster Risk, proposed land use and the developments in various hazard zones are further modified by Flood Hazard Overlay regulations in Table 32.2. These additional regulations are aimed at reducing damages and losses to people and assets in the flood prone areas. Flood Hazard Overlay regulations have to be read in conjunction with the zoning regulations in Table 32.1 and wherever a conflict occurs the additional regulations in the Flood hazard overlay shall prevail.

Table 32.2 Flood Hazard Overlay regulations

Sl.No.	USES PERMITTED	USES RESTRICTED	USES PROHIBITED
1	High Risk Area: (inundation depth between 1.5m and 3m)		
	Constructions in respective zones as in the proposed Land use Plan.		
	Basement floors are not allowed for any use other than parking.		
	Plinth levels of all buildings should be at a height of minimum 0.75 metre above the existing ground level or on stilts of height minimum 0.75 metre from existing ground level.		
	No sharp-edged projections shall be fixed over the compound walls or gates, for facilitating easy evacuation.		
	All new single storeyed buildings should have a stairway to the roofs so that temporary shelter can be taken there		
	All new buildings shall have a minimum of one-third of the roof terrace kept open to sky subject to a minimum of 15sq.m, which shall be accessible to facilitate easy evacuation.		
	New constructions shall have at least one balcony or open verandah or open terrace in the upper floor(s) or open stair connecting the upper floor(s) to the ground. Such balcony or open verandah or open terrace or open stair shall face the yard abutting the adjoining street to facilitate easy evacuation.		

	Percolation of water in plots shall not be restricted by impervious paving. If essential, only 25% of the mandatory open space required for the building shall be paved with such pavings.		
	All Existing ponds shall be preserved.		
	No construction/ land development shall obstruct/ reduce drainage capacity in the area.		
2	Moderate Risk Area: (inundation depth between 0.6m and 1.5m)		
	Constructions in respective zones as in the proposed Land use Plan.		All other uses not specified
	Basement floors,if any are not allowed for any use other than parking.		
	Plinth levels of all buildings should be at a height of minimum 0.60 metre above the existing ground level or on stilts of height minimum 0.60 metre from existing ground level.		
	No sharp-edged projections shall be fixed over the compound walls or gates, for facilitating easy evacuation.		
	All new single storeyed buildings should have a stairway to the roofs so that temporary shelter can be taken there		
	New constructions shall have at least one balcony or open verandah or open terrace in the upper floor(s) or open stair connecting the upper floor(s) to the ground. Such balcony or open verandah or open terrace or open stair shall face the yard abutting the adjoining street to facilitate easy evacuation.		
	Percolation of water in plots shall not be restricted by dry paving. If essential, only 25% of the mandatory open space required for the building shall be dry paved.		
	All Existing ponds shall be preserved.		
	No construction/ land development shall obstruct/ reduce drainage capacity in the area.		

