

ZONING REGULATIONS

1. All future developments shall be in conformity with the provisions of the Development plan for Paravoor Town.

2. For the implementation and enforcement of the proposals envisaged in this Development plan areas have been zoned under various categories such as residential, residential mixed, commercial, commercial cum residential mixed, dry agricultural, tourism mixed, paddy, special use zones etc. Details regarding the nature of uses 'permitted', uses 'restricted' and uses 'prohibited' in each zone are given in the accompanying sheets. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in this scheme

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 Paravoor Municipality, hereinafter referred to as the 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 studied based on their performance characteristics and special locational factors. Such cases which come under this category are classified as "Uses Restricted". Restricted-1 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Town Planner of the District office of the Department of Town and Country Planning. Restricted - 2 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner of the Department of Town and Country Planning.

"Uses prohibited" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.

3. 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 scheme. They are essentially intended to help the competent authority in decisions regarding granting or refusal of permits for land development and construction of buildings/structures.

4. If any portion of a zone is put to a "Use prohibited" as stated in Para 2, before the sanctioning of the scheme, such use shall be termed as non-conforming use. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the secretary, provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Chief Town Planner.

5. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all the zones and shall not constitute non conforming uses.

6. 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 centerline of the road, unless otherwise specified in the scheme or in any detailed road alignment approved by the Chief Town Planner.

Para No	Uses permitted	Uses restricted -1	Uses restricted-2	Uses Prohibited
1	2	3	4	5
7	Residential Uses Zone			
	All residences, Residential Flats/ Apartments, Orphanages/Old Age Homes/Dharmasala	Ashram/Mutt	Fuel Filling stations	Any other uses not specified
	Shopes, commercial offices, Restaurants and Professional Offices upto 100sqm floor area, Banking and Financial institutions - floor area upto 200 sq m, Gymnasium/Yoga center Clinics,(Outpatient)-floor area up to 100 sq. m	Automobile workshops for 2/3 wheelers-floor area up to 200 sq m provided that the access road has a width of 5m minimum		
	Cottage Industries including coir Service industries of non-nuisance Nature (See Annexure 3) engaging not more than 6 workers with out power or 3 workers with power limited to 5 HP	Transmission towers, Telecommunication towers and Wireless Stations		
	Day care and Creche, Nursery/ Kinder Garten, Primary /Upper Primary School, Police Post/Police station, Library and Reading Rooms, Tot Lots/Parks/Playground	Hospitals with 5 beds, Convention Centres /Auditorium/ Wedding Halls/Community halls/Exhibition centres and Art Gallery-floor area upto 50 Sqm provided that the access road has a width of 8m minimum		
	Public Utility Areas & Buildings essentially serving the needs of the local Community	Other Public Utility Areas & Buildings		
	Plant Nursery, Pump House, Wells and Irrigation Ponds	Places of worship		
8	Residential Mix Use Zone			
8.1	All uses that are permitted in Residential use zone	Museum, Exhibition centres and Art Gallery		Any other uses not specified
	Ashram/Mutt	Places of Worship		

Guest Houses/Lodges	Fuel Filling Stations		
Shops,Professional Offices,Banking and Financial Institutions,Commercial offices/Establishments,Restaurants/Canteen/Hotels/Gymnasium/Yoga Centers,Community Ha-llas-floor area upto 200 sq m.	Indoor games stadium		
Automobile workshops for 2/3 Wheelers			
Service Industries of non-nuisance nature(See Annexure 3)engaging not more than 19 workers without power or 9 workers with power limited to 15 HP			
Civil Defense and Home Guard			
Transmission towers,Telecommunication towers and Wireless Station			
Post and Telegraph office,Fire Post/Fire Station,Telephone Exchange, Public Utility Areas &Buildings			
Diagonostic Centres-floor area up to 100 sq m			
Parking plaza,Taxi/Jeep stand			
Agriculture,Horticulture,Fodder cultivation, Pastures, Grazing Grounds			
Fish Farms,Seed farms,Diary farms, Poultry farms			
Storage of Agricultural Products and seeds			
8.2	Provided that the access road has a width of 5m minimum		
	Clinics(outpatient)-floor area up to 200 sq m		Any other uses not specified
	Diagonostic Centres-floor area up to 500 sqm		
8.3	Provided that the access road has a width of 8m minimum		

Shops ,Professional offices, Commercial offices/Establishment Banking and Financial Institutions, Restaurants/ Canteen,Hotels,IT/Soft ware Units-floor area up to 500 Sqm			Any other uses not specified
Weigh bridge			
Social welfare centers - floor area above 200 sqm			
Secondary/Higher Secondary Sch- ools Junior Technical Institutions.			
Movie Halls/ Auditorium/Wedding Halls/Community halls - floor area up to 500 sq m			
Diagonostic centres above 500 sqm floor area, Hospitals & Health centres -(up to 10 beds)			
Public offices, shops ,Professional offices,commercial offices/Establishments, Banking and Financial Instit utions,restaurants/Canteen,Hotels and IT/Software Units-floor area up to 1000 sq m with FAR limited to 2			
Markets-Plot Area upto 500 Sqm			
Godowns/Warehouses/Storage- nonhazardous-floor area upto 200sqm			
Service Industries of Non Nuisance Nature(See Annexure 3) engaging not more than 19 workers with out power or 9 workers with power limited to 30 HP			
Marble and Granite Storage/Cutting centres			
Industrial estates & Industrial Parks			
Automobile workshops/Automobile Service Stations Light vehicles			

8.4 Provided that the access road has a width of 12m minimum				
	Educational institutions of higher order		Bus	Any other
			Terminal/Stand, Lorry stand	uses not specified
	Shops/offices above 1000 sq m floor area with FAR limited to 2			
	Markets-Plot Area above 500 sqm			
	Hospitals & Health Centers-(up to 100 beds)with FAR limited to 2			
	Godowns/Warehouses/Storage-non hazardous - floor area upto 500 sqm with FAR limited to 2			
	Automobile workshops/Automobile Service Stations for Heavy vehicles			
	Movie Halls,Auditorium/Wedding Halls/Community halls-floor area upto 1000 sq m			
8.5 Provided that the access road has a width of 18m minimum				
	Hospitals & Health Centres-(up to 300 beds)		Container Terminal	Any other uses not specified
	Movie Halls/Auditorium/Wedding Halls/Community halls-floor area above 1000 sq m with parking @ 1.1 times that of KMBR			
9 Commercial Use Zone				
9.1	Residences - floor area up to 300 sqm,Ashram/Mutt	Residences -floor area above 300 Sq m		Any other uses not specified
	Hostels, Boarding Houses, Guest Houses, Lodges, Night Shelters	Residential Flats/Apartments		

All shops including shopping complexes, Shopping malls, Multiplex Hypermarkets, Restaurants, Hotels, Markets			
Professional offices, Commercial Offices&Establishments, Banking and financial institutions			
Godowns/Warehouse/Storage of non hazardous materials, stacking yards			
IT software units			
MovieHalls,Auditorium/Wedding Halls/Community Halls			
Gymnasium/Yoga centres			
Fuel Filling Stations			
Day care and creche,Nursery/Kinder Garten/Schools upto Higher Secondary level			
Tot Lots/Parks/Play Grounds			
Cottage Industries, Automobile workshops,Automobile Service stations Cold storage, Service Industries of non-nuisance Nature (See Annexure 3) engaging not more than 19 workers without power or 9 workers with power limited to 30 HP, Saw- mills, weigh bridges, IT Hardware/ Electronic industries.			
Marble and Granite Storage/Cutting centres			
Local/State/Central Govt.or Public Sector offices			
Transmission towers, Telecommunication towers and Wireless Station			
Library and Reading Rooms, Social Welfare centres			
Museum, Exhibition Centres and Art Gallery			
Indoor Games Stadium			

	Convention Centres			
	Public Utility Areas and Buildings			
	Places of worship			
	Clinics(outpatient)Diagnostic centres, Hospitals up to 50 beds			
	Parking plazas,Transport terminals Plant Nursery			
	Storage of agricultural produces and seeds			
9.2	Provided that the access road has a width of 12m minimum			
	Other Education Institutions			Any other use not specified
	Hospitals &Health Centres(above 50 beds)			
10	Commercial cum Residential Mixed use zone			
	Residences - floor area upto 300sqm	Residences-floor area upto 1000 sq m	Other Non Nuisance character service Industries	Any other use not specified
	Shops, Professional Offices, Comm- ercial Offices/Establishments, Ban- king and Financial Institutions- floor area upto 1000 sq m	Hostels and Boarding Houses	Marble & Granite Storage/ Cutting centres	
	Places of Worship	Fuel Filling Stations	Hospitals &Health centre(up to 100 beds)	
	Clinics (Outpatient),Diagonostic centres	Automobile workshopsfor 2/3 Wheelers		
	Public Utility Areas & Buildings	Secondary/Higher Second- ary Schools		
	Movie Halls, Auditorium/Wedding Halls/Community Halls	Social Welfare centres		
	Hotels	Hospitals & Health centres(Up to 50 beds)		
	Markets			

	Gymnasium/Yoga centres Parking Plaza,Auto/Taxi/Jeep Stand		
	Godowns/Warehouses/Storage floor area upto 500 sq m - non hazardous		
	Weigh Bridge		
	IT/Software Units		
	Cottage Industries		
	Service Industries of non-nuisance Nature (See annexure 3) engaging not more than 6 workers with out power or 3 workers with power limited to 5 HP		
	Local/State Central Govt or Public Sector offices		
	Godowns/Warehouses/Storage floor area upto 500 sq m - non hazardous		
	Weigh Bridge		
	IT/Software Units		
	Cottage Industries		
	Service Industries of non-nuisance Nature (See annexure 3) engaging not more than 6 workers with out power or 3 workers with power limited to 5 HP		
	Local/State Central Govt or Public Sector offices		
	Day care and creche, Nursery/Kinder Garten, Primary and Upper primary Schools, Library and Reading Rooms		
	Transmission towers, Telecommuni cation towers and Wireless stations		
	Plant Nursery, Pump House, Wells and Irrigation ponds		
11	Dry Agricultural use zone		
	Residences floor area upto 1000sqm	Shops,Professional offices Banking and Financial in- stitutions of floor area upto 500 sq m. provided that the access road has a width of 5m minimum.	Fuel Filling Stations Any other use not specified

Orphanages, Old Age Homes, Dharmasla, Ashram/Mutt	Markets, Plot Area upto 500 Sqm	Service Industries of non-nuisance nature (See Annexure 3) engaging not more than 19 workers with out power or 9 workers with power limited to 15 HP	
Clinics(Outpatient)and Diagnostic centres-floor area up to 200 sq m	Godowns/Warehouses/Storage-non hazardous, upto 500 sqm floor area.		
Shops,Professional Offices, Commercial Offices/Establishments, Banking and Financial institutions,Restaurants/Canteens-floor area upto 200Sqm	Stocking Yards		
Police Post/Police Station,Post and Telegraph office, Fire Post/Fire station,Telephone Exchange	Automobile workshops for 2/3 wheelers		
Gymnasium/Yoga centres-floor area up to 100 sqm	Saw mills		
Godowns/Warehouses/Storage-non hasardous - floor area upto 100 sqm	Transmission towers,Telecommunication towers and Wireless Station		
Cottage Industries	Social welfare centres up to 200 sqm floor area		
Service industries of non-nuisance Nature(See Annexure 3) engaging not more than 6 workers with out power limited to 5 HP	Auditorium/Wedding Halls/Community Halls-floor area upto 500 sqm provided that the access road has a width of 8m minimum.		
Day care and Creche,Nursery/kinder Garten/Primary&Upper primary Schools	Places of Worship		

Library and Reading Rooms	Hospitals&Health centres - floor area upto 500 sqm provided that the access road has a width of 8m minimum		
Tot Lots/Parks/Play Grounds	Weigh Bridge		
Plant Nursery			
Agriculture,animal husbandry, horticulture including incidental uses such as cattle shed, Fodder cultivation, Pastures,Grazing grounds			
Fish Farms,Seed farms			
Pump House,wells and Irrigation Ponds			
Storage of Agricultural Produces and Seeds			
Public Utility Areas & Buildings			
12	Tourism mixed use zone		
Residences-floor area upto 1000 sqm, Hostels and Boarding Houses	Shops /Professional Offices/ Banking and Financial insti- tutions- floor area upt to 500 sq m	Fuel Filling Stations	Any other use not specified
Orphanages/Old Age Homes/Dharmasala	Restaurants/Canteen/Resort Hotels-floor area above 500sq m provided that the acce-ss road has a width of 5m minimum.		
Night Shelters,Guest Houses, Lodges	Bakerys and Confectionari- es floor area above 200 sqm		
Ashram/Mutt	Movie Halls		
Retail Shops/Professional Offices floor area upto 100 sq m	Convention centres		
Commercial Offices/Establishments Banking and Financial Institutions floor area upto 200 sq m			
Restaurants/Canteen/Resorts/Hotels floor area upto 500 sq m			
Bakerys and confectionaries-floor area upto 200 sq m			

Gymnasium/Yoga centres		
Godowns/Warehouses/Storage nonhazardous-floor area upto 100 sqm		
Cottage industries		
Day care and Creche, nursery/Kindergarten,Primary/Upper Primary School		
Police Post/Police Station, Post and Telegraph office, Fire Post/Fire station,Telephone Exchange		
Library and Reading Rooms		
Museum		
Exhibition centres and Art Gallery		
Clinics(Outpatient)and Diagnostic centres-floor area up to 200 sq m		
Tot Lots/Parks/Play Grounds		
Open air Theatre		
Amusement Parks		
Zoological and Botanical Gardens/ Bird Sanctuary		
Camping Site		
Automobile workshops for 2/3 Wheelers		
Transmission towers, Telecommunication towers and Wireless station		
Social Welfare centres		
Swimming Pools		
Public Utility Areas&Buildings		
Places of Worship		
Hospitals & Health Centres(up to 10 beds)		

	Stadium			
	Fair Ground			
	Auto/Taxi/Jeep stand			
	Plant Nursery			
	Pump House,Wells and Irrigation Ponds			
	Agriculture,Animal Husbandry and Horticulture including incidental uses such as cattle shed, Fodder cultivation, Pastures, Grazing grounds			
	Fish Farms,Seed Farms			
	Storage of Agricultural Products and seeds			
13	Public and Semi Public use zone			
	Additions and alterations to the existing buildings without altering the uses, buildings for incidental uses with floor area up to 100 sqm			Any other use not specified
14	Water bodies			
	Boat jetties, bridges, side protection walls,fish landing centres			Any other use not specified
15	Industrial Use Zone			
	Any activity related to production and value additions of coir			Any other use not specified
16	Traffic and Transportation use zone			
	Constructions that form an integral part of the transportation use			Any other use not specified
17	Park and open space use zone			
	Any construction for the development/improvement of park and open spaces			Any other use not specified

18	Paddy			
	Paddy cultivations	Agriculture/Horticulture/ Fodder cultivation. Fish Farms/Seed Farms/Pump House/Wells and Irrigation Ponds without any building construction.	Minor Public Utility areas areas & build- ings which will not affe- ct the chara- cter of the area.	Any other use not specified
19	Special zones			
Special zones include the areas specifically demarcated for certain projects, environmentally sensitive areas and heritage areas. No other activity unless otherwise specified should be permitted in these areas.				
Special zone 1	IT Park in 12 acres of land	70% of the total buildable plot area is reserved for IT park. Remaining 30% of the buildable area is reserved for incidental uses like residential flats, restaurants, lodges, commercial establishments, recreational facilities and other buildings for incidental uses with total floor area up to 150 sqm		
Special zone 2	Hospital complex in 4.5 hectres of land	70% of the total buildable plot area is reserved for Hospitals including labs etc. Remaining 30% of the buildable area is reserved for incidental uses like residential quarters, canteen, waiting rooms and other buildings for incidental uses with total floor area up to 150 sqm		
Special zone 3	Small scale industrial estate in 3.5 acres of land	Incidental uses like electrical sub station, canteen waiting rooms and other buildings for incidental uses with total floor area up to 150 sqm		
Special zone 4	Paddy fields to be conserved from the environmental point of view	Paddy is to retained as such. Vegetable cultivation without filling the area is permitted		
		In the identified heritage sites, constructions for renovation of the existing buildings only are permitted. Height of constructions, within a distance of 50 m, on all sides of the compounds of the heritage sites shall be limited to a maximum of 7 m.		

Special zone 5	Heritage sites	No development, re-development, constructions including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole there of in respect of any objects or buildings in these sites, shall be allowed except with the prior written recommendation of the Art&Heritage commission constituted by the Government under Rule 154 of the Kerala Municipality Building Rules 1999, in order to conserve the heritage character of the sites.
Special zone 6	Agriculture and allied activity center in 2 acres of land	If this projects is not materialised within a period of 5 years, the area shall be deemed to be zoned as Dry Agricultural Zone
Special zone 7	Bus stand in 2 acres of land	A commercial complex in 10% of the total area may be permitted along with or after the construction of the bus stand. Incidental uses like waiting sheds, toilets, canteen etc shall also be accommodated in this area.
Special zone 8	Crematorium	Buildings/structures incidental to the main use only are permitted
Special zone 9	Solid Waste Disposal	Buildings/structures incidental to the main use only are permitted

General notes:

- 1 Subject to zoning regulations of the respective use zones, more than one use may be combined in a building, provided that the total floor area of such a building shall not exceed the maximum floor area permitted for any of such use premises in that use zone.
2. For the purpose of these regulations, floor area means the total floor area of the building on all floors.
3. Land to a depth of 50 m on either sides of roads having a width of 12 m or more in residential and dry agricultural zones are deemed as Residential Mixed use zone.

ANNEXURE -3

List of non-obnoxious and non - nuisance type of service or light industries

1. Aerated water and fruit beverages
2. Apparel making
3. Assembly of air coolers and conditions
4. Assembly of bicycles,baby carriage and other small non motorized vehicles
5. Atta-chakkies
6. Ayurvedic medicinal formulations,Ayurvedic health club
7. Bakery products,biscuits,confectionaries
8. Bamboo and cane products (only dry operations)
9. Block making for printing
10. Card board or corrugated box and paper products (paper or pulp manufacturingexcluded)
11. Carpet weaving
12. Cement and concrete products (where crusher is not used)
13. Chilling plants and cold storage
14. Coir (without bleaching/dyeing)
15. Concrete batching plants
16. Cotton and woolen hosiery/Cotton and silk printing
17. Electro plating
18. Electronics and electrical goods
19. Electronics equipment (Assembly)
20. Engineering workshop and general fabrication works (with out any chemical treatment)
21. Embroidery and lace manufacturing
22. Flour mills(job work only)
23. Foam bed, latex thread
24. Foot wear (rubber and PVC)
25. Furniture making
26. Fountain pens
27. Garment stitching,tailoring
28. Gold and silver smithy
29. Gold and silver thread sari work
30. Ice-cream or ice making
31. Insulation and other coated papers (paper or pulp manufacturing excluded)
32. Jobbing and machining
33. Light engineering
34. Laundry,dry cleaning and dyeing
35. Manufacturing of formulated synthetic detergent products
36. Manufacture of soaps involving process without generation of trade effluents (Sponification of fats and fatty acids only)
37. Mineralized water
38. Musical instruments manufacturing
39. Oil ginning/expelling
40. Optical frames
41. Paint (by mixing process only)

42. Paper Pins and U-clips
43. Power looms/hand looms (without dyeing & bleaching)
44. Photo and picture framing
45. Pressure testing units
46. Printing press
47. Rice mullors
48. Rope (Cotton and plastic)
49. Rubber gloves other than that for surgical and medical purpose
50. Rubberized coir mattresses
51. Scientific and mathematical instruments
52. Sports goods
53. Steeping and processing of grains
54. Small foundaries
55. Tissue culturing
56. Toys
57. Water softening and demineralisation plants
58. Watch, pen and spectacles repairing