

## CHAPTER 18

# ZONING REGULATION

### 18.1 GENERAL ZONING REGULATIONS

- 1.0** All future developments shall be in conformity with the provisions of the development plan and future construction shall conform to the Kerala Municipality Building Rules in force unless otherwise specified in this regulations/ any scheme.
- 2.0** For the implementation and enforcement of the proposals envisaged in the development plan for the Town, areas have been zoned under various uses such as residential, commercial, industrial, public and semi public etc. Details regarding the nature of uses “permitted”, uses “restricted” and uses “prohibited” in each zone are given in the accompanying sheets.
- 3.0** **a) “Uses permitted”** in a zone cover the uses that can be normally accommodated in the relevant zone. .
- b) Restricted uses:** - In some cases, it may be possible to permit some uses, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and spatial locational factors. Such cases, which come under this category, are classified as “Uses restricted”. Restricted uses are classified again in two categories depending upon the intensity of use as below. **(I)** Category deals with the uses that shall be restricted by the executive authority with concurrence of the Town Planner of the Department of Town and Country Planning having jurisdiction over the area. **(II)** Category deals with the uses that shall be restricted by the executive authority with the concurrence of Chief Town Planner of the Department of Town and Country Planning.
- c) “Uses prohibited”** enlists the various objectionable uses in each zone, which shall not be permitted under normal circumstances.
- All other uses other than permitted and restricted are **Prohibited** uses.

**4.0** Considering the importance attached to functional usage of different locations/area around the temple, the Municipal area is divided into 3 activity zones such as

- 1) Zone 1 – Religious activity zone
- 2) Zone 2 – Pilgrim activity zone
- 3) Zone 3 –urban activity zone.

Details regarding the nature of uses 'Permitted', uses 'Restricted' and uses 'Prohibited' in each land use zone comes in different activity zones are also given in the accompanying sheets.

**5.0** Existing areas and structures of archaeological importance, agriculture uses and religious uses may be permitted to continue in all zones and shall not constitute non-conforming uses.

**6.0** In the case of concurrence issued for constructions involving filling of wetland, low lying land and paddy fields, various mitigation measures including proper drainage measures has to be and specified and local authority has to ensure that same are provided / enforced.

**7.0** In **Urban Activity zone**, land up to a depth of 50M. in residential zone, Commercial, Public and semi-public, and Industrial zones I, along the sides of the roads having an existing or proposed width of 21.00 M. or more, commercial and public and semi public uses may be permitted with the concurrence of Chief Town Planner, if such uses are not allowable otherwise in the zoning regulations. However such uses may not be permitted in the residential zone of the area is substantially developed as a residential zone.

**8.0** In **residential zones**, if the area is substantially developed as residential, the zoning regulations spelt out in the scheme shall be continued.

**9.0** In **residential zones**, for hospitals, the following additional restrictions shall apply.

- (a) For Hospitals up to 10 beds, the minimum extent of land shall be 0.1 hectares with coverage and F.A.R. limited to 30 % and 1.0 respectively.

(b) For Hospitals up to 50 beds, the minimum extent of land shall be 0.3 Hectares with coverage and FAR limited to 30 % and 1.0 respectively.

**10.0** Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. They are essentially intended to help the competent authority in decisions regarding granting or refusal of planning permissions for land use conversions and construction of buildings/ structures or any other matter specifically mentioned in these regulations.

Table - 18.1 ZONING REGULATION

No	Land Use	Uses Permitted	Town Planner of the State Town Planning Service having jurisdiction over the area (Restricted 1 )	Chief Town planner (Restricted 2)	Uses prohibi ted
1	2	3	4	5	6
1	<b>Residential Land Use</b>				
	<b>Zone I (Religious Activity)</b>	Nil	Nil	Nil	Nil
	<b>ZONE II (Pilgrim Activity)</b>	Nil	Nil	Nil	Nil
	<b>ZONE III (Urban Activity)</b>	All Residences, Residential Flats/Apartments, Residential Uses Incidental to Other Main Uses, Night Shelters, Orphanages / Old Age Homes / Dharmasala, Residential Quarters, Farm Houses, Ashram / Madams, Service Industries of Non-Nuisance Nature (See Annexure I) 6 Workers or 3 Workers + 3 HP, Day Care and Creche, Nursery/ Kindergarten/ Primary School, Tot Lots, Parks. ATM's, Restaurants/Canteen up to 100 sq. m,	Retail/Wholesale Shops up to 200 sq. m, Professional Office up to 200 sq. m, Commercial Office/ Establishment up to 200 Sq. m, Banking and Financial Institutions up to 200 sq. m, Cyber Cafe, Restaurants/ Canteen up to 200 sq. m, Bakeries and Confectioneries up to 200 sq. m, Beauty Parlor, Gymnasium/ Yoga Centers, Godowns/ Warehouses/ Storages up to 100 sq. m, Non-Hazardous Automobile Work Shop for 2/3 Wheelers, Cold Storage, Printing Press, IT Hard Wares/Electronic Industries, Local, State and Central Govt. Offices, Public Sector Offices, Police Post, Police Station, Fire Post/Station, P&T Offices, Telephone Exchange, Open Air Theatre, Library And Reading Room, Social Welfare Centres, Gymnasium, Swimming Pool, Community Hall, Cultural And Information Centres, Public Utility Buildings, Clinics (Out Patient), Diagnostic Centre, Fair Ground, Amusement Parks, Zoological and Botanical Gardens, Bird Sanctuary, Camping Site, Auto rickshaw Stand, Fish Farm, Storage Of Agricultural Products and Seeds, Green houses, Water Treatment Plant below 5 MLD, Play Ground, Plant Nursery, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Seed Farms, Pump Houses, Wells and Irrigation Ponds.	Hostels and Boarding houses for student/women, Retail Shops up to 500 sq. m, floor area, Professional offices, Commercial office/ establishments, Banking and financial institutions, Restaurant/ Canteen, Markets, Automobile Showrooms, Weighbridge, Cottage Industries, Secondary/ Higher Secondary Schools, Vocational Training Institute, Technical training centres/ Polytechnics, Fuel filling station, IT/Software Unit, Stacking yard, Automobile service station for light vehicles, Non-nuisance character service industries with 20 workers + 50 HP, Water treatment plants above 5 MLD , General and Head Post Office, R&D Institutes, Transmission Towers and Wireless Station, Radio and TV Stations, Museum, Out Door Stadium, Religious centres, Amusement Park, Traffic Park, Parking Plaza, Taxi/Jeep Stand, Smoke House attached to Residential Buildings.	Any other uses not specified in columns 3,4 and 5

1	2	3	4	5	6
2	<b>MIXED USE (RESIDENTIAL, COMMERCIAL AND PUBLIC &amp; SEMIPUBLIC)</b>				
	<b>Zone I (Religious Activity)</b>	Residences up to 200 Sq. m., Night Shelters, Orphanages/Oldage Homes/ Dharmasala Guesthouses' / lodges, Ashrams / Madam, Retail shops up to 100m <sup>2</sup> , ATM's, Water Treatment Plants below 5MLD, Daycare centre and Creche, Swimming Pool, Tot lots, parks, play grounds, Plant Nursery, Agriculture & Horticulture, Wells & irrigation ponds.		Restaurants / Canteen up to 100 sq. m Water treatment Plants 5 MLD & above, Social Welfare centre, Auditorium / Wedding halls, Gymnasium, Exhibition centre and Art Gallery, Cultural and information centre, Clinics(outpatient), diagnostic Centre, Fair Ground, Green Houses.	Any other uses not specified in columns 3, 4 and 5
	<b>ZONE II (Pilgrim Activity)</b>	All Residences, Residential uses Incidental to other main uses, Night Shelters, Guest Houses / Lodges, Ashram/ Madam, Retail Shop up to 500 sq m, Professional Offices up to 500 sq m, Commercial Offices / Establishments up to 200 sq m, Banking and Financial Institutions up to 500 sq m, ATMs, Cyber Cafe, Restaurants / Canteen up to 500 sq. m, Beauty Parlor, Gymnasium / Yoga Centre, Water Treatment Plants below 5 MLD, Local Govt. Offices, State Govt. offices, Central Govt. offices, Public Sector Offices, Day Care and Creche, Police Posts, Police station, Fire Post / Station, Post and Telegraph office, General and Head Post Office, Telephone Exchange, Library and Reading Rooms, Social Welfare Centre, Museum, Swimming Pool, Cultural and Information Centre, Religious Centre, Hospitals & Health Center-IP (up to 10 beds), Tot Lots, Parks, Agriculture & Horticulture, Wells and Irrigation Ponds.	Orphanages / Old Age Homes / Dharmasala, Professional Offices above 500 up to 1000 sq m, Banking and Financial Institutions 1000 sq m, Motels, Hotels, Water Treatment Plants 5 MLD & above, Nursery / Kindergarten/ Primary/ School, Civil Defense and Home Guard, Auditorium /Wedding Halls, Gymnasium, Exhibition Centre and Art Gallery, Community Hall, Public Utility Buildings, Clinics (Outpatient), Diagnostic Centre, Hospitals & Health Center- IP (up to 10 beds), Fair Ground, Play Ground, Amusement Parks, Zoological and Botanical Gardens, Taxi Jeep Stand, Auto rickshaw stand, Pastures and Grazing Grounds, Fodder Cultivation, Seed Farms Pump House	Hostels and Boarding Houses for students/women, Retail Shops up to 1000 sq m, Whole Sale Shops up to 500 sq m, Professional Offices above 1000 sq m, Commercial Offices / Establishments above 200 sq m, Banking and Financial Institutions 1000 sq m, Restaurants / Canteen above 500 sq m, Bakeries and Confectionaries up to 200 sq m, Shopping / Office Complex, IT Software Units, Service Industries of non- nuisance Nature (See Annexure 1)6, Workers or 3 workers +3 HP, Printing Press, IT Hardware / Electronic industries, Courts, Radio and TV stations, Transmission towers and Wireless Station Electronic Substation, Hospitals /health Center – IP (up to 100 beds), Outdoor Games Stadium, Open air theatre, Traffic Park, Bus Terminal .Stand, Storage of /agricultural Produces and Seeds, Green Houses.	Any other uses not specified in columns 3, 4 and 5

1	2	3	4	5	6
	<b>ZONE III (Urban Activity)</b>	All Residences, Residential Flats/Apartments, Residential Uses Incidental to Other Main Uses, Night Shelters, Orphanages / Old Age Homes / Dharmasala, Residential Quarters, Farm Houses, Ashram / Madams, Retail Shops up to 1000 sq.m, Professional Office up to 1000 sq. m, ATM's, Restaurants/Canteen up To 1000 sq. m, Service Industries of Non-Nuisance Nature (See Annexure I) 6 Workers or 3 Workers + 3 HP, Water Treatment Plant below 5 MLD, Day Care and Creche, Nursery/Kindergarten/Primary School, Electric Sub-Station, Clinics (Out Patient), Tot Lots, Parks, Open Air Theatre, Traffic Park, Play Ground, Plant Nursery, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Seed Farms, Pump Houses, Wells and Irrigation Ponds.	Retail Shops, Wholesale Shops, Professional Office, Commercial Office/Establishment, Banking and Financial Institutions, Cyber Café, Restaurants/Canteen, Bakeries and Confectionaries, Beauty Parlor, Markets, Gymnasium/Yoga Centre up to 6000sq.m. Godowns/Warehouses/Stores up to 100 Sq. m. Non-Hazardous, Automobile Showrooms, Weighbridge, Cottage Industries, Automobile Work Shop 2/3 Wheelers, Auto Mobile Work Shop Power up to 20 HP, Cold Storage, Service Industries (up to 19 Workers or 9 Workers + 10 HP) Printing Press, IT Hard Wares/Electronic Industries, Local, State and Central Govt. Offices, Public Sector Offices, Secondary/ Higher Secondary Schools, Vocational Training Institute, Technical training centre/Polytechnics, Police Post, Police Station, Fire Post/Station, P&T Offices, General and Head Post Office, Telephone Exchange, Transmission Towers and Wireless Station, Library And Reading Room, Social Welfare Centre, Gymnasium, Swimming Pool, Community Hall, Cultural And Information Centre, Public Utility Buildings, Diagnostic Centre, Out Door Stadium, Fair Ground, Amusement Parks, Zoological and Botanical Gardens, Bird Sanctuary, Camping Site, Parking Plaza, Taxi/Jeep Stand, Autorikshaw Stand, Smoke House Attached to Residential Buildings, Fish Farm, Storage Of Agricultural Produces and Seeds, Green houses	Hostels and Boarding houses for students/women, retail shop up to 1000 sq. m, Wholesale shop up to 500 sq. m, Professional offices, commercial office/establishments, Banking and financial institutions, Restaurant/Canteen, Movie halls, Motels, Hotels, Shopping Complex and Super Market, Shopping and Office Complex, Shopping Halls/Multiplex hyper market above 6000 sq. m, Fuel filling station, IT/Software Unit, Stacking yard, Automobile service station for light vehicles, Ice factory, Service industries up to 19 workers or 9 workers + 30 HP, Non-nuisance character service industries with 20 workers + 50 HP, Water treatment plants 5 MLD above, Marble/granites storage/ cutting centre, Industrial estate and parks, College and University, General Educational Institute, Specialized and professional institute, R&D Institutes , Civil Defense and Home Guards, Forensic Lab, Jail and reformatory, Radio and TV Stations, Museum, Auditorium/Wedding Halls, Indoor Games Stadiums, Convention Centre, Exhibition center and art gallery, Religious centre, Hospital and Health Centre-IP (up to 50 Beds), Amusement Park, Bus Terminal/Stand, Lorry Stand, Railway Station, Air Port, Container Terminals, Boat Jetty, Harbors, Ports, Cremation Grounds/Crematorium, Burial Grounds/Common Vaults, Slaughter Houses, Gas Go downs, Fish/Meat Processing Centre, Dairy Farms, Poultry Farms, Pig Farms, Sewage Treatments Plants Below 2 MLD.	Any other uses not specified in columns 3, 4 and 5

1	2	3	4	5	6
3	<b>COMMERCIAL USE</b>				
	<b>Zone I</b>	Residences floor area up to 100 sq. m, residential uses incidental to other main uses, night shelters, Retail shop up to 500 sq. m, Whole sale shops up to 500 sq. m, Professional offices up to 200 sq. m, Banking and financial institutions up to 500 sq. m, ATMs, Restaurants / Canteen up to 100 sq. m, Beauty parlor, Gymnasium/ Yoga centre, Water treatment plans below 5 MLD, Local Govt. offices state Govt. offices, Police post, Police station, Swimming pool, Community hall, Cultural and information centre, Clinics (outpatient) Tot Lots, Parks, Play ground, Plant nursery, Agriculture and Horticulture, Wells and irrigation ponds.	Guest houses / Lodges, Ashram / Madom, Residential buildings up to 200 m <sup>2</sup> floor area, offices up to 500 sq. m, commercial offices / Establishments up to 200 sq. m, Restaurants / Canteen up to 500 sq. m, Motels, Hotels, Central Govt. offices, Day care and Crèche, Nursery / Kindergarten / Primary school, Fire post / Station, Exhibition Centre and Art Gallery, Religious Centre, Fair ground, Pump house.	Guest houses / Lodges, Ashram / Madom, Residential buildings up to 300 m <sup>2</sup> floor area, offices above 500 sq. m, commercial offices / Establishments above 200 sq. m, Restaurants / Canteen above 500 sq. m, Motels, Hotels, Central Govt. offices, Day care and Crèche, Nursery / Kindergarten / Primary school, Fire post / Station, Exhibition Centre and Art Gallery, Religious Centre, Fair ground, Pump house.	Any other uses not specified in columns 3, 4 and 5
	<b>ZONE II (Pilgrim Activity)</b>	Residential uses Incidental to other main uses, Retail Shop up to 1000 sq m, Whole Sale Shops up to 500 sq m, Professional Offices up to 200 sq m, Commercial Offices / Establishments up to 200 sq m, Banking and Financial Institutions up to 1000 sq m, ATMs, Cyber Cafe, Restaurants /Canteen up to 500 sq m, Bakeries and Confectionaries up to 200 sq m, Motels, Hotels, Beauty Parlour, IT / Software Units, Service Industries of non-nuisance Nature (See Annexure 1 )6 , Water Treatment Plants below 5 MLD, Local Govt. offices, State Govt. offices, Central Govt. offices, Police Post, Police Station ,Civil Defense and Home Guard, Fire Post / Station, Swimming Pool, Clinics (Outpatient), Tot Lots, Tot Lots, Parks, Agriculture & Horticulture, Pastures and Grazing Grounds, Wells and Irrigation Ponds.	Residences floor area up to 100 sq m, Residential uses Incidental to other main uses , Night Shelters, Orphanages / Old Age Homes /Dharmasala, Guest Houses / Lodges, Farm House , Ashram / Madom, Professional Offices up to 500 sq m, Water Treatment Plants 5 MLD & above, IT Hardware / Electronic industries, Social Welfare centre , Museum,, Auditorium / Wedding Halls, Indoor Games Stadium, Convention Centre, Convention Centre, Gymnasium, Exhibition Centre and Art Gallery, Diagnostic Centre, Community Hall, Cultural and Information Centre, Outdoor Games Stadium, Fair Ground, Open air Theatre, Taxi Jeep Stand, Auto rickshaw stand, Plant Nursery, Fodder Cultivation, Seed Farms, Pump House , Storage of Agricultural Produces and Seeds, Green Houses.	Residences floor area up to 300 sq m, Whole Sale Shops above 500 sq m, Professional Offices above 1000 sq m, Commercial Offices / Establishments above 200 sq m, Restaurants / Canteen above 500 sq m, Shopping Complex and Super markets above 1000 sq m, Shopping / office Complex, Post and Telegraph office ,General and Head Post Office, Telephone Exchange, Radio and TV stations, Hospital and Health Centre -IP (up to 50 beds) Transmission towers and Wireless Station, Library and Reading Rooms , Public Utility Buildings, Religious Centre, Electric Substation , Traffic Park, Play Ground, Amusement Parks, Zoological and Botanical Gardens, Camping Site, Parking Plaza, Bus Terminal /Stand , Lorry Stand.	

1	2	3	4	5	6
	<b>ZONE III (Urban Activity)</b>	Residences of floor area up to 300 sq. m, Residential uses incidental to main use, Hostels and Boarding houses for students/women, Night shelters, Orphanages, Old age homes/Dharmasala, Guest Houses/Colleges, Farm Houses, All retail shops, All wholesale shops, Professional offices, Commercial Offices/Establishments, Banking/Financial Institutions, ATMs, Cyber cafe, Restaurant/Canteen, Bakeries and confectioneries, movie halls, Hotels, Hostels, Beauty Parlors, Markets, Gymnasium/Yoga centre, Godowns/Ware houses/Storage non-hazardous, Shopping Complex and Super markets, shopping/office complex, Shopping malls/multiple/Hyper market, Bear pubs/parlor, Liquor bars, Automobile show rooms.	Residences above 300 sq. m floor area, Residential quarters, Ashram/Madam, Stacking yards, Automobile service stations (Light vehicles) Spray painting workshops, Saw mills, Ice Factory, Service Industries (up to 19 workers or 9 workers + 30 HP), Non-nuisance character service Industries, Printing Press, IT/Hard ware/Electronic Industries, Marble and Granites storage/Cutting Centre, College/University, Police Posts, Police Station, Fire Post/Station, P & T Offices, General and Head post offices, Telephone Exchanges, Transmission Towers and Wireless Stations, Library and Reading Rooms, Social Welfare Centre, Auditorium/Wedding Centre, Indoor games Stadium, Gymnasium, Swimming pool, Exhibition Centre and Art galleries, Hospital and health centre IP (up to 100 beds), Taxi/Jeep stand and Auto rickshaw stand. Weigh bridges, IT/software units, Cottage industries, Automobile workshops, Cold storage, Service industries of non-nuisance nature(See annexure I) 6 workers or 3 workers+ 3HP, Water treatment plants below 5 MLD, Local state and central Govt. Offices, Public Sector Offices, Day care and creche, Nursery/Kindergarten/ Primary School, Secondary/ Higher Secondary School, Vocational Training Institutes, Technical training center/Polytechnic, General Education Institute, Specialised/Professional educational Institutes, Research &Development Institutes, Community Halls, Cultural and Information Centre, Public Utility Buildings, Electric Sub-Station, Clinics (Outpatient), Diagnostics centre, Hospital and Health Centres-1P( up to 10 beds), Tot lots, Parks, Fair ground, Open air Theatres, Traffic park, Play ground, Parking plaza, Plant nursery, Agriculture and horticulture, Fodder cultivation, Pastures and grazing grounds, Fish farms, Seed farms, Pump houses, Wells and irrigation ponds, Storage of agriculture products and seeds and Green houses.	Residential flats/Apartments, Fuel filling Stations, Automobile service stations heavy vehicle, Water treatments plants 5 MLD and above, Industrial estate and Industrial parks, Medium and heavy Industries, Courts, Civil defense and home guard, Forensic Science lab, Jail and reformatory, Radio and T.V. Stations, Museum, Concretion centre, Religious Centers, Hospital and Health Centre IP(up to above 300 beds), Outdoor game Stadium, Amusement parks, Zoological and botanical gardens, Bird Sanctuary, Camping site, Bus terminal/Stand, Lorry stand, Railway Station, Boat jetty, Junk Yards, Cremation ground/Crematorium, Burial ground/Common Vault, Slaughter house, Obnoxious and nuisance character Industries, Storage of explosive and fireworks, Gas go downs, Saw mills with timber yard, Fish and meat processing centre, dairy farm, Poultry farm, Piggery farm, Smoke house attached to residential building, Smoke houses, Dumping Yards, Sewage treatment plants.	Any other uses not specified in columns 3, 4 and 5



1	2	3	4	5	6
4	<b>INDUSTRIAL USES</b>				
	<b>Zone I (Religious Activity)</b>	NIL	NIL	NIL	Any other uses not specified in columns 3, 4 and 5
	<b>Zone II</b>	Automobiles showroom, Automobile workshops, Automobile service stations, Spray painting workshops, Saw Mills, Cold Storage, Ice Factory, Service Industries ( 9 Workers + 30HP or 19 Workers), Non-Nuisance Character Service Industries, Printing Press, Water Treatment Plants, IT Hardware/Electronic Clinics(Out Patient), Diagnostic Centre, Tot Lots, Parks, Open Air Theatre, Traffic Park, Parking plaza Plants Nursery.	Residences up to 100m <sup>2</sup> Night Shelters Retail shops up to 100m <sup>2</sup>	Ashram/Madoms, Commercial offices above 200m <sup>2</sup> , Hotels, Hospitals up to 50 beds.	Any other uses not specified in columns 3,4 and 5
	<b>ZONE III (Urban Activity)</b>	Residences of floor area up to 100 m <sup>2</sup> , Residential uses incidental to the main use, ATM'S, Cyber cafe, restaurant/Canteen etc up to 500 m <sup>2</sup> , Bakeries and Confectionaries, Gymnasium/yoga centre, Go downs/ ware house/storage etc up to 100 m <sup>2</sup> non hazardous, Automobiles showroom, Weigh bridge, IT/software unit, Stacking yards, Cottage industries, Automobile workshops, Automobile service stations, Spray painting workshops, Saw Mills, Cold Storage, Ice Factory, Service Industries ( 9 Workers + 30HP or 19 Workers) , Non-Nuisance Character Service Industries, Printing Press, Water Treatment Plants, IT Hardware/Electronic Industries, Marble and Granite Storage/Cutting Centers, Industrial Estates and Industrial Parks, Medium and Heavy Industries, Transmission Towers and Wireless Station, Electric Sub Station, Clinics(Out Patient), Diagnostic Centre, Tot Lots, Parks, Open Air Theatre, Traffic Park, Play Ground, Parking plaza, Junk Yards, Cremation Ground/Crematorium, Burial Ground/Common Vault, Slaughter House, Minor Storage of Explosive and Fire Works, Gas Go downs, Saw Mills with Timber Yard, Fish and Meat Processing Centre, Dairy Farm, Obnoxious and Nuisance Character Industries, Smoke Houses attached to residential buildings, Smoke House, Dumping Yards, Sewage Treatment Plants, Plants Nursery, Agriculture And Horticulture, Pastures And Grazing Grounds, Fodder Cultivation, Pump Houses, Wells and Irrigation Ponds.	All Residences, up to floor area 200m <sup>2</sup> Hostels and Boarding Houses For Student/Women, Night Shelters, Orphanages/Old age Homes/ Dharmasala, Guest Houses/Lodges, Residential Quarters, Farm Houses, Retail Shops etc up to 500 m <sup>2</sup> , Professional Office up to 1000 sq. m, Commercial Office/ Establishment up to 200 m <sup>2</sup> , Restaurants/Canteen above 500 m <sup>2</sup> , Movie Halls, Motels , Beauty Parlor, Markets, Go downs/Ware Houses/ storage etc up to 500 m <sup>2</sup> , Local, State & Central Govt. and Public Sector Offices, Day Care and Creche,Nursery/Kindergarten /Primary School, Vocational Training Center, Technical Training Center/Poly Technic, Police Post, Police station, Fire Post/Station, Post and Telegraph Office, General and Head Post Office, Telephone Exchange, Library and Reading Room, Social Welfare Center, Auditorium/Wedding Halls, Indoor Games Stadium, Gymnasium, Swimming pools, Community Halls, Cultural and Information Center, Public Utility Buildings, Hospital and Health Center I.P(Up To 100 Beds) , Fair Ground, Taxi and Jeep Stand, Auto rickshaw Stand, Fish Farm, Seed Farm, Storage of Agriculture Produces and Seeds ,Green Houses.	Ashram/Madams, wholesale shops, Professional offices above 1000 m <sup>2</sup> , Commercial Offices/Establishment, above 200 m <sup>2</sup> , Hotels, Go downs/ware houses/storage above 500 m <sup>2</sup> non hazardous, Shopping Complex and Super markets above 1000 m <sup>2</sup> , shopping/office complex, Shopping malls/multiplex/Hyper markets, Beer pubs/ parlor, Liquor bars, fuel filling station, Secondary/Higher Secondary School, College/ University, General Education Institutes, Specialized/Professional educational Institutes, R&D Institutes, Courts, Civil defense and home guard, Forensic science lab, Jail and reformatory, radio and T.V. Stations, Museum, Convention centre, Exhibition centre and art gallery, Religious centre, Hospitals & Health centre IP( up to & above 300 beds), Outdoor games stadium, Amusement parks, zoological and botanical gardens, Bird sanctuary, camping sites, bus terminal/stand, Lorry stand, Railway station, boat jetty, Obnoxious and nuisance character industries, Storage of explosive and fireworks, poultry farm, Pig farm.	Any other uses not specified in columns 3,4 and 5

1	2	3	4	5	6
5	<b>PUBLIC AND SEMI PUBLIC USE</b>				
	<b>Zone I (Religious Activity)</b>	Night Shelters, Guest houses and lodges, Ashram and Madams ATMs, Water Treatment Plants below 5 MLD, Swimming Pool, Plant Nursery, Agriculture & Horticulture, Wells and Irrigation Ponds.	Community Hall, Cultural and Information Centre.	Residences floor area up to 100 sq. m, Orphanages / Old Age Homes / Dharmasala, Retail Shop up to 100 sq. m, Commercial Offices / Establishments up to 200 sq. m, Restaurants / Canteen up to 100 sq. m, Local Govt. Offices, State Govt. Offices, Central Govt. offices, Public Sector Offices, Day Care and Crèche, Police Post, Police Station, Fire Post / Station, Library and Reading Rooms, Social Welfare Centre, Museum, Auditorium / Wedding Halls, Exhibition Centre and Art Gallery, Public Utility Buildings, Religious Centre, Clinics (Outpatient), Open air Theatre, Traffic Park, Play Ground, Pastures and Grazing Grounds, Pump Houses, Storage of Agricultural Produces and Seeds, Green Houses.	Fire post, Hospital and Health Centre up to 10 beds
	<b>ZONE II (Pilgrim Activity)</b>	Residences floor area up to 100 sq m, Residential uses Incidental to other main uses, Commercial Offices / Establishments up to 200 sq m, ATMs , Cyber Café, Restaurants / Canteen up to 100 sq m, Water Treatment Plants below 5 MLD, Local Govt. offices, State Govt. offices, Central Govt. offices, Public Sector Offices, Day Care and Creche, Nursery / Kindergarten / Primary /School, General Education Institute, Courts, Police Post, Police Station, Civil Defense and Home Guard, Fire Post / Station, Post and Telegraph office, General and Head Post Office Library and Reading Rooms, Social Welfare centre's, Gymnasium, Swimming Pool, Exhibition Centre's and Art Gallery , Public Utility Buildings, Tot Lots, Parks, Plant Nursery, Agriculture & Horticulture, Wells and Irrigation Ponds.	Night Shelters, Guest Houses / Lodges, Ashram / Madom, Retail Shop up to 100 sq m, Professional Offices up to 200 sq m, Commercial Offices / Establishments above 200 sq m, Banking and Financial Institutions up to 500 sq m, Restaurants /Canteen up to 500 sq m, Motels, Hotels, Beauty Parlour, Gymnasium / Yoga Centre's, Water Treatment Plants 5 MLD & above, Museum, Auditorium / Wedding Halls, Indoor Games Stadium, Community Hall, Cultural and Information Centre's, Convention Centre, Clinics (Outpatient), Diagnostic Centre's, Outdoor Games Stadium, Fair Ground, Taxi /Jeep Stand, Auto rickshaw stand, Pastures and Grazing Grounds, Fodder Cultivation, Seed Farms, Pump House, Storage of Agricultural Produces and Seeds, Green Houses.	Residences floor area up to 300 sq m, Orphanages / Old Age Homes /Dharmasala, Retail Shop up to 500 sq m, Retail Shop up to 1000 sq m, Whole Sale Shops up to 500 sq m, Professional Offices up to 500 sq m, Banking and Financial Institutions above 1000 sq m, Restaurants / Canteen above 500 sq m, Shopping Complex and Super markets above 1000 sq m, Specialized / Professional Educational Institutes, Research and Development Institutes, Telephone Exchange, Transmission towers and Wireless Station, Religious Centre, Electric Substation, Hospitals & Health Center – IP (up to 50 beds), Open air Theatre, Traffic Park, Play Ground, Amusement Parks, Zoological and Botanical Gardens, Bird Sanctuary, Camping Site, Parking Plaza, Bus Terminal /Stand, Lorry Stand.	Any other uses not mentioned under items 13.1.2 and 13.2.2 (I) & (II) above

1	2	3	4	5	6
	<b>ZONE III (Urban Activity)</b>	Local, State & Central Govt. and Public Sector offices, Day care and crèche, All educational institution, R&D Institute, Courts, Police post/station, Civil defense and home guard, Forensic science lab, jail and reformatory, Fire post/station, P&T offices, General and Head post office, Telephone Exchange, Radio and T.V. Station, Transmission Towers and wireless station, Library and reading room, Social welfare centre, Museum, Auditorium, Wedding hall, Indoor games stadium, Convention centre, Gymnasium, Swimming pool, Exhibition Centre and art galleries, Community hall, Cultural and information centre, Public utility building, Religious centre, Electric sub-station, All medical institutions, Residences of floor area up to 100m <sup>2</sup> , Residential uses incidental to the main use, ATM'S, Cyber cafe, Restaurant/Canteen up to 500m <sup>2</sup> , Beauty parlor, Gymnasium/yoga centre, Go downs/warehouse/storage up to 100m <sup>2</sup> non hazardous, IT/Soft ware units, Water treatment plant below 5 MLD, Tot lots, Parks, Outdoor games stadium, Fair ground, Open air theatre, Traffic park, Play ground, Parking plaza, Plant nursery, Agriculture and horticulture, Pastures and grazing grounds, Fodder cultivation, Pump houses, wells and irrigation ponds.	Residences floor area up to 300m <sup>2</sup> , Hostels and Boarding houses for students/women, Night shelters, Orphanages/Old age homes/Dharmasala, Guest houses & Lodges, Residential quarters, Farm Houses, Ashram/Madam, Retail shops, Wholesale shops, Professional Office up to 1000 m <sup>2</sup> , Commercial Office/Establishment up to 200m <sup>2</sup> , Banking and Financial Institutions, Restaurant/Canteen above 500m <sup>2</sup> , Bakery and confectioneries, Movie Hall, Motels, Hotels, Markets, Go downs/Ware house/Storage up to 500m <sup>2</sup> non-hazardous, Automobile Show room, Weigh Bridge, Stacking yards, Cottage Industries, Automobile workshops 2/3 wheelers, Service Industries up to 19 workers and 9 workers+ 30 HP, Non- nuisance character service industries ( 20 workers+50 HP), Printing press, Water treatment plant 5 MLD & above, IT Hard ware/Electronic Industries, Marble/Granite storage/Cutting Centre, Car/Jeep stand, Auto rickshaw stand, Fish and seed farm, Storage of agriculture products and seeds, Green houses.	Residences floor area above 300m <sup>2</sup> , Residential flats/apartments, Professional Offices above 1000 sq. m, Commercial office/establishment above 200 sq. m, Go downs/Ware house/Storage above 50m <sup>2</sup> non-hazardous, Shopping Complex and Super market above 1000 sq.m, Shopping/ Office Complex, Shopping Malls/Multiplex/Hyper Market, Beer pubs/Parlor, Liquor Bar, Fuel filling Station, Auto mobile workshops, Auto mobile service station, Spray painting workshops, Cold storage, Ice factory, Non- nuisance type of service industries(above 20 workers + 50 HP), Industrial estates and Industrial parks, Medium and Heavy industries, Amusement parks, Zoological and Botanical garden, Bird sanctuary, Camping sites, Bus Terminal/stand, Lorry stand, Railway Station, Boat Jetty, Junk yards, Cremation grounds/ Crematorium, Burial ground/Common Vault, Slaughter house, Obnoxious and nuisance character Industries ,Storage of explosive and fireworks, Gas go downs, Saw mills with timber yard, Fish and meat processing centre, Diary & poultry farm, Pig farm, Smoke house, dumping yards, Sewage treatment plants.	Any other uses not mentioned under items 13.1.2 and 13.2.2 (I) & (II)

1	2	3	4	5	6
	<b>ZONE III (Urban Activity)</b>	Tot Lots, Parks, Out Door Games Stadium, Fair Ground, Open Air Theatre, Traffic Park, Play Ground, Amusement Parks , Zoological and Botanical Garden, Bird Sanctuary, Camping Sites, Plant Nursery, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Fish and Seed Farms , Pump Houses, Well and Irrigation Ponds, Storage of Agriculture Products and Seeds, Green houses.	Residence floor area up to 100m <sup>2</sup> , ATM'S, Restaurant/Canteen up to 500m <sup>2</sup> , Gymnasium/ Yoga Centers, Water treatment plant below 5 MLD, Parking Plaza, Auto rickshaw stand.	Residences floor area above 100m <sup>2</sup> , Residential uses incidental to the main use, Hostels and Boarding houses for students/women, Night shelters, Orphanages/Old age homes/Dharmasala, Guest houses and Lodges, Residential quarters, Farm Houses, Ashram/Madam, Retail shops up to 500 sq. m., Cyber cafe, Restaurant/Canteen above 500m <sup>2</sup> , Bakeries and confectionaries, Movie halls, Motels, Hotels, Beauty parlor, Market, Water treatment plants 5MLD and above, IT Hard ware/Electronics industries, Local, state, central and public sector offices, Day care and creche, All educational institutions, R& D institutions, Courts, police post/station, Civil defense and home guard, Forensic science lab, Jail and Reformatory, Fire post/station, Post and telegraph office, General and head post office, Telephone exchange, Radio and T.V. Station, Transmission Towers and Wireless Station, Library and reading room, Social welfare center, Museum, Auditorium/wedding halls, Indoor games stadium, Convention Centre, Gymnasium, Swimming pool, Exhibition Centre, and art galleries, Community hall, Cultural and information centre, Public utility building, Religious centre, Electric sub-station, All Medical institutions, Bus terminal/Stand, Lorry stand, Taxi/Jeep stand, Railway Station, Boat jetty, Junk Yards, Cremation ground/Crematorium, Burial ground/Common Vault, Slaughter house, Obnoxious and nuisance character Industries, Storage of explosive and fireworks, Gas go downs, Saw mills with timber yard, Fish and meat processing centre, Dairy farm, Poultry farm, Pig farm, Smoke house attached to residential buildings, Smoke house, Dumping Yards, Sewage treatment plants.	Any other uses not specified in columns 3,4 and 5

1	2	3	4	5	6
7	<b>AGRICULTURE</b>				
	<b>Zone I (Religious Activity)</b>	NIL	NIL	NIL	NIL
	<b>Zone II</b>	NIL	NIL	NIL	NIL
	<b>ZONE III (Urban Activity)</b>	Residential uses incidental to the main use, Farm houses, Ashram/ Madams up to 150 m <sup>2</sup> area, ATM'S, Water treatment Plants below 5 MLD, Day care and crèche, Nursery/ Kindergarten/ Primary Schools up to 150 m <sup>2</sup> , Tot lots, parks Fair grounds, Play grounds, Zoological and Botanical gardens, Bird Sanctuary, Camping sites, Smoke house attached to residential buildings, Plant nursery, Agriculture and horticulture, Pastures and gracing grounds, Fodder cultivation, Fish farms, Seed farms, Pump houses, Wells and irrigation ponds, Storage of agricultural products and seeds, Green houses.	Tot lots, Playground, Parks, Diary and Poultry farms, Single family residential buildings with total area up to 300 sq. m.	NIL	Any other uses not specified in columns 3, 4 and 5
8	<b>TRANSPORTATION USES</b>				
	<b>Zone I (Religious Activity)</b>	NIL	NIL	NIL	NIL
	<b>Zone II</b>	ATMS, Swimming pool, Tot Lots, Parks, Fair Ground, Open air Theater, Traffic Park, Play Ground, Parking Plaza, Bus Terminal / Stand, Lorry Stand, Taxi/Jeep Stand, Railway Station, Container Terminal, Auto rickshaw stand, Sewage Treatment Plant 2MLD and above, Plant Nursery, Agriculture & Horticulture, Seed Farms, Pump House, Wells and irrigation ponds, Storage of Agricultural Produces and Seeds, Water Treatment Plants 5MLD & above.	Exhibition Centre and Art Gallery, Cultural and information Centre's, Pastures and Grazing Ground, Fodder Cultivation, Green Houses	Residences floor area upto 100 sq m, Retail shop up to 100 sq. m, Commercial Offices/Establishments up to 200 sq. m, Restaurants/Canteen up to 500 sq. m, Weigh Bridge, Fuel Filling Stations, IT/Software Units, Service industries of non nuisance Nature (See Annexure)6, Workers or 3 workers+3 HP, State Govt. Offices, Police Post, Fire post/Station, Transmission towers and Wireless Station, Library and Reading Rooms, Social Welfare Centre's, Clinics (Outpatient), Diagnostic Centre, Amusement Parks.	Any other uses not specified in columns 3,4 and 5

1	2	3	4	5	6
	<b>ZONE III (Urban Activity)</b>	Right of way of traffic, Parking plaza, Bus terminal/stand, Lorry stand, Taxi/jeep stand, Railway station, Auto rickshaw stand, Residential use incidental to the main uses, ATM'S, Weigh bridges, Water treatment plant below 5 MLD, Transmission towers and wireless station, Tot lots, Parks, Traffic park, Agriculture and horticulture, Pastures and grazing yards, Fodder cultivation, Pump house, Irrigation ponds and wells.	Night shelters, Orphanage/ Old age homes/Dharmasala, Retail shops up to 1000m <sup>2</sup> , Professional Office up to 1000m <sup>2</sup> , Commercial office/ establishments up to 200m <sup>2</sup> , Cyber café, restaurant and Canteen up to 500m <sup>2</sup> , Gymnasium/Yoga centers, Markets, Beauty parlor, Motels, Bakery and Confectioneries, Go downs/ware houses/storage up to 500m <sup>2</sup> non-hazardous, Auto mobile workshops, Automobile service station light vehicles, Cold storage, Service industries of non-nuisance nature (up to 9 workers + 30 HP or 19 workers), Non nuisance character service industries (20 workers+ 50HP), Printing Press, Police pos Police station, Fire post/station, Post and Telegraph office, Telephone exchange, Electric sub-station, Clinics(O.P), Diagnostic centre's, Hospital and Health centre-IP(up to 10 beds), Play ground, Plant nursery, Fish & seed farms, Storage of agricultural products and seeds, Green houses.	Residences, Hostels, and boarding houses for students/women, Guest Houses and Lodges, Residential quarters, Farm Houses, Ashram/Madam, Wholesale shops, Professional offices, Commercial Offices/Establishment above 200m <sup>2</sup> , Baking/Financial Institutions, Restaurants/Canteen above 500m <sup>2</sup> , Movie Halls, Hotels, Go downs/warehouses/ Storage non hazardous above 500 sq. m. non hazardous, Shopping complexes and super markets above 1000 sq. m, Shopping/office complex, Shopping malls/multiplex/Hyper Markets, Beer pubs/Harbor, Liquor bar, Automobile show room, Fuel filling station, IT/software units, Stacking yards, cottage industries, Automobile workshop 2/3 wheelers, Automobile service station heavy vehicles, Spray painting workshops, Ice factory, Non-nuisance character service industries above 20 workers and above 50 HP), Water treatment plant above 5 MLD, IT Hard ware/Electronic industries, Marble/Granite storage/Cutting centers, Industrial Estate and Industrial parks, Medium & Heavy Industries, Local, state, Central, and public Sector Offices, Day care and crenate, All Educational Institutions, R&D Institutes, Civil Defense and Home Guard, Forensic science lab, Jail and Reformatory, General and Head Post office, Radio and T.V Station, Library and reading rooms, Social Welfare Centre's, Museum, Auditorium/Wedding Halls, Indoor Games stadium, Convention centre's, Gymnasium, Swimming pool, Exhibition Centers/Art Gallery, Community Hall, Cultural and information centre's, Public Utility buildings, Religious Centre's, Hospital and Health Centre's-IP(above 10 beds), Outdoor games stadium, Fair ground, Open air theatre, Amusement parks, Zoological /Botanical garden, Bird Sanctuary, Camping site, Junks yards, Cremation ground/Crematorium, Burial ground/Common vault, Slaughter houses, Obnoxious and nuisance character industries, Storage of explosives and fireworks, Gas go downs, Sawmills with timber yards, Fish and meat processing unit, Diary and Poultry farms, Pig Farms, Smoke house, Dumping yards, Sewerage treatment plants.	Any other uses not specified in columns 3,4 and 5

1	2	3	4	5	6
9	<b>RECREATION FACILITIES</b>				
	<b>Zone I (Religious Activity)</b>	NIL	NIL	NIL	NIL
	<b>Zone II</b>	Library and reading room, Social welfare center, Indoor games stadium.	Residence floor area up to 100m <sup>2</sup> , Retail shops up to 100 sq. m, Restaurant/Canteen up to 500 m <sup>2</sup> , Beauty parlor, Hotels.	Residences floor area above 100 m <sup>2</sup>	
	<b>ZONE III (Urban Activity)</b>	Library and reading room, Social welfare center, Museum, Auditorium/wedding halls, Indoor games stadium, Convention Centre's, Gymnasium, Swimming pool, Exhibition Centre and art galleries, Community hall, Cultural and information centre's, public utility buildings, ATM'S, Cyber cafe, Restaurants/ canteen up to 500 sq. m, Movie halls, Tot Lots, Parks, Outdoor Games Stadium, Fair Ground, Open Air Theatre, Traffic Park, Play Ground, Amusement Parks, Zoological and Botanical Garden, Bird Sanctuary, Camping Sites, Plant Nursery, Agriculture and Horticulture, Pastures And Grazing Grounds, Fodder Cultivation, Pump Houses, Wells And Irrigation Ponds, Green Houses, Residential uses incidental to the main use, Restaurants / canteen up to 100 sq. m, Gymnasium/ Yoga Centers.	Residence floor area up to 100m <sup>2</sup> , Ashram/Madam, Retail shops up to 100 sq. m, Professional offices up to 200sq.m, Commercial offices and establishments up to 500 sq. m, Banking and financial institutions up to 500 sq. m, Restaurant/Canteen up to 500 m <sup>2</sup> , Bakeries and confectionaries up to 200 sq. m, Beauty parlor, Hotels, Beer pubs/parlor, Automobile show rooms, IT/Software units, Printing press, Water treatment plant below 5 MLD, Parking Plaza, Fish and Seed Farms, Storage of Agriculture Products and seeds, Taxi/Jeep stand, Auto rickshaw stand.	Residences floor area above 100m <sup>2</sup> , Hostels and Boarding houses for students/women, Night shelters, Orphanages/Old age homes/Dharmasala, Guest houses, Lodges, Residential quarters, Farm Houses, Retail shops up to 500 sq. m, Professional offices up to 1000 sq. m, Commercial offices/ establishments up to 200 sq. m, Banking and financial institutions, Restaurant/Canteen above 500m <sup>2</sup> , Bakeries and confectionaries above 200 sq. m, Motels, market, Water treatment plant above 5 MLD, IT/Hard ware/Electronics industries, local, state, central and public sector offices, Day care and creche, All educational institutions, R & D institutions, Courts, Police post, Police station, Civil defense and home guard, Forensic science lab, Jail and Reformatory, Fire post/station, Post and telegraph office, General and head post office, Telephone exchange, Radio and T.V. Station, Transmission Towers and Wireless Station, Religious buildings, Electric sub-station, All medical institutions, Bus terminal/Stand, Boat jetty, Fish and meat processing centre, dairy farm, Poultry farm, Pig farm, Smoke house, Dumping Yards, Sewage treatment plants above 5 MLD.	Any other uses not specified under item 18.1.2 and 18.2.2. (I) & II above.



1	2	3	4	5	6
10	<b>WATER BODIES</b>				
	<b>Zone I (Religious Activity)</b>	Swimming pools, Wells and irrigation ponds.	Pump house	Water Treatment plants below 5 MLD	Any other uses not specified in columns 3,4 and 5
	<b>Zone II</b>	Swimming pools, Wells and irrigation ponds.	Pump house	Water Treatment plants below 5 MLD	
	<b>ZONE III (Urban Activity)</b>	Boat Jetty, Fish Farm, Pump Houses, Wells and irrigation ponds.	Pump house	Water Treatment plants	Any other uses not specified in columns 3,4 and 5
11	<b>Green Strip</b>				
		Area to be used only for planting trees in order to retain as green areas, parks, pump house, wells and irrigation ponds, storage of agricultural products and seeds, green house.	Residences up to 75 m <sup>2</sup> floor area.		Any other uses not specified in columns 3, 4 and 5