

## Chapter 32

# Zoning Regulations

Zoning is a device of landuse planning used in a Master Plan. The word is derived from the practice of designating permitted uses of land based on mapped zones which separate one set of landuses from another. Zoning Regulations are the means to achieve development of a use zone as envisaged in the Master Plan. In other words, Zoning Regulations are laws that define and restrict how to use a particular property coming under a Master Plan. Thus it is the public regulation of land and building use to control the character of a place.

1. All future developments shall be in conformity with the provisions of the Master Plan for Cherthala Town and future constructions shall conform to the Building Rules and other applicable statutes in force unless otherwise specified in this regulation or in any detailed scheme prepared within the frame work of this Plan.
2. For the implementation and enforcement of the proposals envisaged in the Master Plan, areas have been zoned under various categories such as Residential Zone, Mixed Zone, Commercial Zone, Industrial Zone, Public & semi public Zone , Traffic and transportation Zone, Park& open spaces, Paddy/low-lying area, water bodies and Special zones. 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 the plan and in accordance with the other statutes applicable.
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 Cherthala 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 location factors. Such cases which come under this category are classified as **"Uses Restricted"**.

Uses **Restricted-1** category deals with the uses that shall be restricted by the Secretary with the concurrence of Town Planner of the District office of the LSGD Planning having jurisdiction over the area.

Uses **Restricted - 2** category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner concerned of the LSGD Planning.

4. Concurrence does not imply that permission shall be granted de facto. It shall or shall not be granted on case to case basis, based on extraneous factors.
5. **“Uses prohibited”** enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.
6. If any portion of a zone is put to a “Use prohibited” as stated in Para 5, 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 structures 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 District Town Planner.
7. 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.
8. Regulation of constructions and land developments on the sides of new roads/roads proposed for widening as per the Plan shall be governed by the distance from the centerline of the road, unless otherwise specified in the Plan or in any detailed road alignment approved by the Chief Town Planner concerned.
9. Constructions and/or land developments, if any, in paddy lands and in wet lands, shall be in conformity with the Paddy land and Wetland Act in force in the state. Any piece of land which is marked as paddy/low lying area, but not designated as paddy land/ wet land under the said act can be deemed as part of the immediate surrounding zone and constructions shall thereafter be allowed with the concurrence of District Town Planner.
10. The provisions of Noise pollution (Regulation and Control) Rules 2000 shall be followed at places notified as ‘Silence Zones’ by respective Government Orders.
11. The government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the scheme in consultation with the Chief Town Planner concerned.
12. Any use not specified either in the ‘uses permitted’ or ‘uses restricted’ category of a particular use zone, but which is of a similar nature to any use permitted or restricted in that

particular use zone, can be considered by the Secretary, with the concurrence of Chief Town Planner concerned.

13. All future constructions and developments within the plan area shall also confirm to the Kerala Municipality Building Rules in force, if not otherwise specified in these regulations or any other legislations applicable to the planning area.
14. Expansion of existing Public and semipublic institutions to adjacent plot shall be permissible without regard to the land use in which such adjacent plot is zoned and the development regulations imposed by such zoning, subject to the provisions of Paddy land and wet land Act in force, CRZ regulations, if applicable or other applicable statutes.

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
<b>15</b>	<b>Residential Zone</b>			
15.1	<p>Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, old age homes, Dharmasala.</p> <p>Shops, Professional Offices, Commercial Offices, Banks &amp; other Financial Institutions, Restaurants, Canteen, Hotels – builtup area <b>limited to 200 m<sup>2</sup></b>.</p> <p>Cottage Industries including coir, Service Industries of non-nuisance Nature (See Annexe-I), with number of workers limited to 6 without power or 3 workers with power limited to 5 HP</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</p>	<p>Ashram, Mutt, Madrasa.</p> <p>Places of Worship.</p> <p>Public utility areas and Public buildings other than those included in the permitted category.</p> <p>Vehicle Fuel Filling Stations</p> <p>Cremation Ground/ Crematorium, Burial Ground/ Common Vault.</p>		Any other uses not specified in columns (2),(3) and (4)

	<p>community such as dispensaries, clinics (Out Patient), Diagnostic Centres etc having a floor area <b>not more than 200m<sup>2</sup></b>.</p> <p>Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium /Yoga Centers, Swimming Pool, Libraries etc. having a floor area <b>not more than 200m<sup>2</sup></b>.</p> <p>Utility Installations and Civic Amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, fire station, tot lots, parks, play grounds, water treatment plants below 5 MLD.</p> <p>Transmission Towers, Telecommunication Towers and Wireless Stations</p> <p>Plant Nurseries, Pump House Wells and Irrigation Ponds incidental to community needs.</p>			
<b>15.2</b>	<b>Provided that the access road has a width of 5m minimum.</b>			
	<p>Automobile workshops for two/ three wheelers – floor area <b>up to 200 m<sup>2</sup></b>.</p>			<p>Any other uses not specified in columns (2),(3) and (4)</p>
<b>15.3</b>	<b>Provided that the access road has a width of 8m minimum.</b>			
	<p>Hospitals with 5 beds, Higher Secondary Schools.Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery- floor area <b>limited to 500 m<sup>2</sup></b>.</p> <p>Shops/professional offices, banking and financial institutions- floor area upto <b>500 m<sup>2</sup></b>.</p>	<p>LPG distribution centres (excluding bottling plants and bulk storage) limiting the built up area <b>limited to 50 m<sup>2</sup></b>.</p>		<p>Any other uses not specified in columns (2),(3) and (4)</p>

16	Mixed Zone			
16.1	All uses that are permitted in Residential or Commercial Use Zone	Container Terminal with access width of 18m  All uses Restricted 1 in commercial or residential zone	All uses restricted 2 in residential or commercial zone	Any other uses not specified in columns (2),(3) and (4)
<p><b>Land to a depth of 250 m on either sides of following roads except in Special zones, Paddy/Low Lying area and Water bodies shall be treated as Mixed Zone.</b></p> <ol style="list-style-type: none"> <li>1. NH 66</li> <li>2. Thanneermukkom Road from Girls High School jn to the eastern boundary of Municipality</li> <li>3. Old NH (X Ray to Ottappunna)</li> </ol> <p><b>Land to a depth of 150 m on either sides of following roads except in Special zones, Paddy/Low Lying area and Water bodies shall be treated as Mixed Zone.</b></p> <ol style="list-style-type: none"> <li>1. Cherthala- Arookutty Road(from Kodathi kavala to Chenganda jn via TB)</li> <li>2. Court jn - Girls School jn via Kuppikkavala</li> <li>3. Apsara jn – Kurupankulangara jn Road</li> <li>4. Apsara jn - Perumpara jn Road</li> <li>5. Chakkarakalam Road(from Girls High School jn to Eastern boundary road via DP jn)</li> <li>6. Vayalar Road(from Thekkekurisady jn to Northern boundary via Manorama jn)</li> <li>7. Kalikulam - Chengada Road(from Kalikulam jn to Northern boundary)</li> <li>8. Arthunkal road from NH66 to Madakkal jn</li> <li>9. Eastern boundary road from Kalikulam jn to Northern boundary up to Chenganda bridge</li> <li>10. Kuppikkavala-Nedumparakkad ferry road</li> <li>11. Southern boundary road( from 11th mile to Pothassery jn)</li> </ol>				

17	<b>Commercial Zone</b>			
17.1	<p>All shops including shopping complexes, shopping malls, multiplex, hypermarkets, restaurants, hotels, markets.</p> <p>Professional offices, commercial offices &amp; establishments, banking and financial institutions, IT software units, Movie halls, Auditorium, Wedding Halls, Community Halls, museum, exhibition centre and art gallery</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, spray painting work shop, cold storage, service industries of non-nuisance nature with number of workers limited to 19 without power or 9 workers with power limited to 30HP (See Annexe-I), saw mills, weigh bridges, printing press, IT hardware / electronic industries, marble and granite storage / cutting centres.</p> <p>Expansion of existing residential buildings, Single Family Residential buildings built up area upto 300sqm, Residential flats/apartments with lower floor(s) for commercial use only, night shelters, orphanages, old age homes, dharmasala, hostels and boarding houses, lodges and guest houses, Ashram, Mutts, Madrasa.</p> <p>Government (Local /State/Central) or Public Sector Offices</p> <p>Day care, Creche, Nursery/ Kindergarten, Expansion of existing educational institutions</p>	<p>Places of worship</p> <p>Other public utility areas &amp; Public utility buildings/ health care institutions.</p> <p>Fuel filling stations</p> <p>Saw Mills with Timber Yards</p> <p>Slaughter Houses.</p> <p>Educational Institutions of higher order not mentioned in column(1)</p> <p>Hospitals with number of beds above 50 provided that access has a width of 8m minimum</p>		<p>Any other uses not specified in columns (2),(3) and (4)</p>

	<p>Transmission &amp; Telecommunication Towers, Wireless Stations.</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 <b>beds limited to 50.</b></p> <p>Tot lots, Parks &amp; playgrounds, fair grounds, open air theatres</p> <p>Parking plaza, Transport terminals</p> <p>Plant nursery, Storage of agricultural produces and seeds, Pump House, Wells and Irrigation Ponds</p>			
<b>18</b>	<b>Industrial Zone</b>			
<b>18.1</b>	<p>All industries listed in Annexure I and II, Automobile Workshops &amp; Automobile Service Stations, Spray Painting Workshops, Saw Mills, Timber Yard, Ice Factory, Cold Storage, Fish and Meat Processing Units, Printing Press, Water Treatment Plants, Marble and Granite Storage and Cutting Centres, Industrial Estates &amp; Industrial Parks.</p> <p>Godowns/Warehouses/Storage of nonhazardous 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>Transport Terminals incidental to industrial use.</p> <p>Transmission &amp; Telecommunication Towers, Wireless Stations.</p> <p>Residential Uses incidental to the Industrial Use. Any other activity</p>	<p>Other Public Utility Areas and Public Buildings.</p> <p>Storage of Explosives and Fire Works, Gas Godowns, Crusher Units.</p> <p>Sewage Treatment Plants, Dumping Yard.</p> <p>Slaughter House</p> <p>Fuel Filling Stations</p> <p>Container Terminals with access width of 18m minimum.</p>		<p>Any other uses not specified in columns (2),(3) and (4)</p>

	<p>essentially incidental to Industrial use.</p> <p>Tot lots, Parks and Play Grounds attached to incidental residential use.</p> <p>Additions and alterations to the existing buildings, without altering the use, including construction of new blocks.</p>			
<b>19</b>	<b>Public &amp; Semi Public Zone</b>			
<b>19.1</b>	<p>Local/State/Central Government/Public Sector Offices and Other Related Public Buildings</p> <p>Residential Quarters incidental to public and semi public use.</p> <p>Public Utility Areas and Buildings.</p> <p>Additions and alterations to the existing public and semi public buildings including addition construction of new blocks without altering the use.</p> <p>Buildings for incidental uses with built up area limited to <b>100 m<sup>2</sup></b>.</p>	<p>Cremation Ground / Crematorium, Burial Ground, Common Vault.</p>		<p>Any other uses not specified in columns (2),(3) and (4)</p>
<b>20</b>	<b>Traffic &amp; Transportation Zone</b>			
<b>20.1</b>	<p>Transport terminals including constructions that form an integral or essential part of the terminal.</p> <p>Any incidental uses to the transport terminals such as Retail Shops, Restaurants, Canteen etc.</p> <p>Staff Quarters, Offices, Night Shelters, Guest Houses etc incidental to the transport terminals.</p> <p>Parking Plazas, Transmission Towers and Wireless Stations, ATM.</p>	<p>Fuel Filling Stations</p>		<p>Any other uses not specified in columns (2),(3) and (4)</p>

21	Paddy /Low Lying Area			
21.1	<p>Paddy cultivation Agriculture/ Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction.</p> <p>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.</p>	<p>Minor Public Utility areas &amp; Public utility buildings which will not affect the character of the area.</p>		<p>Any other uses not specified in columns (2),(3) and (4)</p>
22	Park & Open Spaces			
22.1	<p>Any construction/land development essential for the development/ improvement of open air recreational facilities.</p> <p>Fish Landings, Boat Jetties, Guided Boat Rides, Watch Towers, Eco Walk Ways, Water Sports Facilities, Fair Grounds etc.</p> <p>Tot Lots, Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Zoological and Botanical Garden, Bird Sanctuary, etc.</p>	<p>Public Utility Areas and Buildings which will not affect the character of the area.</p>		<p>Any other uses not specified in columns (2),(3) and (4)</p>
23	Waterbodies			
23.1	<p>All existing water bodies shall be conserved.</p> <p>Bridges, Side protection walls, Bathing Ghats, floating jetty etc may be permitted based on community level requirements and for tourism development.</p>			<p>Any other uses not specified in columns (2),(3) and (4)</p>

24	Special Zones	
<p><b>Special Zones include the areas specifically demarcated for certain projects and/or environmentally sensitive areas and/or heritage areas.</b></p> <p><b>No other activities unless otherwise specified shall be permitted in such zones</b></p> <p><b>Uses in these zones are permitted with the concurrence of District Town Planner</b></p>		
SZ-01	<b>Industrial Promotion Zone</b>	<p>Small and Medium Scale Industries Incidental uses like electrical substation, canteen waiting rooms and other buildings for incidental uses with total built up area <b>up to 300 Sq.m.</b></p> <p>Additions and alterations to the existing buildings and addition of new blocks without altering the use.</p> <p>New residential buildings with built up area upto 300m<sup>2</sup> and new commercial establishments with built up area upto 500m<sup>2</sup></p>
SZ-02	<b>Proposed Stadium</b>	<p>Buildings/ structures which are integral part of the stadium Uses incidental such as Retail shops/ Restaurants/ Canteen <b>upto 100 Sq.m</b> may be permitted in the site along with or after the construction of the stadium.</p> <p>Public Utility Buildings such as Police Post/ Station, Fire Post/ Station- built up area <b>upto 100 Sq.m</b> and incidental uses like Autorickshaw/ Taxi/ Jeep stands, Parking Plazas and ATMs may be permitted.</p>
SZ-03	<b>Artisans Village / Coir Village</b>	<p>Cottage Industries and Coir Industries shall be permitted.</p> <p>Godowns to store the industrial products, their raw materials and the value addition of raw materials.</p> <p>Additions and alterations to the existing buildings and addition of new blocks without altering the use, buildings for incidental use, with total built up area up to <b>300sq.m.</b></p> <p>New residential buildings with built up area upto 300m<sup>2</sup> and new commercial establishments with built up area upto 500m<sup>2</sup></p>
SZ-04	<b>Tourism Promtion Zone</b>	<p>Parks/ Play Ground, Open Air theatre, Amusement Parks, Zoological and Botanical Gardens/ Bird Sanctuary, Temporary use for Camping Site, Fair ground, Swimming Pools, Auto/ Taxi/ Jeep Stand, Boat yard, Water landings</p>

		<p>Public Utility areas &amp; buildings - Built up area <b>upto 100 Sq.m</b></p> <p>Professional Offices/ Banking and financial institutions, Restaurants/ Canteen/ Resorts/ Cultural centres, Information centres with Built up area <b>up to 200 Sq.m</b></p> <p>New residential buildings with built up area upto 300m<sup>2</sup></p>
<b>SZ-05</b>	<b>Park and Open Space</b>	<p>Buildings/ structures which are integral part of the park</p> <p>Uses incidental such as Retail shops/ Restaurants/ Canteen <b>upto 100 Sq.m</b> may be permitted. Public Utility Buildings such as Police Post/ Station, Fire Post/ Station- built up area <b>upto 100 Sq.m</b> and incidental uses like Autorickshaw/ Taxi/ Jeep stands, Parking Plazas and ATMs may be permitted.</p> <p>Parking facilities, walk ways, street furniture, food courts, restaurants, children's park, fishing points, water front structures, aquarium, open stage, cultural centres, solid waste treatment units, comfort stations.</p> <p>Facilities for water sports and buildings incidental to it.</p>
<b>SZ-06</b>	<b>Slaughter house</b>	Buildings/ structures which are integral part of the Slaughter House
<b>SZ-07</b>	<b>Truck Terminal</b>	Truck terminal with essential incidental facilities are proposed in this zone
<b>SZ-08</b>	<b>Agro based Industrial Promotion Zone</b>	<p>Agro based Industries shall be permitted. Godowns to store the agro industrial products, their raw materials and the value addition of raw materials.</p> <p>Additions and alterations to the existing buildings and addition of new blocks without altering the use, Buildings for incidental uses with built up area <b>up to 300sq.m</b></p> <p>New residential buildings with built up area upto 300m<sup>2</sup> and new commercial establishments with built up area upto 1000m<sup>2</sup></p>
<b>SZ-09</b>	<b>Bus Terminal</b>	Buildings/structures which are integral part of the bus terminal, Buildings for incidental uses like waiting sheds, toilets, canteens, shops, restaurants.

<b>SZ-10</b>	<b>Environmental Conservation Zone – 20m wide Green belt along Vembanad lake side</b>	<p>Water landings, Pump houses/ Wells &amp; Irrigation Ponds, Agriculture/ Horticulture/ Fodder Cultivation/ Pastures/ Grazing Grounds/ Seed farms/ fish farms and protective works. Walk ways, parks/ maidans/ grounds without any building constructions and without affecting the natural terrain and topography may be permitted.</p> <p>Constructions/ land developments in conformity with the Coastal Zone Regulation Notification in force in lands demarcated in Coastal Zone Management Plan map under the said Notification.</p>
<b>SZ-11</b>	<b>Area reserved for Nedumbrakkad Ferry</b>	Buildings/ structures which are integral part of the Ferry.
<b>SZ-12</b>	<b>Farm Tourism Promotion Zone</b>	<p>Residences with built up area limited to 300m<sup>2</sup>, Guest Houses, camping Sites and Residential Cottages with floor area upto 200m<sup>2</sup>.</p> <p>Coffee Shops, Tourism Information Centres and other similar amenities related to Farm Tourism with built up area limited to 200m<sup>2</sup>.</p> <p>Shops related to sale of farm yields, professional offices/commercial offices with built up area limited to 100m<sup>2</sup>.</p>
<b>SZ-13</b>	<b>IT Promotion Zone</b>	Buildings/structures which are integral part of IT Park and buildings for incidental uses.

## 25. General Guidelines

- 1) For the purpose of these regulations, built up area means the total built up area of the building on all floors.
- 2) The Government shall have the power to issue any clarification in respect of Technical interpretation, if any, required in consultation with the Chief Town Planner concerned.
- 3) Any use not specified in the 'uses permitted' or 'uses restricted' category of a particular use zone, but which is of a similar nature to any use permitted or restricted in that particular use zone can be considered by the Secretary, with the concurrence of Chief Town Planner(Planning).

- 4) Subject to zoning regulations of the respective use zones, more than one use may be combined in a building, provided that the total built up area of such a building shall not exceed the maximum built up area permitted for any of such use in that zone.
- 5) In case of special zones, if the project does not materialise within a period of 7 years, from the date of sanctioning of this master plan the land use shall be reverted to the existing landuse
- 6) Constructions and/or land developments, if any, in paddy lands and in wet lands, shall be in conformity with the Paddy land and Wetland Act in force in the state.
- 7) Transmission Towers, Telecommunication Towers and Wireless Stations are permitted in all the zones except water bodies.
- 8) The provisions of coastal regulation zone notifications will prevail over all the provisions in the master plan.

## **26. Guidelines for Large Scale Projects**

Large scale development proposals in an area not less than 2 hectares, exceeding and investment of Rs.50 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 nos. may be permitted in all zones other than Paddy/ Low Lying Area, Heritage and Park & Open space, subject to the recommendation of a committee to be constituted by the Government for this purpose, under the Chairmanship of the Secretary, Local Self Government Department, consisting of Chief Town Planner concerned of Kerala State Department of Town and Country Planning, the Head of office of the District Office of the Department of Town and Country Planning being the convener and the Secretary of the municipality and satisfying following conditions:-

- a) The developer shall produce project cum feasibility report and environmental impact assessment report, if required, of the project to the convener of the committee, 15 days in advance of the committee meeting.
- b) The developer shall produce before the committee, all required clearances from the State and Central Government agencies concerned.

- c) Adequate provision shall be made for supporting infrastructure such as water supply, Sewerage, Solid Waste Management etc. Separate sewage treatment plant and solid waste management measures shall be provided and maintained by the developer at his /her cost.
- d) Adequate Memorandum of understanding between the developer and Secretary of Local body concerned shall be undertaken to bring this into effect.
- e) Minimum access width shall be 12metres.
- f) The project shall be completed within a period of 3 years if not specified otherwise.

## Annexe I

### **Type of Non- Obnoxious and Non-Nuisance type of Service or Light Industries Permissible in Residential Zones**

1. Production of copra
2. Processing of arecanut
3. Rice and Flour Mills.
4. Production of rice, flour etc., by hand pounding.
5. Processing of Cardamom, ginger, pepper etc.
6. Production of Khandsri for sugar-cane
7. Carrying and preservation of fruits and production of jam, jelly etc.
8. Processing of and preservation of cashew nuts.
9. Bakeries.
10. Production of Dairy Products.
11. Oil mills (vegetables)
12. Extraction of oil by ghani.
13. Manufacture of hydrogenated oil.
14. Manufacture of "aval" (Beaten rice) appalam.
15. Production of vinegar.
16. Manufacture of soda, water, lemonade etc.
17. Manufacture of Ice.
18. Manufacture of ice cream.
19. Processing, packing and distribution of tea.
20. Processing, grinding, packing and distribution of coffee.
21. Manufacture of syrup.
22. Manufacture of beedi.
23. Manufacture of Cigar.
24. Manufacture of tobacco snuff.
25. Manufacture of chewing tobacco.
26. Cotton ginning, clearing, pressing etc.
27. Cotton spinning other than in Mills
28. Cotton spinning and weaving in Mills.
29. Cotton weaving in handloom.
30. Cotton weaving in power looms.
31. Handloom weaving.

32. Khadi Weaving in Handloom.
33. Printing of cotton textiles.
34. Manufacture of Cotton thread, rope twine etc.
35. Jute spinning.
36. Manufacture of jute products including repairing of gunny bags.
37. Weaving of silk by Handloom.
38. Manufacture of hosiery goods.
39. Making of embroidery products
40. Tailoring
41. Manufacture of quilts and mattresses.
42. Manufacture of Coir and Coir Products.
43. Manufacture and assembling of umbrellas and production of spare parts of umbrellas.
44. Repairing of umbrellas.
45. Manufacture of wooden furniture and fixtures.
46. Manufacture of structural wooden goods such as doors, beams etc.
47. Manufacture of wooden industrial goods such as parts of handloom ambarcharka, bobbirs etc.
48. Manufacture of wooden utensils, choto frames, toys, etc., and photo framing.
49. Cane industry including baskets, weaving etc.
50. Manufacture of miscellaneous wooden articles such as sticks, sandals, rules etc.
51. Manufacture of paperboard and paper hand.
52. Making of paper boxes, bags, envelopes etc.
53. Printing and publishing of newspapers and periodicals.
54. Printing and publishing of books.
55. Miscellaneous printing works including type cutting, book binding.
56. Manufacture and repairing of leather shoes and chappals.
57. Manufacture of leather products such as suitcase, bag etc.
58. Vulcanizing and repairing of tyres and tubes.
59. Manufacture of rubber gloves.
60. Manufacture of Rubber products such as rubber sheets, nipples and rubber shoes including smoke-rubber.
61. Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.
62. Manufacture of agarbathi and other cosmetics.
63. Manufacture of plastic products such as nameplates etc.
64. Manufacture of lemongrass oil, candles etc.
65. Manufacture of cement products such as well-keros, tube, closets etc.

66. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
67. Manufacture of stone wares.
68. Manufacture of stone images.
69. Manufacture of chinaware's and crockery.
70. Manufacture of large containers and chinaware.
71. Manufacture of glass and glass products.
72. Manufacture of clay models
73. Manufacture of iron and steel furniture.
74. Manufacture and repairing of brass and bell metal products.
75. Manufacture of aluminum utensils and other products.
76. Manufacture of tin cars and copper vessels.
77. Electroplating, tinplating, welding etc.
78. Manufacture of agricultural implements, screws etc. ( blacksmith and foundry)
79. Manufacturing assembling and repairing of machinery such as water pumps, oil mill chuck etc.
80. Manufacture of small machine tools and machine parts.
81. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
82. Manufacture of electrical machinery and repairing of electric motors armature winding etc.
83. Manufacture and repairing of electric fans.
84. Charging and repairing of batteries.
85. Repairing of radios, microphones etc.
86. Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
87. Bodybuilding of motor vehicles.
88. Manufacture and repairing of motor engine parts and accessories.
89. Servicing and repairing of motor vehicle
90. Manufacture of cycles, parts and accessories.
91. Manufacture and repair of boats and barges.
92. Manufacture and repairing of animal drawn and hand drawn vehicles.
93. Repairing of photographic equipments, spectacles etc.
94. Manufacturing of medical instruments
95. Repairing of watches and clocks.
96. Manufacture of Jewellery.
97. Manufacture, repair and tuning of musical instruments.
98. Manufacture of sports goods, balloons etc.

99. Ivory, carving and ivory works
100. Miscellaneous industries.

## **Annexe II**

### **List of Obnoxious or Nuisance Industries Subject to Objectionable Odours, Fumes Effluents or Processors to be Located in Hazardous Zones.**

**(Grouped under Indian Standard Industrial Classification)**

#### **I. Manufacture of Food Stuff :**

- 1) Slaughtering, preservation of meat and fish and canning of fish.

#### **II. Manufacture of Beverages:**

- 2) Production of distilled spirits, wines, liquor etc., from alcoholic malt, fruits and malts in distillery and brewery.
- 3) Production of country liquor and indigenous liquor such as toddy, liquor form mahua, palm juice.

#### **III. Manufacture of Textiles :**

- 4) Dyeing and bleaching of cotton

#### **IV. Manufacture of Wood and Wooden Products:**

- 5) Sawing and planing of wood.
- 6) Wood seasoning and creosoting
- 7) Manufacture of veneer and plywood.
- 8) Paper, pulp and straw board.

#### **V. Manufacture of Leather and Leather Products :**

- 9) Currying, tanning and finishing of hides and skins and preparation of finished leather.

#### **VI. Manufacture of rubber, petroleum and coal products:**

- 10) Manufacture of tyres and tubes

- 11) Manufacture of Industrial and synthetic rubber.
- 12) Reclamation of rubber.
- 13) Production of petroleum, kerosene and other petroleum products in refineries.
- 14) Production of chemicals and chemical products.

#### **VII. Manufacture of chemicals and chemical products:**

- 15) Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric etc., acids) ammonia, chlorine and bleaching powder manufactures.
- 16) Manufacture of dyes, paint, colours and varnishes, printing ink.
- 17) Manufacture of fertilizers ( Specially from organic materials):
- 18) Manufacture of disinfectants and insecticides
- 19) Manufacture of ammunition, explosive and fireworks.
- 20) Manufacture of matches.

#### **VIII. Manufacture of Non-metallic mineral products other than petroleum and coal:**

- 21) Manufacture of cement and cement products
- 22) Manufacture of Lime
- 23) Manufacture of Plaster of Paris.

#### **IX. Manufacture of basic metals and their products :**

- 24) Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.
- 25) Manufacture including smelting, refining etc., or nonferrous metals and alloys in basic forms.
- 26) Manufacture of Armaments.

#### **X. Manufacture of machinery (other than transport) and electrical equipments:**

- 27) Manufacture of all kinds of battery

#### **XI. Miscellaneous items not covered above.**

- 28) Incineration, reduction or dumping of offal, dead animals' garbage or refuse.
- 29) Manufacture of gelatin and glue.
- 30) Fat, tallow, grease or lard refining of manufacture.

- 31) Bone meal, bone grist and bone powder.
- 32) Manufacture of cashew nut shell oil.
- 33) Other similar types of nuisance industries.