

24. ZONING REGULATIONS

GENERAL CONDITIONS

1. All future developments shall be in conformity with the provisions of the Development Plan for Changanassery Town. The zoning regulation of the Development Plan for Changanassery is given in the Table 24.1.
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, public and semi public, transportation, recreational, parks and open spaces paddy/environmentally sensitive zone, deveoplable agricultural zone, water bodies 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 the scheme.
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, Changanassery 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.
4. "*Uses restricted*" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.
5. 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.

6. If any portion of a zone is put to a "*Uses Prohibited*" 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.
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. Efforts are to made for conservation of heritage buildings and structures mentioned in the chapter 12.
8. 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.
9. Subject to zoning regulations of the respective use zones, more than one uses 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.
10. For the purpose of these regulations, floor area means the total floor area of the building on all floors.
11. Land to a depth of 150 m (from the central line of the road) in residential zone on either sides of the following roads viz. A.C Road, M.C Road, Kaviyoor Road, C.V Road and T.B Road is deemed as Residential Mixed use Zone.
12. In case of plots (of single ownership under a single land document) which falls in more than one zone except in paddy / environmentally sensitive zone and developable agricultural zone, the zoning regulation of major (more than 75% of plot area) portion of the plot is applicable to the remaining portion of the plot also.

TABLE. 24.1 ZONING REGULATIONS

<i>Column.1</i>	<i>Column.2</i>	<i>Column.3</i>	<i>Column.4</i>	<i>Column.5</i>
Sl.No.	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
1	RESIDENTIAL ZONE			
	All Residences including apartments, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Residential Quarters.	Automobile workshops for 2/3 Wheelers upto 200 sq.m subject to the condition that minimum access width to the plot shall be 7m.	Educational institutions of higher order.subject to the condition that minimum access width to the plot shall be 9m	All other uses not mentioned in column 2,3 and 4
	Retail Shops, weekly markets, restaurants, professional offices, banking and financial institutions, ATMs, Gymnasium/Yoga Centers - floor area of up to 200 sq.m.	Educational institutions up to Higher Secondary level, Hostels, Technical training institutions, subject to the condition that minimum access width to the plot shall be 7m	Fuel Filling Stations, Ashram /Mutt.	
	Cottage Industries, Service Industries of non-nuisance Nature (See Annexure A.XXV), with number of workers limited to 6 without power or 3 workers with power limited to 5 HP).	Auditorium/Wedding Halls/ Community halls up to 1000 sq.m of floor area, subject to the condition that minimum access width to the plot shall be 9m	Health centers up to 20 beds.	
	Public Utility Areas & Buildings essentially serving the needs of the local community.	Other Public Utility Areas&Buildings Guest house for public sector institutions.	Auditorium / Wedding Halls / Community halls above 1000 sq:m (subject to the condition that minimum access width to the plot shall be 12m)	
	Day Care and Creche, Nursery / Kinder Garten, Primary/Upper Primary School, Police Post/Police Station, Library and Reading Rooms, Clinics (out patients), social welfare centers.	Swimming Pools, Exhibition centers and Art gallery, Places of Worship, indoor games stadium etc only for meeting the demands of the local community.		
	IT software units	Smoke House attached to a residential building.		

Column.1	Column.2	Column.3	Column.4	Column.5
Sl.No.	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(Residential zone)	Tot Lots / Parks / Play grounds (only at neighbourhood level)	Transmission and telecommunication towers and Wireless Stations		
	Wells and irrigation ponds, pump house, plant nursery.			
	Auto and Taxi stand.			
2	COMMERCIAL ZONE			
(Commercial zone)	All Shops including shopping complexes, Shopping malls, Multiplex and Hypermarkets, Restaurants, Hotels, Markets	Residences - floor area above 300 sq m including residential apartments	Warehouse/storage godowns of perishable and hazardous goods	All other uses not mentioned in column 2,3 and 4
	Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT Software units, Movie Halls.	Out door Game Stadium	Hospitals & Health Centers with IP facility above 50 beds.	
	Godowns/Warehouse/ Storage of non hazardous materials, stacking yards, Weigh bridge, Automobile show rooms.	General Education Institute, Specialised / Professional Educational Institute / Resarch and Development Institute		
	Residences - floor area upto 300 sq m.			
	Night Shelters, Orphanages, Old Age Homes, Dharmasala, hostels and boarding houses, lodges and guest houses, Ashram/Mutts.			
	Cottage Industries, Automobile workshops, Automobile Service Stations, Saw mills, Ice factory, Cold storage, Service Industries of non-nuisance nature (See Annexure A.XXV, with number of workers limited to 19 without power or 9 workers with power limited to 30 HP)			

Column.1	Column.2	Column.3	Column.4	Column.5
Sl.No.	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(Commercial zone)	Printing Press, Marble and Granite Storage/ Cutting centres, IT Hardware / Software /Electronic Industries.			
	Fuel Filling Stations			
	All Government and Public sector offices and institutions, Public Utility areas & buildings run by Government.			
	Day Care and Crèche, Educational institutions upto Higher Secondary Level, General Education/Training institutes, Vocational Training Institute, Expansion of existing educational institutions			
	Transmission / telecommunication towers and Wireless Stations.			
	Social welfare centers, Library and reading rooms, Museum, Convention centres/ Auditorium / Wedding Halls / Community halls, Gymnasium and Yoga centers, Exhibition Centres and Art Gallery, Indoor Games Stadium, Convention Centres.			
	Clinics, Diagnostic Centers and Hospitals up to 50 beds			
	Places of Worship.			
	Tot Lots, Parks & playgrounds, Fair Ground, Open air Theatre, Amusement Parks and Camping site			
	Taxi / Jeep / Autorickshaw stands, Parking sites and Plazas, Transport terminals			
Plant nursery, Storage of agricultural produces and seeds, Green Houses				

Column.1	Column.2	Column.3	Column.4	Column.5
Sl.No.	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
3	RESIDENTIAL MIXED ZONE			
Residential Mixed zone)	All uses that are permitted in Residential Use Zone.	Museum, Exhibition Centres and Art Gallery	Bus Terminal / Stand, Lorry stand	All other uses not mentioned in column 2,3 and 4
	Ashram / Mutt	Places of Worship	Container Terminal	
	Guest Houses / Lodges	Fuel Filling Stations		
	Shops, Professional Offices, Banking and Financial Institutions, Commercial Offices / Establishments, Restaurants /Canteen/Hotels, Gymnasium / Yoga Centers, Community Halls - floor area upto 200 sq m.	Indoor Games Stadium		
	Automobile workshops for 2/ 3 Wheelers			
	Service Industries of non-nuisance nature (See Annexure A.XXV) engaging not more than 19 workers with out 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			
	Social Welfare centers - floor area up to 200 sq m			
	Parking Plaza, Taxi / Jeep Stand			
	Agriculture, Horticulture, Fodder cultivation, Pastures, Grazing grounds			

Column.1	Column.2	Column.3	Column.4	Column.5
Sl.No.	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(Residential Mixed zone)	Fish Farms, Seed Farms, Dairy Farms, Poultry Farms			
	Storage of Agricultural Produces and Seeds			
	Clinics (Outpatient) - floor area up to 200 sq m (Provided that the access road has a minimum width of 5m.)			
	Diagonostic Centres - floor area up to 500 sq m (Provided that the access road has a minimum width of 5m.)			
	Shops, Professional Offices, Commercial Offices / Establishments, Banking and Financial Institutions, Restaurants / Canteen, Hotels, IT / Software Units - floor area upto 500 sq m (Provided that the access road has a minimum width of 8m.)			
	Weigh Bridge (Provided that the access road has a minimum width of 8m.)			
	Social Welfare centers - floor area above 200 sq m (Provided that the access road has a minimum width of 8m.)			
	Secondary / Higher Secondary Schools, Junior Technical Institutions (Provided that the access road has a minimum width of 8m.)			
Movie Halls/Auditorium / Wedding Halls / Community halls - floor area upto 500 sq m (Provided that the access road has a minimum width of 8m.)				

Column.1	Column.2	Column.3	Column.4	Column.5
Sl.No.	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(Residential Mixed zone)	Diagonostic centres above 500 sq.m floor area, Hospitals & Health Centers -(up to 10 beds) (Provided that the access road has a minimum width of 8m.)			
	Public Offices, Shops, Professional Offices, Commercial Offices / Establishments, Banking and Financial Institutions, Restaurants / Canteen, Hotels and IT / Software Units - floor area upto 1000 sq m with FAR limited to 2 (Provided that the access road has a minimum width of 8m.)			
	Markets - Plot Area upto 500 sq m (Provided that the access road has a minimum width of 8m.)			
	Godowns / Warehouses / Storage - non hazardous- floor area upto 200 sq m (Provided that the access road has a minimum width of 12m.)			
	Service Industries of Non Nuisance Nature (See Annexure A.XXV) engaging not more than 19 workers with out power or 9 workers with power limited to 30 HP (Provided that the access road has a minimum width of 8m.)			
	Marble and Granite Storage / Cutting centres (Provided that the access road has a minimum width of 8m.)			
	Industrial Estates & Industrial Parks (Provided that the access road has a minimum width of 8m.)			

Column.1	Column.2	Column.3	Column.4	Column.5
SI.No.	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(Residential Mixed zone)	Automobile workshops/Automobile Service Stations - Light Vehicles (Provided that the access road has a minimum width of 8m.)			
	Educational institutions of higher order (Provided that the access road has a minimum width of 12m.)			
	Shops/ Offices above 1000 sqm floor area with FAR limited to 2. (Provided that the access road has a minimum width of 12m.)			
	Markets - Plot Area above 500 sq m (Provided that the access road has a minimum width of 12m.)			
	Hospitals & Health Centers - (up to 100 beds) with FAR limited to 2 (Provided that the access road has a minimum width of 12m.)			
	Godowns / Warehouses / Storage - non hazardous- floor area upto 500 sq m with FAR limited to 2 (Provided that the access road has a width of 12m minimum.)			
	Automobile workshops/Automobile Service Stations for Heavy Vehicles (Provided that the access road has a minimum width of 12m.)			
	Movie Halls, Auditorium / Wedding Halls / Community halls - floor area upto 1000 sq m (Provided that the access road has a minimum width of 12m.)			
	Hospitals & Health Centers - (up to 300 beds) (Provided that the access road has a minimum width of 15m.)			
	Movie Halls/Auditorium / Wedding Halls / Community halls - floor area above 1000 sq m with parking @ 1.1 times that of KMBR (Provided that the access road has a minimum width of 15m.)			

Column.1	Column.2	Column.3	Column.4	Column.5
Sl.No.	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
4	PUBLIC AND SEMIPUBLIC ZONE			
(Public and Semi - Public zone)	All Government /Public Sector offices and banks, Educational or research Institutions	Auditorium / Wedding Halls / Community halls/ Convention Centers incidental to public and semi public uses.	Cremation Ground / Crematorium, Burial Ground / Common Vault subject to the condition that the area shall be sparsely built up and a green buffer of 10m shall be provided.	
	Library and Reading Rooms, Social Welfare centers, Museum, Exhibition Centres and Art Gallery	Cottage Industries, Service Industries of non-nuisance Nature (See Annexure A.XXV) with number of workers limited to 19 without power or 9 workers with power limited to 30 HP.		
	Places of worship	Parking Plazas		
	Clinics, Diagnostic centres and hospitals			
	Residential uses incidental to the public and semi public uses, Ashram/Mutts.			
	Hostels and boarding houses/ night shelters/ orphanages/ dharmasala/ guest houses (incidental to public and semi-public use).			
	Retail shops / Restaurants/canteen up to 200 sq.m, ATMs			
	Tot Lots/Parks/Play Grounds, Fair ground, Open air Theatre.			
Transmission/telecommunication towers and wireless stations.				

Column.1	Column.2	Column.3	Column.4	Column.5
Sl.No.	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
5	RECREATIONAL ZONE			
(Recreational zone)	Tot Lots/Parks/Play Grounds, Amusement Parks, Stadium, Fair Grounds, Open air Theatre, Camping Site, tourist transit centers, Swimming Pools, Exhibition Centres & Art Gallery, Library and Reading Rooms and essential incidental uses to the main recreational uses such as shops/restaurants / canteens/ ATMs/ vehicle parking facilities etc.		Auditorium / Wedding Halls / Community halls and Convention Centres incidental to the main recreational use.	All other uses not mentioned in column 2,3 and 4
	Residential uses incidental to the recreational use			
	Transmission/telecommunication towers and wireless stations.			
	Public Utility Areas & Buildings			
6	PARKS AND OPEN SPACES			
	Tot Lots/Parks/Play Grounds, Fair Grounds, Open air Theatre, Minor Public Utility Areas and Buildings.			All other uses not mentioned in column 2,3 and 4
7	WATER BODIES			
	Water landings, Pump Houses	Fish farms		All other uses not mentioned in column 2,3 and 4

Column.1	Column.2	Column.3	Column.4	Column.5
Sl.No.	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
8	TRANSPORTATION ZONE -1			
		As per G.O.(P).No.64/2017/LSGD Dated : 19 September 2017		
	Transport terminals such as bus terminals/stand, Boat jetty, Container terminals,Truck/Lorry stand, auto rickshaw/taxi/jeep stands, Parking Plaza.	** Shops, Restaurants, Hotels, Canteens, Lodges,Guest Houses, Night shelters, Professional offices, Banking and Financial Institutions up to 1000 sq.m. (Inserted wide GO(P) No. 70/2018/LSGD dated Thiruvananthapuram 30-9-2018)	**Shopping complex, Shopping malls, Hypermarket, Restaurants, Hotels, Canteens, Lodges, Guest Houses, Night shelters, Parkingplazas, professional offices, Banking and Financial institutions above 1000 Sq.m (Inserted wide GO(P) No. 70/2018/LSGD dated Thiruvananthapuram 30-9-2018)	All other uses not mentioned in column 2,3 and 4
	Transmission/Telecommunication towers and wireless stations			
	Public Utility areas and Buildings.			
9	TRANSPORTATION ZONE -2			
	Parking plazas and Taxi/ Auto stands	Commercial buildings such as shops, restaurants, hotels, professional offices, banking and financial institutions, all with Ground Floor and Basement Floors (if any) exclusively for the parking of public and private vehicles at ratio 1:1		All other items not listed in columns 2,3 and 4
	Transmission/Telecommunication towers and wireless stations			

Column.1	Column.2	Column.3	Column.4	Column.5
Sl.No.	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
10	PADDY/ENVIRONMENTALLY SENSITIVE ZONE			
	Paddy cultivation	Agriculture / Horticulture / Fodder cultivation / Fish Farms / Seed Farms / Pump houses / Wells and irrigation ponds without any building construction, repair/ maintenance and reconstruction of existing authorised dwelling units without increase in the existing area of the building. Construction of residential building under government approved housing schemes with plinth area upto 60 m ² subject to the provisions contained in the KERALA CONSERVATION OF PADDY AND WET LAND ACT 2008		All other uses not mentioned in column 2,3 and 4
11	DEVELOPABLE AGRICULTURAL ZONE			
	Paddy cultivation, Agriculture, Horticulture, Fodder cultivation, Fish Farms, Seed Farms, Pump house, Wells and irrigation ponds, minor public utility areas and buildings.	Individual Residential Buildings upto 200 Sq. M. of total built up area with coverage limited 40% Subject to the provisions contained in the KERALA CONSERVATION OF PADDY AND WET LAND ACT 2008		All other items not listed in columns 2,3 and 4
	Transmission/telecommunication towers and wireless stations			

ANNEXURE. A.XXV

LIST OF SERVICE INDUSTRIES OF NON-NUISANCE NATURE

1. Apparel making
2. Assembly of air coolers, conditioners
3. Assembly of bicycles, baby carriage and other small non-motorised vehicles
4. Atta-chakkies
5. Bakery products, biscuit confectionery
6. Bamboo and cane products (only dry operations)
7. Block making for printing
 8. Cardboard or corrugated box and paper products (Paper or pulp manufacturing excluded)
9. Carpet weaving
 10. Chilling plants and cold storage
 11. Cotton and woolen hosiery
 12. Electronic equipment, electrical goods
 13. Fountain pens
 14. Garments stitching, tailoring
 15. Gold & Silver smithy
 16. Gold & Silver thread sari works
 17. Ground nut decorticating (Dry)
 18. Ice-cream or Ice-making
 19. Insulation and other coated papers (Paper or pulp manufacturing excluded)
 20. Jobbing and machining
 21. Leather footwear and leather products excluding tanning and hide processing
 22. Light Engineering
 23. Manufacture of formulated synthetic detergent products
 24. Manufacture of soaps involving process without generation of trade effluent (saponification of fats and fatty acids only)
 25. Medical and surgical instruments
 26. Mineralised water

27. Musical instruments manufacturing
28. Oil ginning/expelling (no hydrogenation/ refining)
29. Optical –frames
30. Paint(by mixing process only)
31. Paper pins and U-clips
32. Plastic and P.V.C Processed goods
33. Power looms/ handlooms (without dyeing & bleaching)
34. Printing press
35. Radio assembling
36. Rice mullors
37. Rope (cotton & plastic)
38. Rubber goods industry
39. Scientific and mathematical instruments
40. Shoelace manufacturing
41. Sports goods
42. Steeping and processing of grains
43. Thermometer making
44. Toys Making
45. Spice grinding operation
46. Polythene, plastic and P .V.C. goods through through injection/extrusion moulding
47. Furniture without machinery
48. Electro plating
49. Gold and silver smithing
50. Rubber goods industry