



ZONING REGULATIONS

1. All future developments shall be in conformity with the provisions of the Master Plan for Kollam-AMRUT City encompassing the entire area under the jurisdiction of Kollam Municipal Corporation 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 framework of this Plan.
2. Zoning is not retrospective. It does not prohibit the uses of land and buildings that are lawfully established prior to the coming into effect of these Zoning Regulations. If these uses are contrary to the newly proposed uses, they are termed Non-conforming uses and may gradually be eliminated over years without inflicting unreasonable hardship upon the property owner.
3. The provisions in this Master Plan shall prevail over the respective provisions in the prevalent KMBR.
4. For the implementation and enforcement of the proposals envisaged in this Master Plan, areas have been zoned under various categories such as *High Density Residential Zone, Mixed Residential & Agriculture Zone, Mixed Residential & Household Industrial Zone, Commercial Zone, Public & Semi Public- Government Owned Zone, Public & Semi Public- Others Zone, Mixed Residential & Commercial & Institutional Zone, Mixed Residential And Commercial Zone, Recreational –Built-up Zone, Recreational –Open Space Zone, Mixed Commercial & Recreational Zone, Industrial Zone, Industrial Estate Zone, Mixed Commercial & Industrial Zone, Mixed Commercial & Educational Zone, Mixed Residential & Educational Zone, Transportation Zone, Conservation Zone, Water bodies, Buffer Water Bodies, Heritage Zone I & II, Waste Management Zone And Eco Sensitive Areas*. Details regarding the nature of uses 'permitted', uses 'restricted' 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 and in accordance with the local Coastal Zone Management Plan approved by the Ministry of Environment and Forests in accordance with CRZ notifications in force and Conservation of Paddy and wetland Act, 2008.

Uses 'permitted' in a zone cover the uses that can be normally accommodated in the relevant zone. 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 permitted by the Secretary Kollam Corporation, hereinafter referred to as the Secretary, with the concurrence of the Town Planner of the LSGD (Planning), Kollam. Restricted – 2 category deals with the uses that shall be permitted by the Secretary with the concurrence of the Chief Town Planner of the LSGD (Planning).

Those Uses which are not included under "Uses permitted" and "Uses Restricted" shall be normally be treated as "Uses prohibited", which shall not be permitted under normal circumstances.

5. If any portion of a zone is put to a "Use Prohibited" as stated in Para 4, 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, if they are lawfully established prior to the enforcement of these regulations, 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 District Town Planner. The total built up area of such non-conforming use shall not exceed 1.5 times the existing built up area.
6. Existing areas and structures of archaeological/heritage importance, agricultural uses and religious uses may be permitted to continue in all the zones and shall not constitute non-conforming uses.
7. Subject to the zoning regulations of the respective use zones, more than one use may be combined in a building/ plot, provided that the area of individual uses shall be limited to that prescribed for each such use in the zoning regulation for the respective zone.



8. 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 have to be insisted.
9. Regulation of constructions and / or land developments on the sides of newly proposed roads / roads proposed for widening as per the Master Plan shall be governed by the distance from the centreline of the road, unless otherwise specified in the Master Plan or Detailed Town Planning Scheme in force or any Detailed Road Alignment plans approved by the Government. If widening on one side of any stretch of the road is constrained due to the physical barriers of water body zone, railway land, protected archaeological monuments/sites, the road widening in that stretch shall be accounted from the other side.
10. In the event of change in alignment of newly proposed roads in the Master Plan, after the commencement of land acquisition of the new alignment, the land parcels in stretches excluded from the original alignment may be changed to adjacent suitable land use zone with the concurrence of the Town Planner. This provision is applicable only to new road development proposals and not to widening proposal.
11. Operational constructions as defined in the Kerala Town & Country Planning Act 2016 shall be treated as permitted use in the Master Plan Area.
12. Constructions and / or land developments, if any, in paddy lands and in wetlands, shall be in conformity with the conservation of Paddy land and Wetland Act in force in the state except for land which are legally converted to dry land by order of the competent authority or dry land as per revenue records, but included in "Paddy/ Agricultural Land/ Land reserved for Paddy field/ Conservation zone" as per the scheme, the regulation of "Paddy/ Agricultural Land/ Land reserved for Paddy field/ Conservation zone" will not be applicable. In such cases the developments/ constructions for Single Family Residential Buildings shall be permitted by the secretary and for all other land developments / constructions may be permitted by the secretary with the concurrence of the District Town Planner of the Local Self Government Department (Planning) after considering the zoning regulations of surrounding land use zone.
13. Secretary shall ensure that any construction or developments shall comply with the provisions contained in Kerala Conservation of Paddy Land and Wetland Act, Notifications under Archaeological Sites and Remains Act, Coastal Regulation Zone Notification, Notifications under Aircraft Act 1934 and any other State/central Govt. Statutes as amended from time to time shall prevail over the respective provisions of this Master Plan.
14. Any use not specified in the "Permitted & Restricted Uses" of a particular use zone, but which is of similar nature to any use under "Permitted & Restricted Uses" can be considered by the Secretary with the concurrence of the Town Planner of the LSGD (Planning).
15. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the Master Plan in consultation with the Chief Town Planner concerned of the Local Self Government Department (Planning).
16. In case of uncertainty in identifying the alignment and boundary of thodu, canal, river, existing public road, railway line, and in the absence of survey boundaries for the same in the Proposed Land Use maps, it shall be referred to the actual position on ground as well as revenue records and decision taken by the Secretary in this regard shall be final.
17. Telecommunication/ Transmission towers, Gas pipe lines, Wireless station, ATMs, water tanks, waste management units and similar public utility buildings/ structures shall be permitted in all zones except *Water bodies* in subject to other rules and regulations in force.
18. If any private property is included within the boundary of "*Public & Semi Public- Government Owned Zone, Public & Semi Public- Others Zone, Industrial Zone, Industrial Estate Zone, Eco Sensitive Areas, Conservation Zone*" in the Proposed Land use Map, the secretary may after verification of the revenue ownership documents and if found that the land is not under the ownership of the above mentioned zones as per the revenue records, the secretary with the concurrence of District Town Planner of LSGD (Planning) may permit such uses that are permissible in adjacent land use zone as per the proposed



Land Use Map subject to the provisions as applicable to the Kerala Conservation of Paddy and Wetland Act,2008, CRZ notifications and their subsequent amendments, other applicable Acts, Rules and Government Orders in force in the State.

19. If any private property is included within the boundary of water body zones of the Proposed Land use Map, the secretary may after verification of the revenue ownership documents and if found that the land is not a water body as per the revenue records, the secretary with the concurrence of Chief Town Planner of LSGD (Planning) may permit such uses that are permissible in adjacent land use zone as per the proposed Land Use Map subject to the provisions as applicable to the Kerala Conservation of Paddy and Wetland Act,2008, CRZ notifications and their subsequent amendments, other applicable Acts, Rules and Government Orders in force in the State.
20. Expansion of existing "Public & Semi Public- Government Owned Zone, Public & Semi Public- Others Zone and existing Industrial units including their incidental uses" may permit by secretary with the concurrence of District Town Planner of LSGD (Planning) to all adjacent land use zones except eco-sensitive areas, Conservation zone, water bodies, buffer water bodies zones, Venad & Colonial heritage zones as per the proposed Land Use Map subject to the provisions as applicable to the Kerala Conservation of Paddy and Wetland Act,2008, CRZ notifications and their subsequent amendments, other applicable Acts, Rules and Government Orders in force in the State.
21. Parks & Open Spaces, Play grounds, turfs are permitted in all zones.
22. In the case of new roads/ road widening projects taken up by the implementing agency, the implementing agency concerned shall provide the alignment of such new roads/ road widening to the District Town Planner for the future planning purpose.
23. Livestock buildings for keeping not more than 20 cows, 50 goats and poultry farms for keeping not more than 1000 birds shall be permitted in all zones except eco- sensitive areas, Conservation, water bodies, buffer water bodies.
24. Electric Vehicle charging stations shall be permitted in all zones except eco- sensitive areas, Conservation, water bodies, and buffer water bodies.
25. Household Nano Enterprises (HNE) as shown in Annexure – V are permitted in residential buildings or within the residential plot with the following conditions.
 - (i) It shall be provide at the ground floor /ground level of the buildings /Plots for single family residential buildings.
 - (ii) If separate building is constructed within the plot for the above mentioned unit, it shall follow the provisions of residential building within the plot as per KMBR in force in the state.
 - (iii) The total area used for the Household Nano Enterprises (HNE) is limited to 30 sq.m/household.
 - (iv) It may also allow in the ground floor/ ground level of the buildings for multiple dwelling units under various housing schemes for Lower Income Groups (LIG), Economically Weaker Section (EWS) and Middle Income Groups (MIG) by Central/State Government. In this case the total area used for the HNE is limited to 30 sq.m/dwelling units.
 - (v) Maximum power limited up to 5 HP with 5 workers (Out of the 5 workers, at least one of them should be the resident of that single family residential building)
 - (vi) It shall obtain all necessary No Objection Certificates/Clearances from the concerned department/ authorities/ Boards.
 - (vii) The owner shall provide the necessary provisions of the waste treatment facilities as per the norms of Kerala State Pollution Control Board (KSPCB)
26. Location of link canal between T.S canal and sea and railway line connecting Kollam port and existing rail network is marked as tentative. Correct alignment will be decided only after further studies. Hence reservation of land for this proposals may not be implemented till final location is approved by the competent authority.



27. General Guidelines

1. Large Scale development proposals in an area not less than 1 hectares, exceeding an investment of Rs.100crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in all zones other than Conservation, water bodies, Buffer Water bodies, Heritage, Eco sensitive areas, Recreational open space zone and Recreational Built up zone if not included in the permitted uses or restricted uses as per zoning regulation applicable. In such cases, the recommendation of a committee with constitution as below shall be obtained, subject to satisfying the procedures laid out here under and the secretary shall comply the same while issuing permit.

Also, Adequate provision shall be made for supporting infrastructure such as water supply, sewerage, solid waste management, power supply etc. Separate systems for management of solid waste and sewage shall be provided and maintained by the developer at his cost. The project shall be completed within a period of 5 years or as suggested by the Committee.

1.1 Procedure to be followed

(a) The developer shall submit the project report, detailing the demand, feasibility and Environmental Impact Assessment aspects of the project, together with the approval, if necessary, obtained from the Ministry of Environment and Forests, Government of India to the Convener of the committee and the Convener shall make all arrangements for convening meeting of the committee at the earliest and the committee shall consider and dispose of the project report within a period of one month from the date of receipt of the same.

(b) The constitution of the committee shall be as given under:

Principal Secretary/Secretary to Government, Local Self Government Department	- Chairperson
The Director, Local Self Government Department (Urban)	- Member
The Chief Town Planner, Local Self Government Department (Planning)	- Convener
The District officer of the LSGD (Planning) having jurisdiction over the district concerned	- Member
Secretary(s) of Local Self Government(s) concerned	- Member(s)

(c) The Convener shall fix the venue, date and time of the meeting in consultation with chairperson and shall be responsible for safe custody of records and communications thereof.

(d) The meeting shall be presided over by the Chairperson or in his absence by a member to be authorised by him.

(e) The quorum of the meeting shall be majority of the total number of members of the committee for the project.

(f) The developer shall also produce before the committee, all required clearances from the State and Central Government agencies concerned.

2. Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules 2000, under the Environment (Protection) Act 1986 and its subsequent amendments shall be applicable to the Master plan area.



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
28	High Density Residential Zone		
	(1) All Residences including apartments, Night Shelters, Orphanages, Old Age Homes Dharmasala, Residential Quarters.	(1) Abattoir.	
	(2) Shops/ Hotels/Restaurants/Professional Offices/ Commercial Offices/ Banking and Financial institutions/ Gymnasium/Yoga Centres/ Clinics (Outpatient)/Diagnostic centres - floor area up to 500 sq.m	(2) Public utility areas and buildings other than those included in the permitted category	
	(3) Cottage Industries, Service Industries of non-nuisance Nature (See Annexe VI) with number of workers limited to 15 without power or 10 workers with power limited to 20 HP	(3) Fuel Filling Stations	
	(4) Day Care and Crèche, Nursery Schools, Kindergarten, Primary Schools	(4) Places of Worship	
	(5) Local/state/central government offices like Police Post, Fire Post/Fire Station, Post office etc. serving the local community	(5) Solid waste, sewage and septage treatment plants/ units	
	(6) Library and Reading Rooms, Community Halls- floor area up to 200 sq.m	(6) Crematorium	
	(7) Tot Lots, Parks, Play Grounds		
	(8) Green houses, Plant nursery, Pump House, Public Utility areas & buildings of floor area up to 200 sq.m essentially serving the needs of the local community		



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
	(9) Ashram/Mutt		
	(10) Automobile workshops for 2/3 Wheelers		
	(11) Poultry farms and dairy farms, modern meat processing unit		
28.1	In addition to the regulations mentioned in Sl.No:-28 (under Permitted & Restricted uses) the following uses may also allow in this zone with access road has an existing / proposed width of 8m minimum		
	(1) Shops/ Professional Offices/ Commercial Offices/ Banking and Financial institutions - floor area up to 1000 sq.m	(1) Shops/ Hotels/Restaurants/Professional Offices/ Commercial Offices/ Banking and Financial institutions/ Gymnasium/Yoga Centres/ Clinics (Outpatient)/Diagnostic centres - floor area above 1000 sq.m	
	(2) Educational Institutions up to Higher Secondary Schools	(2) Educational institutions of higher order such as colleges/universities/ general education institutions/specialised/ professional education institutions/research and development institutions	
	(3) Hospitals up to 10 beds	(3) Hospitals up to 50 beds	
		(4) Auditorium / Wedding Halls / Movie Halls Community halls with parking of additional 10% that of KMBR	
		(5) Automobile workshops for 4 Wheelers	
		(6) Parking Plaza	



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
28.2	In addition to the regulations mentioned in Sl.No:-28.1 (under Permitted & Restricted uses) the following uses may also allow in this zone with access road has an existing / proposed width of 12m minimum		
			(1) Multiplexes
29	Mixed Residential & Agriculture Zone		
	(1)Agriculture, Horticulture, Fodder cultivation, Pastures, Grazing grounds, Fish Farms, Seed Farms, Pump House, Wells and Irrigation Ponds, Storage of Agricultural Produces and Seeds, Plant Nursery	(1)Places of Worship	
	(2)All Residential buildings- floor area up to 500 sq m , Orphanages, Old Age Homes, Dharmasala, Ashram / Mutt, Home stays	(2)Stacking Yards of non-hazardous materials	
	(3)Buildings and other amenities such as toilet block, watchtower, boat jetty, angling point, jogging track and the like incidental to tourism/recreation activities with total floor area limited up to 1000 sq.m	(3)Buildings and other amenities such as toilet block, watchtower, boat jetty, angling point, jogging track and the like incidental to tourism/recreation activities with total floor area above 1000 sq.m	
	(4) Cottage Industries, Service Industries of non-nuisance Nature (See Annexe. VI), with number of workers limited to 15 without power or 10 workers with power limited to 20 HP	(4) Industries of non-nuisance nature(See Annexe -VI) engaging not more than 30 workers without power or 20 workers with power limited to 200 HP, Ice plant/factories, Cold Storage industries, Cottage industries	



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
	(5) Shops, Professional Offices, Commercial Offices / Establishments, Banking and Financial institutions, Restaurants /Canteens - floor area upto 200 sq m	(5) IT,ITES, Bio Technology, Nano technology Units/Parks	
	(6) Shops, Professional Offices, Commercial Offices / Establishments, Banking and Financial institutions, Lodges, Restaurants /Canteens, of floor area upto 500 sq. m provided that the access road has a width of 5m minimum .	(6)Saw Mills	
	(7) Public Utility Areas & Buildings of area limited to 200 sq.m	(7) Water Treatment Plant above 5 MLD	
	(8)Automobile workshops for 2/ 3 Wheelers	(8) Fuel Filling Stations	
	(9) Clinics (Outpatient) and Diagnostic centres - floor area up to 200 sq. m		
	(10)Social Welfare centres above 200 Sq.m floor area.		
	(11) Gymnasium / Yoga Centres - floor area up to 100 sq.m		
	(12) Local/State/central government offices / institutions like Police Post, Fire Post/Fire Station, Post office etc. serving the local community		
	(13) Godowns / Warehouses / Storage - non-hazardous - floor area upto 200 sq. m		



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
	(14)Day Care and Crèche, Nursery / Kindergarten / Primary &Upper primary schools		
	(15)Library and Reading Rooms		
	(16)Poultry farms and dairy farms		
	(17) Water treatment plants below 5 MLD, Tot Lots/Parks/Play Ground, Open Air theatre, Zoological and Botanical Gardens/ Birds Sanctuary, Camping Sites		
29.1	In addition to the regulations mentioned in SI.No:-29 (Under Permitted & Restricted uses) the following uses may also allow in this zone with access road has an existing / proposed width of 8m minimum		
	(1)All Residential buildings floor area up to 1000 sq.m	(1)Auditorium / Wedding Halls / Community halls- floor area upto 1000 sq m	
	(2)Hospitals & Health Centres - floor area up to 500 sq. m	(2)Weigh bridge	
	(3)Godowns / Warehouses / Storage of non-hazardous materials with floor area upto 500 sq. m , Markets	(3)Automobile workshops for 4 wheelers	
29.2	In addition to the regulations mentioned in SI.No:-29.1 (Under Permitted & Restricted uses) the following uses may also allow in this zone with access road has an existing / proposed width of 12m minimum		
	(1) Residential Flats / Apartments	(1) Higher education/health care facilities	
		(2) Parking Plaza	
29.3	In addition to the regulations mentioned in SI.No:-29.2 (Under Permitted & Restricted uses) the following uses may also allow in this zone with access road has an existing / proposed width of 18m minimum		
			(1) Truck terminals, Bus stands, container terminals



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
30	Mixed Residential & Household Industry Zone		
	(1) All Residential buildings- floor area up to 1000 sq. m , Orphanages, Old Age Homes, Dharmasala, Ashram / Mutt	(1) Places of Worship	
	(2) Service Industries of non-nuisance nature (See Annexe - VI) engaging not more than 30 workers without power or 20 workers with power limited to 30 HP	(2) Stacking Yards of non-hazardous materials	
	(3) Shops, Professional Offices, Commercial Offices / Establishments, Banking and Financial institutions, Restaurants / Canteens - floor area up to 200 sq m	(3) Fuel Filling Stations	
	(4) Shops, Professional Offices, Commercial offices/ Establishments, Banking and Financial institutions, Lodges, Restaurants/canteens, hotels of floor area upto 1000 sq m provided that the access road has a width of 5m minimum.	(4) Saw Mills	
	(5) Public Utility Areas & Buildings of area limited to 200 sq.m	(5) IT, ITES, Bio Technology, Nano technology Units/Parks	
	(6) Clinics (Outpatient) and Diagnostic centres - floor area up to 200 sq m	(6) Social Welfare centres above 200 Sq.m floor area.	
	(7) Gymnasium / Yoga Centres - floor area up to 100 sq.m	(7) Abattoir.	
	(8) Local/State/central government offices/ Institutions like Police Post, Fire Post/Fire Station, Post office etc. serving the local community		
	(9) Godowns / Warehouses / Storage - non-hazardous - floor area up to 300 sq m		
	(10) Day Care and Crèche, Nursery / Kindergarten / Primary & Upper primary schools		



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
	(11)Library and Reading Rooms		
	(12)Agriculture,Horticulture,Fod dercultivation,Pastures,Grazingg rounds,Fishfarms,Seedfarms,Pu mphouse,Wells and irrigation ponds,Storage of Agricultural produces and seeds,plant nursery green houses		
	(13)Tot Lots/Parks/Play Grounds		
	(14)Automobile workshops for 2/ 3 Wheelers		
	(15) Poultry farms and dairy farms, modern meat processing unit.		
30.1	In addition to the regulations mentioned in Sl.No:-30 (Under Permitted & Restricted uses) the following uses may also allow in this zone with access road has an existing / proposed width of 8m minimum		
	(1)All Residential buildings floor area up to 3000 sq.m	(1)Auditorium / Wedding Halls / Community halls- floor area upto 500 sq. m	
	(2)Hospitals & Health Centres - floor area up to 500 sq m	(2)Weigh bridge	
	(3)Godowns/ Warehouses/ Storage of non-hazardous materials with floor area up to 1000 sq m , Markets.	(3)Automobile workshops for 4 Wheelers	
		(4) Solid waste, Sewage and Septage treatment Plants / units	
30.2	In addition to the regulations mentioned in Sl.No:-30.1 (Under Permitted & Restricted uses) the following uses may also allow in this zone with access road has an existing / proposed width of 12m minimum		
	(1) Residential Flats / Apartments.	(1) Higher education/Hospitals/he alth care facilities	
		(2) Shops, Professional Offices, Commercial Offices / Establishments, Banking and Financial institutions, lodges, Restaurants /Canteens, hotels - floor area above 1000 sq m	



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
30.3	In addition to the regulations mentioned in Sl.No:-30.2 (Under Permitted & Restricted uses) the following uses may also allow in this zone with access road has an existing / proposed width of 18m minimum		
			(1) Truck terminals, Bus stands, container terminals
31	Commercial Zone		
	(1) All Shops including shopping complexes, Shopping malls, Movie halls, , Hypermarkets, Restaurants, Hotels, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT Software units	(1) Places of Worship	(1) Multiplexes
	(2) Cottage Industries, Automobile workshops, Automobile Service Stations, Automobile show rooms ,Cold storage, Ice factory, Service Industries of non-nuisance nature (See Annexe VI) with number of workers limited to 20 without power or 10 workers with power limited to 30 H.P, weigh bridges, printing press, I.T hardware/electronic industries	(2) Outdoor Games Stadium	(2) Container terminals with access width of 18m minimum
	(3) Public Utility areas & buildings of floor area limited to 200 sq.m	(3) Other Public Utility areas & buildings of floor area above 200 sq.m	
	(4) NewConstruction/ Expansion of existing residential buildings with total floor area limited to 300 sq.m , Residential apartments with ground floor for commercial use, Night Shelters,lodges,boardings,hostels, Guest houses,Gymnasium and Yoga centre	(4) Fuel Filling Stations	
	(5) Govt. or Public sector offices/ institutions, Water treatment plants of any capacity	(5)Solid waste,sewage and septage treatment Plants/ units	



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
	(6) Day care, creche, Nursery, Kindergarten, primary schools and Expansion of existing educational institutions	(6) Hospitals & Health Centres above 50 beds	
	(7) Social Welfare centres, Museum/ Auditorium / Wedding Halls / Community halls, Convention Centres/Indoor stadium/Exhibition centres/Art galleries		
	(8) Clinics, Diagnostic Centres and hospitals up to 50 beds.		
	(9) Police post/Police station/Forensic science lab/fire station/Radio and TV stations/library and reading rooms		
	(10) Godowns/Warehouse/Storage/ stacking yards of non-hazardous materials		
	(11) Parking Plazas, Transport terminals, Auto rickshaw stand and boat jetty		
	(12) Plant Nursery, Roof top gardens, Fair Grounds, Markets		
	(13) Parks & playgrounds, Open air Theatre, swimming pools		
	(14) dairy farm, Poultry farm		
32	Public & Semi Public -Government owned Zone		
	(1) Local/State/Central Govt. or Public sector offices / institutions, Educational Institutions, Civil Defence and Home Guard, Library and Reading Rooms, Social Welfare centres, Museum, Indoor Games Stadium, Swimming Pools, Exhibition Centres and Art Gallery, Public Utility Building, Clinics, Diagnostic Centres and Hospitals.	1) Fuel Filling Station, Auditorium/Wedding Halls/Community Halls above 1000 sq.m , incidental to public and semi-public uses, Cremation Grounds/Crematorium, Burial Ground	1) Bus Terminal/Stand, Lorry Stand



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
	(2) Auditorium/ Wedding Halls/ Community Halls, Convention Centres up to 1000 sq.m , Outdoor Games Stadium, Parking Plazas, Auto rickshaw/Taxi/Jeep Stands, Boat Jetty	(2) Any other use for which prior approval is obtained from state government	
	(3) Residential Uses incidental to the public and Semi-public use, Ashram/Mutts	(3) Retail shops/Restaurant/Canteen above 100 sq.m	
	(4) Retail shops/Restaurant/Canteen up to 100 sq.m , ATMs		
	(5) Water treatment plants below 5 MLD , Tot Lots/Parks/Play Ground, Open Air theatre, Zoological and Botanical Gardens/ Birds Sanctuary, Camping Sites		
33	Public & Semi Public -Others Zone		
	(1) Local/State/Central Govt or Public sector offices/ Institutions, Educational Institutions, Civil Defence and Home Guard, Library and Reading Rooms, Social Welfare centres, Museum, Indoor Games Stadium, Swimming Pools, Exhibition Centres and Art Gallery, Public Utility Building, Places of Worship, Clinics, Diagnostic Centres and Hospitals.	(1) Auditorium/ Wedding Halls/ Community Halls , Convention Centres up to 500 sq.m , Outdoor Games Stadium, Parking Plazas, Auto rickshaw/ Taxi/Jeep Stands, Boat Jetty	(1) Bus Terminal/ Stand, Lorry Stand
	(2) Retail shops/Restaurant/Canteen upto 100 sq.m , ATMs	(2) Fuel Filling Station, Auditorium/Wedding Halls/Community Halls above 1000 sq.m incidental to public and semi-public uses, Cremation Grounds/Crematorium, Burial Ground	
	(3) Water treatment plants below 5 MLD, Tot Lots/Parks/Play Ground, Open Air theatre, Zoological and Botanical Gardens/ Birds Sanctuary, Camping Sites		



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
34	Mixed Residential & Commercial & Institutional Zone		
	Land to a depth of 200 meter on either side of following roads in all zones except Conservation, Transportation, Recreational, Eco sensitive, Water bodies and Buffer Water bodies are also deemed as Mixed Residential & Commercial & Institutional zone		
	a) N.H – 66 (Sakthikulangara – Mevaram Road)		
	b) N.H – 744 (Chinnakkada–Chandanathope Road)		
	c) N.H –183 (High School Jn – Anchalummoodu Road)		
	d) N.H 66 – Bypass (KavanadAltharaJn – Mevaram Road)		
	Regulations applicable to High Density Residential, Commercial, Public and Semi Public -Government, Public and Semi Public -Others are applicable to Mixed Residential & Commercial & Institutional zone.		
35	Mixed Residential & Commercial Zone		
	Land on either side of following roads to the prescribed width in all zones except Conservation, Transportation, Recreational, Eco sensitive Water bodies and Buffer Water bodies are also deemed as Mixed Residential & Commercial zone		
	i. land to a depth of 50 metres on either side of :		
	a) AnchalummooduJn – Perumon Road		
	b) RamankulangaraJn – Maruthady Road		
	c) KavalJn – Anchukallummoodu Road		
	d) MundalummooduJn – Thirumullavaram Road		
	e) AltharammooduJn – ThangasseryJn Road		
	ii. land to a depth of 100 metres on either side of:		
	a) D.S.P Office Jn – Mulankadakam via Vadi, Soojukkaranmukku, Pandakasala, Thamarakkulam, P.W.D Jn and Congress Bhavan Road (Inner Ring Road)		
	b) Congress Bhavan – KochuplammooduJn Road		
	c) Kollam Railway station – Kannanloor Road		
	d) EravipuramJn – Thannikkamukku Road via Pallimukku Jn., Puliathamukku, Erapanchal		
	In addition to the regulations mentioned in SI.No:-28.2 (under Permitted & Restricted uses) the following uses may also allow in this zone		
	(1) Guest Houses/Lodges	(1) Museum, Exhibition centres and Art Gallery	



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
	(2)Shops, Professional Offices, Banking and Financial Institutions, Commercial offices / Establishments, Restaurants / Canteen / Hotels / Gymnasium / Yoga centres, Community Halls – floor areas upto 1000 sq.m	(2) Indoor games stadium	
	(3) Parking Plaza, Taxi / Jeep stand		
	(4) Social welfare centres and other Public Utility Areas & Buildings-Floor area up to 500 sq.m		
	(5) Fish Farms, Seed farms, dairy farms, Poultry farms		
	(6) Storage of Agricultural Products and seeds, Green houses and Roof top gardens		
35.1	In addition to the regulations mentioned in Sl.No:-35 (under Permitted & Restricted uses) the following uses may also allow in this zone with access road has an existing / proposed width of 8m minimum		
	(1) Shops, Professional Offices, Banking and Financial Institutions, Commercial offices / Establishments, Restaurants / Canteen / Hotels	(1) Saw mills, Ice factory, Cold storages, printing press, Water treatment plants	
	(2) Auditorium / Wedding Halls / Community halls- floor area upto 1000 sq m		
	(3) Godowns/ Warehouses/ Storage – non hazardous		
35.2	In addition to the regulations mentioned in Sl.No:-35.1 (under Permitted & Restricted uses) the following uses may also allow in this zone with access road has an existing / proposed width of 12m minimum		
	(1) Social welfare centres– floor area above 500 sq.m	(1) Industrial estate & Industrial Parks,IT/ITES,Bio Technology/Nano Technology parks/units	
	(2) Secondary / Higher Secondary Schools, Technical Institutions		
	(3) Movie Halls / Auditorium / Wedding Halls – with parking @ 1.1 times that of KMBR		



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
	(4) Diagnostic centres above 500 sq.m floor area, Hospitals & Health centres – (upto 10 beds)		
	(5) Weigh bridge		
	(6) Markets		
	(7) Godowns / Warehouses / Storage – non hazardous		
	(9) Marbles and Granite Storage / Cutting centres		
	(10) Automobile workshops /Automobile show room/ Automobile Service Stations of Light vehicles		
35.3	In addition to the regulations mentioned in Sl.No:-35.2 (under Permitted & Restricted uses) the following uses may also allow in this zone with access road has an existing / proposed width of 15m minimum		
	(1) Educational institutions of higher order such as colleges/universities/ general education institutions/specialised/professional education institutions/research and development institutions		(1) Bus Terminals/stand, lorry stand
	(2)Automobile workshops/ Automobile Service Stations for Heavy vehicles		
	(3) Hospitals & Health Centres– (upto 100 beds)		
35.4	In addition to the regulations mentioned in Sl.No:-35.3 (under Permitted & Restricted uses) the following uses may also allow in this zone with access road has an existing / proposed width of 18m minimum		
	(1) Hospitals & Health Centres – (upto 300 beds)	(1) Container Terminal	
	(2) Movie Halls / Auditorium / Wedding Halls	(2) Hospital above 300 beds	
		(3) Court Complexes	
	Note: In the case of contiguous plots under single ownership, that extends beyond the depth specified in Sl. No. 35 above, such uses may be permitted for the entire plot depth, provided that plots have a minimum frontage of 25 meters on such roads.		



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
36	Recreational-Built up Zone		
	(1) Any construction/land development essential for the development/ improvement of open air recreational facilities.	(1)Night shelters, Guest houses, Lodge, Restaurant, Canteen, Resorts, Hotels with floor area above1000sq.m	
	(2) Watch Towers, Eco Walk Ways / nature trails, Fair Grounds etc.	(2)Movie halls, convention centres with floor area above 1000 sq.m	
	(3) Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Zoological and Botanical Garden etc.		
	(4)Night shelters, Guest houses, Lodge, Restaurant, Canteen, Resorts, Hotels with floor area limited to 1000sq.m		
	(5)Bakeries and confectionaries floor area limited to 200 sq.m		
	(6)Museum, exhibition centres and art gallery		
	(7)Library and reading room		
	(8)Public utility areas and buildings		
	(9)Retail Shops/Professional Offices-built up area upto 200 sq.m		
	(10) Commercial Offices / Establishments, Banking and Financial Institutions - built up area upto 200sq.m		
	(11) Gymnasium / Yoga Centres		
	(12) Godowns / Warehouses / Storage non-hazardous - built up area upto 200 sq.m		
	(13) Police post, Fire post		
	(14) Clinics (Outpatient) and Diagnostic centres - built up area up to 200sq.m		
	(15) Movie halls, convention centres with floor area limited to 1000 sq.m		



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
37	Recreational-Openspace Zone		
	(1) Fish Landings, Boat Jetties, Guided Boat Rides, Watch Towers, Water Sports Facilities, Fair Grounds etc.		
	(2) Park, Zoological and Botanical Garden, Birds Sanctuary etc.		
	(3) Tourist resorts with area limited to 200 sq.m		
	(4) Eco Walk way / Nature Trails, Mangrove garden		
	(5) Angling point, Guided boat rides		
	(6) Open restaurant, Eating Place, resting place, Art gallery, Souvenir Shop made of bio degradable material such as wood panel board etc.		
	(7) Open air recreational facilities		
	(8) Water treatment plants, Waste recycling facilities without causing environmental degradation		
	(9) Sanitation facilities for the visitors		
	(10) Public comfort stations, restaurants, sales outlets etc. essential for promoting recreation activities each with floor area limited to 200 sq.m		
	(11) Minor Public Utility areas & Public utility buildings which will not affect the character of the area.		
	(12) Agriculture/ Horticulture/ Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds.		



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
38	Mixed Commercial & Recreational Zone		
	(1) All Shops including shopping complexes, Shopping malls, Movie halls, Hypermarkets, Restaurants, Hotels, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT Software units, Night shelters, Guest houses, Lodge, Resorts	(1) Places of Worship	(1) Multiplex
	(2) Cottage Industries, Automobile workshops, Automobile Service Stations, Automobile show rooms, Cold storage, Ice factory, Service Industries of non-nuisance nature (See Annexe VI) with number of workers limited to 30 without power or 20 workers with power limited to 30 H.P, weigh bridges, printing press, I.T hardware/electronic industries	(2) Outdoor Games Stadium	
	(3) Godowns/Warehouse/Storage/ stacking yards of non-hazardous materials	(3) dairy farm, Poultry farm	
	(4) New Construction/ Expansion of existing residential buildings with total floor area limited to 300 sq.m , Residential apartments with ground floor for commercial use, Night Shelters, lodges, boardings, hostels, guest houses, Gymnasium and Yoga centre	(4) Fuel Filling Stations	
	(5) Govt. or Public sector offices/ Institutions, Water treatment plants of any capacity		
	(6) Day care, creche, Nursery, Kindergarten, primary schools and Expansion of existing educational institutions		



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
	(7) Social Welfare centres, Museum/ Auditorium / Wedding Halls / Community halls, Convention Centres/Indoor stadium/Exhibition centres/Art galleries		
	(8) Clinics, Diagnostic Centres and hospitals up to 50 beds.		
	(9) Police post/Police station/Forensic science lab/fire station/Radio and TV stations/library and reading rooms		
	(10) Public Utility areas & buildings of floor area limited to 200 sq.m		
	(11) Parking Plazas, Transport terminals, Auto rickshaw stand and boat jetty		
	(12) Plant Nursery, Roof top gardens, Fair Grounds, Markets		
	(13) Parks & playgrounds, Open air Theatre, swimming pools		
	(14) Any construction/land development essential for the development/ improvement of open air recreational facilities.		
	(15) Watch Towers, Eco Walk Ways / nature trails, Fair Grounds etc.		
	(16) Museum, exhibition centres and art gallery		
39	Industrial Zone		
	(1) All industries other than obnoxious and nuisance type industries, Automobile Workshops & 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 & Industrial Parks.	(1) Other Public Utility Areas and Public Buildings. Cremation Ground / Crematorium, Burial Ground, Common Vault.	(1) Container Terminals with access width of 18m minimum.



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
	(2) Godowns/Warehouses/Storage of non-hazardous material, stacking yards, weigh bridge.	(2) Storage of Explosives and Fire Works, Gas Godowns, Crusher Units.	
	(3) Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House.	(3) Fuel filling station	
	(4) Dry Cleaning Plants, Power Plants, Sub Stations	(4) Slaughter House	
	(5) Government or Public Sector Offices	(5) Sewage Treatment Plants, Solid Waste Treatment, Septage Treatment Plants/ Units.	
	(6) Transport Terminals incidental to industrial use.	(6) Obnoxious or nuisance industries (see Annexure-VII)	
	(7) Residential Uses incidental to the Industrial Use. Any other activity essentially incidental to Industrial use.		
	(8) Tot lots, Parks and Play Grounds attached to incidental residential use.		
40	Industrial Estate Zone		
	(1) All industries other than obnoxious and nuisance type industries, Automobile Workshops & 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.	(1) Other Public Utility Areas and Public Buildings. Cremation Ground / Crematorium, Burial Ground, Common Vault.	(1) Container Terminals with access width of 18m minimum.
	(2) Godowns/Warehouses/Storage of non hazardous material, stacking yards, weigh bridge.	(2) Storage of Explosives and Fire Works, Gas Godowns, Crusher Units.	
	(3) Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House.	(3) Fuel filling station	
	(4) Dry Cleaning Plants, Power Plants, Sub Stations	(4) Slaughter House	



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
	(5)Government or Public Sector Offices	(5)Sewage Treatment Plants, Solid Waste Treatment, Septage Treatment Plants/ Units.	
	(6)Transport Terminals incidental to industrial use.	(6)Obnoxious or nuisance industries (see Annexure -VII)	
	(7)Residential Uses incidental to the Industrial Use. Any other activity essentially incidental to Industrial use.		
	(8)Tot lots, Parks and Play Grounds attached to incidental residential use.		
41	Mixed Commercial & Industrial Zone		
	(1) All Shops including shopping complexes, Shopping malls, Movie halls, Hypermarkets, Restaurants, Hotels, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT Software units, Night shelters, Guest houses, Lodge, Resorts	(1)Other Public Utility Areas and Public Buildings. Cremation Ground / Crematorium, Burial Ground, Common Vault.	(1)Multiplexes
	(2)All industries other than obnoxious and nuisance type industries, Automobile Workshops & 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 & Industrial Parks.	(2)Storage of Explosives and Fire Works, Gas Godowns, Crusher Units.	(2)Container terminals
	(3)Godowns/Warehouse/Storage/ stacking yards of non hazardous materials	(3)Fuel filling station	



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
	(4) Construction/ Expansion of existing residential buildings with total floor area limited to 300 sq.m. , Residential apartments with ground floor for commercial use, Night Shelters, lodges, boardings, hostels ,guest houses, Gymnasium and Yoga centre	(4)Slaughter House	
	(5) Govt. or Public sector offices/ institutions, Water treatment plants of any capacity	(5) Obnoxious or nuisance industries (see Annexure VII)	
	(6) Day care, creche, Nursery, Kindergarten, primary schools and Expansion of existing educational institutions	(6)Sewage Treatment Plants, Solid Waste Treatment, Septage Treatment Plants/ Units.	
	(7) Social Welfare centres, Museum/ Auditorium / Wedding Halls / Community halls, Convention Centres/Indoor stadium/Exhibition centres/Art galleries		
	(8) Clinics, Diagnostic Centres and hospitals up to 50 beds.		
	(9) Police post/Police station/Forensic science lab/fire station/Radio and TV stations/library and reading rooms		
	(10) Public Utility areas & buildings of floor area limited to 200 sq.m		
	(11) Parking Plazas, Transport terminals, Auto rickshaw stand and boat jetty		
	(12) Plant Nursery, Roof top gardens, Fair Grounds, Markets		
	(13)Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House.		



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
42	Mixed Commercial & Educational Zone		
	(1) All Shops including shopping complexes, Shopping malls, Movie halls, Hypermarkets, Restaurants, Hotels, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT Software units, Night shelters, Guest houses, Lodge, Resorts	(1) Other Public Utility Areas and Public Buildings. Cremation Ground / Crematorium, Burial Ground, Common Vault.	(1) Multiplex
	(2) All Educational institutions and other uses incidental to educational use.	(2) Fuel filling station	(2) Container Terminals with access width of 18m minimum.
	(3) Cottage Industries, Automobile workshops, Automobile Service Stations, Automobile show rooms, Cold storage, Ice factory, Service Industries of non-nuisance nature (See Annexure VI) with number of workers limited to 20 without power or 10 workers with power limited to 10 H.P, weigh bridges, printing press, I.T hardware/electronic industries	(3) Slaughter House	
	(4) Godowns/Warehouse/Storage/ stacking yards of non hazardous materials	(4) Sewage Treatment Plants, Solid Waste Treatment, Septage Treatment Plants/ Units.	
	(5) Construction/ Expansion of existing residential buildings with total floor area limited to 300 sq.m , Residential apartments with ground floor for commercial use, Night Shelters, lodges, boardings, hostels, guest houses, Gymnasium and Yoga centre		



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
	(6) Local/State/Central Govt. or Public sector offices/ Institutions, Educational Institutions, Civil Defence and Home Guard, Library and Reading Rooms, Social Welfare centres, Museum, Indoor Games Stadium, Swimming Pools, Exhibition Centres and Art Gallery, Public Utility Building, Places of Worship, Clinics, Diagnostic Centres and Hospitals.		
	(7) Water treatment plants below 5 MLD, Tot Lots/Parks/Play Ground, Open Air theatre, Zoological and Botanical Gardens/ Birds Sanctuary, Camping Sites		
	(8) Police post/Police station/Forensic science lab/fire station/Radio and TV stations/library and reading rooms		
	(9) Parking Plazas, Transport terminals, Taxi and Auto rickshaw stand.		
	(10) Plant Nursery, Roof top gardens, Fair Grounds, Markets		
43	Transportation Zone		
	(1) Transport terminals including constructions that form an integral or essential part of the terminal.	(1) Public Utility Areas and Buildings	(1) Container Terminals provided that the access has a width of 18m minimum.
	(2) Any incidental uses to the transport terminals such as Retail Shops, Restaurants, Canteen etc. with built up area limited to 1500 sq.m	(2) Fuel Filling Stations	
	(3) Staff Quarters, Offices, Night Shelters, Guest Houses etc. incidental to the transport terminals	(3) Retail Shops, Restaurants, Canteen etc. with built up area above 1500 sq.m	



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
44	Conservation Zone		
	Paddy cultivation		
	Agriculture/ Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction.		
	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.		
45	Water Bodies		
	1) Mangroves afforestation, provision of bio-filters including contour bunding and other activities which will not affect the sustainability of ecosystem, Bridges, Side protection walls, Bathing Ghats, jetty etc may be permitted based on community level requirements.		
46	Buffer Water body Zone		
	(1) All the uses permitted in item 45	(1) Water Treatment plants, residential building of area up to 200 sq.m with a maximum coverage of 55%, Expansion of existing public and semi-public activities with maximum coverage of 35% and FAR limited to 1.75, Minor Public Utility areas & buildings which will not affect the character of the area without causing environmental degradation to the water bodies	



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
47	Waste Management Zone		
	(1) New Construction/ Reconstruction of buildings, yard for segregation of wastes, sanitary fills and other technologies for solid waste management/treatment, public utility areas and buildings incidental to solid waste management.		
	(2) Sewage treatment Plant / Septage treatment Plant or Units of Capacity more than 100KLD and buildings/ structures incidental to liquid waste management.		
48	Eco Sensitive Areas		
	(1) Mangroves afforestation, provision of bio-filters including contour bunding and other activities which will not affect the sustainability of ecosystem	(1) Agriculture/ Horticulture/Fodder cultivation/ Pastures/ Grazing grounds/ Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction.	
	(2) Conservation activities to heritage buildings/sites, Activities incidental to conservation of heritage buildings/sites	(2) Minor Public utility areas & buildings which will not affect the character of the area.	
49	Religious Zone		
	(1) Places of Worship,		
	2) Ashram/Mutt, Dharmasala, Madrasa.	Cremation Ground/Crematorium, Burial Ground/ Common Vault.	
	(3) Auditorium / Wedding Halls - floor area up to 500 sq m	Social welfare centres, Auditorium / Wedding Halls / Community halls- floor area above 1500 sq.m	
	(4) Other public utility areas and buildings and incidental uses		



Para No.	Uses permitted	Uses restricted-1	Uses restricted-2
50	Mixed Residential & Educational Zone		
	The regulations applicable to High Density Residential zone are applicable to Mixed Residential & Educational zone. In addition to that the following uses may also allow in this zone		
	(1) All Educational Institutions and incidental uses like Hostels, Canteen, Residential staff quarters, Laboratories, Lodges, recreational facilities etc.	Information technology buildings and Information technology parks, allied uses or as directed by the government.	
General Guidelines for the Heritage areas/buildings			
	<p>As per the provisions of Section 91, sub-section (3), clause (iv) of the Kerala Town and Country Planning Act 2016, the following regulations shall apply to conserve the character of all the listed heritage precincts in chapter -19 and the following heritage areas/ buildings, with due regard to the historical significance and/or architectural character of the area.</p> <ol style="list-style-type: none"> 2. The architectural character of the facade of the proposed construction shall be in tune with the surrounding environment and as per the advice of the Kerala Art and Heritage Commission. 3. The Local Self Government Institution concerned shall insist on any such recommendations of the Commission. 4. The Commission, if found necessary may entrust the following regulatory aspects to a Committee/Subcommittee, constituted for the purpose. 5. Changes if any required in the following regulations shall be permitted by the Commission on receipt of the recommendation of the Committee/Subcommittee constituted, if any, for the purpose. 6. In addition to the above, the following regulations shall also apply. 		
51	<p>Heritage zone-I comprising of Survey Numbers 1 (P), 2,3(P),4(P), 5, 7(P), 28(P), 37(P), 38(P), 39(P), 40, 41 (P), 42, 43(P), 48(P), 54(P), 55(P), 56(P), 79, 80(P), 81(P), 82(P), 83(P) of Block Number 199; Survey Number 43(P) of Block Number 225; Survey Numbers 1 (P), 2(P), 3,4,5,6,7,8,9(P), 16(P), 17(P), 21 (P), 22(P), 23(P), 26(P) of Block Number 229; Survey Numbers 1,2,3,4, 5(P), 6(P), 9(P), 10(P), 11, 12, 13(P), 14(P), 15(P), 16(P), 33(P), 34(P) of Block Number 231; Survey Numbers 1,2, 3, 4, 5(P), 6(P), 7(P), 12(P), 13(P), 14(P), 30(P), 31, 32, 33, 34, 37, 38(P) of Block Number 232; Survey Numbers 1, 2, 3, 4, 5(P), 6, 7, 8, 9, 10(P), 12, 13, 14, 15, 16(P), 17(P), 18(P), 19, 20(P), 24, 25(P), 26(P), 28(P), 29, 30, 31, 32, 33(P), 34(P), 35(P), 36 of Block Number 237; Survey Numbers 17(P), 24(P), 25(P), 26(P), 27, 28(P), 29, 30(P), 31, 32(P), 33(P), 34, 36(P), 37(P), 38(P), 39, 40, 41 (P), 55(P), 61 (P), 62, 63 of Block Number 238; Survey Numbers 1 (P), 2(P), 3(P), 4(P), 19(P), 20(P), 21 (P), 22(P), 23(P), 69(P), 70(P), 71 (P), 72(P), 73(P), 74(P),75, 76(P), 77(P), 78(P), 79, 81 (P), 94(P), 98(P), 99(P) of Block Number 239; Survey numbers 16(P), 18(P), 19(P), 20(P), 22(P), 23(P), 42(P) of Block Number 240; Survey Numbers 65(P), 66(P), 67(P), 68(P), 70(P), 73(P), 74(P), 77(P) of Block Number 247; Survey Numbers 1 (P), 14(P), 15(P), 17(P), 18(P), 19, 20(P), 21 (P), 22(P), 23(P), 24(P), 51 (P), 52(P),</p>		



	61(P), 62(P), 63(P), 64(P), 65(P), 112(P), 121(P), 123(P), 124(P), 125, 126(P), 138(P), 153 of Block Number 248 in Kollam West village.
	<p>51.1 Notwithstanding anything contained in the zoning regulations of the master plan and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, coming under the Heritage Zone-I, shall be allowed except with the prior written recommendation of the Kerala Art & Heritage Commission constituted by the Government under Section 86 of the Kerala Town and Country Planning Act 2016 and <i>Rule 103 of the Kerala Municipality Building Rules 2019</i>, in order to conserve the heritage character of the area.</p> <p>Provided that, no area or buildings or objects, which in the opinion of the said commission have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to be altered from the existing condition without the prior written recommendation of the commission:</p> <p>Provided also that, new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations namely:-</p> <ol style="list-style-type: none"> 1. The facade of the proposed construction and street character shall be in harmony with the architectural character of the heritage zone and as per the advice of the Commission. 2. Slopping roof forms (hipped/cross gabled/front gabled etc.) with a slope angle ranging from 35-45 degrees which depicts the character of the street shall be adhered to. 3. The roof in facade shall be finished with Mangalore pattern (MP) terracotta colour tiles. 4. The sunshade in facades if any provided, shall have the same slope and finish as that of the main roof. 5. The exterior wall surfaces shall be finished in white or off white colour. The Exterior walls shall be given plain texture finish. 6. The overall height of the construction including the existing structure if any, up to the topmost point of the ridge shall not exceed 10 meters from the average ground level.



	<p>7. Existing natural vegetation such as trees and shrubs which added to the character of the area shall be protected and maintained to the extent possible.</p> <p>Provided further that, the use or reuse of any site or building shall be as per the recommendations of the commission.</p>
52	<p>Heritage zone-II comprising of Survey Numbers 7(P), 8(P), 9(P) of Block Number 198; Survey Numbers 101(P), 120(P), 126(P) of Block Number 248; Survey Numbers 148(P), 149(P), 184(P), 187(P) of Block Number 249; Survey Number 119(P), 122(P), 123(P), 124(P), 125(P) of Block Number 250; Survey Number 76(P), 77(P), 82(P), 100(P), 101(P), 105(P), 123(P), 124(P), 157(P) of Block Number 251; Survey Numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 33(P), 38(P), 39(P), 40, 41, 42, 43, 44, 45, 46, 47, 51, 52, 53 of Block Number 252; Block Number 253, Block Number 254; Survey Number 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 of Block Number 255; Survey Number 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33(P), 36(P), 37(P), 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 71, 72, 77, 78, 79 of Block Number 256; Block Number 257; Block Number 258; Block Number 259; Block Number 260; Survey Numbers 24(P), 25, 27, 28(P), 29(P) of Block Number 267; Survey Numbers 46(P), 47(P), 48(P), 49(P), 50, 71(P), 72(P), 73(P), 74 of Block Number 268 in Kollam West village.</p>
	<p>52.1 Notwithstanding anything contained in the zoning regulations of the master plan and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, coming under Heritage Zone-II, shall be allowed except with prior written recommendation of the Kerala Art & Heritage Commission constituted by the Government under Section 86 of the Kerala Town and Country Planning Act 2016 and <i>Rule 103 of the Kerala Municipality Building Rules 2019</i>, in order to conserve the heritage character of the area.</p> <p>Provided that, no area or buildings or objects, which in the opinion of the said commission have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to be altered from the existing condition without the prior written recommendation of the commission:</p> <p>Provided also that new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations namely:-</p> <ol style="list-style-type: none"> 1. The facade of the proposed construction and the street character shall be in harmony with the Colonial architectural character (Portuguese colonial architecture, British colonial architecture, Dutch colonial architecture) of the heritage zone and as per the advice of the Commission.



	<ol style="list-style-type: none">2. The exterior wall surfaces shall be finished in white or off white colour. The Exterior walls shall be given plain texture finish.3. The overall height of the construction including the existing structure if any, up to the topmost point of the proposed construction shall not exceed 10 meters from the average ground level.4. Existing natural vegetation such as trees and shrubs which added to the character of the area shall be protected and maintained to the extent possible.5. Excavations, if any required in and around Buckingham Canal (Survey No:-30,31 of Block No:-255 and Survey Nos:-13 of Block No:-257) shall be carried out in the presence of a representative from the State Archaeology Department. <p>Provided further that, the use or reuse of any site or building shall be as per the recommendations of the Commission.</p>
--	---

Notes:

1. For the purpose of these regulations, floor area means the total floor area of the building on all floors.
2. Subject to zoning regulations of the respective 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. Also, the built up area of individual uses shall be limited to that prescribed by the zoning regulations for the zone.
3. Irrespective of zoning regulations, public utility areas and building under government approved schemes can be implemented anywhere in the planning area.