

## 34 ZONING AND ZONING REGULATIONS

Land use zoning for sustainable development has been done for Municipality and is described in previous chapters. For proper enforcement of zoning, few zoning regulations are to be made.

The CBD area of Municipality is the proper place for commercial development. Hence commercial activities can be permitted into extreme extent at this area. Residential activities are also taking place in this area. Hence residential activities upto some extent can be permitted here.

There must be an area inside every Municipality for calm and quiet residential livelihood. So in this plan also, few areas are zoned as low density residential zone. For holding the increase in land price and higher order developments in this zone, maximum number of floors of building in this area is restricted to three.

The developments proposed in this plan will add few more peoples in to Municipality. For accounting the housing need of the future population, a high density residential zone is proposed in this plan.

Major Industrial and hazardous uses are restricted at commercial and residential zones. So an area in Municipality shall be demarcated for this purpose and hence regulation is made such as all these activities are permitted in Multi Functional zone.

All special zones are controlled with appropriate regulation for proper activity distribution at those areas.

### 34.1 REGULATION GUIDELINES

1. All future developments shall be in conformity with the provisions of the Master plan for Vatakara Town.
2. For the implementation and enforcement of the proposals envisaged in this Master plan areas have been zoned under various categories such as Low density residential, high density residential, multi-functional, commercial, mixed(commercial / residential) , wet agricultural, industrial, public and semipublic ,special use zones etc. Details regarding the nature of uses ‘ permitted’, uses ‘restricted’ and uses ‘prohibited’ in each zone are given in the accompanying sheets. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in this Master plan.

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 Vatakara 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 concerned of the Department of Town and Country Planning.

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

3. All places of heritage importance such as Kavus, Temples etc have to be conserved with due regard to the historical significance and architectural character of the area.
4. 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. All existing uses in every zone shall be permitted to continue. In case of addition/extension/alteration of the existing building is proposed, the total area shall not exceed 1.5 times the existing floor area.
5. If any portion of a zone is put to a ‘Use prohibited’ as stated in Para 2, before the sanctioning of the scheme, such use shall be termed as non-conforming use. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Chief Town Planner concerned.
6. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted in all the zones and shall not constitute non-conforming uses.

7. Regulation of constructions and land developments on the sides of new roads/roads proposed for widening as per the Master plan 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.
8. Expansion of existing public and semi public institutions to adjacent plots shall be permissible without any regard to the land use in which such adjacent plot is zoned and the development regulation imposed by such zoning.
9. An additional FAR corresponding to the area of pond existing within the plot shall be permitted for promoting the conservation of ponds. Once the developer acquires this option he shall make a legal agreement with Municipality that he will preserve the pond. Filling up of pond after utilizing the option shall be treated as a serious offence, and the permission of building shall be cancelled.
10. Coverage and floor area ratio (FAR) of all constructions shall be the values prescribed in the Kerala Municipality Building Rules, 1999 except stated in rule 9 above and **time to time amendments shall be adhered to.**
11. Construction and/or land developments, if any, in paddy lands and in wetlands, shall be in conformity with the paddy land and wetland Act in force in the state.
12. The provisions of costal Regulation Zone will be applicable to the Master plan area.
13. 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.
14. Any use not specified in the ‘use 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 the chief Town planner concerned.

<b>ZONING REGULATION FOR VATAKARA MASTER PLAN</b>				
<b>Sl. No</b>	<b>Uses permitted</b>	<b>Uses restricted-1</b>	<b>Uses restricted-2</b>	<b>Uses prohibited</b>
<b>I</b>	<b>Residential Zone</b>			
<b>1.1</b>	<b>Low Density Residential Zone</b>			
1	All Residences including apartments limited to three floors excluding Basement floors, Tourist resort, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Residential Quarters.	Ashram/Mutt, Hostels, Guest house, lodge, and Boarding Houses, Higher secondary Schools.	Vehicle fuel filling stations	Any other use not specified
2	Shops, professional offices, banks & other financial institutions, restaurants, hotels, limiting built up area up to 100 m <sup>2</sup>	LPG distribution centres (excluding bottling plants and bulk storage) limiting the built up area to 50 sq. m. provided that the access road has a width of 8m minimum. Cultural buildings, Public utility areas and buildings other than those included in the permitted use		
3	Cottage Industries, 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	Telecommunication towers		
4	Educational institutions essentially serving the needs of residential community such as nursery schools, kindergartens and schools offering general education (up to high school level).			
5	Health institutions essentially serving the needs of residential community such as dispensaries, clinics, nursing homes etc. and having a built up area not more than 200 m <sup>2</sup> .			

6	Community facilities such as community halls, recreational clubs, gymnasium/yoga centers, libraries etc. having a built up area not more than 100 m2.			
7	Utility installations and civic amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, electric substation, fire station, tot lots, parks, play grounds, water treatment plants below 5 MLD.			
8	Plant nurseries incidental to community needs			
<b>Provided that the access road has a width of 5m minimum.</b>				
9	Automobile workshops for two/ three wheelers – floor area upto 100 m2			Any other use not specified
<b>Provided that the access road has a width of 8m minimum</b>				
10	Hospitals , Convention Centres/ Auditorium/ Wedding Halls/ Community halls/ Exhibition Centers and Art Gallery-floor area upto300 sq m			Any other use not specified
11	Poultry farm, Diary and Kennel up to 200M2			
<b>Provided that the access road has a width of 12m minimum</b>				
12	Auditorium / Wedding Halls / Community halls- floor area upto 1500 sq m			Any other use not specified
13	Poultry farm, Diary and Kennel above 200M2			

Notes:	<i>For all permissible uses under Low Density Residential use except item no:1, the maximum permissible coverage and FAR shall be 80% of the corresponding value as prescribed in the Building Rules.</i>			
<b>1.2</b>	<b>High Density Residential Zone</b>			
1	All Residences including apartments, Tourist resort, Guest house, lodge, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Residential Quarters, Hostels and Boarding houses.	Ashram/Mutt	Fuel Filling Stations	Any other use not specified
2	Shops, professional offices, banks & other financial institutions, restaurants, hotels, limiting built up area up to 100 m2	Transmission towers, Telecommunication towers and Wireless Station, cultural buildings, Public utility areas and buildings other than those included in the permitted use		
3	Cottage Industries, 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	Places of Worship, Higher Secondary schools		
4	Educational institutions essentially serving the needs of residential community such as nursery schools, kindergartens and schools offering general education (up to high school level).			

5	Health institutions essentially serving the needs of residential community such as dispensaries, clinics, nursing homes etc. and having a built up area not more than 200 m2.			
6	Community facilities such as community halls, recreational clubs, gymnasium/yoga centers, libraries etc. having a built up area not more than 100 m2.			
7	Utility installations and civic amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, electric substation, fire station, tot lots, parks, play grounds, water treatment plants below 5 MLD.			
8	Plant nurseries incidental to community needs			
<b>Provided that the access road has a width of 5m minimum.</b>				
9	Automobile workshops for two/ three wheelers – floor area upto 100 m2			Any other use not specified
<b>Provided that the access road has a width of 8m minimum</b>				
10	Shops/ Professional Offices/ Commercial Offices/ Banking and Financial institutions - floor area up to 200 sq.m	LPG distribution centres (excluding bottling plants and bulk storage) limiting the built up area to 50 sq. m.		Any other use not specified
11	Hospitals, Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery-floor area upto 300 sq m			
12	Poultry farm, Diary and Kennel upto 200M2			

	<b>Provided that the access road has a width of 12m minimum</b>			
13	Shops/ Professional Offices/ Commercial Offices/ Banking and Financial institutions - floor area up to 500 sq.m			Any other use not specified
14	Hospitals up to 2000m2 of Floor area.			
15	Auditorium / Wedding Halls / Community halls- floor area up to 1500 sq. m			
<b>II</b>	<b>Commercial Zone</b>			
1	All Shops including shopping Complexes, Shopping malls, Multiplex, Hypermarkets, Restaurants, Hotels, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT Software units	Places of Worship,cultural buldings	Fuel Filling Stations	Any other use not specified
2	Cottage Industries, Automobile workshops, Automobile Service Stations, Cold storage, Service Industries of non-nuisance Nature (See Annexe I) with number of workers limited to 19 without power or 9 workers with power limited to 30 HP), weigh bridges, Printing Press, IT Hardware/Electronic industries. white and green category industries as enlisted by kerala pollution control board	Outdoor Games Stadium		



3	Godowns/Warehouse/Storage of non-hazardous materials, stacking yards .	Other public utility areas & buildings, Hospitals & health centers above 50 beds, Higher educational institutions, provided the access has a minimum width of 8m		
4	Expansion of existing residential buildings/ Residences floor area up to 300 sq.m, Residential apartments with at least two lower floors for commercial use, night shelters, orphanages, old age homes, Dharmasala, hostels and boarding houses, lodges and guest houses, ashram/mutts.	Diary farm, Poultry farm		
5	Clinics, diagnostic centers and hospitals up to 50 beds.			
6	Govt. or Public sector offices, Expansion of existing educational institutions, Day care and Creche, Nursery/Kindergarten, schools up to higher secondary level,			
7	Social Welfare centers, Museum/ Auditorium / Wedding Halls / Community halls and Convention Centers, up to 1000M2 .			
8	Telecommunication towers ,Transmission towers and Wireless Stations			
9	Public Utility areas & buildings ,Parking Plazas, Transport terminals, Plant Nursery, storage of agricultural produces and seeds, Fair Grounds, Markets, Parks & playgrounds, Open air Theatre			

<b>III Existing Public &amp; Semi Public</b>				
1	Additions and alterations to the existing buildings and addition of new blocks without altering the use, Buildings for incidental uses with floor area up to 100sq.m		Cremation ground,crematorium,burial ground/common vault	Any other use not specified
2	Local/State/Central Government/Public sector buildings			
3	Public buildings including Hospitals, educational institutions, libraries and parks			
<b>IV Public &amp; Semi Public Zone</b>				
1	Additions and alterations to the existing buildings and addition of new blocks without altering the use, Buildings for incidental uses with floor area up to 100sq.m		Cremation ground,crematorium,burial ground/common vault	Any other use not specified
2	Local/State/Central Government/Public sector buildings			
<b>V Industrial Zone</b>				
1	All industries other than obnoxious and nuisance type	Automobile wash stalls, automobile service stations, service garages with repairing facilities, welding workshops, telecommunication towers	Storage, handling Manufacturing, processing of highly combustible, explosive, poisonous, irritant, corrosive, toxic or noxious materials or any product or materials producing dust.	Any other use not specified
2	Industrial estates & industrial parks, IT software units			

3	Residential uses incidental to the industrial use			
4	Any other activity incidental to industrial use			
<b>VI</b>	<b>Mixed Zone ( Residential / Commercial )</b>			
1	All uses permitted in High density Residential Zone and Commercial Zone	All uses Restricted – I in High density Residential Zone and Commercial Zone	All uses Restricted – 2 in High density Residential Zone and Commercial Zone	Any other use not specified
<b>VII</b>	<b>Transport Zone</b>			
1	Transport terminals including constructions which form an integral part of the transportation use			Any other use not specified
<b>VIII</b>	<b>Parks and Play Ground</b>			
1	Tot Lots, Pump House up to 20 sqm, wells and irrigation ponds, ATM			Any other use not specified
2	Incidental buildings such as Club, Swimming pool, Open Air Theatre, Reading Room, Cafeteria, etc., up to 100sqm and Water Treatment Plant below 5 MLD			
<b>IX</b>	<b>Multi Functional Zone</b>			
1	All Residences including apartments, Tourist resort, Guest house, lodge, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Residential Quarters, Hostels and Boarding houses.	Places of Worship, cultural buildings, Higher Secondary schools, Printing Press, Gas godown.	Fuel Filling Stations	Any other use not specified
2	Tourist resort up to 1000M2, Ashram/Mutt.			
	Cottage Industries, Service Industries of non-nuisance Nature (See Annexe I , with number of		Following uses up to 200Sqm Floor	

3	workers limited to 10 with power limited to 10 HP or 20 workers without power.) Cold storage, weigh bridges, Printing Press, IT Hardware/Electronic industries. Automobile workshops for 2/3 Wheelers, Smoke house, Automobile service station, provided that the access road has a width of 5m minimum and also Godowns/Warehouse/Storage of non-hazardous materials, stacking yards, IT Software units, white and green category industries as enlisted by Kerala pollution control board.		area. storage, handling, manufacturing processing of highly combustible, explosive, poisonous, irritant, corrosive, toxic or noxious materials or products or any products or materials producing dust	
4	Residential apartments with lower floors for commercial use.			
5	Govt. or Public sector offices, Social Welfare centers,			
6	All educational institutions up to Higher Secondary Level including Technical Institutions, Educational institutions of higher order			
7	Public Utility areas & buildings, Telecommunication towers, Transmission towers and Wireless Stations, Parking Plazas, Transport terminals, Plant Nursery, Fair Grounds, Markets, Parks & playgrounds, Open air Theatre, Pump House.			
8	Professional Offices/ Commercial Offices/ Banking and Financial institutions			Any other uses not specified

9	Following uses up to 200Sqm Floor area. Automobile wash stalls, automobile service stations, service garages with repairing facilities, welding workshops.		Bus Terminals/stand, lorry stand	Any other uses not specified
10	Automobile workshops/Automobile Service Stations for Heavy vehicles			Any other uses not specified
11	Hospitals & Health Centers- (up to 300 beds)			Any other uses not specified
12	Shopping malls, hyper markets, Multiplex, Movie Halls/ Auditorium/Wedding Halls, Museum/Community halls, Convention Centers			Any other uses not specified
<b>X</b>	<b>Wet Agriculture Zone</b>			
1	Paddy Cultivation, Agriculture/ Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction.	Storage of Agricultural produces and seeds area up to 100m2		Any other use not specified
		Minor Public Utility areas & buildings which will not affect the character of the area		
2	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			
<b>XI</b>	<b>Water Body</b>			
1	Bridges, side protection walls, fish landing centers, boat jetty and water transport			Any other use not specified

<b>XII</b>	<b>Sidhashramam Settlement</b>			
	Residential, educational units and Manufacturing of Ayurvedic medicines, Hospitals for popularizing Ayurvedic treatment for both inmates and for other people			Any other use not specified
<b>XIII</b>	<b>Green Buffer</b>			
	<b>In areas zoned as green buffer, 3m or width of water body, whichever is less, on either side of water body and around mangroves.</b>			
		No constructions shall be permitted in this area. Green canopy may be provided and sufficient protection shall be provided to the green belt		
<b>XIV</b>	<b>Special zones</b>			
	Special zones are the areas specifically demarcated for certain projects. Proposed Bus Terminal Complex, proposed Stadium Complex, Proposed Higher educational Centre, Proposed Research and Administration Centre, Port and allied development, Solid waste treatment, slaughter house and heritage park shall be taken into possession by the Municipality or Agency concerned within a period of seven years from the date of sanctioning of the master plan. If the land is not taken into possession within this stipulated period, this land may be released and returned to that land use zone which may be deemed appropriate based on the surrounding land use and developments with the concurrence of the Chief town planner concerned. The following uses shall be permitted in the Special zones by the Secretary.			
1	<b>Bus Terminal Complex</b> { RS no :246(P), 247(P) ,248(P), 239(P), 256(P), 254(P) of Vatakara Desom }	Bus Terminal, Government office complex and Government owned Housing Schemes as main uses and commercial uses along with it. Commercial uses shall be permitted to a maximum of 25% of floor area of the main uses along with the main use or separate.		

2	<b>Stadium Complex</b> { RS no :34(P), 35(P), 36(P), 32(P), 41(P), 42(P), 37(P) of Meppayil Desom and RS no :58(P) of Puthuppanam Desom }	80% of the buildup area should be Indoor and outdoor stadium and parking plazas. Incidental activities such as commercial, public and semipublic shall be permitted at the remaining 20%.
3	<b>Higher educational Centre</b> { RS no :1(P), 2(P), 3(P), 4(P) of Puthur Desom }	70% of the buildup area should be educational institution labs and related facilities. Remaining 30% can be used for incidental uses like residential quarters, canteen, waiting rooms,etc.
4	<b>Research and Administration</b> { RS no :35(P), 42(P) of Meppayil Desom }	Research Centre and incidental uses like Offices and Quarters, Laboratories, Green house nurseries and study centers.
5	<b>Port and allied development</b> { RS no :96(P) of Vatakara Desom }	Area intended for the development of Vatakara port, Port development related structures.
6	<b>Solid Waste Treatment</b> { RS no :3(P) of Meppayil Desom }	Buildings/structures incidental to the main use only permitted. A construction free buffer of 7.5M towards inside from plot boundary shall be provided. Green canopy may be provided at this area.
7	<b>Slaughter house</b> { RS no :136(P) of Vatakara Desom }	Slaughter house and uses incidental to it.
8	<b>Heritage Park</b> { RS no :140(P), 66(P) of Vatakara Desom }	This area can be preserved as park and open space or developed as conventional center or amusement park. All permitted and restricted uses under park and playground zone shall be permitted in this zone without area limitation.
<b>General notes:</b>		
1	Zoning Regulations will prevail the provisions in KMBR	
2	Subject to zoning regulations of the respective use zones, more than one use may be combined in a building, provided that the total floor area of such a building shall not exceed the maximum floor area permitted for any of such use premises in that use zone.	
3	For the purpose of these regulations, floor area means the total floor area of the building on all floors.	
4	Concurrence and layout approval shall be obtained as per provisions of KMBR 1999 from District Town Planner/ Chief Town Planner for all activities in special zone.	

5	Irrespective of zoning regulations, public utility areas and building under government approved schemes can be implemented anywhere in the municipality <b>except at special zones.</b>		
6	The zone Existing public and Semipublic includes the existing Public and Semi Public Uses, limited to their existing extent. The proposed Zone Public and Semi Public Zone covers the areas proposed to be additionally utilized for Public and Semipublic Uses. The secretary, Vadakara Municipality, with concurrence of the District Officer of the Department of Town & Country planning having jurisdiction over the area, shall permit in privately owned land which is zoned for “existing public & semipublic use”, such uses that are permissible in adjacent land use zone, If there is no records available with Vadakara Municipality regarding any proposal for acquiring that particular privately own land for any public use at the time of application for building construction or land development.		
7	Large Scale development proposals in an area not less than 2 hectares, exceeding and investment of Rs.50 crore’s, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in all zones except parks and play ground, wet agriculture, water body and special zones, 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 of Kerala State Town and Country Planning Department, the Town Planner, Regional Town Planning Office, Kozhikode being the convener and the Secretary of the Municipality and satisfying following conditions:-		



	<p><b>a)</b> 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.</p> <p><b>b)</b> The developer shall produce before the committee, all required clearances from the State and Central Government agencies concerned.</p> <p><b>c)</b> 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.</p> <p><b>d)</b> Adequate Memorandum of understanding between the developer and Secretary of Local body concerned</p> <p><b>e)</b> Maximum floor area ratio shall be 2 and Minimum access width 12 meter.</p> <p><b>f)</b> The project shall be completed within a period of 3 years if not specified otherwise.</p>		
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**ANNEXE I**

<b>TYPE OF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF SERVICE OR LIGHT INDUSTRIES PERMISSIBLE IN VARIOUS ZONES.</b>	
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 chap pals.
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 cans 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	industries classified in to GREEN category by State/Central government

## ANNEXE II

<b>LIST OF OBNOXIOUS OR NUISANCE INDUSTRIES SUBJECT TO OBJECTIONABLE ODOURS, FUMES EFFLUENTS OR PROCESSORS</b>	
<b>(Grouped under Indian Standard Industrial Classification)</b>	
<b>I</b>	<b>Manufacture of Food Stuff :</b>
1	Slaughtering, preservation of meat and fish and canning of fish.
<b>II</b>	<b>Manufacture of Beverages:</b>
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.
<b>III</b>	<b>Manufacture of Textiles :</b>
4	Dyeing and bleaching of cotton
<b>IV</b>	<b>Manufacture of Wood and Wooden Products :</b>
5	Sawing and planning of wood.
6	Wood seasoning and creosoting
7	Manufacture of veneer and plywood.
8	Paper, pulp and straw board.
<b>V</b>	<b>Manufacture of Leather and Leather Products :</b>
9	Currying, tanning and finishing of hides and skins and preparation of finished leather.
<b>VI</b>	<b>Manufacture of rubber, petroleum and coal products:</b>
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.
<b>VII</b>	<b>Manufacture of chemicals and chemical products :</b>
15	Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric etc., acids) ammonia and choline.
16	Manufacture of dyes, paint, colours and varnishers, printing ink.
17	Manufacture of fertilizers ( Specially from organic materials):
18	Manufacture of disinfectants and insecticides
29	Manufacture of ammunition, explosive and
20	Manufacture of matches.
<b>VIII</b>	<b>Manufacture of Non-metallic mineral products other than petroleum and coal :</b>
21	Manufacture of cement and cement products
22	Manufacture of Lime

23	Manufacture of Plaster of Paris.
<b>IX</b>	<b>Manufacture of basic metals and their products :</b>
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.
<b>X</b>	<b>Manufacture of machinery (other than transport) and electrical equipments:</b>
27	Manufacture of all kinds of battery
<b>XI</b>	<b>Miscellaneous items not covered above.</b>
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.