

CHAPTER 35

DEVELOPMENT CONTROL REGULATIONS

35.1 Introduction

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

For effective implementation of the master plan proposals and intended regulations proposed land use map 2040 has been provided. In order to substantiate the proposed land use map, Transportation network map 2040 and 19 module maps of the proposed land use (A,B,C,D,E,F,G,H,I,J,K,L,M,N,P,Q,R,S,T,U) have been provided with the master plan. For detailed understanding of the land use the survey number based module map shall be referred to. The area to be referred in module map is the area bounded within the designated grid line.

35.2 General Guidelines

1. All future development shall be in conformity with the provisions of the Master Plan for “Kochi Municipal Corporation Area - 2040.”
2. For the implementation and enforcement of the proposal envisaged in this Master Plan, areas have been zoned under various zones such as *Residential, Commercial, Public and semi-public, Industrial, Transportation, Dry agriculture, Mixed - residential & commercial, Heritage, Tourism promotion, Recreational - 1 (Open Space), Recreational - 2 (Built Up), Transit oriented development, Public utilities, Conservation areas, Eco-sensitive Areas, Mangalavanam bird sanctuary, Water bodies, Buffer (water bodies), Defence land, Port land, Special zone A: Whole sale market, Special zone B: Urban agriculture facilitation centre, Special zone C: IT Industries*. Details regarding the nature of uses ‘permitted’ and uses ‘restricted’ in each zone are given in clause 35.3 Specific Guidelines. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the Master Plan.
3. “Uses *permitted*” in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary, Kochi Municipal Corporation (hereinafter referred to as 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 examined based on their performance characteristics and special

locational factors. Such cases which come under this category are classified as “Uses Restricted”.

- a. Uses restricted- 1 Category deals with the restricted uses that may be permitted by the Secretary with the concurrence of the District Officer of the Local Self Government Department (Planning) having jurisdiction over the area (hereinafter referred to as Senior Town Planner).
 - b. Uses Restricted- 2 Category deals with the restricted uses that may be permitted by the Secretary with the concurrence of the Chief Town Planner of Local Self Government Department (Planning).
4. “Used prohibited” are various objectionable uses in each zone which shall not be permitted under normal circumstances. All uses which does not come under ‘Uses Permitted’ or ‘Uses Restricted’ shall be considered as ‘Uses *prohibited*’
 5. Any use not specified either in the ‘uses permitted’ or ‘uses restricted’ category of a particular use zone but which is of a similar nature to any use ‘permitted’ or ‘restricted’ in that particular use zone, may be permitted by the Secretary with the concurrence of the Senior Town Planner.
 6. In addition, regulations are also proposed to conserve the heritage character of Fort Kochi area with due regard to the historical significance and architectural character of the area.
 7. If any portion of a zone is put to a “Use Prohibited” as stated in Para 4, before coming into operation of this Master Plan, 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 Senior Town Planner. The total built up area of such non-conforming use shall not exceed 1.5 times the existing built up area.
 8. 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 Master Plan. Zoning Regulations are essentially intended to help the competent authority in taking decisions regarding granting or refusal of permits for land development and construction of buildings / structures.
 9. Existing areas and structures of archaeological importance and religious uses may be permitted to continue in all the zones and shall be treated as permitted uses.
 10. Subject to the zoning regulations of the respective use zones, more than one use may be combined in a 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.

11. All future developments shall also be in conformity with the provisions of Kerala Municipality Building Rules, unless otherwise specified in these regulations or in any Detailed Town Planning Scheme in force.
12. Provisions / regulations under the Kerala Conservation of Paddy Land & Wetland Act 2008, Disaster Management Act, Archaeological Sites and Remains Act, Coastal Zone Regulations, Aircraft Act 1934, Environment Protection Act 1986 and any other applicable statutes as amended from time to time shall prevail over the respective provisions of this Master Plan.
13. Silence zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 as amended from time to time, shall be applicable to such areas under this Master Plan.
14. Regulation of constructions and land developments on the sides of new roads / roads proposed for widening as per the scheme shall be governed by the distance from the centreline of the road, unless otherwise specified in the Master Plan or Detailed Town Planning Scheme in force or any Detailed Road Alignment approved by Government. If widening on one side of any stretch of the road is constrained due to the physical barriers such as water body zone, railway land, protected archaeological monuments/sites and Eco-sensitive areas, the road widening in that stretch shall be accounted from the other side.
15. In the event of change in alignment of the new road proposal-Road stretch from New Bus stand at Karikkamuri to North Railway Station 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 Senior Town Planner. This provision is applicable only to new road development proposal and not to widening proposals.
16. Operational constructions as defined in the Kerala Town & Country Planning Act 2016 shall be treated as permitted use in the Master Plan Area.
17. Metro lines, Metro stations, Mass transit stations and lines & all other supporting developments shall be treated as permitted uses in the Master Plan Area. The alignment of proposed metro lines as indicated in the maps is tentative and may vary during implementation.
18. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required on any of the provisions of the Master Plan in consultation with the Chief Town Planner concerned of the Local Self Government Department (Planning).

19. Expansion of existing Public and Semi Public Institutions and existing Industrial units including their incidental uses to adjacent plots shall be treated as permitted use irrespective of the zone in which such adjacent plot lies, except in Water body, Buffer (water bodies), Eco-sensitive areas, Recreational – I(open space) and Mangalavanam Bird Sanctuary zones.
20. Only the existing areas under Public and Semi Public uses are intended to be included under Public and Semi Public zone. If any property put under uses other than those permitted or restricted in the above zone has got included within Public and Semi Public use zone, the Secretary may, with the concurrence of the Senior Town Planner, after verification of the revenue ownership documents, accord sanction for development by adopting the regulations of the surrounding land use zone in the proposed land use map, subject to the provisions as per applicable Acts, Rules and Government Orders in force.
21. If public activity ceases or does not exist in a private land, uses permitted/ restricted in the surrounding land use zone shall be allowed in the plot with the concurrence of the Senior Town Planner, if no records are available with Kochi Municipal Corporation regarding any proposal for acquiring that particular land for any public use at the time of application for building construction or land development.
22. If any existing industry ceases to function in a property , uses permitted / restricted in the surrounding land use zone shall be permitted in the plot with the concurrence of the Senior Town Planner.
23. Uses Permitted in Mixed – Residential & Commercial Use Zone shall also be permitted by the Secretary, on both sides of the following roads in residential, commercial, public and semi-public, industrial and dry agriculture zones in land upto a depth shown against each road in the table below .

Uses Restricted in Mixed – Residential & Commercial Use Zone shall also be permitted by the Secretary, with the concurrence of the Senior Town Planner or the Chief Town Planner as the case may be, on both sides of the following roads in such applicable zones as mentioned above in land upto a depth shown against each road in the table below:

Sl. No.	Name of Road	Depth (in metres) on both sides of the road upto which provisions of Mixed – Residential & Commercial Use Zone is applicable
1	NH 66	250 m
2	NH 966B	150 m
3	NH 85	150 m
4	Civil Line Road	150 m

5	SH 66	100 m
6	SH 15	100 m
7	SH 41	100 m
8	All roads having an existing width of 12 metres or more	75 m

If more than 50% of the area of a plot is included within the Mixed – Residential & Commercial Use Zone, the entire plot shall be deemed to be included under such Mixed –Residential & Commercial Use Zone.

24. Disaster mitigation projects by competent authorities shall be permitted in all zones.
25. Transmission / telecommunication towers, wireless station shall be treated as permitted use in all zones except Mangalavanam Bird Sanctuary.
26. Helipad, ATMs, water tanks, waste management units and public utility buildings / structures shall be treated as permitted uses in all zones except in Water body zones, Eco-sensitive areas, Mangalavanam Bird Sanctuary, Special zone A: Whole sale market, Special zone B: Urban agriculture facilitation centre and Special zone C: IT Industries.
27. Projects of Central / State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions shall be permitted in all zones with concurrence of the Senior Town Planner if such uses are not otherwise included in the permitted uses or restricted uses as per the zoning regulations applicable, subject to the provisions as per applicable Acts, Rules and Government orders in force.
28. Buffer on both sides of major water bodies shall be provided as indicated in the proposed land use map
29. In case of uncertainty in identifying the alignment and boundary of thodu, canal, river, existing public road, railway line in the absence of survey boundaries and survey numbers for the same in the Proposed Land Use Maps and module 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.
30. Only the land notified as Mangalavanam bird sanctuary by MoEF is intended to be included under the zone “ Mangalavanam bird sanctuary”. If any land that is not notified as “Mangalavanam bird sanctuary” by MoEF has got included in the zone Mangalavanam bird sanctuary in the Proposed landuse map, then uses permitted or restricted in the surrounding land use zone in the Proposed landuse map may be considered by the Secretary with the concurrence of the Senior Town Planner having jurisdiction over the area, after obtaining ‘No Objection Certificate’ from the Department of Forests.

31. The land specially demarcated as Special zone A: Whole sale market, Special zone B: Urban agriculture facilitation centre and Special zone C: IT Industries, are to be procured as per the provisions of the Kerala Town & Country Planning Act 2016, by Kochi Municipal Corporation or other agencies concerned. If the proceedings to procure such land have not been initiated within 5 years from the date of sanctioning of this Master Plan, the areas so specifically demarcated may be released and assigned to a use permitted/restricted in the surrounding land use zone in the Proposed Land Use Map by the Secretary with the concurrence of the Senior Town Planner, based on the application for building permit received.
32. Proposed projects shown as point features in the Proposed Land Use map is to indicate a preferred location for such projects and not for enforcement of land use regulations. Also the proposed alignment of skywalk and earthen walkway shown in the Proposed Land Use map is only indicative. In such cases, the Secretary shall consider the uses permitted or restricted as per the underlying land use zones in the Proposed Land Use map.
33. If different land use zones fall within a single plot, all uses permitted as per zoning regulations of such land use zones may be permitted by the Secretary in the plot. If application submitted includes any of the restricted uses and not included in such permitted uses, the Secretary shall issue permit with the concurrence of the Senior Town Planner / Chief Town Planner, as the case may be. However, for the part of the plot which comes under Buffer (Water bodies), Heritage zone, Eco-sensitive areas, Public utilities, Mangalavanam Bird Sanctuary, Recreational - I (Open Space) zone, Special zone A: Whole sale market, Special zone B: Urban agriculture facilitation centre and Special zone C: IT Industries, zones, this provision shall not be applicable.
34. Electric charging stations for vehicles may be permitted in all zones other than Buffer (Water bodies) Eco-sensitive areas and Mangalavanam bird sanctuary.
35. The DTP Schemes for
- i. M G Road Part I (Banerji Road to Jose Bros. Junction),
 - ii. M.G. Road Part II,
 - iii. Kaloore Area,
 - iv. Thevara-Perandoor canal area Part I,
 - v. Thevara-Perandoor canal area Part II & III,
 - vi. Elamkulam North,
 - vii. Rameswaram West,
 - viii. Elamkulam Road,
 - ix. Commercial Centre-Ernakulam South,

- x. Elamkulam West Extension Area,
- xi. Perandoor road,
- xii. Kadavanthra Road,
- xiii. Vicinity Area of Cochin Shipyard,
- xiv. Stadium Bus Stand Complex, Ernakulam,
- xv. Place Between South Over Bridge & Church Landing Road - Part I,
- xvi. Ernakulam South Railway Station Area,
- xvii. Kaloor - Palarivattom Road,
- xviii. Elamkulam East
- xix. Mattancherry Foreshore Area

shall stand revoked as provided under 2nd proviso of section 50(1) of the KT & CP Act, 2016; once the Master Plan is sanctioned under section 36(8) of the KT & CP Act, 2016.

36. In Conservation areas / water bodies zones, permitted and restricted uses in adjacent land use zone may be permitted with the concurrence of Senior Town Planner if that particular land in Conservation areas / water bodies zones is not classified as paddy land or wet land or water body as per revenue records at the time of issuance of permit.

37. Large Scale development projects in an area 1 hectare or more, exceeding an investment of Rs.100 Crores, 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 Water body zones, Heritage zone , Eco-sensitive areas, Mangalavanam bird sanctuary , recreational I (Open Space)use 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.

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
- Director, Local Self Government Department (Urban) - Member
- Chief Town Planner, Local Self Government Department (Planning) - Convener
- The District officer of the LSGD (Planning) having jurisdiction over the district concerned - Member
- Secretary, Kochi Municipal Corporation - Member

(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.

38. Polluting industries, Slaughter house, facilities for the storage of hazardous materials and truck terminals are not permitted in TOD Zone.

39. FSI and Coverage applicable in Master Plan area are given below:

Sl No.	Area / FSI [1]	Without additional fee [2]	With additional fee as per KMBR [3]	Coverage [4]
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1	West Kochi (Area coming under Kochi Taluk excluding Willingdon Island & Vypin in Kochi Municipal Corporation)	80% of permissible FSI as per KMBR in force	80% of Permissible FSI as per KMBR in force with additional fee	As per KMBR in force
2	TOD Zone	As per TOD Zone Regulation		
3	Risk Area	75% of permissible FSI as per KMBR in force		75% of permissible Coverage as per KMBR in force
4	Rest of Area (Excluding West Kochi, TOD zone and Risk area)	Permissible FSI as per KMBR in force	Permissible FSI as per KMBR in force with additional fee	As per KMBR in force

Note : Additional fee as per column [3] is applicable for FSI value above column [2].

35.3 Specific Guidelines

No.	(i) USES PERMITTED	(ii) USES RESTRICTED - I	(iii) USES RESTRICTED - II
1.0	RESIDENTIAL USE ZONE		
1.1	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, old age homes, dharmasala, madrasa, guest house, Ashram, mutt,	Burial ground, crematorium / common vault	
	Shops, professional offices, commercial offices, IT Software Units, Work stations, banks & other financial institutions, restaurants, canteen, hotels having built up area up to 500 sqm.		
	Cottage Industries, Service Industries of non-nuisance nature (See Annexure), having built up area up to 200 sqm.		
	Place of worship having built up area up to 50 sqm		
	Solid waste management facilities		

	Educational institutions essentially serving the needs of residential community such as Day care, non-scholastic training, creche, nursery schools, kindergartens and schools upto Primary level.		
	Health institutions essentially serving the needs of the residential community such as dispensaries, clinics(outpatient), nursing homes etc. and having a built-up area up to 300 sqm provided that a road width of 3 m is available.		
	Palliative care centres, public health laboratories, day care centres for senior citizens (pakal veedu) provided that a road width of 3 m is available.		
	Community facilities such as recreational clubs, social welfare centres, gymnasium/yoga centres, swimming pool, libraries etc. having a built-up area up to 200 sqm, provided that a road width of 3.0m is available.		
	Public Utility installations and civic amenities essentially serving the needs of residential community such as post office, tot lots, parks and play grounds, open grounds, renewable energy projects		
	Water treatment plants below 5 MLD, decentralised nature-based waste water management system.		
	Wells and irrigation ponds incidental to community needs		
	Plant nurseries, pump house, Urban agricultural facilitation centre, Urban forestry & organic farming, smoke houses or similar uses for agriculture value addition attached to a residential building, poultry farms for keeping not more than 20 birds, live stock farm for keeping not more than 6 animals and kennel for keeping not more than 6 dogs.		
	Laundry units, Dry cleaning center having built up area upto 300 sqm		
	Water Transport Terminals		
I.2	Provided that the access road has an existing width of 5m minimum		
	Automobile workshops for two/ three		

	wheelers built up area limited to 200 sqm		
	Shops, professional offices, commercial offices, IT Software Units, Work stations, banks & other financial institutions, restaurants, canteen, hotels having built up area up to 1000 sqm		
	Hostels and boarding houses having built-up area up to 500 sqm		
	Places of worship with built-up area up to 500 sqm		
	Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centres and Art Gallery-floor area up to 500 sqm		
	Critical Infrastructure - Police station, telephone exchange, fire station, Electric sub station		
	Hospitals and Health institutions having built up area upto 500 sqm		
1.3	Provided that the access road has an existing width of 7m minimum		
	Convention Centres / Auditorium / Wedding Halls / Community halls / Exhibition Centres and Art Gallery-floor area upto 1500 sqm	LPG distribution centres (excluding bottling plants and bulk storage) with the built-up area limited to 500 sqm	
	Shops, professional offices, commercial offices, IT Software Units, Work stations, banks & other financial institutions, restaurants, canteen, hotels having built up area up to 3000 sqm	Hospitals and Health institutions having built up area upto 3000 sqm	
	Automobile workshops for Light Motor Vehicle – built up area limited to 500 sqm	Fuel filling stations	
	Godowns, warehouses, Storage of non-hazardous materials and Stacking yard having built up area upto 500 sqm		
	Markets		
	Educational institutions up to Higher Secondary Schools		
	Hostels and boarding houses having built-up area more than 500 sqm		
	Places of worship having built-up area more than 500 sqm		
1.4	Provided that the access road has an existing width of 9m minimum		

	Shops, shopping malls, professional offices, commercial offices, IT Software Units, Work stations, banks & other financial institutions, restaurants, canteen, hotels having built up area upto 5000 sq.m	Shops, shopping malls, professional offices, commercial offices, IT Software Units, Work stations, banks & other financial institutions, restaurants, canteen, hotels having built up area more than 5000 sqm	Multiplexes
	Educational institutions of higher order such as collages / universities / general education institutions / specialised/ professional education institution s/ research and development institutions.	Convention Centres / Auditorium / Wedding Halls / Community halls / Exhibition Centres and Art Gallery having built up area more than 1500 sqm	Mobility hubs, Transport terminals excluding truck terminals
	Godowns, warehouses, Storage of non-hazardous materials and Stacking yard having built up area upto 1000 sq.m	Godowns, warehouses, Storage of non-hazardous materials and Stacking yard having built up area more than 1000 sq.m	
	Automobile Workshops / Automobile Service Stations for Heavy Motor Vehicles - built up area limited to 1000 sq.m	Hospitals and Health institutions having built up area upto 3000 sq.m	
1.5	Provided that the access road has an existing width of 12m minimum		
		Amusement parks	Truck terminals
2.0	COMMERCIAL USE ZONE		
2.1	All shops including shopping complexes, Shopping malls, hypermarkets, restaurants, hotels, markets	Fuel filling station	Multiplexes
	Professional offices, commercial offices & establishments, banking and financial institutions, IT software units, Work stations,	Cremation Ground / Crematorium, Burial Ground, Common Vault.	Transport Terminals excluding truck terminals
	Individual residential buildings , residential flats / apartments night shelters, ashrams, mutts, orphanages, old age homes, Dharmasala, hostels and boarding houses, Dormitories, lodges and guest houses, laundry units, dry cleaning centres	Saw mills with or without timber yard	
	Places of worship		

	Godowns / warehouse / storage of non-hazardous materials, stacking yards, Marble and granite storage / cutting centres.		
	Cottage Industries, Automobile workshops, Automobile Service Stations, Cold storage, Service Industries of Non-Nuisance Nature (see annexure), weigh bridges, printing press, IT Hardware / Electronic Industries.		
	Material collection facilities, Slaughter house, dumping yard.		
	Day Care and Crèche, Nursery / Kinder Garten / Schools up to Higher Secondary level, Expansion of existing educational institutions,		
	Social welfare centres, Museum, Movie halls, Library and Reading Rooms, Tot lots, Parks & playgrounds, fair grounds, Gymnasium, Yoga centres, non-scholastic training centres.		
	Clubs, sports centre, Swimming pool, stadium, planetarium, aquarium, Open air theatres		
	Parking plaza, Public Utility Areas & Buildings, comfort stations, renewable energy projects		
	Hospitals / Health institutions having built up area upto 5000sqm.		
	Plant nursery, storage of agricultural produces and seeds pump house, wells and irrigation ponds. Urban forestry & organic farming, Urban agricultural facilitation centre.		
	Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centres and Art Gallery and ancillary facilities incidental to main use.		
	Water Transport Terminals		
2.2	Provided that the access road has an existing width of 7 m minimum		
	Educational institutions of higher order such as colleges / universities / general education institutions / specialised / professional education institutions / research and development institutions.	Storage of hazardous and bulky materials and special handlings. Disposal of scrap metal and other materials such as petroleum products, chemicals etc	
		Hospitals / Health institutions having built	

		up area upto 10000sqm.	
2.3	Provided that the access road has an existing width of 12 m minimum		
		Hospitals / Health institutions having built up area more than 10000sqm.	Truck Terminals
3.0	PUBLIC AND SEMI PUBLIC USE ZONE		
3.1	Projects of Central/ State Government, Local Self Government Institutions / Establishments, Public Sector Undertakings and other Government Institutions / Establishments,	Cremation Ground / Crematorium, Burial Ground, Common Vault.	Transport Terminals with or without commercial establishments /office space
	Social welfare centres, Museum, Swimming pools, Exhibition centres and Art gallery, Convention centers, Auditoriums, indoor/ outdoor games stadium with or without Commercial space/ office space.	Slaughter house, Sewage Treatment Plants, dumping yard.	
	Clinics, diagnostic centers , Hospitals, Palliative care centres, domiciliary care centers, geriatric care centers, public health laboratories, wellness centers, Other health institutions	Fuel Filling Stations	
	Educational institutions of all types, research establishments, Universities, Non-scholastic training centres, library and reading rooms		
	Tot lots/parks/playgrounds, urban forestry, open air theatre, camping sites. Urban forestry & organic farming, Urban agricultural facilitation centre.		
	Residential Quarters incidental to public and semi-public use, Ashram, mutts		
	Public Utility Areas and Buildings. Hostels, renewable energy projects, Material collection facility centres		
	Places of worship		
	Parking plazas/ parking areas, auto rickshaw/ taxi/jeep stand.		
	Individual residential buildings, shops, offices etc having built up area upto 500sqm		
	Cottage Industries, Automobile workshops, Automobile Service Stations, Cold storage, Service Industries of Non-Nuisance Nature		

	(see annexure) built up area up to 500 sqms, weigh bridges, printing press, IT Hardware / Electronic Industries.		
	Water Transport Terminals		
4.0	INDUSTRIAL USE ZONE		
4.1	All industrial activities and modernization of existing industries with or without changing the built-up area	Fuel filling station	Transport Terminals excluding truck terminals
	Cottage industries, service industries of non-nuisance nature or light industries (See Annexure), Automobile showrooms, weigh bridge, automobile workshops & automobile service stations, spray painting workshops, saw mills with or without timber yard, ice factory, cold storage, printing press, water treatment plants, marble and granite storage / cutting centers, industrial estates & industrial parks of non-obnoxious and non-nuisance type industries	Cremation Ground / Crematorium, Burial Ground, Common Vault.	
	Information Technology buildings (Information technology building refers to building occupied by industries and other business establishments, whose functional activities are in the field of information technology, information technology enabled services (IT/ITES) and communication technology	Storage of Explosives and Fire Works, Gas Godowns, Crusher Unit	
	Godowns / Warehouses / Storage buildings, stacking yards. Public Utility Areas and Public Buildings, renewable energy projects	Dairy and Dairy Farms, Poultry Farms, Piggery Farm, and Smoke House.	
	Sale of goods/ commercial outlets and business offices incidental to the manufacturing activity,	Sewage Treatment Plants, Dumping Yard.	
	Dairy related Industries , LPG distribution centres, Dry Cleaning Plants, Laundry units, Power Plants, Sub Stations		
	Government or Public Sector Offices		
	Slaughter House/Fish / Meat processing Centres		
	Retail shopping, commercial buildings, banks and professional offices having built up area		

	upto 500 sqm		
	Individual residential building having built up area upto 500 sqm		
	Educational facilities, convention centres, hospitals, hotels and other social infrastructure having built up area upto 500 sqm		
	All residential uses incidental to the main use		
	Parking area, Parking plazas, other parking areas (incidental to industrial use)		
	Tot lots, Parks and Play Grounds, Urban forestry & organic farming.		
	Water Transport Terminals		
4.2	Provided that the access road has an existing width of 7 m minimum		
			Truck Terminals
5.0	TRANSPORTATION USE ZONE		
5.1	All land uses under the transportation and traffic related activities. Transport Terminals, Airport, Harbour, Port, Parking Plazas/Areas and other facilities ancillary to parking, Truck Terminals, Taxi/Auto rickshaw/Jeep Stand, Cycle Docking Stations, Freight complexes and other uses ancillary to logistics handling excluding MAT, Multi-Modal Hubs, Constructions that form integral part of transport terminals, vending zones	Storage of hazardous materials.	Multiplex
	ATMs, Retail shops, shopping complexes and malls with or without recreational facilities, Auditorium, restaurants, canteen, comfort stations, changing stations, tourism information centres incidental to transport terminals	Vehicle fuel filling stations	
	Fish landing centres and its ancillary uses like net mending yards, fish markets, stalls, cold storage etc.		
	Automobile workshops, garages, service stations etc. weigh bridge		
	Public Utility areas and Buildings. Solar projects		
	Tot lots, parks and open spaces, Urban forestry & organic farming		

	Storage and ware houses of non-hazardous materials, Office, staff quarters, guest houses and night shelters incidental to the main use, recreational space, institutions under railways		
	Individual residential building having built up area upto 500 sq. m.		
	All residential uses incidental to the main use		
	Water Transport Terminals		
5.2	Provided that the access road has an existing width of 21 m minimum		
			Container Terminals
6.0	DRY AGRICULTURE USE ZONE		
6.1	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, Urban forestry & organic farming and other types of cultivation including social forestry	Saw mills	
	Dairy farms, fish farms, seed farms, poultry farms, Fish meat processing centers, piggery farms, plant nursery, pump house, smoke house, pools, wells and irrigation ponds and buildings incidental to above use	Cremation ground / crematorium, burial ground, common vault	
	All Residential buildings with built up area upto 500 sqm, Orphanages, Old Age Homes, Dharmasala, Ashram, Mutt	Residential flats / Apartments, Residential quarters, Residential building having built up area upto 2000 sqm	
	Shops, professional offices, commercial offices / establishments, banking and financial institutions, restaurants / canteens having built up area upto 500 sqm.		
	Gymnasium / Yoga Centres		
	Hospitals and health institutions having built up area upto 500 Sq.m Palliative care centres, Public health laboratories.		
	Places of worship		
	Material collection facilities, Renewable energy projects.		
	Godowns / Warehouses / Storage –non-hazardous materials having built up area upto 1000 sqm.		
	Police Post/Police Station, Post and		

	Telegraph office, Fire Post / Fire station, Telephone Exchange		
	Day Care and Creche, Nursery/Kinder Garden/Schools upto Higher Secondary level		
	Library and Reading Rooms. Work stations upto 500 Sq.m. Social Welfare Centres upto 200sqm built up area.		
	Land redevelopment for residential purposes		
	Storage, processing and sale of farming products.		
	Public utility areas and buildings like water supply and electrical installations, Renewable energy projects, sewage treatment plant, Dumping yard etc. slaughter house		
	Cottage Industries, IT industries, Service Industries of non-nuisance Nature (See Annexure)		
	Automobile workshops for 2/3 wheelers		
	Tot lots/Parks/Play Grounds		
	Service and repairing of farm machineries and sale of agricultural supplies, Urban agricultural facilitation centre.		
	Botanical garden, zoological parks, bird sanctuary		
	Water Transport Terminals		
6.2	Provided that the access road has an existing width of 7 m minimum		
	Auditorium/Wedding Halls / Community halls having built up area upto 1000 Sqm.	Auditorium/Wedding Halls / Community halls having built up area upto 2000 Sqm.	
	Godowns / Warehouses / Storage – non-hazardous built-up area upto 1000 sqm	Godowns / Warehouses / Storage – non-hazardous built-up area up to 2000 sqm	
	Automobile workshops, garages, service stations etc.	Higher education institutions	
	Hospitals and health institutions having built up area upto 1500 Sq.m Palliative care centres, Public health laboratories.	Hospitals and health institutions having built up area above 1500 Sq.m	

	Shops, professional offices, commercial offices / establishments, banking and financial institutions, restaurants / canteens having built up area upto 2000 sqm.	Shops, professional offices, commercial offices / establishments, banking and financial institutions, restaurants / canteens having built up area upto 5000 sqm.	
	Residential flats and apartments having built-up area upto 5000 sq.m		
7.0	MIXED – RESIDENTIAL AND COMMERCIAL USE ZONE		
7.1	All uses permitted in Residential and Commercial use zones	All restricted uses - I in Residential and Commercial use zones	All restricted uses - II in Residential and Commercial use zones
8.0	HERITAGE ZONE		
	<p>General guidelines for the heritage zones/buildings</p> <p><i>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 the following heritage areas/buildings, with due regard to the historical significance and/or architectural character of the area.</i></p> <ol style="list-style-type: none"> <i>1. The architectural character of the façade of the proposed construction shall be in tune with the surrounding environment and as per the advice of the Kerala Art and Heritage Commission.</i> <i>2. The Secretary, Kochi Municipal Corporation shall insist on any such recommendation of the commission.</i> <i>3. The Art and Heritage Commission, if found necessary may entrust the above regulatory aspects to a Committee/Subcommittee, constituted for the purpose.</i> <i>4. Kochi Municipal Corporation may from time-to-time issue heritage conservation guidelines for all or any part of the scheme area for the purpose of ensuring conservation of the built heritage of the area with the approval of the Art & Heritage Commission. Such guidelines, if any shall be adhered to and the Corporation shall ensure the compliance to such guidelines.</i> <i>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</i> 		

	<p>purpose.</p> <p>6. In addition to the above, the following regulations shall also apply.</p> <p>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 and the list of buildings provided in sub cl. 7 under cl.8 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 Rule 103 of the Kerala Municipality Building Rules 2019, 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"> i. Slopping roof forms (hip roof, gable roof etc.) with a preferred slope angle ranging from 30-45 degrees which depicts the character of the street shall be adhered to wherever possible depending upon the street character. ii. The roof in facade shall be finished with Mangalore pattern (MP) terracotta colour tiles. iii. The sunshade in facades if any provided, shall have the same slope and finish as that of the main roof. iv. Existing street character shall be maintained as such. v. The exterior wall surfaces shall be finished in white or off-white colour. The exterior walls shall be given plain texture finish. vi. Structural stability of the existing building shall be ensured before issuing building permit
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	<p>Provided further that, the use or reuse of any site or building shall be as per the recommendations of the Commission.</p> <p>7. The list of buildings within the Master Plan area other than in heritage zone of which the use or reuse is to be as per recommendation of the commission is shown below:</p> <ol style="list-style-type: none"> 1) Old railway station in Mangalvanam (Survey number : 331 in Ernakulam village) 2) Ram Mohan Palace (Survey number : 1900, 1135, 1902, 1903, 332 in Ernakulam village) 3) St Alberts college (Survey number : 313,1924, 1925, 1927,1928, 2289 in Ernakulam village) 4) Bishop House (Survey number : 1060, 1061 in Ernakulam village) 5) Thekkumbhagom synagogue (Survey number : 759, 758 in Ernakulam village) 6) Kadavumbhagom synagogue (Survey number : 788, 790, 1758 in Ernakulam village) 7) TD Temple (Survey number : 657, 647, 654, 1759, 651 in Ernakulam village) 8) Old Jew cemetery (Survey number : 812, 1721 in Ernakulam village) 9) Kochi corporation building (Survey number : 1611, 820, 1609 in Ernakulam village) 10) Maharajas college (Survey number : 825, 1574, 721, 720, 719, 718, 717, 1588, 1577, 1573,721 in Ernakulam village) 11) Ernakulathappan temple (Survey number : 827,828, 829 1570,1585 in Ernakulam village) 12) Durbar hall (Survey number : 1558, 1564, 1563, 1559,1560, 1562 in Ernakulam village) 13) Tahsildar office (Survey number : 830 in Ernakulam village) 14) Jewish Cemetery, Mattancherry (Survey number : 484,1601 in Ernakulam village) 15) Unni Mishiha Palli (Survey number : 328 in Ernakulam village) 16) Chathiyath Church (Survey number : 171 in Ernakulam village) 17) St.Sebastian Church, Thoppumpady (Survey number : 514 in Ernakulam village) 18) Guest House, Ernakulam (Survey number : 805,806 in Ernakulam village) 19) Law College, Ernakulam (Survey number: 814,833 in Ernakulam village) 		
9.0	TOURISM PROMOTION ZONE		
	Residential cottages for tourism purpose, home stays		
	Retail shops, restaurants and canteens upto a built up area of 100 sq.m		

	Single family residential building upto a built up area of 300 sq.m		
	Repair of existing structures without increase in built up area		
	Clinics, dispensaries, laboratories upto a built up area of 200 sq.m		
	Cottage industries [see Annexure], service industries of non- nuisance nature upto a built up area of 100 sq.m		
	Tot lots, parks, playgrounds, zoological and botanical gardens, bird sanctuary, camping site, swimming pool and all uses incidental to tourism and recreational facilities		
	Water based tourism facilities		
	Aquaculture, prawn cultivation and allied activities		
	Construction or land development in tourism promotion zone shall be in conformity with the Conservation of Paddy land and Wet land Act, 2008 and Coastal Regulation Zone notification and other applicable statues as amended from time to time shall prevail over the respective provisions of this master plan.		
10.0	RECREATIONAL USE ZONE -I (Open Space)		
10.1	Tot lots, Parks and play grounds, Urban forestry & organic farming. Open air theatre, Nature Parks, Nurseries, Botanical garden, ponds and lakes, Zoological parks and bird sanctuaries essentially planned for the preservation of flora & fauna and accessible to the public. Bleachers, seating areas, stages, changing rooms, comfort stations incidental to Play grounds, Open gym	Public Utility Areas and Buildings	
	Cottages and guest houses incidental to the main use		
	Any construction / land development essential for the development/ improvement of open-air recreational facilities		
	Dwellings for the watch and ward staff and other essential personnel incidental to the above use but not exceeding a total built-up area of 50 sq.m for each unit		
	Special recreational areas like picnic spots, Observatory towers, waterfronts, areas of civic interest		

	Stalls, Snack bars and booths incidental to above uses and catering to the public but not exceeding a total built-up area of 50 sq.m		
	Water Transport Terminals		
11.0	RECREATIONAL USE ZONE -2 (Built Up)		
11.1	Libraries, clubs, sports centre, gymnasium, swimming pool, planetarium, aquarium, open air theatre and its incidental uses to the above with built up area not exceeding 200 sq.m	Amusement park / Theme park, Auditorium / Wedding Halls / Community halls and Convention Centres incidental to the main recreational use.	
	Stadium with or without Value Capture Financing		
	Individual residential building having built up area upto 200sqm incidental to main use	Public Utility Areas and Buildings, renewable energy projects which will not affect the character of the area.	
	Museum, exhibition spaces, parks, open space, walkways		
	Water Transport Terminals		
12.0	TRANSIT ORIENTED DEVELOPMENT ZONE (TOD ZONE)		
12.1	<p>1. Eyes on the street: There shall be no compound wall on the front setback for new buildings, facing the metro corridor except for buildings under Group A1 - residential, Group B - educational and Group C – medical occupancies where the compound wall may be permitted to be built under the following conditions:</p> <ul style="list-style-type: none"> i. The compound wall shall be 100% solid only up to a maximum height of 0.60 m from the adjoining road or foot path level. ii. Height of the compound wall not exceeds 1.50 m. iii. Minimum 50% transparency above 0.60 m height of the compound wall shall be ensured. <p>2. Affordable Housing: At least 5% of the floor area of housing project shall be provided as affordable housing in a plot having an area of 1.20 Ha or more. (i.e. dwelling units, each of floor area between 60 to 100sq.m). This can be provided anywhere in the corporation area, provided that:</p> <ul style="list-style-type: none"> (a) along with the application for permit of the housing project, permit issued for such affordable housing project shall be furnished. (b) occupancy certificate for the housing project shall be issued only after producing the occupancy certificate for such affordable housing project. <p>3. Parking: 75% of the mandatory parking space can be provided as mechanical parking. However, in the case of plots abutting metro corridor street, such parking shall, as far as possible, not to be provided in the yard facing the metro corridor</p>		

street.

4. **Plot Amalgamation:** The minimum area of plot for availing incentives as per sl. No. 4 & 5 in cl.12.1 in TOD Zone shall be 0.25 Ha. This can be achieved through plot amalgamation also. In such plots, in order to achieve the desired development density, the allowable FSI of development along the TOD Zone shall be as shown in the Table below, except for constructions under occupancy classifications G1, G2 and I of the Kerala Municipality Building Rules in force. Allowable FSI for G1, G2 and I occupancies shall be as per Kerala Municipality Building Rules in force.

Sl. No:	Extent of land	Maximum permissible FSI without additional fee	Maximum permissible FSI with additional fee
1	0.25 - 0.5 Ha	110% of the permissible FSI without additional fee as per KMBR	110% of the permissible FSI with additional fee as per KMBR but with 20% reduction in additional fee
2	> 0.5 Ha	120% of the permissible FSI without additional fee as per KMBR	120% of the permissible FSI with additional fee as per KMBR but with 40% reduction in additional fee

5. **Ground coverage:** The maximum ground coverage requirement for all plots is as given below:

Plot size	< 0.25 Ha	> 0.25Ha
Maximum Coverage	60%	50% or maximum permissible coverage as per KMBR in force whichever is less

6. **Street regulations:**

- 1) Every construction in the TOD Zone facing the metro corridor shall have a common building line of 19.0 m from the centre line of metro lines, provided that;
Where the metro line deviates from the road (Madhav Pharmacy Junction, Road stretch from Jos Junction in MG Road to Manorama Junction in SA Road, Vyttila Junction etc) the building line shall be measured from the centre line of that road.
- 2) The street junctions shall be splayed or rounded off to give sufficient turning radii and sight distance for vehicles. The side of the splay shall be minimum of 4 metres for roads up to a width of 10 metres and shall be a minimum of 10

	metres for roads exceeding 10 metres width.			
12.2	All commercial establishments such as shops, shopping centres / shopping malls, departmental stores, markets, super markets, restaurants, hotels; banking and financial institutions, business offices, IT software units, charging stations for electric vehicles	Vehicle stations	Fuel Filling	Multiplex complex
	Single and multi-family Residences including Residential flats/apartments, Affordable housing for EWS, night shelters, lodges and guest houses, day care, crèches, geriatric care centres			Bus terminal
	Sewage Treatment Plants			
	Educational institutions of all types and research establishments			
	Health institutions of all types, Palliative care centres, Public health laboratories.			
	Places of worship			
	Civic, cultural and entertainment facilities such as Movie houses, Auditoria, Convention centres, gymnasiums, yoga centres, community hall, libraries, reading rooms, recreational facilities			
	Professional offices and cottage industries which do not create noise, vibration, smoke, dust or other nuisance			
	IT hardware/electronic industries. Service Industries of non-nuisance nature (See Annexure)			
	Automobile repairing and/ or servicing units			
	Parking Plaza, Taxi/Jeep Stand			
	LPG distribution centres (excluding bottling plants and bulk storage of cylinder more than 10 Nos)			
	Public utility installations and civic amenities, renewable energy projects, aerobic bins, Material collection facilities, resource recovery facility			
	Parks, Grounds and play fields, Urban forestry & organic farming, open air theatres			
	Plant Nurseries, Pump House, smoke houses or similar uses for agriculture value addition, Urban agricultural facilitation centre.			

	Water Transport Terminals		
13.0	PUBLIC UTILITIES USE ZONE		
13.1	Solid waste Collection points, segregation areas, offices, Material recovery facilities (MRF), Resource Recovery facilities (RRF), plastic shredding and any other ancillary facilities incidental to Solid waste management		
	Slaughter House		
	Decentralised nature-based waste water treatment management system, nature-based treatment plants, mechanised treatment plants, sewer lines and other ancillary facilities incidental to sewage treatment and sanitation.		
	Community facilities such as community halls, recreational clubs, Social welfare centres, gymnasium/yoga centres, swimming pool, recreational facilities, libraries, Hostels, Comfort stations etc.		
	Public service centres, Public Utility installations and its incidental uses, civic amenities essentially serving the needs of residential community such as post office, wellness centres, tot lots, parks, play grounds, pavilion, open grounds, renewable energy projects , Parking plaza / area		
	Cremation ground / Crematorium, Burial ground, Common vault		
	Water Transport Terminals		
13.2	Provided that the access road has an existing width of 5 m minimum		
	Police station, , fire station		
14.0	CONSERVATION AREAS		
14.1	All aquaculture, prawn cultivation, pokkali farming, chemmeenkettu and related activities.		
	Water based recreational facilities		
	Shacks , tourism stalls of less than 50 sqm		
	Water Transport Terminals		
	Construction or land development in Conservation Area shall be in conformity with the Conservation of Paddy land and Wet land Act, 2008 and Coastal Regulation Zone notification and other applicable statues as amended from time to time shall prevail over the respective provisions of		

	this master plan.		
15.0	ECO-SENSITIVE AREAS		
15.1	All aquaculture, prawn cultivation, pokkali farming, chemmeenketu and related activities.	Mild tourism activities / nature education trails, area, cafeteria and comfort station of less than 50 sqm.	
	Water based recreational facilities		
	Shacks , tourism stalls of less than 50 sqm		
	Water Transport Terminals		
	Construction or land development in Eco-sensitive Area shall be in conformity with the Conservation of Paddy land and Wet land Act, 2008 and Coastal Regulation Zone notification and other applicable statutes as amended from time to time shall prevail over the respective provisions of this master plan.		
16.0	MANGALAVANAM BIRD SANCTUARY		
16.1	Construction or development in conformity to the provisions of the Wildlife (Protection Act) 1972 and its amendments		
17.0	WATER BODIES		
17.1	Bridges, side protection walls, floating jetty, jetty, water transport terminals, water based recreational facilities and facilities related to river tourism.		
	All aquaculture, prawn cultivation, pokkali farming, chemmeenketu and related activities.		
18.0	BUFFER (WATER BODIES)		
18.1	Green patches, green belts, parks, open spaces , biodiversity garden, orchards, social forestry, beautification, landscaping etc.		
	Jogging trails, cycle tracks/cycle stands, streets, pathways, canal widening, exercise parks etc.		
	Boat jetties,		
	Reconstruction of existing buildings limiting to existing area		
	Water Transport Terminals		
19.0	DEFENCE LAND		
19.1	All uses as decided by the Southern Naval Command		

20.0	PORT LAND		
20.1	All port related and allied activities, all uses as decided by Cochin Port Trust.		
21.0	SPECIAL ZONE A : WHOLESALE MARKET		
21.1	Markets, buildings incidental to main use like canteen, office space, comfort stations, waste management systems, parking plaza / area		
22.0	SPECIAL ZONE B : URBAN AGRICULTURE FACILITATION CENTRE		
22.1	All buildings and incidental uses related to urban agriculture like Offices, Quarters, Laboratories, Green house nurseries, sale of agriculture produces, study centres		
23.0	SPECIAL ZONE C : IT INDUSTRIES		
23.1	Information Technology buildings - Information technology building refers to building occupied by industries and other business establishments, whose functional activities are in the field of information technology, information technology enabled services (IT/ITES) and communication technology, work stations and other uses incidental to the main use		

35.4 Risk Area Regulations

Proposed Land use area is overlaid with the risk layer which depicts the risk area zone. The following regulations are to be considered applicable in areas coming under risk zone in addition to the development control regulations pertinent to each land use.

1. The FAR and coverage for the permissible uses as per the respective zoning shall be as per SI No: 3 of clause 35.2.39 of the Development Control Regulations.
2. All new buildings except public facilities shall be built at a height of minimum 0.60m from the ground level.
3. Public facilities shall be built at a height of minimum 0.90 m from ground level.
4. All new constructions/ additions to upper floors shall have an open balcony /open passage/a terrace in the upper floors to facilitate easy evacuation.
5. All new buildings shall have a minimum of 50% of the roof terrace kept open to sky, which shall be accessible to facilitate easy evacuation.
6. Height of compound walls and gates shall not exceed 1.5 meter and no sharp-edged projections shall be fixed on the compound walls or gates.
7. For all new constructions, if pavements are provided on site, at least 50% of the total open space shall be left unpaved or, paved with suitable materials enabling percolation of rain water.

In case, the following mitigation measures are applied, the FAR and coverage for the permissible uses as per the respective zoning shall be as per Sl. Nos: 1, 2 or 4 as the case may be of clause 35.2.39 of the DCR.

1. The building shall be built on stilts with a height of 0.75 m - 1.80 m from the ground level, and this area shall not be closed. It shall be kept open and unpaved to enable water seeping into the ground.
2. Basement floor is not permissible.
3. At least 50% of the open space of the building shall be left unpaved and if the remaining portion is paved, suitable paving materials shall be used to allow percolation of water to the ground.

ANNEXURE

Type of non-obnoxious and non-nuisance type of service or light industries permissible in Residential zones & Dry agriculture zones

1. Rice and Flour Mills.
2. Production of rice, flour etc., by hand
3. Processing of Cardamom, ginger, pepper etc.
4. Production of Khandsari from sugar-cane
5. Production of copra
6. Processing of arecanut
7. Carrying and preservation of fruits and production of jam, jelly, syrup. etc.
8. Processing of and preservation of cashew nuts.
9. Bakeries and confectioneries
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), Pappad
15. Production of vinegar.
16. Manufacture of soda, water, lemonade etc.
17. Manufacture of Ice.
18. Manufacture of ice cream.
19. Packing and distribution of tea and coffee.
20. Manufacture of beedi and Cigar.
21. Cotton ginning, clearing, pressing etc.
22. Cotton spinning other than in Mills
23. Cotton spinning and weaving in Mills.
24. Cotton weaving in handloom.
25. Cotton weaving in power looms.
26. Handloom weaving.
27. Khadi Weaving in Handloom.
28. Printing of cotton textiles.
29. Manufacture of Cotton thread, rope twine etc.
30. Jute spinning.
31. Manufacture of jute products including repairing of gunny bags.
32. Weaving of silk by Handloom.
33. Manufacture of hosiery goods.
34. Making of embroidery products
35. Tailoring
36. Manufacture of quilts and mattresses.
37. Manufacture of Coir and Coir Products.
38. Manufacture, repairing and assembling of umbrellas and production of spare parts of umbrellas.

39. Manufacture of wooden furniture and fixtures.
40. Manufacture of structural wooden goods such as doors, beams etc.
41. Manufacture of wooden utensils, photo frames, toys, etc., and photo framing.
42. Cane industry including baskets, weaving etc.
43. Manufacture of miscellaneous wooden articles such as sticks, sandals, rulers etc.
44. Manufacture of paperboard and paper hand.
45. Making of paper boxes, bags, envelopes, tissue paper etc.
46. Printing and publishing of newspapers, periodicals and books.
47. Miscellaneous printing works including typing, cutting, book binding.
48. Manufacture and repairing of leather shoes and chappals.
49. Manufacture of leather products such as suitcase, bag etc.
50. Vulcanizing and repairing of tyres and tubes.
51. Manufacture of Rubber products such as rubber sheets, rubber gloves, nipples and rubber shoes including smoke-rubber.
52. Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.
53. Manufacture of agarbathi and other cosmetics.
54. Manufacture of plastic products such as nameplates etc.
55. Manufacture of lemongrass oil, candles etc.
56. Manufacture of cement products such as rings, closets etc.
57. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
58. Manufacture of stone wares.
59. Manufacture of stone images.
60. Manufacture of chinaware's and crockery.
61. Manufacture of large food containers and chinaware.
62. Manufacture of glass and glass products.
63. Manufacture of clay models
64. Manufacture of iron and steel furniture.
65. Manufacture and repairing of brass and bell metal products.
66. Manufacture of aluminum utensils and other products.
67. Manufacture of tin cans and copper vessels.
68. Electroplating, tinplating, welding etc.
69. Manufacture of agricultural implements, screws etc. (blacksmith and foundry)
70. Manufacturing assembling and repairing of machinery such as water pumps, oil millchucks etc.
71. Manufacture of small machine tools and machine parts.
72. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
73. Manufacture of electrical machinery and repairing of electric motors armature winding etc.
74. Manufacture and repairing of electric fans.
75. Charging and repairing of batteries.

76. Repairing of radios, microphones etc.
77. Manufacture of electric meters, production of electric and electronic allied products, repairing and servicing of electrical appliances.
78. Manufacture and repairing of motor engine parts and accessories.
79. Manufacture of cycles, parts and accessories.
80. Repairing of photographic equipments, spectacles etc.
81. Manufacturing of medical instruments
82. Repairing of watches and clocks.
83. Manufacture of Jewellery.
84. Manufacture, repair and tuning of musical instruments.
85. Manufacture of sports goods, balloons etc.
86. Ivory, carving and ivory works
87. IT, ITES & IT Hardwares
88. Manufacture of wax, wax products
89. Manufacture of fish products, aquaponics
90. Distilled water packing unit
91. Soap manufacturing unit