ZONING REGULATIONS

1. All future developments shall be in conformity with the provisions of the Develoment plan for Paravoor Town.

2 For the implementation and enforcement of the proposals envisaged in this Development plan areas have been zoned under various categories such as residential, residential mixed, commercial, commercial cum residential mixed, dry agricultural, tourism mixed, paddy, 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 regualtions shall beenforced in conjunction with other specific provisions if any mentiioned elsewhere in this scheme

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 Paravoor Municipality, hereinafter referred to as the Secretary. In some cases it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special locational factors. Such cases which come under this category are classified as "Uses Restricted". Restricted-1 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Town Planner of the District office of the Department of Town and Country Planning. Restricted - 2 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner of the Department of Town and Country Planning.
"Used prohibited" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.

3. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically mentioned in this scheme.They are essentially intended to help the competent authority in decisions regarding granting or refusal of permits for land development and construction of buildings/structures.

4. 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 maintenenace for the structure may be permitted by the secretary, provided that the said use create no adverse envirnomental 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.

5. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all the zones and shall not constitute non conforming uses.

6. Regulation of constructions and land developments on the sides of new roads/roads proposed for widening as per the scheme shall be governed by the distance from the centerline of the road, unless otherwise specified in the scheme or in any detailed road alignment approved by the Chief Town Planner.

Para No	Uses permitted	Uses restricted -1	Uses restricted-2	Uses Prohibited
19	**Special zones**			
Special zones include the areas specifically dermacated for certain projects, environ mentally sensitive areas and heritage areas. No other activity unless otherwise specified should be permitted in these areas.				
Special zone 1	IT Park in 12 acres of land	70% of the total buildable plot area is reserved for IT park.Remaining 30% of the buildable area is reserved for incidental uses like residential flats,restaurents, lodges,commercial establishm-ents, recreational facilities and other buildings for incidental uses with total floor area up to 150 sqm		
Special zone 2	Hospital complex in 4.5 hectres of land	70% of the total buildable plot area is reerved for Hospitals including labs etc.Remaining 30% of the buildable area is reserved for incidental uses like residential quarters, canteen,waiting rooms and other buildings for incidental uses with total floor area up to 150 sqm		
Special zone 3	Small scale industrial estate in 3.5 acres of land	Incidental uses like electrical sub station, canteen waiting rooms and other buildings for incidental uses with total floor area up to 150 sqm		
Special zone 4	Paddy fields to be conserved from the environmental point of view	Paddy is to retained as such. Vegetable cultivation ion without filling the area is permitted		
		In the identified heritage sites, constructions for renovation of the existing buildings only are permitted mitted.Height of constructions, within a distance of 50 m, on all sides of the compounds of the heritage sites shall be limited to a maximum of 7 m.		
Special zone 5	Heritage sites	No development, re-development, constructions tions including additions, alterations, repairs, renovations,replacement of special and architectural ural features, demolition of any part or whole there of in respect of any objects or buildings in these sites, shall be allowed except with the prior written recommendation of the Art&Heritage commission constituted by the Government under Rule 154 of the Kerala Municipality Building Rules 1999, in order to conserve the heritage character of the sites.		
Special zone 6	Agriculture and allied activity center in 2 acres of land	If this projects is not materialised within a period of 5 years, the area shall be deemed to be zoned as Dry Agricultural Zone		
Special zone 7	Bus stand in 2 acres of land	A commercial complex in 10% of the total area may be permitted along with or after the construction of the bus stand.Incidential uses like waiting sheds, toilets, canteen etc shall also be accomodated in this area.		

Special zone 8	Crematorium	Buildings/structures incidential to the main use only are permitted
Special zone 9	Solid Waste Disposal	Buildings/structures incidentaial to the main use only are permitted

General notes:

1 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.

2. For the purpose of these regulations, floor area means the total floor area of the building on all floors.

3. Land to a depth of 50 m on either sides of roads having a width of 12 m or more in residential and dry agricultural zones are deemed as Residential Mixed use zone.

ANNEXURE -3

List of non-obnoxious and non - nuisance type of service or light industries

1. Aerated water and fruit beverages
2. Apparel making
3. Assembly of air coolers and conditions
4. Assembly of bicycles,baby carriage and other small non motorized vehicles
5. Atta-chakkies
6. Ayurvedic medicinal formulations,Ayurvedic health club
7. Bakery products,biscuits,confectionaries
8. Bamboo and cane products (only dry operations)
9. Block making for printing
10. Card board or corrugated box and paper products (paper or pulp manufacturing excluded)
11. Carpet weaving
12. Cement and concrete products (where crusher is not used)
13. Chilling plants and cold storage
14. Coir (without bleaching/dyeing)
15. Concrete batching plants
16. Cotton and woolen hosiery/Cotton and silk printing
17. Electro plating
18. Electronics and electrical goods
19. Electronics equipment (Assembly)
20. Engineering workshop and general fabrication works (with out any chemical treatment)
21. Embroidery and lace manufacturing
22. Flour mills(job work only)
23. Foam bed, latex thread
24. Foot wear (rubber and PVC)
25. Furniture making
26. Fountain pens
27. Garment stitching,tailoring
28. Gold and silver smithy
29. Gold and silver thread sari work
30. Ice-cream or ice making
31. Insulation and other coated papers (paper or pulp manufacturing excluded)
32. Jobbing and machining
33. Light engineering
34. Laundry,dry cleaning and dyeing
35. Manufacturing of formulated synthetic detergent products
36. Manufacture of soaps involving process without generation of trade effluents (Sponifi cation of fats and fatty acids only)
37. Mineralized water
38. Musical instruments manufacturing
39. Oil ginning/expelling
40. Optical frames
41. Paint (by mixing process only)
42. Paper Pins and U-clips
43. Power looms/hand looms (without dyeing & bleaching)
44. Photo and picture framing

45. Pressure testing units
46. Printing press
47. Rice mullors
48. Rope (Cotton and plastic)
49. Rubber gloves other than that for surgical and medical purpose
50 Rubberized coir mattresses
51 Scientific and mathematical instruments
52. Sports goods
53. Steeping and processing of grains
54. Small foundaries
55. Tissue culturing
56. Toys
57. Water softening and demineralisation plants
58. Watch, pen and spectacles repairing.