

18	Special Zones	
	Uses in these zones are permitted with the concurrence of District Town Planner	
Zone 1	Urban Development Promotion Zone	<p>Single Family Residential Buildings, Parks, Play Grounds, Tot lots, Day Care, Crèche, KinderGarten, Cottage Industries and Coir Industries shall be permitted.</p> <p>Godowns to store the agro industrial products, their raw materials and the value addition of raw materials.</p> <p>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 300sq.m</p>
Zone 2	Proposed KSRTC Bus station	<p>Bus terminal and other incidental uses are permitted. Buildings/structures which are integral or essential part of the bus stand, A commercial complex in 10% of the total area may be permitted along with or after the construction of the bus stand. Incidental uses like waiting sheds, toilets, canteen etc shall also be accommodated in this area.</p> <p>If this project is not materialised within a period of 7 years, from the date of sanctioning of this master plan the land shall be deemed to be under Residential Zone</p>
Zone 3	Proposed Private Bus Stand	<p>Bus terminal and other incidental uses are permitted. Buildings/structures which are integral or essential part of the bus stand, A commercial complex in 10% of the total area may be permitted along with or after the construction of the bus stand. Incidental uses like waiting sheds, toilets, canteen etc shall also be accommodated in this area.</p>
Zone 4	Truck Terminal	Truck terminal with essential incidental facilities are proposed in this zone
Zone 5	Proposed New Park and Open Space	<p>Any construction/land development essential for the development/improvement of open air recreational facilities only are permitted in this zone.</p> <p>If this project is not materialised within a period of 7 years from the date of coming into operation of this master plan, then the land use shall be changed to Residential Zone.</p>
Zone 6	Green Strip Conservation Zone- 20m wide Green Strip along water course	<p>Water Landings, pump houses / wells and irrigation ponds, agriculture / Horticulture / Fodder cultivation / Pastures/ Grazing grounds/ Seed farms/Fish farms and Protective works. Walk ways, parks / Maidans / Grounds without any construction may be permitted within 10m from the water course. Residences up to 2 (two) floors may be permitted within 10 to 20m depth.</p>
Zone 7	Heritage Zone	<p>Land to a depth of 20m or one plot depth whichever is higher, along the side of the streets on both side of the canals (Vadai Canal, Commercial Canal and the two link canals connecting them) come under this zone.</p> <p>7.1 Notwithstanding anything contained in the zoning regulations of the master plan and subject to modifications as prescribed here under, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, coming under heritage zone as described above shall be allowed except with the prior written recommendation of the Art & Heritage Commission constituted by the Government under Rule 154 of the Kerala</p>

Municipality Building Rules 1999, in order to conserve the heritage character of the area.

Provided that, no area or buildings or objects, which in the opinion of the said commission have architectural, aesthetic, archaeological, cultural or historic value of the heritage zone, will be allowed to be altered from the existing condition without prior written recommendation of the commission:

Provided also that new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations namely:-

1. Slopping roof forms (hipped/cross gabled/front gabled etc..) with a preferred slope angle ranging from **35-45 degrees** which is characterized of the street shall be adhered to.
2. The roof in facade shall be finished with Mangalore pattern (MP) terracotta tiles.
3. The sunshade in facades if any provided, shall have the same slope and finish as that of the main roof.
4. The facade to be in harmony with the architectural character of the heritage zone.
5. Existing street character shall be maintained.
6. The exterior wall surfaces shall be finished in white or off white colour. The Exterior walls shall be given plain texture finish.
7. The overall height of the construction including the existing upto the topmost point of the proposed construction shall not exceed 9 mtrs.
8. Water tanks if any provided shall be located, so that they are not visible from the nearby streets or public spaces.

Provided also that the use or reuse of any site or building shall be as per the recommendations of the commission.

7.2. The local self government institution concerned shall insist on any such recommendations of the commission.

7.3. The art and heritage commission, if found necessary, may entrust the above regulatory aspects to a committee, constituted for the purpose by the commission.