

PART IV DEVELOPMENT REGULATIONS



40. Zoning Regulations

40. ZONING REGULATIONS



Zoning regulation refers to the set of rules and guidelines that govern how land in different parts of the town can be used and developed. These regulations are designed to promote orderly growth, manage urban sprawl, and ensure that land use aligns with the community's vision for development. Land use zoning divides the area into zones (like residential, commercial, industrial, agricultural etc.), and each zone has specific rules. Zoning includes rules to protect natural resources and ensure sustainable and resilient development.

Contents

- 1 General Guide Lines
- 2 Zone wise Land use Regulations
- 3 Zoning Regulations for Flood Prone Zones
- 4 Regulations Recommended for Low Land Slide Prone Zones

40.1 General Guide Lines

- 1) All future developments/ constructions shall be in conformity with the provisions of the Master Plan for Pathanamthitta Town and the Kerala Municipality Building Rules in force, unless otherwise specified in these regulations or in any Detailed Town Planning Scheme in force.
- 2) For the implementation and enforcement of the proposals envisaged in this Master Plan, Pathanamthitta Municipal area has been zoned under various categories as shown below.

I.BUILT-UP ZONE

1. Residential Use Zone
 - 1.1. Proposed Housing Scheme Area
2. Commercial Use Zone
 - 2.1 Central Square
 - 2.2 Modern Municipal Market
 - 2.3 Multi-functional market
 - 2.4 Proposed Food Street
3. Mixed Use Zone
4. Multi-functional Zone
5. Proposed Innovation Village
6. Public & Semi-public Use Zone
 - 6.1. Town Square
 - 6.2. Proposed Government Office Complex
 - 6.3. Proposed District Court Complex
 - 6.4. Municipal Office Complex Expansion & Redevelopment
 - 6.5. Holistic Neighbourhood Hub
 - 6.6. Ward Bhavan Mayiladumpara
 - 6.7. Proposed Chuttippara Adventure Tourism Base Camp
 - 6.8. Proposed Municipal Convention Centre & Tourist Home
 - 6.9. Proposed Happy Home & Harmony Centre
 - 6.10. Proposed Fitness hub
 - 6.11. Proposed Empowerment Centre
7. Industrial Promotion Zone
8. Agro Industrial Promotion Zone
9. Traffic & Transportation Use Zone
 - 9.1. Proposed Municipal Bus Stand Complex Renovation
 - 9.2. Proposed Transport Terminal Interface
 - 9.3. Proposed Municipal Shopping Complex & Parking Plaza
10. Recreational Built-Up Zone
 - 10.1. District Stadium & Sports Complex Redevelopment
 - 10.2. Subala Park Expansion & Redevelopment
 - 10.3. Happiness Park
 - 10.4. Proposed Urban Central Park
 - 10.5. Proposed Aqua Rock Adventure Park
 - 10.6. Proposed Museum & Art Gallery
 - 10.7. Kottappara Hill View Park
 - 10.8. Proposed Wellness Park

- 10.9. Proposed Neighbourhood Park
- 10.10. Proposed Mannaramala view point

II. GREEN-BLUE ZONE

- 11. Dry Agricultural Use Zone
- 12. Environmentally Sensitive Zone
- 13. Sacred Groves
- 14. Rocky Area
- 15. Recreational open space Zone
 - 15.1. Proposed Quarry Park &View Point
 - 15.2. Vanchipoyka Waterfalls Project
 - 15.3. Valamchuzhi Riverside Recreation Zone
 - 15.4. Chuttippara Adventure Tourism Park
 - 15.5. River Side Twilight Rock Ridge Park
 - 15.6. Proposed Destination Wedding Centre
 - 15.7. Proposed Infinity Rock Park
 - 15.8. Proposed Butterfly Park /Blossom Garden
 - 15.9. Proposed Kadavu Restoration
 - 15.10. Proposed Sponge Park
 - 15.11. Proposed Wetland Park (Room for River)
- 16. Proposed Green Strip
- 17. Proposed Green Islet/ Pachathuruthu/ Urban Forestry /Miyawaki Forest
- 18. Detention /Retention Basin
- 19. Widening of Existing/Proposed Water Body
- 20. Riparian Buffer Zone (50 Meter)
- 21. Existing Water Body

III. SPECIAL ZONES

- 22. Integrated Living Hub
- 23. Thykkavu GH School Expansion
- 24. Civil Station Expansion
- 25. Mini Civil Station Expansion
- 26. General Hospital Expansion
- 27. Proposed Industrial Estate
- 28. Proposed Satellite Bus Station
- 29. Proposed Truck Terminal
- 30. Proposed Highway Travel Plaza
- 31. Proposed Parking Area
- 32. Proposed Urban Pulse Hub
- 33. Children's Park Expansion
- 34. Proposed Vanchipoyka Waterfalls Viewing Deck
- 35. Proposed Riverview Cornish Park
- 36. Proposed Workation Farm Tourism Zone
- 37. Proposed Integrated Farm Tourism Zone

38. Proposed Fair Ground

39. Proposed Green Islet/ Pachathuruthu/ Urban Forestry /Miyawaki Forest

40. Proposed Echo Quarry Water Garden Park

Details regarding the nature of uses 'Permitted', uses 'Restricted' in each zone are given in Table 40.1. These regulations shall be enforced in conjunction with other specific provisions if any 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, Pathanamthitta Municipality (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 1' and 'Uses Restricted 2'.
 - a) **Uses Restricted- 1** Category deals with the restricted uses that may be permitted by the Secretary, Pathanamthitta Municipality with the concurrence of the Town Planner of the District Office of the Local Self Government Department (Planning), Pathanamthitta. (herein after referred to as Town Planner).
 - b) **Uses Restricted- 2** Category deals with the restricted uses that may be permitted by the Secretary, Pathanamthitta Municipality with the concurrence of the Chief Town Planner concerned of the Local Self Government Department (Planning).
- 4) **"Uses 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' will be considered as 'Uses prohibited'.
- 5) Any use not specified either in the 'uses permitted' or 'uses restricted 1' or 'uses restricted 2' category of a particular use zone but which is of a similar nature to any use 'permitted' or 'restricted 1' or 'uses restricted 2' in that particular use zone, may be permitted by the Secretary with the concurrence of the Town Planner.
- 6) 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 decision regarding granting or refusal of permits for land development and construction of buildings/structures.
- 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 creates 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 Town Planner. The total built up area of such non-conforming use shall not exceed 1.5 times the existing built-up area.
- 8) 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.
- 9) Subject to the zoning regulations of the respective use zones, more than one use may be combined in a building/ plot, provided that the area of individual uses shall be limited to that

prescribed for each such use in the zoning regulations of the respective zone.

- 10) Provisions under the Disaster Management Act 2005 and Environment Protection Act 1986 and any other applicable statutes as amended from time to time will prevail over the respective provisions of this Master Plan unless otherwise specified in the Master plan.
- 11) 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.
- 12) 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 existing road unless otherwise specified in the Master Plan or Detailed Town Planning Scheme in force or any Detailed Road Alignment approved by the Government/Government agencies. If widening on one side of any stretch of the road is constrained due to the physical barriers such as Water body, or any protected archaeological monuments/sites, the whole road widening required in that stretch shall be towards the other side. Constructions of retaining wall, compound wall, fence and gate may be permitted within the area reserved for road widening if the implementation of such road widening has not been initiated by concerned agency.
- 13) In the event of change in alignment of new road proposal in the Master Plan, after the commencement of land acquisition of the new alignment, the land parcels in stretches excluded from the original alignment may be changed to adjacent suitable land use zone with the concurrence of the Town Planner. This provision is applicable only to new road development proposals and not to widening proposal.
- 14) Operational constructions as defined in section 2(w) of Kerala Town & Country Planning Act 2016 shall be treated as permitted use in the Master Plan Area.
- 15) 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).
- 16) Expansion/modification of existing Public and Semi Public Institutions and their incidental uses to adjacent plots shall be treated as permitted use irrespective of the zone in which such adjacent plot lies, except in 'Existing Water body', 'Environmentally Sensitive Zone', 'Widening of Existing/Proposed Water Body', 'Detention / Retention Basin', 'Sacred Groove', 'Proposed Sponge Park', 'Proposed Wetland Park', 'Existing roads to be widened', and 'Proposed New Roads' and the development regulations imposed by such Zoning.
- 17) Disaster mitigation projects by competent authorities shall be treated as permitted uses in all zones and agricultural uses may be permitted in all the zones.
- 18) Transmission / telecommunication towers, wireless stations, ATMs, water tanks, public utility buildings/structures, Electric charging stations for vehicles shall be treated as permitted uses in all zones except in land zoned as 'Existing Water body', 'Environmentally Sensitive Zone', 'Widening of Existing/ Proposed Water Body', 'Detention / Retention Basin', 'Sacred Groove', 'Proposed Sponge Park' and 'Proposed Wetland Park',
- 19) Local/ State/ Central Government or Public Sector Offices & Establishments, Projects of Central/ State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions may be permitted with concurrence of the Town Planner in all zones, except in 'Existing Water body', and 'Widening of Existing/Proposed Water Body', irrespective of the zoning regulations, if such uses are not included in the permitted uses or uses restricted 1 or uses restricted 2 as per the zoning regulations applicable.

- 20) In land up to depth of 100 m, on either side of the road, having an existing or proposed width of 12 m or more (as per the Master Plan for Pathanamthitta Town-2045), uses permitted under Commercial Use Zone, Public & Semi-public Use Zone and Mixed Use zone may be also permitted by Municipal Secretary in Residential use zone, Dry Agricultural Use zone, Agro industrial promotion Zone, and Industrial Promotion Zone if not allowed otherwise by these zoning regulations. Provided that if a plot of land extends beyond this boundary, uses permitted as above may be provided for the entire plot.
- 21) In land up to depth of 250 m, on either side of the road, having an existing or proposed width of 18 m or more (as per the Master Plan for Pathanamthitta Town-2045), uses permitted under Commercial Use Zone, Public & Semi-public Use Zone and Mixed Use zone may be also permitted by Municipal Secretary in Residential Use zone, Dry Agricultural Use zone, Agro industrial promotion Zone, and Industrial Promotion Zone if not allowed otherwise by these zoning regulations. Provided that if a plot of land extends beyond this boundary, uses permitted as above may be provided for the entire plot.
- 22) In case of uncertainty in identifying the alignment and boundary of water body, Thodu, River, Existing public road, and in the absence of survey boundaries for the same in the Proposed Land Use Map, 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.
- 23) 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, the Secretary shall issue permit with the concurrence of the Town Planner/Chief Town Planner concerned as the case may be. However, for the part of the plot which comes under 'Existing Water Body', 'Environmentally Sensitive Zone', 'Widening of Existing/Proposed Water Body', 'Detention / Retention Basin', 'Sacred Groove', 'Proposed Sponge Park' and 'Proposed Wetland Park', this provision shall not be applicable.
- 24) If public activities ceased or do not exist in a private land marked as public & Semipublic use zone, uses permitted/restricted in the surrounding land use zone as per the proposed land use map may be allowed in the plot with the concurrence of the Town Planner, if no records are available with the Municipality regarding any proposals for acquiring the particular land for any public use at the time of application of building construction or land development.
- 25) Survey detail as provided in the Master Plan is obtained from the Department of Survey and Land Records. During the preparation of the plan, Litho maps (cadastral survey) are compiled and geo-referenced by standard procedure. However, the survey number details, survey boundary and areas as available in the revenue records shall be final.
- 26) Every building should be provided with an appropriate technique such as Pipe composting/ Biogas plants/ vermicomposting etc. for processing organic waste at the source itself. Proper drawings should be supplemented with the building permit applications.
- 27) Solid Waste Management Unit, Sewage/ Septage Treatment Plant, Material Collection Facility (MCF), Resource Recovery Facilities (RRFs) and Waste water Treatment Plant shall be treated as permitted uses in all zones except in 'Existing Water body', 'Environmentally Sensitive Zone', 'Widening of Existing/Proposed Water Body', 'Detention / Retention Basin', 'Sacred Groove', 'Proposed Sponge Park' and 'Proposed Wetland Park' unless otherwise specified anywhere in the Master Plan.
- 28) No constructions other than side protection, drain covers and essential protection works are permitted in water bodies in the Master Plan. Also, no constructions obstructing the flow of

water course are permitted in the Master Plan Area.

- 29) The government may in any particular case and subject to any condition as they may impose and in consultation with the Chief Town Planner dispense with or modify any of the requirements made obligatory by any law and their decision shall be final.
- 30) All existing ponds shall be preserved considering its infiltration characteristics, ground water recharging, environmental significance and aesthetic value.
- 31) Construction and/ or land development, in Environmentally Sensitive Zone coming under any of the flood prone zones, shall not be permitted.
- 32) No construction/land development shall obstruct/ reduce storm water drainage capacity in the area.
- 33) Constructions of new critical infrastructural facilities such as hospitals, Bus terminals, railway Station and institutions of critical importance such as offices of district administration, Police stations, Fire stations, etc. shall not be permitted in Flood prone areas. However, Reconstruction or maintenance of existing authorized uses/ buildings/ addition of new blocks shall be permitted with adequate flood resilient measures with the concurrence of the Town Planner in a case-to-case basis.
- 34) Large scale development projects in an area of 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 Built-up zone and dry agriculture 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 Environment Impact Assessment aspect 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 application 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:
 - i. Principal Secretary/ Secretary to Government,
Local Self Government Department - Chairperson
 - ii. The Director, Local Self Government Department (Urban) - Member
 - iii. The Chief Town Planner, Local Self Government
Department (Planning) -Convener
 - iv. Town Planner -Member
 - v. Secretary, Pathanamthitta Municipality - 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.

40.2 Zone wise Land use Regulations

Table 40-1 Zone wise Land Use Regulations

Sl. No	Uses Permitted	Uses Restricted 1	Uses Restricted 2
I	BUILT-UP-ZONE		
1	Residential Use Zone		
(a)	<p>All Residential buildings including single or multifamily dwelling units, Residential Flats & Apartments, Residential quarters, Lodging houses, Orphanages/Old Age Homes, Night Shelter, Hostels & Boarding Houses, Places of Worship, Crematorium, Seminaries/ Convents / Ashram/ Mutt/Madrassa.</p> <p>Educational institutions essentially serving the needs of residential community such as Day Care, Crèche, Nursery Schools, Kindergartens and schools offering general education (up to Higher Secondary School level), Technical schools.</p> <p>Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres, Rehabilitation centres, pain and palliative, Dialysis units etc. having a Built-up area limited up to 200m²</p> <p>Community facilities such as Community Halls, Auditorium/ Wedding halls/ Convention centre /Recreational Clubs, Social Welfare Centres, Gymnasium /Yoga Centers/ Sports Centers, Indoor Court, Swimming Pool, Libraries, Reading Room etc. having a Built-up area limited up to 200m².</p>	<p>Fuel Filling Stations Cremation Ground/ Crematorium, Burial Ground/ Common Vault.</p>	

	<p>Information Technology or Information Technology Enabled Service Building/ uses and their Ancillary Buildings - Built-up area limited up to 200m².</p> <p>Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Hotel, Canteen etc. having Built-up area limited Up to 200m².</p> <p>Utility Installations and Civic Amenities essentially serving the needs of residential community such as Post office, Police station, Telephone exchange, Fire station, Tot lots, parks, Play grounds, Water treatment plants</p> <p>Plant Nurseries, Pump House, Smoke House, Fish farms, Dairy & Dairy Farm, Poultry Farm, Zoological and Botanical Gardens / Bird Sanctuary, Camping Site, Wells and Irrigation Ponds incidental to residential community needs.</p> <p>Cottage Industries, House hold industries, Service Industries of non-nuisance Nature (See Annexure 40.1), Automobile workshops and service centre - Built-up area limited Up to 100m².</p> <p>Turf Courts, Open Air Theatre, Outdoor Court, Open stage , Amphitheatre</p>		
(b)	Provided that the access road has an existing or proposed width of 7 m minimum		
	<p>Hospitals / Auditorium/ Wedding Halls/ Community halls/ Convention centre, Exhibition Centers and Art Gallery-Built-up area all up to 500 m².</p> <p>Cottage Industries, House hold industries, Service Industries of non-nuisance Nature (See Annexure 40.1), Automobile workshops and service centre with Built-up area limited up to 200m².</p>	Higher Educational Institution	

	Shops, Godowns/weighbridges/ Stacking Yards / Storage of Non-Hazardous materials, Professional offices, Hotels, banks & other financial institutions, Restaurants - Built-up area limited up to 500 Sq.m		
(c)	Provided that the access road has an existing or proposed width of 10 m minimum		
	Auditorium / Wedding Halls / Community halls /Convention centre Exhibition Centers and Art Gallery Shops, Godowns/weighbridges/ Stacking Yards / Storage of Non-Hazardous materials, Professional offices, Hospital, Hotels, banks & other financial institutions, Restaurants - Built-up area limited up to 1000 Sq.m Cottage Industries, Service Industries of non-nuisance Nature (See Annexure 40.1), Automobile workshops and service centre - Built-up area limited to 500m².	IT/ ITES parks	
1.1	Proposed Housing Scheme Area		
(a)	Any construction/land development essential for the development/ improvement of Housing projects for Economically Weaker Session. All Residential buildings including Residential Flats & Apartments, Residential quarters, Lodging houses, Orphanages /Old Age Homes, Night Shelter, Hostels & Boarding Houses. Cultural Institutions, Club, Reading Room & Libraries, Nurseries/ Day Care and Crèche/ Anganwadis. Alteration, essential repairs and maintenance of existing authorised structure without change in use and area.		
2	Commercial Use Zone		
(a)	All Commercial Shops, Commercial establishment, Show Rooms,		Multiplex

	<p>Shopping Complexes, Shopping Malls, Super or Hyper Markets, Commercial Offices, Professional Offices & Establishments, Banking and Financial Institutions, Business Houses, Restaurants etc.,</p> <p>Single family residential buildings, Residential flats/Apartments. Lodge & Lodging Houses and Special Residential, Dormitories, Hotels, Canteen, Hostel, Boarding Houses, Tourist Resorts.</p> <p>Educational Institutions, Training centers Built-up area limited to 200m². Day care, Creche, Nursery/ Kindergarten, Expansion of existing educational institutions.</p> <p>Hospitals, Clinics, Health centers, diagnostic centres, pain and palliative center, Medical Lab, Dispensaries Nursing Home, Palliative Care Centres - Built-up area limited to 200m².</p> <p>Social Welfare Institution, Library & Reading Rooms, Clubs, Turf and Cultural Institutions - Built-up area limited to 200m².</p> <p>Auditorium/ Wedding halls/convention centres, Theatres, Movie halls, Parks & Open Spaces, Stadiums & Exhibition Grounds, Gymnasium / Yoga Centers / Sports Centers & Indoor Games.</p> <p>Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non- nuisance nature (See Annexe- I), weigh bridges, printing press, IT hardware / electronic industries - Built-up area limited up to 200m².</p> <p>Parking Buildings, Mechanised Parking, Parking Plazas etc.,</p> <p>Public Utility areas & buildings, Plant Nursery, storage of agricultural produces and seeds, Fair Grounds, Markets, Park, Playgrounds, Open-air Theatre</p>	<p>Fuel Filling Station Places of Worship</p> <p>Hospitals, Clinics, Health centers, diagnostic centres, pain and palliative center –Built up area up to 500 Sq.m.</p> <p>Higher Educational Institutions, Training centers Built-up area limited to 500m².</p> <p>Sewage / Solid Waste Treatment plants, Modern Slaughter Houses, Modern Meat Processing Unit</p> <p>Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non- nuisance nature (See Annexe- I), weigh bridges, printing press, IT hardware / electronic industries - Built-up area limited to 500m².</p> <p>.</p>	<p>Complex</p>
--	--	---	----------------

(b)	Provided that the access road has an Existing or Proposed width of 10 m Minimum		
	<p>Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non- nuisance nature (See Annexe- I), weigh bridges, printing press, IT hardware / electronic industries - Built-up area limited up to 1000m².</p> <p>Hospitals & Health centres - Built-up area limited to 1000m².</p> <p>Hospitals, Clinics, Health centers, diagnostic centres, pain and palliative center –Built up area up to 1000 Sq.m.</p>	<p>Outdoor games stadium</p> <p>Transport terminals, Truck terminal</p>	
2.1	Central Square		
(a)	<p>All shops including shopping complexes, shopping malls, hypermarkets, restaurants, hotels, Canteens, Multiplex, Auditorium, Community Halls</p> <p>Social welfare centres, library and reading rooms, Exhibition centres, Gymnasium, yoga centre, recreation club. Professional offices, commercial offices & establishments, banking and financial institutions and its Incidental uses which will not affect the character of the area.</p>		
2.2	Modern Municipal Market		
(a)	<p>All commercial shops, Vending shops, Loading and unloading platforms</p> <p>Any construction/land development essential for the development/ improvement of Modern Municipal Market.</p> <p>Expansion or modernization of existing market and its ancillary uses Such as Modern Slaughter house, Modern Meat processing unit, Cold storage, Ice plant etc.</p> <p>Storage building including processing, repairing, warehouses, transit</p>	<p>Transport terminals, Truck terminal</p>	

	<p>sheds, handling & stacking of risk free objects/products</p> <p>Mechanised parking, Parking yard, Public Utility Areas and Public Utility Buildings.</p> <p>Solid waste treatment plants including MCF, RRF, Shredding units, Composting units, Segregations units.</p> <p>Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times the existing built up area without altering the use.</p>		
2.3	Multi- Functional Market		
(a)	<p>Expansion or modernization of existing market and its ancillary uses Such as Modern Slaughter house, Modern Meat processing unit, Cold storage, Ice plant etc.</p> <p>Any construction/land development essential for the development/ improvement of Multi-Functional Market.</p> <p>Street Vending shops, Loading and unloading platforms, weigh bridges, parking, Temporary structures for assembly activity, sewage treatment plants, water storage and treatment plants etc.</p> <p>Public Utility Areas and Public Utility Buildings.</p> <p>Solid waste treatment plants including MCF, RRF, Shredding units, Composting units, segregation units.</p> <p>Storage building including processing, repairing, warehouses, transit sheds, handling & stacking of risk free objects/products – All uses upto 5000 sq.m. total Built-up area.</p>	<p>Transport terminals, Truck terminal</p>	
2.4	Proposed Food Street		

(a)	Food truck, Vending on wheels, Street furniture's, and other such Incidental uses for the main use. Storage Building, Food waste Composting units.		
3	Mixed Use Zone		
(a)	All Uses permitted in Residential Use Zone and Commercial Use Zone	All Uses Restricted-I in Residential Use Zone and Commercial Use Zone.	All Uses Restricted-2 in Residential Use Zone and Commercial Use Zone.
(b)	Multispecialty Hospitals ,Higher Educational Institutions. Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non- nuisance nature (See Annexe- I), weigh bridges, printing press, IT hardware / electronic industries	IT/ ITES parks	
(c)	Provided that the access road has an Existing or Proposed width of 7m Minimum		
	Marble and Granite Storage Centres, Industrial Estates & Industrial Parks Godowns/Warehouses/Storage of non-hazardous material, stacking yards, weigh bridge.	LPG distribution centres (excluding bottling plants and bulk storage) the Built-up area limited up to 200 m2. Bus Terminals, Truck Terminals	
4	Multifunctional Zone		
(a)	All uses permitted in Mixed Use zone ,Public and semi-public use zone, Traffic & transportation use zone	All uses restricted-1 in Mixed Use zone, Public and semi-public use zone, Traffic & transportation use zone.	All uses restricted-2 in Mixed Use zone, Public and semi-public use zone, Traffic & transportation use zone

5	Proposed Innovation Village		
(a)	<p>IT/ITES software units, Information technology Enabled Service Building /ITES buildings and information technology/, IT parks, Professional Offices, Commercial Offices, Banks & other Financial Institutions Research Institutions and their Ancillary Buildings</p> <p>Any supporting uses like Residential Buildings, Commercial buildings, Recreational buildings, Educational buildings, Convention Centers, Hospitals, Hotels, Other Social Infrastructure and Utility buildings meant to support the activities in the Proposed Innovation Village.</p> <p>Single family residential buildings</p> <p>Other buildings like Shops, Restaurants, Canteen, Hotels, Libraries, Reading Rooms, Educational institutions, Health institutions etc.- Built-up area limited up to 200 sq.m.</p> <p>Auditorium/ Wedding halls/ convention center, Community halls, Gymnasium /Yoga Centers / Sports Centers</p> <p>Parking Yard, Parking Building, Mechanised Parking, Parking Plaza.</p> <p>Turf, Park & Open space, Swimming Pools, Playground, Open stages, Green houses</p> <p>Museum, Exhibition Centers and Art Gallery, Open-air Theatre, Amusement Parks, Stadium ,Fair Ground, Tot Lots/Parks/ Community facilities such as recreational clubs, Reading Rooms, libraries etc.</p> <p>Any incidental uses may be permitted with the main use.</p>	De-centralised waste treatment Plant	Multiplex Complex
6	Public & Semi-public Use Zone		
(a)	Local/State/Central Government/Public Sector Offices and Other Related Public Buildings, Additions and alterations to the existing authorised	Cremation Ground / Crematorium, Burial Ground, Common Vault.	

	<p>buildings including addition of new blocks without altering the use.</p> <p>Residential Building/Quarters/other buildings incidental to public and semi-public use Zone</p> <p>Dharmashala, Ashram, Mutt, Seminaries, Convents, Hostels Educational institutions (including professional education/collegiate education /higher education institutions) Day Care, Crèche, Nursery Schools, Kindergartens, Secondary/Higher Secondary Schools, Higher education and professional educational institutions, Training Centres, library and reading rooms, social welfare centres, museum, swimming pools, Auditorium, Open stage, Exhibition centres and art gallery, convention centres, indoor/ outdoor games stadium. Clinics, diagnostic centres and hospitals.</p> <p>Public Utility Areas and Buildings Government Offices/ Public Buildings/Utility Installations and Civic Amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, fire station, tot lots, parks, play grounds, water treatment plants, and electric substations.</p> <p>Shops, Restaurants, Canteens, hotels – Built-up area limited up to 200 sq.m. Parking plazas, auto rickshaw/ taxi/jeep stands. Auditorium / wedding halls / community halls incidental to public and semi-public uses. Tot lots/parks/playgrounds, open air theatre, camping sites.</p> <p>Places of worship and Religious buildings</p> <p>Solid waste management units, Water Treatment Plant, Sewage / Septage Treatment Plant</p>	<p>Slaughter house</p>	
<p>6.1</p>	<p style="text-align: center;">Town Square</p>		
<p>(a)</p>	<p>Open air Auditorium, Open Stage, Open Gym, Parks & Open Spaces, Exhibition Grounds, Garden, Landscaping, Statue, Tot lots, Street Furniture, Vending kiosk, Information Kiosk and other Incidental uses which will not</p>		

	affect the character of the area. Any incidental uses may be permitted with the main use.		
6.2	Proposed Government Office Complex		
(a)	Public buildings/ Government (Local/ State/ Central) or Public Sector Offices, Buildings for public purposes/ Public amenities & services/ Public Utility Areas, Staff Quarters ,Parking Plaza, Sewage Treatment Plan, Water treatment Plant. Hostels, Night shelters, Guest houses /Lodges, Restaurants, Canteen,Turf Courts, Open Air Theater, Indoor and Outdoor Courts, Swimming pool, Tot lots/Parks/Fair grounds, other recreational facilities, Open Gym, Yoga centre, Health club, Indoor Courts, Auditorium / Community halls and Convention Centers, Meeting halls, conference rooms, Guest House, Canteen, Libraries and Reading Room, Day Care, Creche, Nursery Schools, Kindergartens and Anganwadis All incidental to Government Office Complex.	Solid waste treatment plants including MCF, RRF, Composting units, segregation units	
6.3	Proposed District Court Complex		
(a)	District court complex and all other construction/land development essential for the development/ improvement of District Court Complex. Park, Turf Courts, Gymnaseum, Health club, Indoor Courts		
6.4	Municipal Office Complex Expansion &Redevelopment		
(a)	Municipal Office Complex, Municipal Shopping Complex and all other construction/land development essential for the development/ improvement of Municipal Office Complex.		
6.5	Holistic Neighbourhood Hub		
(a)	Recreational parks/Fair grounds, Open Air theatre, open grounds, walk ways, Wellness centers, Holistic centers, Health club, Indoor Courts, Tot lots/Parks other recreational facilities, Gymnaseum, Yoga centre, Health		

	<p>Centre, Counselling centers, Community hall, Anganwadi, Open Air Stadium, Any construction/ land development essential for the development/ improvement of open air recreational facilities. Incidental uses which will not affect the character of the Zone.</p> <p>All Construction/ development in this zone shall be are carried out with minimum disturbance to the terrain and ecology of the zone</p>		
6.6	Ward Bhavan Myladumpara		
(a)	<p>Multifunctional Office building, Health Centre, Community hall, Anganwadi, Open Air Theater, Indoor and, Tot lots/Parks/Fair grounds, other recreational facilities, Gymnasiums, Yoga centre, Health club, Incidental uses which will not affect the character of the Zone.</p> <p>All Construction/ development in this zone shall be are carried out with minimum disturbance to the terrain and ecology of the zone</p>		
6.7	Proposed Chuttippara Adventure Tourism Base Camp		
(a)	<p>Tourism information centre, Art gallery, Exhibition Centres, museum, souvenir shop, retail outlet of handy crafts, comfort station, clock room all other such incidental uses</p> <p>Guest Houses, Camping Sites, night shelters, Dharma Sala, hostels and boarding houses, Dormitories, Lodges, and other incidental uses</p> <p>Parking grounds, Parking plaza, etc.</p>		
6.8	Proposed Municipal Convention Centre & Tourist Home		
(a)	<p>Tourist Accommodation centres, Tourist information centres, Tourist facilitation centres, Tourist homes, Resorts, Ayurvedic resorts, Lodges, Hotels, Guest houses</p> <p>Auditorium, Community hall, Convention centers, Wedding hall, Parking Plaza</p>		

	Swimming pool, Tot lots/Parks/Fair grounds, Open Air theatre, other recreational facilities, Gymnasium, Yoga centre, Health club, Indoor Courts. Any incidental uses may be permitted with the main use.		
6.9	Proposed Happy Home &Harmony Centre		
(a)	Park and open spaces, Tot lots, open air auditorium, Walkways, cycling tracks. Parking grounds, Parking plaza, etc., Water Tank Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds. Old age care centers, Old age friendly park, Old age homes etc. Pain and Palliative care centres. Anganwadies, Buds school and rehabilitation enters, Rescue home, Health club, One day home or “She” lodge for ladies Indoor /Outdoor Stadium. Any incidental uses may be permitted with the main use.		
6.10	Proposed Fitness Hub		
(a)	Gymnasiums & health clubs, Yoga and pilates studios, Martial arts and self-defense academies, Indoor sports courts, Cross Fit, Zumba, and group training spaces, Parks and green belt, Meditation and wellness gardens, Nutrition and diet counselling centres, Sports medicine clinics, Spa and massage therapy, Diagnostic labs, Health food cafes, Co-working spaces for fitness professionals, Retail areas for sports equipment and incidental to Fitness Hub. Addition, alteration or reconstruction of existing authorised buildings.		

	Any incidental uses may be permitted with the main use.		
6.11	Proposed Empowerment Center		
	Empowerment center, Gymnasiums & health clubs, Yoga and pilates studios, Wellness Center, Therapy Center, Cultural Center, Open Stage, Skill development Center, Rehabilitation Center. Old age care center, Old age friendly park, Old age homes etc.		
7	Industrial Promotion Zone		
(a)	<p>All industries other than obnoxious and nuisance type industries (see Annexure-40.1), Automobile Workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Timber Yard, Plywood, Ice Factory, Cold Storage, Fish and Meat Processing Units, Printing Press, Water Treatment Plants, Marble and Granite Storage and Cutting Centres, Industrial Estates & Industrial Parks, IT/ITES software units.</p> <p>Godowns/Warehouses/Storage of non-hazardous material, stacking yards, weighs bridge.</p> <p>Marble and Granite Storage Centres, Industrial Estates & Industrial Parks</p> <p>Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House.</p> <p>Dry Cleaning Plants, Power Plants, Sub Stations</p> <p>Residential Ues incidental to the Industrial Use including Hostels, Dormitories etc. Any other buildings essentially incidental to Industrial use.</p> <p>Tot lots, Parks and Play Grounds attached to incidental residential use.</p> <p>Single family residential buildings, Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants,</p>	<p>Cremation Ground / Crematorium, Burial Ground, Common Vault. Obnoxious and nuisance type industries (See Annexure-40.2),</p> <p>Storage of Explosives and Fire Works, Gas Godowns, Crusher Units. Fuel Filling Stations.</p> <p>Dharmashala, Ashram, Seminaries Mutt, Madrasa, Places of worship.</p> <p>Truck Terminal</p> <p>Crusher unit, stone crushing, stone carving, Hot Mixing Plant</p>	

	<p>Canteen, Hotels, Libraries, Reading Rooms etc.- Built-up area limited up to 200 sq.m</p> <p>Education, Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres, Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium /Yoga Centers, Swimming Pool- Built-up area limited to 300 m2.</p> <p>Other Public Utility Areas and Public Buildings.</p> <p>Parking yards, Parking plazas, Parking lots, mechanised Parking.</p> <p>Solid waste management units, Water Treatment Plant, Sewage / Septage Treatment Plant, Slaughter House</p>		
8	Agro Industrial Promotion Zone		
(a)	<p>Agricultural processing unit, godowns, Agro industrial buildings.</p> <p>Dairy farms, fish farms, seed farms, poultry farms, plant nursery, pump house, wells and irrigation ponds, Storage of agricultural produces and seeds</p> <p>Smoke houses, Farm house, farm stay.</p> <p>Single family residential buildings. Residential flats/ apartments up to 3 stories or 12 dwelling units, Orphanages, old age homes, places of worships, dharmasalas, ashrams, mutts, madrasas, seminaries, convent, Dormitory, hostels.</p> <p>Clinics (Outpatient) and diagnostic, Hospitals centres - Built up area limited up to 200 m 2</p> <p>Shops, professional offices, commercial offices and establishments,</p>	<p>Saw Mills and Timber yard</p> <p>Higher Educational Buildings</p>	

	<p>banking and financial institutions, gymnasium, yoga centres, restaurants, canteens – Built up area limited up to 200 m2.</p> <p>Public Utility areas & buildings such as Police post/police station, post and telegraph office, fire post / fire station, telephone exchange and wireless stations</p> <p>Place of worship, Library and Reading Rooms</p> <p>Auditorium/Communality hall/Convention Centre, –Built up area limited up to 200 m2.</p> <p>Day care and creche, nursery / kinder garten / primary & upper primary schools.</p> <p>Godowns/ Stacking yards/ warehouses/ storage – non-hazardous, Cottage industries of non-nuisance nature.</p> <p>Agro-based industries, House hold industries, Weigh Bridge, Bio gas plant, composting plant, Slaughter house</p> <p>Tot Lots/Parks/Play Grounds, Zoological and Botanical Gardens / Bird Sanctuary, Camping Site</p> <p>Agricultural related business, Processing, storing and packing units. Any other buildings essentially incidental to Agro industries.</p>		
<p>9</p>	<p>Traffic & Transportation Use Zone</p>		
<p>(a)</p>	<p>Transport terminals including constructions that form an integral or essential part of the terminal.</p> <p>Any remunerative uses attached to the transport terminals as value capture mechanism such as commercial buildings, malls, retails shops, hotels, restaurants, canteens, convention halls, movie halls, lodges and dormitories, Quarters, Office Spaces, Educational Training centers,</p>	<p>Fuel Filling Stations</p> <p>Sewage Treatment Plant</p>	

	<p>Professional, Medical Lab, Clinics & Diagnostic Centers, Dispensaries, Neigh shelter, Health Club, IT Parks, Commercial Establishments, Library & Reading rooms, Club, Nurseries/ Day Care and Crèche/ Anganwadis, Coaching Centres etc.</p> <p>Solid waste management units, Water Treatment Plant</p> <p>Parking yards, Parking plazas.</p> <p>Public Utility Areas and Buildings</p> <p>Weigh Bridge, Automobile Service Station.</p>		
9.1	Proposed Municipal Bus Stand Complex Renovation		
(a)	<p>All buildings and uses connected with Transportation and Communication such as Transport Terminals/ Bus Terminals/ Truck Terminals and Ancillary Structures</p> <p>Social & Cultural Establishments Gymnasium/ Yoga Centers/ Sports Centers & Indoor Games, Parks & Open Spaces.</p> <p>Parking Building, Mechanised Parking, Parking Plaza, Multi-Level car parking, Weighbridges</p> <p>Auto / Taxi stands, Bus Bays, Information Kiosk, Electric Vehicle Charging Station, Public Utility Areas and Public Utility Buildings or Establishments.</p> <p>Any remunerative uses attached to the transport terminals as value capture mechanism such as commercial buildings, malls, retails shops, hotels, restaurants, canteens, convention halls, movie halls, lodges and dormitories, Quarters, Office Spaces, Educational Training centers, Professional, Medical Lab, Clinics & Diagnostic Centers, Dispensaries, Neigh shelter, Health Club, IT Parks, Commercial Establishments, Library & Reading rooms, Club, Nurseries/ Day Care and Crèche/ Anganwadis,</p>	<p>Fuel Filling Stations</p> <p>Sewage Treatment Plant</p>	

	Coaching Centres etc.		
9.2	Proposed Transport Terminal Interface		
(a)	<p>Any construction/land development essential for the development/improvement of Transport Terminal Interface Such as Restrooms, cafeterias, Lodging and dormitories, visiting lounges, Travel plaza, parking plaza, Travel Agencies, Online Ticket booking Centers.</p> <p>Mechanised Parking, Parking Yard, Auto / Taxi stands, Bus Bays, Public Utility Areas and Public Utility Buildings or Establishments.</p> <p>Open air Auditorium, Open Stage, Open Gym, Parks & Open Spaces, Exhibition Grounds, Garden, Landscaping, Statue, Tot lots, Street Furniture, Vending kiosk, Information Kiosk, Comfort station, EV Charging.</p>	Fuel Filling Stations	
9.3	Proposed Municipal Shopping Complex & Parking Plaza		
(a)	<p>Information Technology Park, Information Technology or Information Technology Enabled Service Building/Uses and their Ancillary Buildings, Auditorium, Cinema Theatre, Indoor Games, Parks & Open Spaces, All Commercial Shops, Restaurants, Professional Offices, Banking and Financial Institutions – All above permitted with minimum two floors exclusively for parking of vehicles.</p> <p>Parking yard, Multi-level car parking, Mechanized parking, Parking buildings/ parking plazas/ building used exclusively for parking of vehicles, Information kiosk, Electric Vehicle Charging Station</p> <p>Auto / Taxi stands, Public Utility Areas and Public Utility Buildings or Establishments</p> <p>Any incidental uses which may be permitted with the main use.</p>		
10	Recreational Built Up Zone		
(a)	Tot Lots, Park, Play Grounds, Walk ways, recreational spaces, Open stage etc.		

10.1	District Stadium & Sports Complex Redevelopment		
(a)	<p>Stadium, Jogging track, sports complex, Clock Room, Locker Room Facility, Training centers, LED Board , Parking lots ,Parking Yard All Indoor and Outdoor sports and games infrastructure facilities including Hostels, dormitories, boarding houses, swimming pools, Gymnasium/ Yoga Centers/ Open Gym, assembly halls, auditoriums, Library, Reading rooms and all other such incidental uses Parking lot/ multi-level car parking, Parking plaza. Any incidental uses may be permitted with the main use.</p>	De-centralised waste treatment Plant	
10.2	Subala Park Expansion & Redevelopment		
(a)	<p>Green spaces, Garden, Landscaping, Tot lots, Street Furniture, Vending kiosk, Information Kiosk, Comfort station Eco Walk Way, Amphitheatre, Fair Grounds, Fish Landings, Guided Boat Rides, Watch Towers, Facilities, Retention basins, water treatment facilities etc. and similar uses. Any construction/land development essential for the development/ improvement in this zone shall be are carried out with minimum disturbance to the terrain and ecology of the zone. Any incidental uses may be permitted with the main use.</p>		
10.3	Happiness Park		
(a)	<p>Open air Auditorium, Open Stage, Open Gym, Yoga centers, Parks & Open Spaces, Exhibition Grounds, Garden, Landscaping, Statue, Tot lots, Street Furniture, Vending kiosk, Information Kiosk, Comfort station. Solid waste management units, Water Treatment Plant. Any incidental uses may be permitted with the main use.</p>		
10.4	Proposed Urban Central Park		
(a)	Eco Walk Ways, Fair Grounds. Park, Play Grounds, Swimming Pools, Open		

	<p>Air Stadium, Open Air Theatre, Amphitheatre, Zoological and Botanical Garden, Pavilions, Bridges, Comfort station, Rain Garden, Pond/ Lakes, Green Infrastructure & Landscaping, Garden, Tot lots, Children’s play area Retention ponds, water treatment facilities etc.,</p> <p>Any construction/land development essential for the development/ improvement in this zone shall be carried out with minimum disturbance to the terrain and ecology of the zone.</p>		
10.5	Proposed Aqua Rock Adventure Park		
(a)	<p>Planned Green space, Walk ways, recreational spaces, Quarry park, open stage, Rock garden, Rock Park.</p> <p>Swimming pool, Open Air theatre, Amphitheatre, comfort station, clock room, Dressing rooms, Training centre, Equipment’s and record rooms, clinics/first aid stations, Office room, Cafeteria, Guide room, Guardroom, information centre, art gallery, Ticket counter, Fair Grounds, Fish farm, Fish hooking platforms etc. and similar uses Mechanised Parking, Parking Yard, Parking lots, Parking Plaza, Comfort station</p> <p>Any construction/land development essential for the development/ improvement in this zone shall be are carried out with minimum disturbance to the terrain and ecology of the zone.</p> <p>Any incidental uses which may be permitted with the main use.</p>		
10.6	Proposed Museum & Art Gallery		
(a)	<p>Museum, Exhibition Centres , Art Gallery, Planetarium, Open-air Theatre, open stage , cultural centres, Cultural training centres, performing art theatres.</p> <p>Heritage awareness centers, Tourism facilitation centres, Fairground, Community Center, Amphitheatre, Movie hall, souvenir shop, retail outlet</p>		Multiplex Theater

	<p>of handy crafts, comfort station, Library, reading room, Fish farm, Fish hooking platforms, Swimming pool, Pond, Bridges.</p> <p>Parking area.</p> <p>Restaurants/cafeteria incidental to main use.</p> <p>Any incidental uses which may be permitted with the main use.</p> <p>Any construction/land development essential for the development/improvement in this zone shall be carried out with minimum disturbance to the terrain and ecology of the zone.</p>		
10.7	Kottappara Hill View Park		
(a)	<p>Planned Green space, Walk ways, recreational spaces , Hill park, watch tower, viewing gallery, open stage Hill garden, Childrens play area, Eco-tourism activities, Open Gym, Yoga centers, Open Stage, Holistic center, and any incidental to the main use.</p> <p>Tourism information centre, souvenir shop, retail outlet of handy crafts, comfort station, clinics/first aid stations, clock room.</p> <p>Museum, Exhibition Centres , Art Gallery, Planetarium, Open-air Theatre, open stage , cultural centres, Cultural training centres, performing art theatres</p> <p>Any construction/land development essential for the development/improvement in this zone shall be carried out with minimum disturbance to the terrain and ecology of the zone.</p>		
10.8	Proposed Wellness Park		
(a)	<p>Recreational parks/Fair grounds, Open Air theatre, open grounds, walk ways, Wellness centers, Holistic centers, Yoga centre, Health club, Indoor Courts, Tot lots/Parks other recreational facilities, Gymnaseum, Yoga centre, Health Centre, Counselling centers, Community hall, Anganwadi,</p>		

	<p>Open Air Stadium</p> <p>Any construction/land development essential for the development/improvement in this zone shall be are carried out with minimum disturbance to the terrain and ecology of the zone.</p>		
10.9	Proposed Neighbourhood Park		
(a)	<p>Park, Playground, open air theatre, Garden, Landscaping, Bamboo Park, Butterfly Park, Rock garden, Rock Park, Walk Ways, Pond, and all other incidental recreational facilities.</p> <p>Open Air theatre, open grounds, Wellness centers, Holistic centers, Yoga centre, Health club, Indoor Courts, Turf, Tot lots/Parks other recreational facilities, Gymnasium, Health Centre, Counselling centers, Community hall, Anganwadi.</p> <p>Community center, Swimming Pools, Fish Spa, Recreational clubs, Reading Rooms, Libraries etc.</p> <p>Any incidental uses which may be permitted with the main use.</p> <p>Any construction/land development essential for the development/improvement in this zone shall be are carried out with minimum disturbance to the terrain and ecology of the zone.</p>		
10.10	Proposed Mannaramala view Point		
(a)	<p>Watch tower, Viewing gallery, Viewing deck and any incidental to the main use.</p> <p>Any construction/land development essential for the development/improvement in this zone shall be are carried out with minimum disturbance to the terrain and ecology of the zone.</p>		
II	Green-Blue Zone		
11	Dry Agricultural Use Zone		

<p>(a)</p>	<p>Agriculture, Horticulture and fodder cultivation, Pastures, Grazing ground, and other types of cultivation including social forestry and its Ancillary Buildings.</p> <p>Dairy/Piggery Farms, Fish farms, Seed farms, Poultry farms, Plant Nursery, pump house, wells and irrigation ponds.</p> <p>Tot Lots/Parks/Play Grounds, Zoological and Botanical Gardens / Bird Sanctuary, Camping Site</p> <p>Single Family Residential Buildings, Residential flats/ Apartments , Residential quarters, Lodges ,Hostels, Orphanages, Night shelters, old age homes, Retirement homes, Dharmasala, Ashrams, Mutts, madrasa, Seminaries, Convent.</p> <p>Day Care and Crèche, Anganwadi, Nursery / Kindergarten, Educational Institution up to higher secondary.</p> <p>Clinics (Outpatient) and diagnostic centres, Hospitals – Built-up Area limited up to 1000 m2.</p> <p>Place of worship, Auditorium/Communality hall/Convention Center, Library and Reading Rooms, Godowns/ Stacking yards/ warehouses/Storage – non-hazardous.</p> <p>Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens- Built-up area limited up to 500 m2.</p> <p>Public Utility areas & buildings such as Police Post/Police Station, Post and Telegraph office, Fire Post / Fire station, Telephone Exchange, and wireless Stations.</p>	<p>Cremation ground/ crematorium, burial ground, common vault.</p> <p>Fuel Filling Stations</p>	
-------------------	--	---	--

	Cottage Industries, Agro-based industries, House hold industries, plywood industries, Brick industries, Service Industries of non-nuisance Nature (See Annexure 40.1), Automobile workshops and service centre, Weigh Bridge, Bio gas plant, composting plant, Slaughter house		
(b)	Provided that the access road has an existing or proposed width of 7 m minimum		
	Hospitals , Health Centres and Higher Educational Institutions Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens. Marble and Granite Storage Centres, Industrial Estates & Industrial Parks Residential flats/ apartments/ studio apartments, home stays, Resorts.	Saw Mills and Timber yard Industrial park Storage of explosive and fireworks, Gas godowns, Dumping yard, Sewage treatment plant, Solid waste treatment plant. Truck terminal. Crusher unit, stone crushing, stone carving, Hot Mixing unit	Multiplex Complex
12	Environmentally Sensitive Zone		
(a)	Paddy cultivation/ Agriculture/ Horticulture/ floriculture/ Fodder cultivation, Fish Farms/ Seed Farms/ Wells and Irrigation Ponds without any building construction, Pump House. Sponge park, wetland park, Detention/Retention pond. Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times the existing built up area.	Minor Public Utility areas & Public utility buildings which will not affect the character of the area Non-built Recreational projects.	
13	Sacred Groves		
(a)	Planting of saplings, afforestation and maintenance activities for the sacred groves		
14	Rocky Area		
(a)	Rock park, Rock garden, Eco-walk way, Pond, Fish farms, seed farms, Water tank, pump house, wells and irrigation ponds, Water treatment	Public utility areas and buildings essentially serving the need of the local	

	plants, water storage/distribution tanks. Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times the existing built up area. Any development in these zones shall be carried out with minimum disturbance to the terrain and ecology without changing the nature.	community	
15	Recreational Open Space Zone		
(a)	Tot Lots, Park, Play Grounds, Walk ways , recreational spaces , Open stage, Fair Grounds, Open Air Stadium, Open Air Theatre etc.		
15.1	Proposed Quarry Park &View Point		
(a)	Any construction/land development essential for the development/ improvement in this zone shall be are carried out with minimum disturbance to the terrain and ecology of the zone. Planned Green space, Walk ways , recreational spaces , Quarry park, watch tower, Tree house, viewing gallery, first aid stations ,open stage, Rock garden Rock Park, Pond, Fish farm, Seed farm, Garden, Water tank, pump house, wells and irrigation ponds, Water treatment plants, water storage/distribution tanks, Planned Garden and incidental to the main use without changing the character of the zone. Any development in these zones shall be carried out with minimum disturbance to the terrain and ecology without changing the nature.		
15.2	Vanchipoyka Waterfalls Project		
(a)	Eco tourism Infrastructure, children’s play area, adult adventures ride/activities , Rock garden, Rock park, Eco-walk ways, lighting and beatification structures, selfie point, safety measures, Gabion walls, Restrooms, Tree house, Walking Trails , first aid stations ,Visitor Interpretation Centres, clock room, Restaurants/cafeteria incidental to main use without changing the character of the zone.		

15.3 Valamchuzhi Riverside Recreation Zone	
(a)	<p>Eco tourism infrastructure like Eco-walk way, Open library, Open air theatre, and open stages for performing arts, Open stages, Parking, Children’s park, and first aid stations.</p> <p>Boating and ticket counter, facilitation centers, food kiosk and refreshment kiosk, Amphitheatre , food court, Comfort station, clock room, Dressing rooms, Swimming training centre, Equipment’s and record rooms, Office room, Guide room, Guard room, information centre , souvenir shop, retail outlet of handy crafts, Open gym, Yoga centre.</p> <p>Boat jetties, bridges, suspension bridges, retaining walls, fish landing centres, water landings, Bathing Ghats, fish farms and protective works.</p> <p>Incidental uses to main use without changing the character of the zone.</p>
15.4 Chuttippara Adventure Tourism Park	
(a)	<p>Adaptive adventure activities like Zip line, Rock climbing with harness support, rope training center, Eco tourism infrastructures, children’s play area, adult adventures ride/activities , Rock garden, Rock park, Eco-walk ways , lighting and beautification structures, selfie point, safety measures, Walking Trails , first aid stations , Food kiosk incidental to main use not changing the character of the zone.</p> <p>Planned Green space, recreational spaces , Amphitheatre, Hill park, watch tower, viewing gallery, open stage, Hill garden, Open yoga centers</p>
15.5 River Side Twilight Rock Ridge Park	
(a)	<p>Planned Green space, Walk ways, recreational spaces, Rock park, watch tower, viewing gallery, Rock garden, Open-air Theatre, Amphitheatre, Open stage, Children’s play area, Yoga centers, and uses incidental to the main use.</p>

	<p>Eco tourism Infrastructure, Eco-walk way, Open library, Parking, Children’s park, first aid stations, water landing, hooking platform, pump house, side protection walls, fish farm, Parking and any incidental uses to the main use like cafeteria and food court without changing the character of the zone.</p> <p>Boat jetties, bridges, suspension bridges, retaining walls, fish landing centres, water landings, Bathing Ghats.</p>		
15.6	Proposed Destination Wedding Centre		
(a)	<p>Open Stage, Eco-walk way, / Planned Garden/Garden/ Zoological and Botanical Garden, Bird statuary. Wooden walk ways on stilts, Hooking platform, Selfie point, Bamboo walkway, Bamboo huts, Bamboo watch tower, Lotus Pond and any incidental to main use without changing the character of the zone.</p>		
15.7	Proposed Infinity rock Park		
	<p>Planned Green space, Walk ways , recreational spaces , Rock park, watch tower, viewing gallery, Rock garden, Open-air Theatre, Amphitheatre , Open stage , Eco-tourism activities, Yoga centers, and incidental to the main use.</p> <p>Eco tourism Infrastructure, Open library, Parking, Children’s park, and any incidental uses to the main use like cafeteria and food court without changing the character of the zone.</p>		
15.8	Proposed Butterfly Park/Blossom Garden		
(a)	<p>Eco-walk way, / Planned Garden/Garden/ Zoological and Botanical Garden, Bird statuary, Bridge, Pond, Selfie point.</p> <p>Nectar Plants Garden, Butterfly Breeding / Rearing Station, Interpretation Centre / Educational Kiosk, Walkways and Trails, Resting and Observation Zones without changing the character of the zone.</p> <p>Seasonal Garden, Rotating plantings etc.</p>		

15.9	Proposed Kadavu Restoration		
(a)	Eco tourism Infrastructure, Eco-walk way, Open library, water landing, hooking platform, pump house, side protection walls, fish farm, Parking, Bridge, and any incidental to main use without changing the character of the zone.		
15.10	Proposed Sponge Park		
(a)	Sponge Parks – Walk ways on pier , Garden/ Eco-tourism Infrastructure facilities, Pump house, Detention/Retention basin, Watch Tower, ponds Zoological and Botanical Garden, Bird statuary. Hooking platform, Selfie point, Bridge, Lotus Pond and any incidental to main use without changing the character of the zone.		
15.11	Proposed Wetland Park (Room for River)		
(a)	Fish Landings, Boat Jetties, Guided Boat Rides, Watch Towers, Eco Walk Ways, Retention basins, water treatment facilities. Park, Play Grounds, Swimming Pools, Zoological and Botanical Garden. Wooden walk ways on stilts, wooden viewing platforms, Fish Spa, wooden viewing deck, floating bridges. Storage shed for horticulture on stilts, wetland awareness and conservation centres made of sustainable materials and designed on stilts, bridges for essential connectivity.		
16	Proposed Green Strip		
(a)	Agriculture/ Horticulture/ vegetable/ fodder cultivation, Vending on wheels, Eco walk way, Hooking platform, wooden view in deck, Fish farms, River Training Works , Shops on wheels and any uses incidental to main use without changing the character of the zone.	Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times the existing built up area	
17	Proposed Green Islet/ Pachathuruthu/ Urban Forestry /Miyawaki Forest		

(a)	Urban Forests / Mini Forests, Parks and Open Green Spaces, Native Plantation Garden, Rain Gardens / Bioswales, Eco-Trails and Nature Walks, Natural or artificial ponds, lakes, Biodiversity Parks or Eco-Islands, Buffer Zones / Green Buffers, Tree Preservation Areas, Recreational Forest Zones, Organic Garden or Herbal Garden Plots, Carbon Sequestration Zones, Gazebos, watchtowers, Man-made mini-forests, eco-toilets, or information kiosks made from sustainable materials without changing the character of the zone.		
18	Detention /Retention Basin		
(a)	Water-holding basins, Side protection walls, wet agriculture, aquaculture, Pisciculture, Pond, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds, Water Treatment Plant without any building construction incidental to main use without changing the character of the zone.	Water based non built Recreational activities. Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times the existing built up area	
19	Widening of Existing/Proposed Water Body		
(a)	Foot over Bridges, Side protection wall/ Retaining wall, Hooking Platforms, fish farms, aquaculture without affecting and altering the natural environment, River training works		
20	Riparian Buffer Zone (50 Meter)		
(a)	Fish Landings, Boat Jetties, Guided Boat Rides, Eco Walk Ways, water treatment facilities, Park, Tree house, Play Grounds, Swimming Pools, Zoological and Botanical Garden. Wooden walk ways on stilts, wooden viewing platforms, Fish Spa, floating bridges. Open library, Children’s park, Park/Playground, Fair ground, Turf, First aid stations, water landing, and Hooking platform, Pump house, Side protection walls and any incidental to main use without changing the	Addition, alteration or reconstruction of existing buildings with total built up area not exceeding 1.5 times the existing built up area. Minor Public Utility areas & Public utility buildings which will not affect the character of the area	

	<p>character of the zone.</p> <p>Water landings, Pump houses/ Wells & Irrigation Ponds, Agriculture/ Horticulture/ Fodder Cultivation/ Pastures/ Grazing Grounds/ Seed farms and protective works.</p> <p>Eco- Walk ways, Bamboo park Open Gym, Fair grounds, Parks/ Maidans/ grounds without any building constructions may be permitted.</p>		
21	Existing Water Body		
(a)	<p>Restoration and rejuvenation of water bodies.</p> <p>Bridges, side protection walls, bathing ghats, floating jetty based on community level requirements.</p> <p>Fishing and allied activities undertaken by local communities.</p>		
III	Special Zone		
	<p>The land specially demarcated for certain projects as Special Zones such as Integrated Living Hub, Thykkavu GH School Expansion, Civil Station Expansion, Mini Civil Station Expansion, General Hospital Expansion, Proposed Industrial Estate, Proposed Satellite Bus Station, Proposed Truck Terminal, Proposed Highway Travel Plaza, Proposed Parking Area, Proposed Urban Pulse Hub, Children’s Park Expansion, Proposed Vanchipoyka Waterfalls Viewing Deck, Proposed Riverview Cornish Park, Proposed Workation Farm Tourism Zone , Proposed Integrated Farm Tourism Zone, Proposed Fair Ground, Proposed Green Islet/Pachathuruthu /Urban Forestry/Miyawaki Forest, Proposed Echo Quarry Water Garden Park are to be acquired by Municipality or other agencies concerned within a period of 7 years from the sanctioning of the plan. If the acquisition proceeding has not been initiated within this stipulated period, these lands may be released and returned to that land use zone which may be deemed appropriate, based on the surrounding land uses and developments, with the concurrence of the Town Planner concerned.</p>		
22	Integrated Living hub		
	Survey no 236(p),246(p) in Pathanamthitta Village		
(a)	<p>Residential apartments, single family residential houses or dwelling units for employees, Rental building, Lodging houses, Hostels, Park and recreational facilities, nursery schools and other incidental uses.</p>		

	<p>Housing project for economically weaker section</p> <p>Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times the existing built up area.</p> <p>Any incidental uses which may be permitted with the main use.</p>		
23	Thykkavu GH School Expansion		
	Survey no 197(p) in Pathanamthitta Village		
(a)	<p>All educational buildings including Higher Educational Institutions including Technical Institutions such as VHSC, ITI, ITC, etc., Coaching centres, Science Parks, Laboratories, Cultural Institutions, Club, Reading Room & Libraries, Nurseries/ Day Care and Crèche/ Anganwadis and Hostels and other incidental uses to the main use.</p> <p>Social welfare centres, Museum, Exhibition centres and art gallery, convention centres, indoor/ outdoor games stadium. Turf, Park & Open space, Swimming Pools, Playground, Open stages, Green houses</p> <p>Tot lots, Parks & playgrounds, fair grounds, open air theatres.</p> <p>Addition, alteration or reconstruction of existing authorised buildings other than main use, with total built up area not exceeding 1.5 times the existing built up area without altering the use.</p>	De-centralised waste treatment Plant	
24	Civil Station Expansion		
	Survey no 34(p),104(p)&105(p) in Pathanamthitta Village		
(a)	<p>Local/State/Central Government/ Public Sector Offices and Other Related Public Buildings. Additions and alterations to the existing buildings including addition of new blocks without altering the use.</p> <p>Public buildings/ Government (Local/ State/ Central) or Public Sector Offices, Buildings for public purposes/ Public amenities & services/ Public</p>		

	<p>Utility Areas, Staff Quarters ,Parking Plaza, Sewage Treatment Plan, Water treatment Plant.</p> <p>Meeting halls, Conference rooms, and all other such incidental uses. Public and Semi-public use, Hostels, Night shelters, Guest houses /lodges, Restaurants, Canteen.</p> <p>Turf Courts, Open Air Theater, Indoor and Outdoor Courts, Swimming pool, Tot lots/Parks/Fair grounds, Open Air theatre, other recreational facilities, Gymnaseum, Yoga centre, Health club, Indoor Courts.</p> <p>Libraries, Reading Room, Day Care, Creche, Nursery Schools, Kindergartens.</p> <p>Any incidental uses which may be permitted with the main use.</p> <p>Addition, alteration or reconstruction of existing authorised buildings other than main use with total built up area not exceeding 1.5 times the existing built up area without altering the use.</p>		
25	Mini Civil Station Expansion		
	Survey no 218(p) in Pathanamthitta Village		
(a)	<p>All Local/ State/ Central Government or Public Sector Offices & Establishments, Public amenities & services and Public Utility Areas. Parking Plaza, Sewage Treatment Plant, Water treatment Plant</p> <p>Day Care, Creche, Nursery Schools, Kindergartens.</p> <p>Addition, Alteration, Reconstruction, Essential Repairs, Maintenance of existing structures including Construction of New Blocks without change in use.</p> <p>Auditorium, Meeting halls, conference rooms, Guest House, Canteen,</p>		

	Library & Reading rooms , Open Gym , Nurseries/ Day Care and Crèche/ Anganwadis, Parks & Open Spaces, Parking Building, Public Utility Areas and Public Utility Buildings or Establishments. Any incidental uses which may be permitted with the main use.		
26	General Hospital Expansion		
	Survey no 32(p),149(p) in Pathanamthitta Village		
(a)	Local/ State/ Central Government or Public Sector Offices & Establishments. Diagnostic Centres, Hospitals, Geriatric & Palliative care centres Nurseries/ Day Care and Crèche/ Anganwadis, Library & Reading rooms, Auditorium, Open Gym Parks & Open Spaces, Parking Building, Parking plaza, Public Utility Areas and Public Utility Buildings or Establishments. Addition, alteration or reconstruction of existing authorised buildings other than main use with total built up area not exceeding 1.5 times the existing built up area without altering the use. Any incidental uses which may be permitted with the main use.		
27	Proposed Industrial Estate		
	Survey no 91(p) in Pathanamthitta Village		
(a)	Industrial estates & industrial parks, IT/ITES software units IT/ITES software units, Information technology/ ITES buildings and information technology/ITES parks Residential buildings, Residential quarters, Health, Education and any other buildings essentially incidental to Industrial Estate. Parking yards, Parking plazas, Parking lots, mechanised Parking.		

	<p>Solid waste management units, Water Treatment Plant, Sewage Treatment Plant, Slaughter House</p> <p>Other Public Utility Areas and Public Buildings.</p> <p>Addition, alteration or reconstruction of existing buildings with total built up area not exceeding 1.5 times the existing authorised built up area.</p> <p>Any incidental uses which may be permitted with the main use.</p>		
28	Proposed Satellite Bus Station		
	Survey no 39(p),101(p) in Pathanamthitta Village		
(a)	<p>All buildings and uses connected with Transportation and Communication such as Transport Terminals/ Bus Terminals/ Truck Terminals and Ancillary Structures.</p> <p>Bus parking area with all incidental uses such as repairing shops, Restrooms, commercial establishments, cafeterias, Restaurant, Information centers, Travel plaza, Parking plaza, Travel Agencies, Online Ticket booking centers ,Ticket counter, Auto Taxi, EV Charging Station.</p> <p>Public Utility Areas</p> <p>Any remunerative uses attached to the transport terminals as value capture mechanism such as commercial buildings, malls, retail shops, hotels, Nurseries/ Day Care and Crèche/ Anganwadis, Coaching Centres, office spaces, Community Halls, Recreation club, auditorium, Movie halls, Exhibition halls, Art galleries, Museums, Gymnasiums, Library, Reading rooms, Lodging and dormitories, visiting lounges, One day home or “She” lodge for ladies, Offices, Night Shelters etc.</p> <p>Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times the existing built up area.</p>	<p>Fuel Filling Station</p>	

	Any incidental uses which may be permitted with the main use.		
29	Proposed Truck Terminal		
	Survey no 31(p) in Pathanamthitta Village		
(a)	<p>Truck parking area with all incidental uses such as repairing shops, restrooms, commercial establishments, cafeterias, restaurant, Lodging and dormitories, visiting lounges, Weigh bridge</p> <p>Parking plaza.</p> <p>Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times the existing built up area.</p> <p>Any incidental uses which may be permitted with the main use.</p>	Fuel Filling Station	
30	Proposed Highway Travel Plaza		
	Survey no 53(p) in Pathanamthitta Village		
(a)	<p>Vehicle repairing shops, Restrooms, Commercial establishments, Cafeterias, Restaurant, Lodging and dormitories, night shelters, Visiting lounges, Automobile Workshops & Automobile Service Stations, Library, Reading rooms, Open Gym, Parks & Open Spaces, Garden, Landscaping.</p> <p>Parking yard, Multi-level car parking, Mechanized parking, Parking buildings/ parking plazas, Information kiosk, Electric Vehicle Charging Station.</p> <p>Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times the existing built up area</p>	Fuel Filling Station	
31	Proposed Parking Area		
	Survey no 35(p),41(p), 196(p), 229(p), 150(p) in Pathanamthitta Village		
(a)	<p>Area earmarked for parking of vehicles, Parking lot/ multi-level car parking, Parking plaza, and any other activity essentially incidental to Parking area.</p> <p>Comfort station, Electric Vehicle Charging Station.</p>		

	Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times the existing built up area		
32	Proposed Urban pulse Hub		
	Survey no 160(p),229(p) in Pathanamthitta Village		
(a)	All Indoor and Outdoor Courts, Swimming pools, Gymnasium / Yoga Centers / Open Gym, assembly halls, auditoriums, Library, Reading rooms and any such incidental uses without changing the character of the zone. Entertainment Venues, Free Wi-Fi Zones, jogging tracks,Exhibition halls, Open air theatre, Artesian emporium, Indoor stadium, Swimming pools, Comfort station etc.		
33	Children’s Park Expansion		
	Survey no 168(p) in Pathanamthitta Village		
(a)	Open air Auditorium, Open Stage, Open Gym, Parks & Open Spaces, children’s play area, Exhibition Grounds, Garden, Landscaping, Statue, Tot lots, Street Furniture, Vending kiosk, Information Kiosk Mechanised Parking, Parking Yard, Auto/Taxi stands, Bus Bays, Public Utility Areas and Public Utility Buildings Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times the existing built up area		
34	Proposed Vanchipoyka Waterfalls Viewing Deck		
	Survey no 54(p) in Pathanamthitta Village		
(a)	Watch tower, Viewing gallery, Viewing deck and any incidental uses to Vanchipoyka Waterfalls Project. Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times the existing built up area		

35	Proposed Riverview Cornish Park		
	Survey no 39(p),40(p),56(p) &57(p) in Pathanamthitta Village		
(a)	<p>Parks play grounds, pathways, Open space, Non-Motorised Transport (NMT) Infrastructural facilities, swimming pool, Hanging bridge, open air theatres, theme parks and parking, Garden, Eco-tourism Infrastructure Facilities, Green houses, Plant nursery, Pump House, sewage treatment plants, water storage and treatment plants, children’s play area, ancillary and supporting uses related to eco-tourism.</p> <p>Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times without change in use.</p>		
36	Proposed Workation Farm Tourism Zone		
	Survey no 79(p),80(p),81(p),105(p),106(p),107(p),108(p), 139(p),140(p) & 150(p) in Pathanamthitta Village		
(a)	<p>Office space for start-up incubators, Offices, IT/ ITES Software units, Meeting halls and conference rooms, auditorium</p> <p>Residences, Public Utility areas and buildings, Guest Houses, Camping Sites, Residential Cottages, Homestays, Lodging and dormitories, Commercial establishments, restaurants ,parking plaza and any such incidental uses without changing the character of the zone.</p> <p>Tourism information centre, Souvenir shop, Retail outlet of handy crafts, Comfort station, Lodging and dormitories, visiting lounges, park, playground, open air auditorium, Farm tourism experience centers, Pond, pet station, self-point Tree house, Yoga center, meditation center, Tot Lots/Parks/Play Grounds, Fair Grounds, Zoological, and Botanical Gardens/Bird Sanctuary, Camping Site, Swimming Pools, Exhibition Centers & Art Gallery, recreational clubs. garden, eco-tourism activities, Green houses, Plant nursery, Pump House, sewage treatment plants, water storage and treatment plants, children’s play area and any such incidental</p>		

	uses without changing the character of the zone. Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times without change in use.		
37	Proposed Integrated Farm Tourism Zone		
	Survey no 123 (p),124(p),125(p),126(p),127(p), & 128 (p) in Pathanamthitta Village		
(a)	<p>Farm tourism experience centers, Pond, pet station, Selfie points, Tree house, Yoga center, meditation center etc., and all other incidental use for the main use .</p> <p>Tot Lots/Parks/Play Grounds, Fair Grounds, Open-air Theatre, Zoological, and Botanical Gardens/Bird Sanctuary, Camping Site, Swimming Pools, Exhibition Centers & Art Gallery, recreational clubs. garden, eco-tourism infrastructure facilities, Green houses, Plant nursery, Pump House, sewage treatment plants, water storage and treatment plants, children’s play area, ancillary and supporting uses related to tourism.</p> <p>Tourism information centre, art gallery, souvenir shop, retail outlet of handy crafts, comfort station, Lodging and dormitories, visiting lounges, Clock rooms and all other incidental recreational facilities.</p> <p>Public Utility areas and buildings, Guest Houses, Camping Sites, Residential Cottages, Homestays.</p> <p>Auditorium, lodging and dormitories and all other such incidental uses. Park, Parking plaza</p> <p>Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times the existing built up area.</p>		
38	Proposed Fair Ground		
	Survey no 163(p),164(p),223(p) & 224(p) in Pathanamthitta Village		
(a)	Fair Grounds, Parks & playgrounds, Open-air Theatre		

	Weakly market, Food truck, Vending on wheels Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times the existing built up area.		
39	Proposed Green Islet/ Pachathuruthu/ Urban Forestry /Miyawaki Forest		
	Survey no 91(p),93(p) &94(p) in Pathanamthitta Village		
(a)	Urban Forests / Mini Forests, Parks and Open Green Spaces, Native Plantation Garden, Rain Gardens / Bioswales, Eco-Trails and Nature Walks, Natural or artificial ponds, lakes, Biodiversity Parks or Eco-Islands, Buffer Zones / Green Buffers, Tree Preservation Areas, Recreational Forest Zones, Organic Garden or Herbal Garden Plots, Carbon Sequestration Zones, Gazebos, watchtowers, Man-made mini-forests, eco-toilets, or information kiosks made from sustainable materials without changing the character of the zone. Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times the existing built up area.		
40	Proposed Echo Quarry Water Garden Park		
	Survey no 112(p) in Pathanamthitta Village		
(a)	Planned Green space, Walk ways, recreational spaces, Rock park, watch tower, viewing gallery, Rock garden, Butterfly and bird gardens, Open-air Theatre, Amphitheatre, Open stage, Children’s play area, Eco-tourism Infrastructure, Yoga centers, and all other incidental use for the main use. Open library, First aid stations, hooking platform, pump house, side protection walls, fish farm, Parking and any incidental uses to the main use like cafeteria and food court without changing the character of the zone. Boat jetties, bridges, suspension bridges, retaining walls, fish landing centres, water landings, Bathing Ghats. Addition, alteration or reconstruction of existing authorised buildings with total built up area not exceeding 1.5 times the existing built up area		

40.3 Zoning Regulations for Flood Prone Zones

Flood prone Zones: These are areas which are likely to be exposed to floods and are classified into three categories (High, Medium and Low) based on the intensity of likely Floods in the design scenario of 50-year return period. As published by KSDMA Flood hazard map is part of the proposed land use map and shall be read as an overlay.

Low Flood prone zones are areas likely to be inundated to a depth up to 0.6m in the design flood scenario.

Moderate Flood prone zones are areas likely to be inundated to a depth of more than 0.6m and up to 1.5m in the design flood scenario.

High Flood prone zones are areas likely to be inundated to a depth of more than 1.5m in the design flood scenario.

For the purpose of reducing Disaster Risk, proposed land use and the developments in various flood prone zones are further modified by Flood prone zone overlay regulations in Table 40-2 and the recommendations in Table 40-3. These additional regulations are aimed at reducing damages and losses to people and assets in the hazard prone areas. The Overlay regulations have to be read in conjunction with the zoning regulations in Table 40-1 and wherever a conflict occurs the additional regulations in the Hazard prone zone overlay shall prevail.

Table 40-2 Zoning regulations for flood prone Zones

	Permitted Uses in Flood Prone Zones
1	All existing authorized uses will be permitted to continue including their maintenance and strengthening works.
2	Height of compound wall shall not exceed 1.2 meter and no sharp-edged projections shall be fixed on the compound walls or gates, to facilitate easy evacuation.
3	No portion of open space shall be paved. Only 25% of the total open space in the plot shall be paved if required, with suitable materials enabling percolation of rain water
4	Construction/ Reconstruction of toilets with Septic tanks having control valves/ non return valves and inspection chamber is mandatory for every new building, if sewerage connectivity is not available.
5	All new constructions/ additions to upper floors shall have an open balcony /open passage/a terrace in the upper floors or an open stair connecting the upper floors to the ground facing the yard abutting the adjoining street to facilitate easy evacuation.
6	All new buildings or addition of upper floors shall have a minimum of 50% of the roof terrace kept open to sky, which shall be accessible to facilitate easy evacuation.
7	Electrical points shall be provided above 1.2 m from finished floor level
8	Essential utility services with suitable flood proofing
9	Agriculture, horticulture, pisci culture, fodder cultivation, and other types of cultivation including social forestry. Ancillary structures to the above including pump house, well, irrigation pond and Granary for temporary storage.
10	Parks and other organised recreational open areas with essential ancillary structures.
	Low Flood Prone Zone: (inundation depth up to 0.6m)
i	Constructions in respective land use zones as in the Proposed Land Use Plan

ii	Basement floors are not allowed for any use other than parking.
iii	All new buildings or additions in the ground floor shall be built on a minimum plinth height of 1.2 m from the surrounding ground level.
	Moderate Flood Prone Zone: (inundation depth greater than 0.6m and up to 1.5m)
i	Constructions in respective land use zones as in the Proposed Land Use Plan.
ii	Basement floors are not allowed for any use other than parking.
ii	All new buildings or additions in the ground floor shall be built on stilt or a minimum plinth height of 2.1 m from the surrounding ground level.
iv	Coverage shall be limited to 60% for buildings having building footprint above 100sqm.
	High Flood Prone Zone: (inundation depth greater than 1.5)
i	Expansion of existing buildings to upper floors under permitted uses in Part B of the respective land use zone will be allowed.
ii	Constructions in respective land use zones as in the Proposed Land Use Plan subject to the condition that all new buildings or additions in the ground floor shall be built on stilt or a minimum plinth height of 3m from the surrounding ground level
iii	Basement floors are not allowed for any use.
iv	Coverage shall be limited to 60% for buildings having building footprint above 100sqm.

40.4 Regulations Recommended for Low Land Slide Prone Zones

Following additional Zoning regulations are recommended for landslide prone zones. These Overlay regulations have to be read in conjunction with the zoning regulations in Table 40-1.

Table 40-3 Recommendations for landslide prone zones

	Guidelines for Low Land Slide Prone Zones
1	Avoid excessive earth cutting and preserve natural ground level as much as possible. Limit cutting and filling in such a way that cutting do not exceed 1.5m vertical cut without a retaining structure
2	Build with terrain and adapt design to slope instead of fattening the land
3	Avoid construction on slopes exceeding 20° without proper slope stabilization techniques. Ensure safe slope angle and step cutting where unavoidable
4	Maintain natural drainage paths and never block or divert streams
5	Retain natural vegetation as far as possible and encourage deep rooted native plants on slopes
6	Align roads and paths along contours ,avoid steep gradients.
7	Avoid deep basements or large underground constructions in these areas
8	No portion of open space shall be paved. Only 25% of the total open space in the plot shall be paved if required, with suitable materials enabling percolation of rain water

ANNEXURE 40.1
LIST OF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF SERVICE OR LIGHT
INDUSTRIES PERMISSIBLE IN VARIOUS ZONES.

1	Aerated water and fruit beverages
2	Aluminium utensils from aluminium circles by pressing only (dry mechanical operations)
3	Apparel Making
4	Assembly of air coolers /conditioners, repairing and servicing
5	Assembly of bicycles, baby carriage and other small non-motorized vehicles
6	Atta – Chakkies, Flour mill, Oil mill
7	Automobile servicing (excluding repair)
8	Ayurvedic and homeopathic medicines (without boiler), Ayurvedic Medicinal Formulations
9	Bailing (hydraulic press) of waste papers
10	Bakery/confectionery/sweets products (with production capacity <1tpd (with gas or electrical oven)
11	Bamboo and cane products.
12	Bi-axially oriented PP film along with metalizing operations
13	Bio fertilizer and bio-pesticides without using inorganic chemicals
14	Biomass briquettes (sun drying) without using toxic hazardous wastes
15	Biscuits trays etc. from rolled PVC sheet (using automatic vacuum forming machines)
16	Blending and packing of tea
17	Blending of melamine resins & different powder, additives by physical mixing
18	Block making of printing without foundry (excluding wooden block making)
19	Bodybuilding of motor vehicles
20	Brass and bell metal utensils manufacturing from circles(dry mechanical operation without re-rolling facility
21	Cardboard or corrugated box and paper products (excluding paper or pulp manufacturing and without using boilers)
22	Carpentry & wooden furniture manufacturing (excluding saw mill) with the help of electrical (motorized) machines such as electrical wood planner, steel saw cutting circular blade, etc.
23	Carpet weaving
24	Carrying and preservation of fruits and production of jam, jelly etc.
25	Cement products (without using asbestos / boiler / steam curing) like pipe, pillar, jafri, well ring, block/tiles etc. (should be done in closed covered shed to control fugitive emissions)
26	Ceramic colour manufacturing by mixing & blending only (not using boiler and waste water recycling process)

27	Chalk making from plaster of Paris (only casting without boilers etc. (sun drying / electrical oven)
28	Charging and repairing of batteries
29	Chilling plant and ice making without using ammonia
30	CO ₂ recovery
31	Coir (Without bleaching/dyeing)
32	Coke briquetting (sun drying)
33	Cold Storage
34	Compressed oxygen gas from crude liquid oxygen (without use of any solvents and by maintaining pressure & temperature only for separation of other gases)
35	Concrete batching plants
36	Copper, brass and metal utensils
37	Cotton and silk printing
38	Cotton Spinning. Weaving, ginning, clearing, pressing etc.
39	Cotton weaving in handloom & power looms.
40	Cutting, sizing and polishing of marble stone
41	Dal Mills
42	Decoration of ceramic cups and plates by electric furnace
43	Diesel pump repairing and servicing (complete mechanical dry process)
44	Digital printing on PVC clothes
45	Distilled water (without boiler) with electricity as source of heat
46	Domestic electrical appliances.
47	Electric lamp (bulb) and CFL manufacturing by assembling only
48	Electrical and electronic item assembling (completely dry process)
49	Electroplating, timplating, welding etc.
50	Embroidery and lace manufacturing.
51	Emery powder (fine dust of sand) manufacturing
52	Engineering and fabrication units (dry process without any heat treatment / metal surface finishing operations / painting)
53	Engineering workshop and general fabrication works (Without any chemical Treatment)
54	Facility of handling, storage and transportation of food grains in bulk
55	Flavored betel nuts production/ grinding (completely dry mechanical operations)
56	Fly ash bricks/ block manufacturing
57	Fly ash export, transport & disposal facilities
58	Foam bed, latex threads
59	Footwear (Rubber and PVC)
60	Fountain pen manufacturing by assembling only
61	Furniture making
62	Garment making / Tailoring.

63	Gas operated baby boiler
64	Glass ampules and vials making from glass tubes
65	Glass putty and sealant (by mixing with machine only)
66	Glass, ceramic, earthen potteries, tile and tile manufacturing using electrical kiln or not involving fossil fuel kiln
67	Glue from starch (physical mixing) with gas / electrically operated oven/boiler
68	Gold and silver smithy (purification with acid smelting operation and sulphuric acid polishing operation) (using less or equal to 1 litre of sulphuric acid/ nitric acid per month)
69	Ground nut decorticating
70	Handloom/ carpet weaving (without dyeing and bleaching operation)
71	Heat treatment with any of the new technology like ultrasound probe , induction hardening , ionization beam, gas carburizing etc.
72	Ice cream or ice making
73	Insulation and other coated papers (excluding paper or pipe manufacturing)
74	Ivory, carving and ivory works
75	Jobbing and machining
76	Laundry, dry cleaning and dyeing
77	Leather cutting and stitching (more than 10machine and using motor)
78	Leather foot wear and leather products (excluding tanning and hide processing except cottage scale)
79	Light engineering
80	Lubricating oil, greases or petroleum based products (only blending at normal temperature)
81	Making of paper boxes, bags, envelopes etc.
82	Manufacture and assembling of umbrellas and production of spare parts of umbrellas.
83	Manufacture and repair of musical instruments
84	Manufacture and repairing of brass and bell metal products
85	Manufacture and repairing of electric fans.
86	Manufacture of “aval” (Beaten rice) appam.
87	Manufacture of agarbathi and other cosmetics.
88	Manufacture of agricultural implements, screws etc.(blacksmith and foundry)
89	Manufacture of Beverages
90	Manufacture of byproduct from no biodegradable waste
91	Manufacture of cement products such as well-kerbs, tube, closets etc.
92	Manufacture of chinaware’s and crockery.
93	Manufacture of clay models
94	Manufacture of Cotton thread, rope twine etc.
95	Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.

96	Manufacture of electrical machinery and repairing of electric motors armature winding etc.
97	Manufacture of glass and glass products
98	Manufacture of hydrogenated oil
99	Manufacture of iron and steel furniture.
100	Manufacture of Jewelry
101	Manufacture of jute products including repairing of gunny bags.
102	Manufacture of large containers and chinaware.
103	Manufacture of lemongrass oil, candles etc.
104	Manufacture of miscellaneous wooden articles such as sticks, sandals, rules etc.
105	Manufacture of paperboard and paper hand.
106	Manufacture of quilts and mattresses.
107	Manufacture of rubber gloves.
108	Manufacture of Rubber products such as rubber sheets, nipples, rubber shoes including smoke-rubber.
109	Manufacture of sewing machine parts and assembling and repairing of sewing machine.
110	Manufacture of small machine tools and machine parts.
111	Manufacture of soaps involving process without generation of trade effluents (Saponification of fats and fatty acids only)
112	Manufacture of sports goods, balloons etc.
113	Manufacture of stone images and stone wares
114	Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, etc.
115	Manufacture of structural wooden goods such as doors, beams etc.
116	Manufacture of syrup.
117	Manufacture of tin cars and copper vessels.
118	Manufacture of Tobacco products.
119	Manufacture of wood and wooden products
120	Manufacture of wooden furniture and fixtures.
121	Manufacture of wooden industrial goods
122	Manufacture of wooden utensils, photo frames, toys, etc., and photo framing.
123	Manufacturing of coir items from coconut husks
124	Manufacturing of formulated synthetic detergent products
125	Manufacturing of medical instruments
126	Manufacturing of metal caps containers etc.
127	Manufacturing of optical lenses (using electrical furnace)
128	Manufacturing of pasted veneers using gas fired boiler or thermic fluid heater and by sun drying
129	Manufacturing of shoe brush and wire brush

130	Medical oxygen
131	Mineral stack yard / Railway sidings
132	Mineralised water
133	Miscellaneous printing works including type cutting, book binding
134	Oil and gas transportation pipe line
135	Oil ginning/expelling
136	Oil mill Ghani and extraction (no hydrogenation/refining)
137	Oil mills (vegetables)
138	Optical frames
139	Organic and inorganic nutrients (by physical mixing)
140	Organic manure (manual mixing)
141	Packing materials manufacturing from non-asbestos fiber, vegetable fiber yarn
142	Packing of powdered milk
143	Padlocks
144	Paint (by mixing process only)
145	Paper Pins and U Clips
146	Phenyl/ toilet cleaner formulation and bottling
147	Polythene and plastic processed products manufacturing (virgin plastic)
148	Poultry, Hatchery and Piggery
149	Pressure testing units
150	Printing and publishing of books, newspapers and periodicals.
151	Printing of cotton textiles
152	Printing press
153	Processing and preservation of cashew nuts
154	Processing of Cardamom, ginger, pepper etc.
155	Processing, grinding, packing and distribution of coffee and tea
156	Production of Dairy Products
157	Production of rice, flour etc., by hand pounding.
158	Production of vinegar.
159	Puffed rice (muri) (using gas or electrical heating system)
160	Pulverization of bamboo and scrap wood
161	Radio and T.V. servicing and repairing.
162	Ready mix cement concrete
163	Repairing of electric motors and generators (dry mechanical process)
164	Repairing of photographic equipment, spectacles etc.
165	Repairing of watches and clocks
166	Reprocessing of waste cotton
167	Rolling mill (gas fired) and cold rolling mill
168	Rope plastic &cotton

169	Rubber goods industry (with
170	Rubberized coir mattresses
171	Sanitary fittings and other similar industries
172	Sawing and planning of wood
173	Scientific and mathematical instrument manufacturing apparatus manufacturing unit
174	Scrap Sorting
175	Seasoning of wood in steam heated chamber
176	Slaughtering preservation of meat, fish and cleaning fish
177	Small foundries
178	Solar module non-conventional energy apparatus manufacturing unit
179	Solar power generation through solar photovoltaic cell, wind power and mini hydel power (less than 25 MW)
180	Spice grinding
181	Steel furniture without spray painting
182	Steeping and processing of grains
183	Tamarind powder manufacturing
184	Tissue culturing
185	Toy making
186	Tyres and tube retreating (without boilers)
187	Vulcanizing and repairing of tyres and tubes
188	Watch, pen and spectacles repairing
189	Water Softening and demineralization plants
190	Weaving of silk by Handloom
191	Wooden electrical accessories
192	woolen hosiers making (Dry process only without any dyeing / washing operation)

ANNEXURE 40.2**LIST OF OBNOXIOUS OR NUISANCE INDUSTRIES SUBJECT TO OBJECTIONABLE ODOURS, FUMES, EFFLUENTS OR PROCESSORS TO BE LOCATED IN HAZARDOUS ZONE**

I	Manufacture of Food Stuff:
1	Slaughtering, preservation of meat and fish and canning of fish.
II	Manufacture of Beverages:
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.
III	Manufacture of Textiles:
4	Dyeing and bleaching of cotton
IV	Manufacture of Wood and Wooden Products:
5	Sawing and planing of wood.
6	Wood seasoning and creosoting
7	Manufacture of veneer and plywood.
8	Paper, pulp and straw board.
V	Manufacture of Leather and Leather Products:
9	Currying, tanning and finishing of hides and skins and preparation of finished leather.
VI	Manufacture of rubber, petroleum and coal products:
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.
VII	Manufacture of chemicals and chemical products:
15	Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric acids, etc.) ammonia, chlorine and bleaching powder manufactures.
16	Manufacture of dyes, paint, colours and varnishes, printing ink.
17	Manufacture of fertilizers (Especially from organic materials).
18	Manufacture of disinfectants and insecticides.
19	Manufacture of ammunition, explosive and fireworks.
20	Manufacture of matches.
VIII	Manufacture of Non-metallic mineral products other than petroleum and coal:
21	Manufacture of cement and cement products
22	Manufacture of Lime.
23	Manufacture of Plaster of Paris.
IX	Manufacture of basic metals and their products:
25	Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.
26	Manufacture including smelting, refining, etc., or nonferrous metals and alloys in basic forms.
27	Manufacture of Armaments.
X	Manufacture of machinery (other than transport) and electrical equipment:

28	Manufacture of all kinds of battery.
XI	Miscellaneous items not covered above:
29	Incineration, reduction or dumping of offal, dead animals' garbage or refuse.
30	Manufacture of gelatin and glue.
31	Fat, tallow, grease or lard refining of manufacture.
32	Bone meal, bone grist and bone powder.
33	Manufacture of cashew nut shell oil.
34	Other similar types of nuisance industries.

