

ZONING REGULATIONS

1. All future developments shall be in conformity with the provisions of the Joint Town Planning Scheme (General Town Planning Scheme) 'Development Plan for Greater Kollam' with planning area comprising of Kollam Corporation and the Grama Panchayats of Neendakara, Thrikkadavoor and Kottamkara.
2. For the implementation and enforcement of the proposals envisaged in this General Town Planning Scheme, areas have been zoned under various categories such as residential, commercial, public and semi-public, residential mixed, small industrial, industrial, transport, organized parks and open spaces, parks and open spaces, environmentally sensitive/heritage, water bodies, special zones etc. Details regarding the nature of uses 'permitted', uses 'restricted' and uses 'prohibited' in each zone are given in the accompanying sheets. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the scheme and in accordance with the local Coastal Zone Management Plan approved by the Ministry of Environment and Forests in accordance with CRZ notifications in force.

Uses 'permitted' in a zone cover the uses that can be normally accommodated in the relevant zone.

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

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

3. If any portion of a zone is put to a "Use Prohibited" as stated in Para 2, before the sanctioning of the scheme, such use shall be termed as non-conforming use. A non-conforming use may be allowed to continue in its existing location, if lawfully established prior to the enforcement of these regulations, and essential repairs and maintenance for the structure may be permitted by the executive authority, provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the executive authority with the concurrence of the Chief Town Planner.
4. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all the zones and shall not constitute non conforming uses.
5. In the case of concurrence issued for constructions involving filling of wet land, low lying land and paddy fields, various mitigation measures including proper drainage measures have to be insisted.
6. Regulation of constructions and land developments on the sides of new roads / roads proposed for widening as per the scheme shall be governed by the distance from the centerline of the road, unless otherwise specified in the scheme or any detailed road alignment approved by the Chief Town Planner.

Para No.	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
7	Residential Use Zone			
	All Residences including apartments, Night Shelters, Orphanages, Old Age Homes Dharmasala, Residential Quarters.	Ashram/Mutt	Fuel Filling Stations	Any other use not specified
	Shops/ Professional Offices/ Commercial Offices/ Banking and Financial institutions/ Gymnasium/Yoga Centers/ Clinics (Outpatient)/Diagnostic centres - floor area up to 200 sq.m	Automobile workshops for 2/3 Wheelers provided that the access road has a width of 5m minimum	Public utility areas and buildings other than those included in the permitted category	
	Cottage Industries, Service Industries of non-nuisance Nature (See Annexe I , with number of workers limited to 6 without power or 3 workers with power limited to 5 HP)	Transmission towers and Wireless Station		
	Day Care and Crèche, Nursery Schools, Kinder Garten, Primary Schools	Places of Worship		
	Local/state/central government offices like Police Post, Fire Post/Fire Station, Post office etc serving the local community			
	Library and Reading Rooms, Community Halls			
	Tot Lots, Parks, Play Grounds			
	Plant nursery, Pump House, Public Utility areas & buildings essentially serving the needs of the local community			
	Provided that the access road has a width of 8m minimum			
	Shops/ Professional Offices/ Commercial Offices/ Banking and Financial institutions - floor area up to 500 sq.m			
	Hospitals up to 5 beds			
	Auditorium / Wedding Halls / Community halls-floor area upto 500 sq m			
8	Commercial Zone			
	All Shops including shopping Complexes, Shopping malls, Multiplex, Hypermarkets, Restaurants, Hotels, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT Software units	Places of Worship	Fuel Filling Stations	Any other use not specified
	Cottage Industries, Automobile workshops, Automobile Service Stations, Cold storage, Service Industries of non-nuisance Nature (See Annexe I) with number of workers limited to 19 without power or 9 workers with power limited to 30 HP), weigh bridges, Printing Press, IT Hardware / Electronic Industries	Outdoor Games Stadium	Container terminals	

	Godowns/Warehouse/Storage of non hazardous materials, stacking yards	Other Public Utility areas & buildings	Hospitals & Health Centers above 50 beds	Any other use not specified
	Expansion of existing residential buildings, Residential apartments with lower floors for commercial use, Night Shelters, lodges and guesthouses	Residences floor area up to 300 sq.m	Diary farm, Poultry farm	
	Govt. or Public sector offices			
	Expansion of existing educational institutions			
	Transmission towers and Wireless Stations			
	Social Welfare centers, Museum/ Auditorium / Wedding Halls / Community halls, Convention Centers			
	Clinics, Diagnostic Centers and hospitals up to 50 beds.			
	Public Utility areas & buildings			
	Parking Plazas, Transport terminals			
	Plant Nursery, Fair Grounds, Markets			
	Parks & playgrounds, Open air Theatre			
9	Public & Semi Public Zone			
	Additions and alterations to the existing buildings/addition of new block(s) without altering the use, Buildings essentially incidental to the main use with floor area limited to 100 sq.m			Any other use not specified
10	Residential Mixed Zone			
	Land on either side of following roads to the prescribed width in Residential and Dry Agriculture zones are also deemed as Residential mixed zone:			
	i. land to a depth of 50 metres on either side of :			
	a) Anchalummoodu Jn – Perumon			
	b) Ramankulangara Jn – Maruthady			
	c) Kaval Jn – Anchukallummoodu			
	d) Mundalummoodu Jn – Thirumullavaram			
	e) Altharammoodu Jn – Thangassery Jn			
	f) Keralapuram Jn – Perumpuzha Jn			
	ii. land to a depth of 100 metres on either side of:			
	a) D.S.P Office Jn – Mulankadakam via Vadi, Soojukkaranmukku, Pandakasala, Thamarakkulam, P.W.D Jn and Congress Bhavan (IRR).			
	b) Congress Bhavan – Kochuplammoodu Jn			
	c) High School Jn – Kundara			
	d) Kollam Railway station – Kannanalloor			
	e) Eravipuram Jn – Thannikkamukku via Pallimukku Jn, Puliyathumukku and Erappanchal			
	iii. land to a depth of 200 metres on either side of:			
	a) N.H – 66			
	b) N.H – 744			
	c) N.H – bypass (existing and proposed)			

	All uses that are permitted in Residential use zone	Museum, Exhibition centres and Art Gallery		Any other uses not specified
	Ashram/Mutt	Places of Worship		
	Guest Houses/Lodges	Fuel Filling Stations		
	Shops, Professional Offices, Banking and Financial Institutions, Commercial offices / Establishments, Restaurants / Canteen / Hotels / Gymnasium / Yoga centers, Communit Halls - floor areas upto 200 sq.m	Indor games stadium		
	Automobile workshops for 2/3 wheelers			
10.1	Service Industries of non-nuisance nature (see Annexe I) engaging not more than 19 workers with out power or 9 workers with power limited to 15 HP			
	Transmission towers, Telecommunication towers and Wireless Station			
	Post and Telegraph office, Fire Post / fire Station, Telephone Exchange,			
	Parking Plaza, Taxi / Jeep stand			
	Public Utility Areas & Buildings			
	Fish Farms, Seed farms, Diary farms, Poultry farms			
	Storage of Agricultural Products and seeds			
10.2	Provided that the access road has a width of 8 m minimum			
	Shops, Professional Offices, Banking and Financial Institutions, Commercial offices / Establishments, Restaurants / Canteen / Hotels			
	Auditorium / Wedding Halls / Community halls- floor area upto 1000 sq m			
10.3.	Provided that the access road has to width of 12 m minimum			
	Social welfare centers - floor area above 200 sqm			
	Secondary / Higher Secondary Schools, Junior Technical Institutions			
	Movie Halls / Auditorium / Wedding Halls - with parking @ 1.1 times that of KMBR			
	Diagonostic centres above 500 sqm floor area, Hospitals & Health centres - (upto 10 beds)			
	Weigh bridge			
	Markets			
	Godowns / Warehouses / Storage - non hazardous			
	Service Insutries of non-nuisance nature (see Annexe --) engaging not more than 19 workers with out power or 9 workers with power limited to 30 HP			
	Marbles and Granite Storage / Cutting centres			

	Industrial estate & Industrial Parks			
	Automobile workshops / Automobile Service Stations Light vehicles			
10.4.	Provided that the access road has a width of 15m minimum			
	Educational institutions of higher order		Bus Terminals/stand, lorry stand,	Any other uses not specified
	Automobile workshops / Automobile Service Stations for Heavy vehicles			
	Hospitals & Health Centers - (upto 100 beds) with FAR limited to 1			
10.5.	Provided that the access road has width of 18m minimum			
	Hospitals & Health Centres - (upto 300 beds)		Container Terminal	Any other uses not specified
	Movie Halls / Auditorium / Wedding Halls			
11	Dry Agriculture (Homestead Cultivation) Zone			
	Agriculture, Horticulture, Fodder cultivation, Pastures, Grazing grounds, Fish Farms, Seed Farms, Pump House, Wells and Irrigation Ponds, Storage of Agricultural Produces and Seeds, Plant Nursery	Places of Worship	Fuel Filling Stations	Any other use not specified
	All Residential buildings- floor area up to 1000 sq m, Orphanages, Old Age Homes, Dharmasala, Ashram / Mutt	Stacking Yards	Service Industries of non-nuisance nature(See Annexe - III) engaging not more than 19 workers with out power or 9 workers with power limited to 15 HP	
	Shops, Professional Offices, Commercial Offices / Establishments, Banking and Financial institutions, Restaurants /Canteens - floor area upto 200 sq m	Saw Mills		
	Shops, Professional Offices, Banking and Financial institutions of floor area upto 500 sq m provided that the access road has a width of 5m minimum.	Automobile workshops for 2/ 3 Wheelers		
	Public Utility Areas & Buildings	Social Welfare centers up to 200 Sq.m floor area.		
	Clinics (Outpatient) and Diagnostic centers - floor area up to 200 sq m	Transmission towers, Telecommunication towers and Wireless Station		

	Gymnasium / Yoga Centers - floor area up to 100 sq.m			
	Local/State/central government offices like Police Post, Fire Post/Fire Station, Post office etc serving the local community			
	Godowns / Warehouses / Storage - non hazardous - floor area upto 200 sq m			
	Cottage Industries, Service Industries of non-nuisance Nature (See Annexe. -), with number of workers limited to 10 without power or 5 workers with power limited to 10 HP			
	Day Care and Crèche, Nursery / Kinder Garten / Primary & Upper primary schools			
	Library and Reading Rooms			
	Tot Lots/Parks/Play Grounds			
11.1	Provided that the access road has a width of 8m minimum			
	All Residential buildings floor area up to 3000 sq.m	Auditorium / Wedding Halls / Community halls- floor area upto 500 sq m		
	Hospitals & Health Centers - floor area upto 500 sq m	Weigh bridge		
	Godowns / Warehouses / Storage - non hazardous - floor area upto 500 sq m, Markets, Stacking Yards			
11.2	Provided that the access road has a width of 12m minimum			
	Residential Flats / Apartments		Higher education/health care facilities	
11.3	Provided that the access road has a width of 18m minimum			
			Truck terminals, Bus stands, container terminals provided that the access road has a width of 18 m minimum	
12	Small Industrial Zone			
	Cottage industries, Service Industries of non-nuisance Nature (See Annexe. -), Automobile workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Ice Factory, Cold storage, Printing Press, Water Treatment Plants, Marble and Granite Storage / Cutting centers, Industrial Estates & Industrial Parks of non obnoxious and non nuisance type industries	Residences floor area up to 300 sq.m	Junk yards, Minor Storage of Explosive and fire works, Gas Go Downs, Saw mills with Timber Yard, Fish / Meat processing Centers, Dairy Farm, Poultry Farm, Piggery Farm, Smoke House, Dumping Yards, Slaughter Houses	Any other use not specified

Godowns/ Warehouse/ Storage of non hazardous materials, stacking yards, automobile showrooms, weigh bridge.	Professional offices / banking and financial offices up to 100 sq.m, Shops, Restaurants/canteen up to 100sqm, Hotels, Commercial Offices & Establishments up to 200 sq.m,	Fuel Filling Stations	Any other use not specified
Residences floor area up to 100 sq.m, Residential uses incidental to the industrial use			
IT Software units	Parking Plazas, other parking areas	Cremation Ground / Crematorium, Burial Ground / Common Vault	
Transmission towers and Wireless Stations		Public Utility areas & buildings	
Transport terminals incidental to industrial use		Container terminals (Minimum access width required-18 m)	

13 Industrial Zone

All industries other than obnoxious and nuisance type, Automobile workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Ice Factory, Cold storage, Printing Press, Water Treatment Plants, Marble and Granite Storage / Cutting centers, Industrial Estates & Industrial Parks.	Public Utility areas & buildings	Fuel Filling Stations,	Any other use not specified
Godowns/ Warehouse/ Storage of non hazardous materials, stacking yards, weigh bridge.		Cremation Ground / Crematorium, Burial Ground / Common Vault, Slaughter Houses	
IT Software units		Junk yards, Storage of Explosive and fire works, Gas Go Downs	
Residential uses incidental to the industrial use.		Saw mills with Timber Yard, Fish / Meat processing Centers,	
Govt. or Public sector offices incidental to the industrial use		Dumping yards, Sewage Treatment Plants	

	Tot lots, parks & playgrounds attached to incidental residential use			Any other use not specified
	Transport terminals incidental to the industrial use			
	Container terminals with minimum access width of 18 m			
14	Paddy/Wet land			
	Paddy cultivation	Agriculture/Horticulture/Fodder cultivation, Fish Farms/seed Farms/Pump House/Wells, Water retention and Irrigation Ponds with out any building construction.	Minor Public Utility areas & buildings which will not affect the character of the area	Any other use not specified
	Wet land reclamation activities in accordance with the prevalent Acts and rules in place			
15	Transport Zone			
	Transport terminals such as bus terminals/stand, truck/lorry stand, boat jetty/port/harbors, offices, storage etc incidental to the main use, auto rickshaw stands, taxi/jeep stands	Parking Plazas, Transmission towers and wireless stations	Any use incidental to the uses permitted such as Retail shops/ Restaurants/canteen, Residential quarters, night shelters, guest houses, parks, which form an integral part of the transportation use proposed.	Any other use not specified
	Container terminals provided that the access has a width of 18m minimum		Public Utility areas & buildings	
16	Parks and Open Spaces-I			
	Eco Walk way / Nature Trails	Water sports facilities, Fair Grounds, Open air Theatre, Camping Sites and parking facilities		Any other use not specified
	Angling point	Public utility areas and buildings which will not affect the character of the area		
	Guided boat rides			
	Watch Towers			
	Fish Landings/ boat jetties			
	Mangrove garden			

	Open restaurant, Eating Place, resting place, Art gallery , Souvenir Shop made of bio degradable material such as wood pannel board etc			Any other use not specified
	Swimming Pools			
	Tot lots, Open Space, parks			
	Open air recreational facilities			
	Waste recycling facilities without causing environmental degradation			
	Sanitation facilities for the visitors			
17	Parks and Open Spaces-II			
	Beaches/Tot Lots/Parks, Zoological and Botanical Gardens/Bird Sanctuary	Fair Grounds and Camping Sites of temporary nature, Open air Theatre, Parking grounds incidental to the activities of the zone.	Incidental Uses with total area limited to 100 sq.m namely restaurants, canteen, curio shops etc and Public Utility Areas and Buildings which will not affect the character of the area.	Any other use not specified
18	Parks and Open Spaces-III			
	Tot Lots/Parks/Play Grounds	Public Utility Areas & Buildings with out affecting the character of the area	Amusement Parks	
	Open Air Theatre			
	Zoological and Botanical Gardens / Bird Sanctuary			
	Camping Site of temporary nature			
	Swimming Pools			
	Stadium			
	Fair Grounds of temporary nature			
	Parking grounds incidental to the activity			
19	Environmentally Sensitive/Heritage zones			
	Mangroves afforestation, provision of bio-filters including contour bunding and other activities which will not affect the sustainability of ecosystem	Agriculture/ Horticulture/Fodder cultivation/ Pastures/ Grazing grounds/ Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds with out any building construction.	Minor Public Utility areas & buildings which will not affect the character of the area	Any other use not specified

	Conservation activities to heritage buildings/sites, Activities incidental to conservation of heritage buildings/sites			
	Note:			
	1.Height of constructions, within a distance of 50m on all sides of the compounds of the heritage sites shall be limited to a maximum of 7m.			
	2.No development, re-development, constructions including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part of all thereof, in respect of any objects or buildings in the heritage sites shall be allowed except with the prior written recommendation of the Art and Heritage commission constituted by the government			
20	Water Bodies			
	Boat jetties,bridges,side protection walls,fishlanding centers and water transport			Any other use not specified
21	Cremation/Burial ground			
	Cremation/burial activities	building / structures incidental to the permitted use of the zone		
22	Special Zone			
	Special Zone include areas specifically demarcated for certain projects for which the required land to be acquired and developed. No other activity unless otherwise specified should be permitted in these areas			
	Zonal level Parks	Zoning regulations are same as that of Parks and open spaces -III. If the project is not materialised within a period of five years, the areas shall be deemed to be zoned as Residential use zone.		
	Note:			
	1. For the purpose of these regulations, floor area means the total floor area of the building on all floors			
	2. Subject to zoning regulations of the respective use zones, more than one use may be combined in a building, provided that the total floor area of such a building shall not exceed the maximum floor area permitted for any such use premises in that use zone.			

ANNEXURE - III

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

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

40. Optical frames
41. Paint (by mixing process only)
42. Paper pins and U-clips
43. Power looms / hand looms (without dyeing & bleaching)
44. Photo and picture framing
45. pressure testing units
46. Printing press
47. Rice mullors
48. Rope (cotton and plastic)
49. Rubber gloves other than that for surgical and medical purpose
50. Rubberized coir mattresses
51. Scientific and mathematical instruments
52. Sports goods
53. Steeping and processing of grains
54. Small foundries
55. Tissue culturing
56. Toys
57. Water softening and demineralization plants
58. Watch, pen and spectacles repairing